

*South Village
Community Development District*

June 4, 2024

AGENDA

South Village Community Development District

475 West Town Place
Suite 114
St. Augustine, Florida 32092

District Website: www.SouthVillageCDD.com

May 28, 2024

Board of Supervisors
South Village Community Development District

Dear Board Members:

The South Village Community Development District Meeting is scheduled for **Tuesday, June 4, 2024 at 6:30 p.m. at the Eagle Landing Residents Club, 3975 Eagle Landing Parkway, Orange Park, Florida 32065.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments
- III. Approval of Minutes of the May 7, 2024 Meeting
- IV. Consideration of Capital Reserve Study
- V. Ratification of Agreement with Tree Amigos
- VI. Consideration of Resolution 2024-03, Approving the Proposed Budget for Fiscal Year 2025 and Setting a Public Hearing Date for Adoption (August 6, 2024)
- VII. Consideration of Agreement with the Special Olympics
- VIII. Staff Reports
 - A. General Manager - Report
 - B. District Counsel
 - C. District Manager
 - D. District Engineer

- IX. Supervisor's Requests
 - A. Eagle Landing Amenity Policies: General Issues and Enforcement
- X. Audience Comments
- XI. Financial Reports
 - A. Balance Sheet as of April 30, 2024 and Statement of Revenues and Expenses for the Period Ending April 30, 2024
 - B. Assessment Receipt Schedule
 - C. Approval of Check Register
- XII. Next Scheduled Meeting: July 2, 2024 @ 6:30 p.m. @ Eagle Landing Residents Club
- XIII. Adjournment

Board Oversight

- A. *Chairman Payton* – Landscape Maintenance & Parks
- B. *Vice Chairman Warren* – Golf
- C. *Supervisor Frechette* – Food & Beverage
- D. *Supervisor Brink* – Aquatics Center
- E. *Supervisor Osbeck* - Athletics

THIRD ORDER OF BUSINESS

MINUTES OF MEETING
SOUTH VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the South Village Community Development District was held Tuesday, May 7, 2024 at 6:30 p.m. at the Eagle Landing Residents Club, 3975 Eagle Landing Parkway, Orange Park, Florida

Present and constituting a quorum were:

Chris Payton	Chairman
Glenn Warren	Vice Chairman
Allan Brink	Supervisor
David Frechette	Supervisor
Jennifer Osbeck	Supervisor

Also present were:

Marilee Giles	District Manager
Wes Haber	District Counsel by telephone
Matt Biagetti	Director of Operations, Honours Golf
Jim Hahn	General Manager, Honours Golf
Joe Halifco	Operations, Honours Golf
Ernie Cruz	Honours Golf

The following is a summary of the actions taken at the May 7, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 6:30 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

Two residents commented on the condition of the golf course being dry and stressed and felt that members should be notified of actions being taken to remedy the situation. Also there is an issue with member play on Saturdays.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the April 2, 2024 Meeting

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the minutes of the April 2, 2024 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Public Hearing to Adopt a Towing Policy, Resolution 2024-02

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the public hearing was opened.

There being none,

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the public hearing was closed.

On MOTION by Mr. Payton seconded by Ms. Osbeck with all in favor Resolution 2024-02 was approved.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Landscape & Irrigation Maintenance

Ms. Giles stated you have the evaluation criteria and representatives of both vendors are present if you have any questions. You can give me your totals and I can average them or if there is a supervisor who wants to take the lead we can do it that way.

Mr. Brink read into the record, his scoring on each criteria that resulted in 100 points for Tree Amigos and 84 points for Arazoza Brothers.

Mr. Payton stated I had 100 for Tree Amigos also. Irrigation is a big item and they have a deep knowledge of what is going on.

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor tree Amigos was ranked no. 1 with 100 points and Arazoza Brothers ranked no. 2 with 84 points.

SIXTH ORDER OF BUSINESS

Consideration of Capital Reserve Study

A. Recreational Components

B. Golf Component

This item tabled.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. General Manager - Report

Mr. Hahn stated we try to be as accurate as we can on the budget, but the department of labor has instituted and recommended a hike in all salary caps for anyone on a salary who works overtime without being paid overtime and the increase they suggest is significant. One starts July of this year and take the salary cap from \$35,000 up to \$45,000 and their recommendation is January 1, 2025 go to \$59,000. We feel there is going to be a hike in the salary cap and the minimal salary hike will impact six of our staff members. We can plan and budget for the hike and the impact would be about a \$25,000 impact annually for both golf and rec. We can budget for that and if it doesn't happen it will come back but if we don't put something in the budget to reflect it, we can't go up in July, we can only go down. We can try to assume some of that expense in our budget when we send a draft to you and see what happens in the next few months. We should assume there is going to be a hike and we must plan for it.

Mr. Payton stated the options are leave the budget alone,

Mr. Hahn stated I will prepare the proposed budget with two lines, one the normal budget increase and a line in the event the department of labor's proposal goes through.

To address the comments made earlier in the meeting dealing with the condition of the golf course. The golf course is brown, there are irrigation challenges, and we have had very little to no rain from April into May

B. District Counsel

There being none, the next item followed.

C. District Manager – Report on the Number of Registered Voters 3,258

Ms. Giles stated we have a letter from the supervisor of elections indicting that there are 3,258 registered voters residing in the district.

As a reminder we have a budget coming up and the 2024 elections are coming in November. Two seats will be on the ballot, seat 2 and seat 4 and the qualifying period is in June.

Supervisors, file your form 1 online by July 1st and you need to complete your ethics training by December 31st. There is no certificate for that so if you want to send me an email as to what course you took, I will have that for public records in my email.

D. District Engineer

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS Supervisor’s Requests

Additional comments: monument signs for Laurel Valley, location has been an issue, social events, Saturday morning golf, tournament rounds, too many tournaments, trim/prune trees around the 7th green, new golf ballas for driving range, gym equipment, writeup for tournament for pickleball and tennis, island vegetation, mulch, pickleball lines, signage proposal.

NINTH ORDER OF BUSINESS Audience Comments

Additional comments: sent email suggestion to summarize the budget, request to waive fees for Juneteenth event and put it in the budget in the future, lawn fee waived but not food truck fee, adult pool closed over the weekend, can key card entry for the pool be added for adult exercise.

TENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet as of March 31, 2024 and Statement of Revenues and Expenses for the Period Ending March 31, 2024

The balance sheet and income statement were included as part of the agenda package.

B. Assessment Receipt Schedule

The assessment receipt schedule was included as part of the agenda package.

C. Approval of Check Register

On MOTION by Mr. Payton seconded by Mr. Frechette with all in favor the check register was approved.

ELEVENTH ORDER OF BUSINESS

Next Meeting Scheduled for Tuesday, June 4, 2024 at 6:30 p.m. at Eagle Landing Residents Club

Ms. Giles stated the next meeting will be held June 4, 2024 at 6:30 p.m. in the same location.

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the meeting adjourned at 8:03 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

Reserve Study Update South Village CDD Recreation 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 Recreation 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

10459 Hunters Creek Court
Jacksonville, FL 32256
(904) 303-3275
www.communityadvisors.com



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.

TABLE OF CONTENTS

EXECUTIVE SUMMARY

Executive Summary	1-1
Funding Model Projection	1-2
Recommended Funding Plan Chart	1-3

CURRENT FUNDING PLAN

Funding Model Projection - Current Plan	2-1
Current Funding Plan Projection	2-2

CASH FLOW

Income & Expense Spreadsheet	3-1
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EXPENDITURE DETAIL

Annual Expenditure Detail	4-1
Asset Current Cost by Category	4-24

COMPONENT INVENTORY

Component Inventory	5-1
Component Detail Index	5-8
Component Detail	5-16

DISCLOSURES & INFORMATION

Report Navigation	6-1
Methodology & Information	6-2
Terms of Service	6-3
Definitions	6-4

Executive Summary

Account Information

Account Name	South Village CDD Recreation Components	Account Number	2019-B
City	Orange Park	Last Site Visit	April, 11 2024
State	Florida	Report Date	April, 30 2024
In Service Date	June, 15 2005	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	\$4,175,964
Number of Components	222
Reserve Fund Beginning Balance	\$918,000
Billing Term	Annually

Component Funding (Straight Line)

Recommended First Year Reserve Fund Contribution	\$516,940
Interest Rate on Reserve Deposits	0%
Inflation Rate on Replacement Cost	0%

Pooled Cash (Current Funding Plan)

Current Year Reserve Fund Contribution	\$168,523
Interest Rate on Reserve Deposits	3.5%
Inflation Rate on Replacement Cost	3.5%
Annual Contribution Increases	3.0%

Pooled Cash (Recommended Funding Plan)

Recommended First Year Reserve Fund Contribution	\$294,100
Interest Rate on Reserve Deposits	3.5%
Inflation Rate on Replacement Cost	3.5%
Annual Contribution Increases	3.0%

Comment

- Current funding plan contribution determined by allocating 60% of the FY 2023/2024 reserve contributions.
- New components added: Rope railing, pond fountain, Stormwater evaluation, window/door allowances, fire alarm panel, ice maching at tennis, playgrounds, dog park, pool deck pavers, hard court replacement.
- Current funding plan does not provide funding in FY 2029/2030. Recomendded 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 Recreation Components
Funding Model Projection**

Beginning Balance: \$918,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves
24-25	4,175,964	294,100	24,848	502,166	734,781
25-26	4,322,123	302,923	32,849	99,153	971,400
26-27	4,451,973	312,010	36,684	235,284	1,084,811
27-28	4,607,792	321,371	39,430	279,607	1,166,005
28-29	4,769,065	331,012	32,293	574,358	954,952
29-30	4,935,982	340,942	19,158	748,516	566,537
30-31	5,108,741	351,170	28,334	108,174	837,866
31-32	5,287,547	361,705	37,942	115,523	1,121,991
32-33	5,472,611	372,557	48,459	110,006	1,433,000
33-34	5,664,153	383,733	61,763	52,063	1,826,434
34-35	5,862,398	395,245	16,201	1,758,787	479,094
35-36	6,067,582	407,103	29,688	37,959	877,926
36-37	6,279,947	419,316	36,534	253,406	1,080,369
37-38	6,499,745	431,895	42,688	292,616	1,262,336
38-39	6,727,236	444,852	57,315	69,604	1,694,900
39-40	6,962,690	458,198	64,618	306,874	1,910,842
40-41	7,206,384	471,944	51,279	917,660	1,516,405
41-42	7,458,607	486,102	68,455	46,662	2,024,300
42-43	7,719,659	500,685	74,122	407,214	2,191,893
43-44	7,989,847	515,706	92,532	63,827	2,736,304
44-45	8,269,491	531,177	73,913	1,155,681	2,185,712
45-46	8,558,923	547,112	88,909	192,557	2,629,177
46-47	8,858,486	563,525	93,806	512,543	2,773,964
47-48	9,168,533	580,431	83,620	965,248	2,472,767
48-49	9,489,431	597,844	91,840	446,619	2,715,832
49-50	9,821,561	615,779	97,038	559,096	2,869,553
50-51	10,165,316	634,253	120,407	63,595	3,560,618
51-52	10,521,102	653,280	140,706	193,716	4,160,889
52-53	10,889,341	672,879	114,685	1,557,063	3,391,390
53-54	11,270,468	693,065	135,847	203,120	4,017,182

Reserve Balances-Expenditures-Contributions

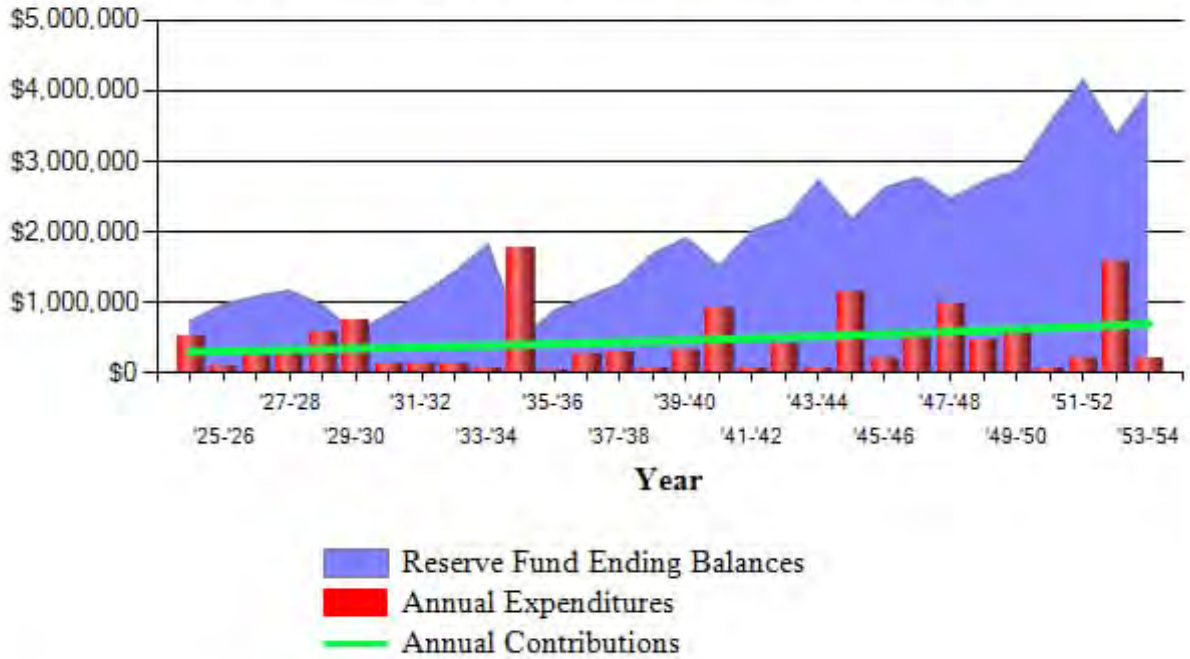
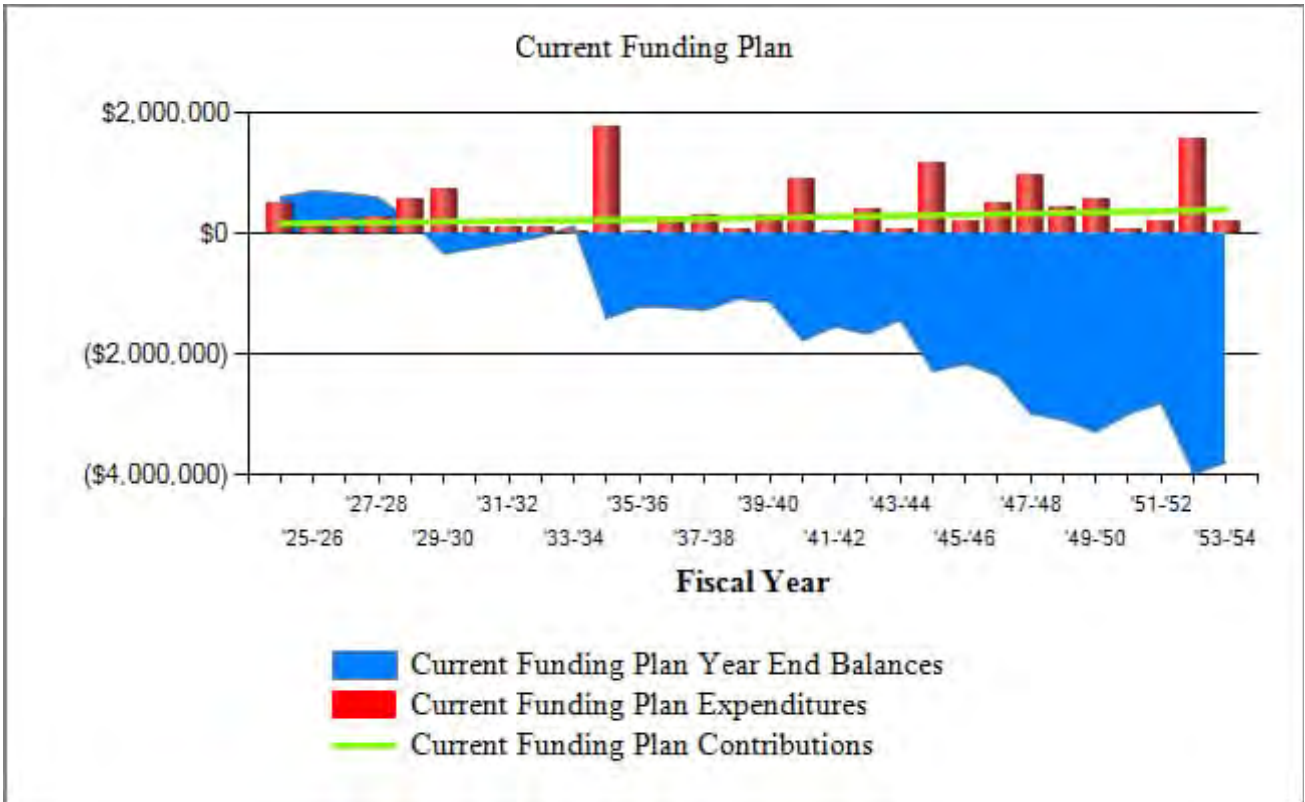


Chart illustrates year end balances and expenditures with the level of contributions necessary to maintain adequate funding.

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

Beginning Balance: \$918,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves
24-25	4,175,964	168,523	20,452	502,166	604,809
25-26	4,322,123	173,579	23,773	99,153	703,008
26-27	4,451,973	178,786	22,628	235,284	669,138
27-28	4,607,792	184,150	20,079	279,607	593,760
28-29	4,769,065	189,674	7,318	574,358	216,394
29-30	4,935,982	195,364		748,516	-336,757
30-31	5,108,741	201,225		108,174	-243,707
31-32	5,287,547	207,262		115,523	-151,967
32-33	5,472,611	213,480		110,006	-48,494
33-34	5,664,153	219,884	4,176	52,063	123,504
34-35	5,862,398	226,481		1,758,787	-1,408,802
35-36	6,067,582	233,275		37,959	-1,213,486
36-37	6,279,947	240,274		253,406	-1,226,618
37-38	6,499,745	247,482		292,616	-1,271,753
38-39	6,727,236	254,906		69,604	-1,086,450
39-40	6,962,690	262,553		306,874	-1,130,771
40-41	7,206,384	270,430		917,660	-1,778,001
41-42	7,458,607	278,543		46,662	-1,546,120
42-43	7,719,659	286,899		407,214	-1,666,434
43-44	7,989,847	295,506		63,827	-1,434,755
44-45	8,269,491	304,371		1,155,681	-2,286,065
45-46	8,558,923	313,502		192,557	-2,165,119
46-47	8,858,486	322,907		512,543	-2,354,755
47-48	9,168,533	332,595		965,248	-2,987,409
48-49	9,489,431	342,573		446,619	-3,091,455
49-50	9,821,561	352,850		559,096	-3,297,702
50-51	10,165,316	363,435		63,595	-2,997,862
51-52	10,521,102	374,338		193,716	-2,817,239
52-53	10,889,341	385,568		1,557,063	-3,988,734
53-54	11,270,468	397,135		203,120	-3,794,718



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

**South Village CDD Recreation 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	918,000	734,781	971,400	1,084,811	1,166,005	954,952	566,537	837,866	1,121,991	1,433,000
Annual Assessment	294,100	302,923	312,010	321,371	331,012	340,942	351,170	361,705	372,557	383,733
Interest Earned	24,848	32,849	36,684	39,430	32,293	19,158	28,334	37,942	48,459	61,763
Expenditures	502,166	99,153	235,284	279,607	574,358	748,516	108,174	115,523	110,006	52,063
Ending Balance	734,781	971,400	1,084,811	1,166,005	954,952	566,537	837,866	1,121,991	1,433,000	1,826,434

Description

Misc. Site Components

Asphalt Resurfacing - Amenity Lots				162,304						
Bridge & Signage Refurbish Allowance		12,420								
Community Monuments Refurbish Allowance		16,560								
Concrete Curbing (at Paving)				9,757						
Entry Feature Refurbishment		15,525								
Flag Pole - Residents Club										
Flag Poles - Stage										
Fountain Pumps at Bridge Annual Allowance	5,000	5,175	5,356	5,544	5,738	5,938	6,146	6,361	6,584	6,814
Rope Railing - Dock	3,040									
Trellis - Amenity Walkway			12,341							
Trellis - Lake Front	18,216									
Wayfinding Signage Allowance						3,563				
Wood Decking - Canoe Launch	7,760									
Wood Decking - Lake Front Pier	15,360									
Misc. Site Components Total:	49,376	49,680	17,697	177,605	5,738	9,501	6,146	6,361	6,584	6,814

Stormwater System

Pond Fountain - Tynes Blvd.				8,870					10,534	
Stormwater System Evaluation Allowance		20,700								
Wood Bulkhead - Amenity						106,892				
Wood Bulkhead - Island						101,547				
Stormwater System Total:		20,700		8,870		208,439			10,534	

Fencing & Gates

Dumpster Enclosure Gates				6,098						
Perimeter Fencing - Pools								56,184		

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

Description	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
<i>Fencing & Gates continued...</i>										
Vinyl Ranch Fence						8,646				
Fencing & Gates Total:				6,098		8,646		56,184		
Misc. Building Components										
Balcony Rails - Fitness 2nd Floor Decks								21,374		
Locker Room Refurbishment - Fitness Center			64,273							
Locker Room Refurbishment - Pool House						57,009				
Locker Room Refurbishment - Resident Club Ext						35,631				
Ramp Railing - Fitness Center Exterior										
Restroom Refurbishment - Fitness Center 2nd Floor						8,076				
Restroom Renovation - Residents Club						8,076				
Wood Bulkhead - Tennis Courts										
Wood Decking - Village Store						5,701				
Misc. Building Components Total:			64,273			114,493		21,374		
Windows/Doors										
Exterior Door Allowance - Fitness Center										
Exterior Door Allowance - Kids Club										
Exterior Door Allowance - Lake House										
Exterior Door Allowance - Residence Club										
Window Allowance - Fitness Center										
Window Allowance - Kids Club										
Window Allowance - Lake House										
Window Allowance - Residence Club										
Windows/Doors Total:										
Roofing										
Asphalt Shingle Roof - Fitness Center	80,850									
Asphalt Shingle Roof - Kid's Club						27,079				
Asphalt Shingle Roof - Pool House	11,040									
Asphalt Shingle Roof - Residents Club						64,848				
Metal Roof - Fitness Center										
Metal Roof - Lake House										

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

Description	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
<i>Roofing continued...</i>										
Metal Roof - Residents Club										
Metal Roofing - Lawn Pavilion										
Metal Roofing - Pool House										
Metal Roofing - Tiki Bar										
Roofing Total:	91,890					91,927				
Exterior Painting/Waterproofing										
Ext. Deck Waterproofing - Fitness Balcony	5,400								7,111	
Painting - Fitness Center	16,000								21,069	
Painting - Kid's Club Exterior					6,885					
Painting - Lake House	4,200								5,531	
Painting - Pavilion	2,200								2,897	
Painting - Pool House Exterior					5,164					
Painting - Residents Club Exterior						19,003				
Painting - Tiki Bar						4,157				
Exterior Painting/Waterproofing Total:	27,800				12,049	23,160			36,607	
Floor & Wall Treatments										
Carpet - Fitness Center Main Floor								14,751		
Floor Tile - Fitness Bld Corridor										
Quarry Tile - Kitchen										
Quarry Tile - Snack Bar										
Resilient Vinyl Plank Floor - Residents Club						23,160				
Rubber Floor - Weight Area									2,686	
Stair Rubber Treads										
Vinyl Floor - Basketball Court										
Vinyl Flooring - Fitness Room 2nd Floor										
Vinyl Plank - Kids Club										
Wall Tile - Snack Bar				4,989						
Floor & Wall Treatments Total:				4,989		23,160	14,751		2,686	

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

Description	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
Cabinets & Tops										
Bar Top - Tiki Bar										
Cabinet & Top - Serving Line	5,200									
Cabinets & Top - Teen Room						2,850				
Cabinets & Tops - Fitness Office						2,494				
Cabinets & Tops - General Store						14,549				
Cabinets & Tops - Kid's Club Office						5,226				
Cabinets & Tops - Kids Room						2,850				
Cabinets & Tops - Office						3,563				
Cabinets & Tops - Snack Bar						8,314				
Cabinets & Tops Fitness Room						2,375				
Coffee Bar Cabinet & Top - Coffee Shop						2,375				
Lobby Cabinet & Top - Fitness Center						3,326				
Reception Deck Top						8,314				
Transaction Top - Kid's Club Office						2,850				
Cabinets & Tops Total:	5,200					59,087				
Mechanical Electrical Plumbing										
Fire Alarm Panel - Fitness Bld						4,513				
HVAC Equipment - Kid's Club					7,344					
HVAC Unit 1 - Fitness Center	8,000									
HVAC Unit 1 - Residents Club	12,800									
HVAC Unit 2 - Fitness Center	8,000									
HVAC Unit 2 - Residents Club	12,800									
HVAC Unit 3 - Fitness Center	12,800									
HVAC Unit 4 - Fitness Center	12,800									
HVAC Unit 5	32,000									
Mechanical Electrical Plumbing Total:	99,200				7,344	4,513				
Furniture Fixtures & Equipment										
Fitness Equipment Allowance (Annual)	8,000	8,280	8,570	8,870	9,180	9,501	9,834	10,178	10,534	10,903
Folding Partition - Kids Room										
Furniture Allowance - Fitness Center			5,356							
Furniture Allowance - Residents Club			5,356							

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

Description	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
<i>Furniture Fixtures & Equipment continued...</i>										
Ice Machine - Tennis Shop				3,326						
Office Furniture Allowance						1,782				
Pool/Patio Furniture Allowance (Annual)	8,000	8,280	8,570	8,870	9,180	9,501	9,834	10,178	10,534	10,903
ServAce Court Maintenance Cart					11,475					
Water Coolers - Tennis	2,100									
Furniture Fixtures & Equipment Total:	18,100	16,560	27,852	21,066	29,836	20,785	19,668	20,356	21,069	21,806
Exterior Lighting										
Decorative Light Poles - Entry Drive										
Exterior Light Fixture Allowance - Lake House										
Exterior Light Fixture Allowance - Fitness Center										
Exterior Light Fixture Allowance - Residence Club										
Light Bollards - Miniture Golf						2,850				
Light Poles - Parking Lot										
Light Poles - Swimming Pool										
Exterior Lighting Total:						2,850				
Kitchen Equipment										
Air Curtain	1,600									
Back Bar	7,400									
Cabinets - Kitchen Storage	4,000									
Charbroiler	4,800									
Deep Fryer	3,200									
Freezer	2,400									
Freezer -3 Door	6,000									
Frozen Beverage Machine	7,400									
Griddle	2,000									
Ice Cream Machine										2,726
Ice Machine	9,700									
Ice Tea Brewer	1,000								1,317	
Microwave/Convection Oven	11,000									
Refrigerated Merchandise Case	4,200									
Refrigerator	2,200									

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

Description	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
<i>Kitchen Equipment continued...</i>										
Sandwich Unit										4,089
Soda Fountain Machine	1,200									
Kitchen Equipment Total:	68,100								1,317	6,814
Misc. Recreation Components										
Miniture Golf Carpet					9,846					
Miniture Golf Fountain Pump 3 HP							2,459			
Tree House Allowance			3,214							
Misc. Recreation Components Total:			3,214		9,846		2,459			
Playground - Kids Club										
Gazebo										
Playground Equipment Allowance - Kid's Club										
Playground - Kids Club Total:										
Playground - Autumn Pines										
Play Equipment Allowance			80,342							
Shade Bench			8,141							
Shade Fabric			4,285							
Shade Structure Replacement			21,424							
Playground - Autumn Pines Total:			114,193							
Playground - Club Lake Drive										
Playground Equipment Allowance				55,436						
Playground - Club Lake Drive Total:				55,436						
Playground - Eagle Crossing										
Picknic Tables/Benches	2,000									
Play Equipment	30,000									
Wood Trellis			2,699							
Playground - Eagle Crossing Total:	32,000		2,699							

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

Description	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
Playground - Eagle Landing Pkw										
Play Equipment	25,000									
Playground - Eagle Landing Pkw Total:	25,000									
Playground - Tynes Blvd.										
Asphalt Resurfacing - Park Lot										
Asphalt Shingles Restroom Bld.										
Painting - Restroom Bld							3,688			
Picnic Tables/Trash Cans										
Plastic Mulch Border										
Play Equipment Allowance										
Restroom Refurbishment										
Shade Bench										
Shade Fabric										
Shade Structure/Fabric										
Soccer Goals										
Playground - Tynes Blvd. Total:							3,688			
Pocket Parks										
Metal Table/Trash Can										
Shade Fabric									4,741	
Shade Structure/Fabric										
Pocket Parks Total:									4,741	
Dog Park										
Chain Link Fence VC										
Park Bench										
Pedestal Drink Fountain/Pet Fountain										
Picnic Table/Trash Can										
Shade Bench										
Shade Fabric									1,975	
Shade Structure/Fabric										
Dog Park Total:									1,975	

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

Description	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
Swimming Pools										
Concret Paver Allowance										
Diving Boards										
Diving Stand - High Dive						26,129				
Diving Stand - Low Dive						20,191				
Lane Dividers	2,300									
Pool Heater 1	6,800								8,954	
Pool Heater 2	6,800								8,954	
Pool Lift - Adult Pool		7,038								
Pool Pump & Equip. Allowance (Annual)	5,000	5,175	5,356	5,544	5,738	5,938	6,146	6,361	6,584	6,814
Pool Refurfacing/Tile - Adult Pool					99,146					
Pool Resurfacing - Family Pool					160,102					
Pool Resurfacing/Tile - Baby Pool					9,547					
Pool Resurfacing/Tile - Competition Pool					235,013					
Pool Slide - Wading Pool	1,800									
Pool Slide Refurbish Allowance	20,000									
Shade Fabric	22,800									
Shade Structure Replace						106,892				
Slide Tower Steel Refurbish Allowance	20,000									
Solar Pool Cover - Adult Pool								4,886		
Starting Platforms						22,804				
Swimming Pools Total:	85,500	12,213	5,356	5,544	509,546	181,954	6,146	11,247	24,493	6,814
Tennis/Pickleball Courts										
Fencing - Hard Courts										
Fencing - Soft Courts										
Har-Tru Tennis Court Refurbishment										
Light Poles - Hard Courts										
Light Poles - Soft Courts										
Shade Fabric - Courts										9,813
Shade Structure Replace - Courts										
Tennis/PB Court Replacement										
Tennis/PB Court Resurfacing (color coat)							55,316			
Tennis/Pickleball Courts Total:							55,316			9,813

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

Description	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
Operating Expense										
Awning Fabric - Kid's Club	<i>Unfunded</i>									
Brick Walk Repair	<i>Unfunded</i>									
Ceiling Fans	<i>Unfunded</i>									
Concrete Sidewalk Repair	<i>Unfunded</i>									
Cupola Repair - Tiki Bar	<i>Unfunded</i>									
Entry Feature Fountain Pumps	<i>Unfunded</i>									
Fountain Filtration - Residents Club	<i>Unfunded</i>									
Interior Painting	<i>Unfunded</i>									
Painting - Dumpster Enclosure	<i>Unfunded</i>									
Reception Desk Refurbishment	<i>Unfunded</i>									
Roof Water Tank Refurbish	<i>Unfunded</i>									
Screened Porch Rescreening	<i>Unfunded</i>									
Water Heater - Fitness Center	<i>Unfunded</i>									
Long Life Components										
Basketball Court Divider Curtain	<i>Unfunded</i>									
Basketball Fold Backboards	<i>Unfunded</i>									
Billard Table	<i>Unfunded</i>									
Brick Walks	<i>Unfunded</i>									
Building Foundations/Frames	<i>Unfunded</i>									
Building Siding/Trim	<i>Unfunded</i>									
Electrical/Comunication Cables & Devices	<i>Unfunded</i>									
Folding Security Shutter - Tennis Pro Shop	<i>Unfunded</i>									
HVAC Ductwork	<i>Unfunded</i>									
Handicap Lift - Fitness Center	<i>Unfunded</i>									
Kitchen Fire Protection System	<i>Unfunded</i>									
Pool Shell	<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>									

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

Description	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
Components Maintained by Others										
CDD Golf Components	<i>Unfunded</i>									
Cluster Mainboxes	<i>Unfunded</i>									
Electrical Lines to Transformers	<i>Unfunded</i>									
Street/Traffic Signs	<i>Unfunded</i>									
Water/Electric Meters	<i>Unfunded</i>									
Water/Sewer Connection to Utility	<i>Unfunded</i>									
Year Total:	502,166	99,153	235,284	279,607	574,358	748,516	108,174	115,523	110,006	52,063

**South Village CDD Recreation 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	1,826,434	479,094	877,926	1,080,369	1,262,336	1,694,900	1,910,842	1,516,405	2,024,300	2,191,893
Annual Assessment	395,245	407,103	419,316	431,895	444,852	458,198	471,944	486,102	500,685	515,706
Interest Earned	16,201	29,688	36,534	42,688	57,315	64,618	51,279	68,455	74,122	92,532
Expenditures	1,758,787	37,959	253,406	292,616	69,604	306,874	917,660	46,662	407,214	63,827
Ending Balance	479,094	877,926	1,080,369	1,262,336	1,694,900	1,910,842	1,516,405	2,024,300	2,191,893	2,736,304

Description

Misc. Site Components

Asphalt Resurfacing - Amenity Lots										
Bridge & Signage Refurbish Allowance										
Community Monuments Refurbish Allowance										
Concrete Curbing (at Paving)										
Entry Feature Refurbishment										
Flag Pole - Residents Club	4,232									
Flag Poles - Stage	3,526									
Fountain Pumps at Bridge Annual Allowance	7,053	7,300	7,555	7,820	8,093	8,377	8,670	8,973	9,287	9,613
Rope Railing - Dock						5,093				
Trellis - Amenity Walkway										
Trellis - Lake Front										
Wayfinding Signage Allowance										
Wood Decking - Canoe Launch						13,001				
Wood Decking - Lake Front Pier						25,733				
Misc. Site Components Total:	14,811	7,300	7,555	7,820	8,093	52,204	8,670	8,973	9,287	9,613

Stormwater System

Pond Fountain - Tynes Blvd.				12,512					14,860	
Stormwater System Evaluation Allowance										
Wood Bulkhead - Amenity										
Wood Bulkhead - Island										
Stormwater System Total:				12,512					14,860	

Fencing & Gates

Dumpster Enclosure Gates										
Perimeter Fencing - Pools										

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

Description	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44
<i>Fencing & Gates continued...</i>										
Vinyl Ranch Fence										
Fencing & Gates Total:										
Misc. Building Components										
Balcony Rails - Fitness 2nd Floor Decks										
Locker Room Refurbishment - Fitness Center										
Locker Room Refurbishment - Pool House										
Locker Room Refurbishment - Resident Club Ext										
Ramp Railing - Fitness Center Exterior						8,477				
Restroom Refurbishment - Fitness Center 2nd Floor										
Restroom Renovation - Residents Club										
Wood Bulkhead - Tennis Courts	5,819									
Wood Decking - Village Store										
Misc. Building Components Total:	5,819					8,477				
Windows/Doors										
Exterior Door Allowance - Fitness Center	28,212									
Exterior Door Allowance - Kids Club	11,285									
Exterior Door Allowance - Lake House	4,937									
Exterior Door Allowance - Residence Club	28,212									
Window Allowance - Fitness Center										
Window Allowance - Kids Club										
Window Allowance - Lake House										
Window Allowance - Residence Club										
Windows/Doors Total:	72,646									
Roofing										
Asphalt Shingle Roof - Fitness Center										
Asphalt Shingle Roof - Kid's Club										
Asphalt Shingle Roof - Pool House										
Asphalt Shingle Roof - Residents Club										
Metal Roof - Fitness Center	29,250									
Metal Roof - Lake House	28,776									

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

Description	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44
<i>Roofing continued...</i>										
Metal Roof - Residents Club	44,857									
Metal Roofing - Lawn Pavilion	11,849									
Metal Roofing - Pool House	5,078									
Metal Roofing - Tiki Bar	20,313									
Roofing Total:	140,123									
Exterior Painting/Waterproofing										
Ext. Deck Waterproofing - Fitness Balcony							9,364			
Painting - Fitness Center							27,744			
Painting - Kid's Club Exterior			9,066							
Painting - Lake House							7,283			
Painting - Pavilion							3,815			
Painting - Pool House Exterior			6,800							
Painting - Residents Club Exterior				25,023						
Painting - Tiki Bar				5,474						
Exterior Painting/Waterproofing Total:			15,866	30,497			48,205			
Floor & Wall Treatments										
Carpet - Fitness Center Main Floor						19,424				
Floor Tile - Fitness Bld Corridor	12,343									
Quarry Tile - Kitchen						12,197				
Quarry Tile - Snack Bar						3,636				
Resilient Vinyl Plank Floor - Residents Club										
Rubber Floor - Weight Area									3,789	
Stair Rubber Treads	2,645									
Vinyl Floor - Basketball Court	80,222									
Vinyl Flooring - Fitness Room 2nd Floor									81,730	
Vinyl Plank - Kids Club									9,102	
Wall Tile - Snack Bar										
Floor & Wall Treatments Total:	95,210				19,424	15,832			94,620	

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

Description	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44
Cabinets & Tops										
Bar Top - Tiki Bar	3,526									
Cabinet & Top - Serving Line										
Cabinets & Top - Teen Room										
Cabinets & Tops - Fitness Office										
Cabinets & Tops - General Store										
Cabinets & Tops - Kid's Club Office										
Cabinets & Tops - Kids Room										
Cabinets & Tops - Office										
Cabinets & Tops - Snack Bar										
Cabinets & Tops Fitness Room										
Coffee Bar Cabinet & Top - Coffee Shop										
Lobby Cabinet & Top - Fitness Center										
Reception Deck Top										
Transaction Top - Kid's Club Office										
Cabinets & Tops Total:	3,526									
Mechanical Electrical Plumbing										
Fire Alarm Panel - Fitness Bld										
HVAC Equipment - Kid's Club							11,098			
HVAC Unit 1 - Fitness Center			12,089							
HVAC Unit 1 - Residents Club			19,342							
HVAC Unit 2 - Fitness Center			12,089							
HVAC Unit 2 - Residents Club			19,342							
HVAC Unit 3 - Fitness Center			19,342							
HVAC Unit 4 - Fitness Center			19,342							
HVAC Unit 5			48,354							
Mechanical Electrical Plumbing Total:			149,898				11,098			
Furniture Fixtures & Equipment										
Fitness Equipment Allowance (Annual)	11,285	11,680	12,089	12,512	12,950	13,403	13,872	14,357	14,860	15,380
Folding Partition - Kids Room	9,902									
Furniture Allowance - Fitness Center			7,555							
Furniture Allowance - Residents Club			7,555							

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

Description	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44
<i>Furniture Fixtures & Equipment continued...</i>										
Ice Machine - Tennis Shop						5,026				
Office Furniture Allowance										
Pool/Patio Furniture Allowance (Annual)	11,285	11,680	12,089	12,512	12,950	13,403	13,872	14,357	14,860	15,380
ServAce Court Maintenance Cart										
Water Coolers - Tennis						3,518				
Furniture Fixtures & Equipment Total:	32,472	23,360	39,288	25,023	25,899	35,350	27,744	28,715	29,720	30,760
Exterior Lighting										
Decorative Light Poles - Entry Drive	53,321									
Exterior Light Fixture Allowance - Lake House						3,351				
Exterior Light Fixture Allowance - Fitness Center						16,753				
Exterior Light Fixture Allowance - Residence Club						16,753				
Light Bollards - Miniture Golf										
Light Poles - Parking Lot	91,125									
Light Poles - Swimming Pool	71,941									
Exterior Lighting Total:	216,386					36,858				
Kitchen Equipment										
Air Curtain									2,972	
Back Bar						12,398				
Cabinets - Kitchen Storage										
Charbroiler						8,042				
Deep Fryer						5,361				
Freezer			3,627							
Freezer -3 Door			9,066							
Frozen Beverage Machine			11,182							
Griddle						3,351				
Ice Cream Machine										
Ice Machine	13,683									
Ice Tea Brewer							1,734			
Microwave/Convection Oven						18,429				
Refrigerated Merchandise Case						7,036				
Refrigerator			3,324							

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

Description	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44
<i>Kitchen Equipment continued...</i>										
Sandwich Unit										
Soda Fountain Machine	1,693									
Kitchen Equipment Total:	15,376		27,199			54,616	1,734		2,972	
Misc. Recreation Components										
Miniture Golf Carpet							14,878			
Miniture Golf Fountain Pump 3 HP					3,237					
Tree House Allowance										
Misc. Recreation Components Total:					3,237		14,878			
Playground - Kids Club										
Gazebo										
Playground Equipment Allowance - Kid's Club	183,378									
Playground - Kids Club Total:	183,378									
Playground - Autumn Pines										
Play Equipment Allowance										
Shade Bench										
Shade Fabric			6,044							
Shade Structure Replacement										
Playground - Autumn Pines Total:			6,044							
Playground - Club Lake Drive										
Playground Equipment Allowance									92,874	
Playground - Club Lake Drive Total:									92,874	
Playground - Eagle Crossing										
Picknic Tables/Benches	2,821									
Play Equipment						50,260				
Wood Trellis										
Playground - Eagle Crossing Total:	2,821					50,260				

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

Description	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44
Playground - Eagle Landing Pkw										
Play Equipment						41,884				
Playground - Eagle Landing Pkw Total:						41,884				
Playground - Tynes Blvd.										
Asphalt Resurfacing - Park Lot									8,916	
Asphalt Shingles Restroom Bld.										
Painting - Restroom Bld						4,856				
Picnic Tables/Trash Cans				6,881						
Plastic Mulch Border									8,894	
Play Equipment Allowance				117,297						
Restroom Refurbishment				6,256						
Shade Bench									5,944	
Shade Fabric									5,572	
Shade Structure/Fabric									27,862	
Soccer Goals										
Playground - Tynes Blvd. Total:				130,434		4,856			57,188	
Pocket Parks										
Metal Table/Trash Can									13,374	
Shade Fabric									6,687	
Shade Structure/Fabric									37,893	
Pocket Parks Total:									57,954	
Dog Park										
Chain Link Fence VC										
Park Bench									2,229	
Pedestal Drink Fountain/Pet Fountain										
Picnic Table/Trash Can									3,715	
Shade Bench									11,145	
Shade Fabric									2,786	
Shade Structure/Fabric									18,575	
Dog Park Total:									38,450	

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

Description	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44
Swimming Pools										
Concret Paver Allowance										
Diving Boards				8,133						
Diving Stand - High Dive										
Diving Stand - Low Dive										
Lane Dividers										
Pool Heater 1							11,791			
Pool Heater 2							11,791			
Pool Lift - Adult Pool							11,791			
Pool Pump & Equip. Allowance (Annual)	7,053	7,300	7,555	7,820	8,093	8,377	8,670	8,973	9,287	9,613
Pool Refurfacing/Tile - Adult Pool							149,816			
Pool Resurfacing - Family Pool							241,926			
Pool Resurfacing/Tile - Baby Pool							14,427			
Pool Resurfacing/Tile - Competition Pool							355,120			
Pool Slide - Wading Pool						3,016				
Pool Slide Refurbish Allowance	28,212									
Shade Fabric	32,162									
Shade Structure Replace										
Slide Tower Steel Refurbish Allowance	28,212									
Solar Pool Cover - Adult Pool										
Starting Platforms										
Swimming Pools Total:	95,639	7,300	7,555	15,952	8,093	11,392	805,332	8,973	9,287	9,613
Tennis/Pickleball Courts										
Fencing - Hard Courts										
Fencing - Soft Courts	107,572									
Har-Tru Tennis Court Refurbishment	451,392									
Light Poles - Hard Courts										
Light Poles - Soft Courts	321,617									
Shade Fabric - Courts										13,842
Shade Structure Replace - Courts										
Tennis/PB Court Replacement										
Tennis/PB Court Resurfacing (color coat)				70,378						
Tennis/Pickleball Courts Total:	880,580			70,378						13,842

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

Description	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44
Operating Expense										
Awning Fabric - Kid's Club	<i>Unfunded</i>									
Brick Walk Repair	<i>Unfunded</i>									
Ceiling Fans	<i>Unfunded</i>									
Concrete Sidewalk Repair	<i>Unfunded</i>									
Cupola Repair - Tiki Bar	<i>Unfunded</i>									
Entry Feature Fountain Pumps	<i>Unfunded</i>									
Fountain Filtration - Residents Club	<i>Unfunded</i>									
Interior Painting	<i>Unfunded</i>									
Painting - Dumpster Enclosure	<i>Unfunded</i>									
Reception Desk Refurbishment	<i>Unfunded</i>									
Roof Water Tank Refurbish	<i>Unfunded</i>									
Screened Porch Rescreening	<i>Unfunded</i>									
Water Heater - Fitness Center	<i>Unfunded</i>									
Long Life Components										
Basketball Court Divider Curtain	<i>Unfunded</i>									
Basketball Fold Backboards	<i>Unfunded</i>									
Billard Table	<i>Unfunded</i>									
Brick Walks	<i>Unfunded</i>									
Building Foundations/Frames	<i>Unfunded</i>									
Building Siding/Trim	<i>Unfunded</i>									
Electrical/Comunication Cables & Devices	<i>Unfunded</i>									
Folding Security Shutter - Tennis Pro Shop	<i>Unfunded</i>									
HVAC Ductwork	<i>Unfunded</i>									
Handicap Lift - Fitness Center	<i>Unfunded</i>									
Kitchen Fire Protection System	<i>Unfunded</i>									
Pool Shell	<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>									

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

Description	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44
Components Maintained by Others										
CDD Golf Components	<i>Unfunded</i>									
Cluster Mainboxes	<i>Unfunded</i>									
Electrical Lines to Transformers	<i>Unfunded</i>									
Street/Traffic Signs	<i>Unfunded</i>									
Water/Electric Meters	<i>Unfunded</i>									
Water/Sewer Connection to Utility	<i>Unfunded</i>									
Year Total:	1,758,787	37,959	253,406	292,616	69,604	306,874	917,660	46,662	407,214	63,827

**South Village CDD Recreation 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	2,736,304	2,185,712	2,629,177	2,773,964	2,472,767	2,715,832	2,869,553	3,560,618	4,160,889	3,391,390
Annual Assessment	531,177	547,112	563,525	580,431	597,844	615,779	634,253	653,280	672,879	693,065
Interest Earned	73,913	88,909	93,806	83,620	91,840	97,038	120,407	140,706	114,685	135,847
Expenditures	1,155,681	192,557	512,543	965,248	446,619	559,096	63,595	193,716	1,557,063	203,120
Ending Balance	2,185,712	2,629,177	2,773,964	2,472,767	2,715,832	2,869,553	3,560,618	4,160,889	3,391,390	4,017,182

Description

Misc. Site Components

Asphalt Resurfacing - Amenity Lots				322,951						
Bridge & Signage Refurbish Allowance		24,713								
Community Monuments Refurbish Allowance		32,951								
Concrete Curbing (at Paving)				19,414						
Entry Feature Refurbishment		30,891								
Flag Pole - Residents Club										
Flag Poles - Stage										
Fountain Pumps at Bridge Annual Allowance	9,949	10,297	10,658	11,031	11,417	11,816	12,230	12,658	13,101	13,559
Rope Railing - Dock										
Trellis - Amenity Walkway			24,555							
Trellis - Lake Front	36,246									
Wayfinding Signage Allowance										
Wood Decking - Canoe Launch										
Wood Decking - Lake Front Pier										
Misc. Site Components Total:	46,195	98,853	35,213	353,396	11,417	11,816	12,230	12,658	13,101	13,559

Stormwater System

Pond Fountain - Tynes Blvd.				17,649					20,961	
Stormwater System Evaluation Allowance										
Wood Bulkhead - Amenity										
Wood Bulkhead - Island										
Stormwater System Total:				17,649					20,961	

Fencing & Gates

Dumpster Enclosure Gates				12,134						
Perimeter Fencing - Pools										

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

Description	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54
<i>Fencing & Gates continued...</i>										
Vinyl Ranch Fence						17,204				
Fencing & Gates Total:				12,134		17,204				
Misc. Building Components										
Balcony Rails - Fitness 2nd Floor Decks										
Locker Room Refurbishment - Fitness Center			127,891							
Locker Room Refurbishment - Pool House						113,436				
Locker Room Refurbishment - Resident Club Ext										
Ramp Railing - Fitness Center Exterior										
Restroom Refurbishment - Fitness Center 2nd Floor						16,070				
Restroom Renovation - Residents Club						16,070				
Wood Bulkhead - Tennis Courts										
Wood Decking - Village Store						11,344				
Misc. Building Components Total:			127,891			156,919				
Windows/Doors										
Exterior Door Allowance - Fitness Center										
Exterior Door Allowance - Kids Club										
Exterior Door Allowance - Lake House										
Exterior Door Allowance - Residence Club										
Window Allowance - Fitness Center	79,592									
Window Allowance - Kids Club	29,847									
Window Allowance - Lake House	29,847									
Window Allowance - Residence Club	59,694									
Windows/Doors Total:	198,979									
Roofing										
Asphalt Shingle Roof - Fitness Center	160,874									
Asphalt Shingle Roof - Kid's Club										
Asphalt Shingle Roof - Pool House	21,967									
Asphalt Shingle Roof - Residents Club										
Metal Roof - Fitness Center										
Metal Roof - Lake House										

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

Description	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54
<i>Roofing continued...</i>										
Metal Roof - Residents Club										
Metal Roofing - Lawn Pavilion										
Metal Roofing - Pool House										
Metal Roofing - Tiki Bar										
Roofing Total:	182,842									
Exterior Painting/Waterproofing										
Ext. Deck Waterproofing - Fitness Balcony					12,330					
Painting - Fitness Center					36,533					
Painting - Kid's Club Exterior	11,939							15,721		
Painting - Lake House					9,590					
Painting - Pavilion					5,023					
Painting - Pool House Exterior	8,954							11,791		
Painting - Residents Club Exterior		32,951								43,390
Painting - Tiki Bar		7,208								9,492
Exterior Painting/Waterproofing Total:	20,893	40,159			63,477			27,512	52,882	
Floor & Wall Treatments										
Carpet - Fitness Center Main Floor			25,578							
Floor Tile - Fitness Bld Corridor										
Quarry Tile - Kitchen										
Quarry Tile - Snack Bar										
Resilient Vinyl Plank Floor - Residents Club										
Rubber Floor - Weight Area								5,345		
Stair Rubber Treads										
Vinyl Floor - Basketball Court										
Vinyl Flooring - Fitness Room 2nd Floor										
Vinyl Plank - Kids Club										
Wall Tile - Snack Bar					9,928					
Floor & Wall Treatments Total:			25,578	9,928				5,345		

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

Description	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54
Cabinets & Tops										
Bar Top - Tiki Bar			5,329							
Cabinet & Top - Serving Line	10,347									
Cabinets & Top - Teen Room						5,672				
Cabinets & Tops - Fitness Office						4,963				
Cabinets & Tops - General Store										
Cabinets & Tops - Kid's Club Office										
Cabinets & Tops - Kids Room						5,672				
Cabinets & Tops - Office										
Cabinets & Tops - Snack Bar										
Cabinets & Tops Fitness Room										
Coffee Bar Cabinet & Top - Coffee Shop										
Lobby Cabinet & Top - Fitness Center										
Reception Deck Top										
Transaction Top - Kid's Club Office										
Cabinets & Tops Total:	10,347		5,329			16,306				
Mechanical Electrical Plumbing										
Fire Alarm Panel - Fitness Bld										
HVAC Equipment - Kid's Club									16,769	
HVAC Unit 1 - Fitness Center					18,267					
HVAC Unit 1 - Residents Club					29,227					
HVAC Unit 2 - Fitness Center					18,267					
HVAC Unit 2 - Residents Club					29,227					
HVAC Unit 3 - Fitness Center					29,227					
HVAC Unit 4 - Fitness Center					29,227					
HVAC Unit 5					73,067					
Mechanical Electrical Plumbing Total:					226,506				16,769	
Furniture Fixtures & Equipment										
Fitness Equipment Allowance (Annual)	15,918	16,475	17,052	17,649	18,267	18,906	19,568	20,253	20,961	21,695
Folding Partition - Kids Room										
Furniture Allowance - Fitness Center			10,658							
Furniture Allowance - Residents Club			10,658							

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

Description	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54
<i>Furniture Fixtures & Equipment continued...</i>										
Ice Machine - Tennis Shop								7,595		
Office Furniture Allowance										
Pool/Patio Furniture Allowance (Annual)	15,918	16,475	17,052	17,649	18,267	18,906	19,568	20,253	20,961	21,695
ServAce Court Maintenance Cart					22,833					
Water Coolers - Tennis										
Furniture Fixtures & Equipment Total:	31,837	32,951	55,419	35,298	59,367	37,812	39,135	48,100	41,923	43,390
Exterior Lighting										
Decorative Light Poles - Entry Drive										
Exterior Light Fixture Allowance - Lake House										
Exterior Light Fixture Allowance - Fitness Center										
Exterior Light Fixture Allowance - Residence Club										
Light Bollards - Miniture Golf										
Light Poles - Parking Lot										
Light Poles - Swimming Pool										
Exterior Lighting Total:										
Kitchen Equipment										
Air Curtain										
Back Bar										
Cabinets - Kitchen Storage	7,959									
Charbroiler										
Deep Fryer										
Freezer					5,480					
Freezer -3 Door					13,700					
Frozen Beverage Machine					16,897					
Griddle										
Ice Cream Machine		4,119								
Ice Machine	19,301									
Ice Tea Brewer					2,283					
Microwave/Convection Oven										
Refrigerated Merchandise Case										
Refrigerator					5,023					

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

Description	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54
<i>Kitchen Equipment continued...</i>										
Sandwich Unit		6,178								
Soda Fountain Machine	2,388									
Kitchen Equipment Total:	29,648	10,297			43,383					
Misc. Recreation Components										
Miniture Golf Carpet									22,481	
Miniture Golf Fountain Pump 3 HP			4,263							
Tree House Allowance			6,395							
Misc. Recreation Components Total:			10,658						22,481	
Playground - Kids Club										
Gazebo	11,939									
Playground Equipment Allowance - Kid's Club						307,222				
Playground - Kids Club Total:	11,939					307,222				
Playground - Autumn Pines										
Play Equipment Allowance			159,863							
Shade Bench			16,199							
Shade Fabric			8,526							
Shade Structure Replacement			42,630							
Playground - Autumn Pines Total:			227,219							
Playground - Club Lake Drive										
Playground Equipment Allowance										
Playground - Club Lake Drive Total:										
Playground - Eagle Crossing										
Picknic Tables/Benches	3,980									
Play Equipment										
Wood Trellis								6,380		
Playground - Eagle Crossing Total:	3,980							6,380		

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

Description	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54
Playground - Eagle Landing Pkw Play Equipment										
Playground - Eagle Landing Pkw Total:										
Playground - Tynes Blvd. Asphalt Resurfacing - Park Lot				29,941						
Asphalt Shingles Restroom Bld. Painting - Restroom Bld			6,395							
Picnic Tables/Trash Cans Plastic Mulch Border								11,529		
Play Equipment Allowance Restroom Refurbishment								196,513	10,481	
Shade Bench Shade Fabric Shade Structure/Fabric										
Soccer Goals				10,589						
Playground - Tynes Blvd. Total:			6,395	40,531					218,522	
Pocket Parks Metal Table/Trash Can										
Shade Fabric Shade Structure/Fabric								9,433		
Pocket Parks Total:								9,433		
Dog Park Chain Link Fence VC				54,976						
Park Bench Pedestal Drink Fountain/Pet Fountain				9,266						
Picnic Table/Trash Can Shade Bench Shade Fabric								3,930		
Shade Structure/Fabric										
Dog Park Total:				64,242					3,930	

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

Description	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54
Swimming Pools										
Concret Paver Allowance	389,999									
Diving Boards									13,625	
Diving Stand - High Dive										
Diving Stand - Low Dive										
Lane Dividers	4,577									
Pool Heater 1					15,527					
Pool Heater 2					15,527					
Pool Lift - Adult Pool										
Pool Pump & Equip. Allowance (Annual)	9,949	10,297	10,658	11,031	11,417	11,816	12,230	12,658	13,101	13,559
Pool Refurfacing/Tile - Adult Pool									226,383	
Pool Resurfacing - Family Pool									365,566	
Pool Resurfacing/Tile - Baby Pool									21,800	
Pool Resurfacing/Tile - Competition Pool									536,611	
Pool Slide - Wading Pool										
Pool Slide Refurbish Allowance	39,796									
Shade Fabric	45,367									
Shade Structure Replace										
Slide Tower Steel Refurbish Allowance	39,796									
Solar Pool Cover - Adult Pool			8,185							
Starting Platforms										
Swimming Pools Total:	529,483	10,297	18,843	11,031	42,470	11,816	12,230	12,658	1,177,086	13,559
Tennis/Pickleball Courts										
Fencing - Hard Courts				33,648						
Fencing - Soft Courts										
Har-Tru Tennis Court Refurbishment										
Light Poles - Hard Courts				100,599						
Light Poles - Soft Courts										
Shade Fabric - Courts										19,526
Shade Structure Replace - Courts										60,204
Tennis/PB Court Replacement				286,795						
Tennis/PB Court Resurfacing (color coat)	89,540							113,921		
Tennis/Pickleball Courts Total:	89,540			421,041				113,921		79,729

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

Description	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54
Operating Expense										
Awning Fabric - Kid's Club	<i>Unfunded</i>									
Brick Walk Repair	<i>Unfunded</i>									
Ceiling Fans	<i>Unfunded</i>									
Concrete Sidewalk Repair	<i>Unfunded</i>									
Cupola Repair - Tiki Bar	<i>Unfunded</i>									
Entry Feature Fountain Pumps	<i>Unfunded</i>									
Fountain Filtration - Residents Club	<i>Unfunded</i>									
Interior Painting	<i>Unfunded</i>									
Painting - Dumpster Enclosure	<i>Unfunded</i>									
Reception Desk Refurbishment	<i>Unfunded</i>									
Roof Water Tank Refurbish	<i>Unfunded</i>									
Screened Porch Rescreening	<i>Unfunded</i>									
Water Heater - Fitness Center	<i>Unfunded</i>									
Long Life Components										
Basketball Court Divider Curtain	<i>Unfunded</i>									
Basketball Fold Backboards	<i>Unfunded</i>									
Billard Table	<i>Unfunded</i>									
Brick Walks	<i>Unfunded</i>									
Building Foundations/Frames	<i>Unfunded</i>									
Building Siding/Trim	<i>Unfunded</i>									
Electrical/Comunication Cables & Devices	<i>Unfunded</i>									
Folding Security Shutter - Tennis Pro Shop	<i>Unfunded</i>									
HVAC Ductwork	<i>Unfunded</i>									
Handicap Lift - Fitness Center	<i>Unfunded</i>									
Kitchen Fire Protection System	<i>Unfunded</i>									
Pool Shell	<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>									

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

Description	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54
Components Maintained by Others										
CDD Golf Components	<i>Unfunded</i>									
Cluster Mainboxes	<i>Unfunded</i>									
Electrical Lines to Transformers	<i>Unfunded</i>									
Street/Traffic Signs	<i>Unfunded</i>									
Water/Electric Meters	<i>Unfunded</i>									
Water/Sewer Connection to Utility	<i>Unfunded</i>									
Year Total:	1,155,681	192,557	512,543	965,248	446,619	559,096	63,595	193,716	1,557,063	203,120

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

Description	Expenditures
Replacement Year 24-25	
Misc. Site Components	
Fountain Pumps at Bridge Annual Allowance	5,000
Rope Railing - Dock	3,040
Trellis - Lake Front	18,216
Wood Decking - Canoe Launch	7,760
Wood Decking - Lake Front Pier	15,360
Roofing	
Asphalt Shingle Roof - Fitness Center	80,850
Asphalt Shingle Roof - Pool House	11,040
Exterior Painting/Waterproofing	
Ext. Deck Waterproofing - Fitness Balcony	5,400
Painting - Fitness Center	16,000
Painting - Lake House	4,200
Painting - Pavilion	2,200
Cabinets & Tops	
Cabinet & Top - Serving Line	5,200
Mechanical Electrical Plumbing	
HVAC Unit 1 - Fitness Center	8,000
HVAC Unit 1 - Residents Club	12,800
HVAC Unit 2 - Fitness Center	8,000
HVAC Unit 2 - Residents Club	12,800
HVAC Unit 3 - Fitness Center	12,800
HVAC Unit 4 - Fitness Center	12,800
HVAC Unit 5	32,000
Furniture Fixtures & Equipment	
Fitness Equipment Allowance (Annual)	8,000
Pool/Patio Furniture Allowance (Annual)	8,000
Water Coolers - Tennis	2,100
Kitchen Equipment	
Air Curtain	1,600
Back Bar	7,400
Cabinets - Kitchen Storage	4,000
Charbroiler	4,800
Deep Fryer	3,200

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

Description	Expenditures
<i>Replacement Year 24-25 continued...</i>	
Freezer	2,400
Freezer -3 Door	6,000
Frozen Beverage Machine	7,400
Griddle	2,000
Ice Machine	9,700
Ice Tea Brewer	1,000
Microwave/Convection Oven	11,000
Refrigerated Merchandise Case	4,200
Refrigerator	2,200
Soda Fountain Machine	1,200
Playground - Eagle Crossing	
Picnic Tables/Benches	2,000
Play Equipment	30,000
Playground - Eagle Landing Pkw	
Play Equipment	25,000
Swimming Pools	
Lane Dividers	2,300
Pool Heater 1	6,800
Pool Heater 2	6,800
Pool Pump & Equip. Allowance (Annual)	5,000
Pool Slide - Wading Pool	1,800
Pool Slide Refurbish Allowance	20,000
Shade Fabric	22,800
Slide Tower Steel Refurbish Allowance	20,000
Total for 2024 - 2025	<u>\$502,166</u>
 Replacement Year 25-26	
Misc. Site Components	
Bridge & Signage Refurbish Allowance	12,420
Community Monuments Refurbish Allowance	16,560
Entry Feature Refurbishment	15,525
Fountain Pumps at Bridge Annual Allowance	5,175
Stormwater System	
Stormwater System Evaluation Allowance	20,700

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

Description	Expenditures
<i>Replacement Year 25-26 continued...</i>	
Furniture Fixtures & Equipment	
Fitness Equipment Allowance (Annual)	8,280
Pool/Patio Furniture Allowance (Annual)	8,280
Swimming Pools	
Pool Lift - Adult Pool	7,038
Pool Pump & Equip. Allowance (Annual)	5,175
Total for 2025 - 2026	<u>\$99,153</u>
 Replacement Year 26-27	
Misc. Site Components	
Fountain Pumps at Bridge Annual Allowance	5,356
Trellis - Amenity Walkway	12,341
Misc. Building Components	
Locker Room Refurbishment - Fitness Center	64,273
Furniture Fixtures & Equipment	
Fitness Equipment Allowance (Annual)	8,570
Furniture Allowance - Fitness Center	5,356
Furniture Allowance - Residents Club	5,356
Pool/Patio Furniture Allowance (Annual)	8,570
Misc. Recreation Components	
Tree House Allowance	3,214
Playground - Autumn Pines	
Play Equipment Allowance	80,342
Shade Bench	8,141
Shade Fabric	4,285
Shade Structure Replacement	21,424
Playground - Eagle Crossing	
Wood Trellis	2,699
Swimming Pools	
Pool Pump & Equip. Allowance (Annual)	5,356
Total for 2026 - 2027	<u>\$235,284</u>
 Replacement Year 27-28	
Misc. Site Components	
Asphalt Resurfacing - Amenity Lots	162,304

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

Description	Expenditures
<i>Replacement Year 27-28 continued...</i>	
Concrete Curbing (at Paving)	9,757
Fountain Pumps at Bridge Annual Allowance	5,544
Stormwater System	
Pond Fountain - Tynes Blvd.	8,870
Fencing & Gates	
Dumpster Enclosure Gates	6,098
Floor & Wall Treatments	
Wall Tile - Snack Bar	4,989
Furniture Fixtures & Equipment	
Fitness Equipment Allowance (Annual)	8,870
Ice Machine - Tennis Shop	3,326
Pool/Patio Furniture Allowance (Annual)	8,870
Playground - Club Lake Drive	
Playground Equipment Allowance	55,436
Swimming Pools	
Pool Pump & Equip. Allowance (Annual)	5,544
Total for 2027 - 2028	<u>\$279,607</u>
 Replacement Year 28-29	
Misc. Site Components	
Fountain Pumps at Bridge Annual Allowance	5,738
Exterior Painting/Waterproofing	
Painting - Kid's Club Exterior	6,885
Painting - Pool House Exterior	5,164
Mechanical Electrical Plumbing	
HVAC Equipment - Kid's Club	7,344
Furniture Fixtures & Equipment	
Fitness Equipment Allowance (Annual)	9,180
Pool/Patio Furniture Allowance (Annual)	9,180
ServAce Court Maintenance Cart	11,475
Misc. Recreation Components	
Miniture Golf Carpet	9,846
Swimming Pools	
Pool Pump & Equip. Allowance (Annual)	5,738

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

Description	Expenditures
<i>Replacement Year 28-29 continued...</i>	
Pool Refurfacing/Tile - Adult Pool	99,146
Pool Resurfacing - Family Pool	160,102
Pool Resurfacing/Tile - Baby Pool	9,547
Pool Resurfacing/Tile - Competition Pool	235,013
Total for 2028 - 2029	<u>\$574,358</u>
 Replacement Year 29-30	
Misc. Site Components	
Fountain Pumps at Bridge Annual Allowance	5,938
Wayfinding Signage Allowance	3,563
Stormwater System	
Wood Bulkhead - Amenity	106,892
Wood Bulkhead - Island	101,547
Fencing & Gates	
Vinyl Ranch Fence	8,646
Misc. Building Components	
Locker Room Refurbishment - Pool House	57,009
Locker Room Refurbishment - Resident Club Ext	35,631
Restroom Refurbishment - Fitness Center 2nd Floor	8,076
Restroom Renovation - Residents Club	8,076
Wood Decking - Village Store	5,701
Roofing	
Asphalt Shingle Roof - Kid's Club	27,079
Asphalt Shingle Roof - Residents Club	64,848
Exterior Painting/Waterproofing	
Painting - Residents Club Exterior	19,003
Painting - Tiki Bar	4,157
Floor & Wall Treatments	
Resilient Vinyl Plank Floor - Residents Club	23,160
Cabinets & Tops	
Cabinets & Top - Teen Room	2,850
Cabinets & Tops - Fitness Office	2,494
Cabinets & Tops - General Store	14,549
Cabinets & Tops - Kid's Club Office	5,226

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

Description	Expenditures
<i>Replacement Year 29-30 continued...</i>	
Cabinets & Tops - Kids Room	2,850
Cabinets & Tops - Office	3,563
Cabinets & Tops - Snack Bar	8,314
Cabinets & Tops Fitness Room	2,375
Coffee Bar Cabinet & Top - Coffee Shop	2,375
Lobby Cabinet & Top - Fitness Center	3,326
Reception Deck Top	8,314
Transaction Top - Kid's Club Office	2,850
Mechanical Electrical Plumbing	
Fire Alarm Panel - Fitness Bld	4,513
Furniture Fixtures & Equipment	
Fitness Equipment Allowance (Annual)	9,501
Office Furniture Allowance	1,782
Pool/Patio Furniture Allowance (Annual)	9,501
Exterior Lighting	
Light Bollards - Miniture Golf	2,850
Swimming Pools	
Diving Stand - High Dive	26,129
Diving Stand - Low Dive	20,191
Pool Pump & Equip. Allowance (Annual)	5,938
Shade Structure Replace	106,892
Starting Platforms	22,804
Total for 2029 - 2030	<u>\$748,516</u>
 Replacement Year 30-31	
Misc. Site Components	
Fountain Pumps at Bridge Annual Allowance	6,146
Floor & Wall Treatments	
Carpet - Fitness Center Main Floor	14,751
Furniture Fixtures & Equipment	
Fitness Equipment Allowance (Annual)	9,834
Pool/Patio Furniture Allowance (Annual)	9,834
Misc. Recreation Components	
Miniture Golf Fountain Pump 3 HP	2,459

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

Description	Expenditures
<i>Replacement Year 30-31 continued...</i>	
Playground - Tynes Blvd.	
Painting - Restroom Bld	3,688
Swimming Pools	
Pool Pump & Equip. Allowance (Annual)	6,146
Tennis/Pickleball Courts	
Tennis/PB Court Resurfacing (color coat)	55,316
Total for 2030 - 2031	<u>\$108,174</u>
 Replacement Year 31-32	
Misc. Site Components	
Fountain Pumps at Bridge Annual Allowance	6,361
Fencing & Gates	
Perimeter Fencing - Pools	56,184
Misc. Building Components	
Balcony Rails - Fitness 2nd Floor Decks	21,374
Furniture Fixtures & Equipment	
Fitness Equipment Allowance (Annual)	10,178
Pool/Patio Furniture Allowance (Annual)	10,178
Swimming Pools	
Pool Pump & Equip. Allowance (Annual)	6,361
Solar Pool Cover - Adult Pool	4,886
Total for 2031 - 2032	<u>\$115,523</u>
 Replacement Year 32-33	
Misc. Site Components	
Fountain Pumps at Bridge Annual Allowance	6,584
Stormwater System	
Pond Fountain - Tynes Blvd.	10,534
Exterior Painting/Waterproofing	
Ext. Deck Waterproofing - Fitness Balcony	7,111
Painting - Fitness Center	21,069
Painting - Lake House	5,531
Painting - Pavilion	2,897

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

Description	Expenditures
<i>Replacement Year 32-33 continued...</i>	
Floor & Wall Treatments	
Rubber Floor - Weight Area	2,686
Furniture Fixtures & Equipment	
Fitness Equipment Allowance (Annual)	10,534
Pool/Patio Furniture Allowance (Annual)	10,534
Kitchen Equipment	
Ice Tea Brewer	1,317
Pocket Parks	
Shade Fabric	4,741
Dog Park	
Shade Fabric	1,975
Swimming Pools	
Pool Heater 1	8,954
Pool Heater 2	8,954
Pool Pump & Equip. Allowance (Annual)	6,584
Total for 2032 - 2033	<u>\$110,006</u>
 Replacement Year 33-34	
Misc. Site Components	
Fountain Pumps at Bridge Annual Allowance	6,814
Furniture Fixtures & Equipment	
Fitness Equipment Allowance (Annual)	10,903
Pool/Patio Furniture Allowance (Annual)	10,903
Kitchen Equipment	
Ice Cream Machine	2,726
Sandwich Unit	4,089
Swimming Pools	
Pool Pump & Equip. Allowance (Annual)	6,814
Tennis/Pickleball Courts	
Shade Fabric - Courts	9,813
Total for 2033 - 2034	<u>\$52,063</u>
 Replacement Year 34-35	
Misc. Site Components	
Flag Pole - Residents Club	4,232

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

Description	Expenditures
<i>Replacement Year 34-35 continued...</i>	
Flag Poles - Stage	3,526
Fountain Pumps at Bridge Annual Allowance	7,053
Misc. Building Components	
Wood Bulkhead - Tennis Courts	5,819
Windows/Doors	
Exterior Door Allowance - Fitness Center	28,212
Exterior Door Allowance - Kids Club	11,285
Exterior Door Allowance - Lake House	4,937
Exterior Door Allowance - Residence Club	28,212
Roofing	
Metal Roof - Fitness Center	29,250
Metal Roof - Lake House	28,776
Metal Roof - Residents Club	44,857
Metal Roofing - Lawn Pavilion	11,849
Metal Roofing - Pool House	5,078
Metal Roofing - Tiki Bar	20,313
Floor & Wall Treatments	
Floor Tile - Fitness Bld Corridor	12,343
Stair Rubber Treads	2,645
Vinyl Floor - Basketball Court	80,222
Cabinets & Tops	
Bar Top - Tiki Bar	3,526
Furniture Fixtures & Equipment	
Fitness Equipment Allowance (Annual)	11,285
Folding Partition - Kids Room	9,902
Pool/Patio Furniture Allowance (Annual)	11,285
Exterior Lighting	
Decorative Light Poles - Entry Drive	53,321
Light Poles - Parking Lot	91,125
Light Poles - Swimming Pool	71,941
Kitchen Equipment	
Ice Machine	13,683
Soda Fountain Machine	1,693
Playground - Kids Club	
Playground Equipment Allowance - Kid's Club	183,378

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

Description	Expenditures
<i>Replacement Year 34-35 continued...</i>	
Playground - Eagle Crossing	
Picnic Tables/Benches	2,821
Swimming Pools	
Pool Pump & Equip. Allowance (Annual)	7,053
Pool Slide Refurbish Allowance	28,212
Shade Fabric	32,162
Slide Tower Steel Refurbish Allowance	28,212
Tennis/Pickleball Courts	
Fencing - Soft Courts	107,572
Har-Tru Tennis Court Refurbishment	451,392
Light Poles - Soft Courts	321,617
Total for 2034 - 2035	<u>\$1,758,787</u>
 Replacement Year 35-36	
Misc. Site Components	
Fountain Pumps at Bridge Annual Allowance	7,300
Furniture Fixtures & Equipment	
Fitness Equipment Allowance (Annual)	11,680
Pool/Patio Furniture Allowance (Annual)	11,680
Swimming Pools	
Pool Pump & Equip. Allowance (Annual)	7,300
Total for 2035 - 2036	<u>\$37,959</u>
 Replacement Year 36-37	
Misc. Site Components	
Fountain Pumps at Bridge Annual Allowance	7,555
Exterior Painting/Waterproofing	
Painting - Kid's Club Exterior	9,066
Painting - Pool House Exterior	6,800
Mechanical Electrical Plumbing	
HVAC Unit 1 - Fitness Center	12,089
HVAC Unit 1 - Residents Club	19,342
HVAC Unit 2 - Fitness Center	12,089

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

Description	Expenditures
<i>Replacement Year 36-37 continued...</i>	
HVAC Unit 2 - Residents Club	19,342
HVAC Unit 3 - Fitness Center	19,342
HVAC Unit 4 - Fitness Center	19,342
HVAC Unit 5	48,354
Furniture Fixtures & Equipment	
Fitness Equipment Allowance (Annual)	12,089
Furniture Allowance - Fitness Center	7,555
Furniture Allowance - Residents Club	7,555
Pool/Patio Furniture Allowance (Annual)	12,089
Kitchen Equipment	
Freezer	3,627
Freezer -3 Door	9,066
Frozen Beverage Machine	11,182
Refrigerator	3,324
Playground - Autumn Pines	
Shade Fabric	6,044
Swimming Pools	
Pool Pump & Equip. Allowance (Annual)	7,555
Total for 2036 - 2037	<u>\$253,406</u>
 Replacement Year 37-38	
Misc. Site Components	
Fountain Pumps at Bridge Annual Allowance	7,820
Stormwater System	
Pond Fountain - Tynes Blvd.	12,512
Exterior Painting/Waterproofing	
Painting - Residents Club Exterior	25,023
Painting - Tiki Bar	5,474
Furniture Fixtures & Equipment	
Fitness Equipment Allowance (Annual)	12,512
Pool/Patio Furniture Allowance (Annual)	12,512
Playground - Tynes Blvd.	
Picnic Tables/Trash Cans	6,881
Play Equipment Allowance	117,297

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

Description	Expenditures
<i>Replacement Year 37-38 continued...</i>	
Restroom Refurbishment	6,256
Swimming Pools	
Diving Boards	8,133
Pool Pump & Equip. Allowance (Annual)	7,820
Tennis/Pickleball Courts	
Tennis/PB Court Resurfacing (color coat)	70,378
Total for 2037 - 2038	<u>\$292,616</u>
 Replacement Year 38-39	
Misc. Site Components	
Fountain Pumps at Bridge Annual Allowance	8,093
Floor & Wall Treatments	
Carpet - Fitness Center Main Floor	19,424
Furniture Fixtures & Equipment	
Fitness Equipment Allowance (Annual)	12,950
Pool/Patio Furniture Allowance (Annual)	12,950
Misc. Recreation Components	
Miniture Golf Fountain Pump 3 HP	3,237
Playground - Tynes Blvd.	
Painting - Restroom Bld	4,856
Swimming Pools	
Pool Pump & Equip. Allowance (Annual)	8,093
Total for 2038 - 2039	<u>\$69,604</u>
 Replacement Year 39-40	
Misc. Site Components	
Fountain Pumps at Bridge Annual Allowance	8,377
Rope Railing - Dock	5,093
Wood Decking - Canoe Launch	13,001
Wood Decking - Lake Front Pier	25,733
Misc. Building Components	
Ramp Railing - Fitness Center Exterior	8,477
Floor & Wall Treatments	
Quarry Tile - Kitchen	12,197

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

Description	Expenditures
<i>Replacement Year 39-40 continued...</i>	
Quarry Tile - Snack Bar	3,636
Furniture Fixtures & Equipment	
Fitness Equipment Allowance (Annual)	13,403
Ice Machine - Tennis Shop	5,026
Pool/Patio Furniture Allowance (Annual)	13,403
Water Coolers - Tennis	3,518
Exterior Lighting	
Exterior Light Fixture Allowance - Lake House	3,351
Exterior Light Fixture Allowance - Fitness Center	16,753
Exterior Light Fixture Allowance - Residence Club	16,753
Kitchen Equipment	
Back Bar	12,398
Charbroiler	8,042
Deep Fryer	5,361
Griddle	3,351
Microwave/Convection Oven	18,429
Refrigerated Merchandise Case	7,036
Playground - Eagle Crossing	
Play Equipment	50,260
Playground - Eagle Landing Pkw	
Play Equipment	41,884
Swimming Pools	
Pool Pump & Equip. Allowance (Annual)	8,377
Pool Slide - Wading Pool	3,016
Total for 2039 - 2040	<u>\$306,874</u>
 Replacement Year 40-41	
Misc. Site Components	
Fountain Pumps at Bridge Annual Allowance	8,670
Exterior Painting/Waterproofing	
Ext. Deck Waterproofing - Fitness Balcony	9,364
Painting - Fitness Center	27,744
Painting - Lake House	7,283
Painting - Pavilion	3,815

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

Description	Expenditures
<i>Replacement Year 40-41 continued...</i>	
Mechanical Electrical Plumbing	
HVAC Equipment - Kid's Club	11,098
Furniture Fixtures & Equipment	
Fitness Equipment Allowance (Annual)	13,872
Pool/Patio Furniture Allowance (Annual)	13,872
Kitchen Equipment	
Ice Tea Brewer	1,734
Misc. Recreation Components	
Miniture Golf Carpet	14,878
Swimming Pools	
Pool Heater 1	11,791
Pool Heater 2	11,791
Pool Lift - Adult Pool	11,791
Pool Pump & Equip. Allowance (Annual)	8,670
Pool Refurfacing/Tile - Adult Pool	149,816
Pool Resurfacing - Family Pool	241,926
Pool Resurfacing/Tile - Baby Pool	14,427
Pool Resurfacing/Tile - Competition Pool	355,120
Total for 2040 - 2041	<u>\$917,660</u>
 Replacement Year 41-42	
Misc. Site Components	
Fountain Pumps at Bridge Annual Allowance	8,973
Furniture Fixtures & Equipment	
Fitness Equipment Allowance (Annual)	14,357
Pool/Patio Furniture Allowance (Annual)	14,357
Swimming Pools	
Pool Pump & Equip. Allowance (Annual)	8,973
Total for 2041 - 2042	<u>\$46,662</u>
 Replacement Year 42-43	
Misc. Site Components	
Fountain Pumps at Bridge Annual Allowance	9,287

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

Description	Expenditures
<i>Replacement Year 42-43 continued...</i>	
Stormwater System	
Pond Fountain - Tynes Blvd.	14,860
Floor & Wall Treatments	
Rubber Floor - Weight Area	3,789
Vinyl Flooring - Fitness Room 2nd Floor	81,730
Vinyl Plank - Kids Club	9,102
Furniture Fixtures & Equipment	
Fitness Equipment Allowance (Annual)	14,860
Pool/Patio Furniture Allowance (Annual)	14,860
Kitchen Equipment	
Air Curtain	2,972
Playground - Club Lake Drive	
Playground Equipment Allowance	92,874
Playground - Tynes Blvd.	
Asphalt Shingles Restroom Bld.	8,916
Plastic Mulch Border	8,894
Shade Bench	5,944
Shade Fabric	5,572
Shade Structure/Fabric	27,862
Pocket Parks	
Metal Table/Trash Can	13,374
Shade Fabric	6,687
Shade Structure/Fabric	37,893
Dog Park	
Park Bench	2,229
Picnic Table/Trash Can	3,715
Shade Bench	11,145
Shade Fabric	2,786
Shade Structure/Fabric	18,575
Swimming Pools	
Pool Pump & Equip. Allowance (Annual)	9,287
Total for 2042 - 2043	\$407,214
Replacement Year 43-44	
Misc. Site Components	
Fountain Pumps at Bridge Annual Allowance	9,613

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

Description	Expenditures
<i>Replacement Year 43-44 continued...</i>	
Furniture Fixtures & Equipment	
Fitness Equipment Allowance (Annual)	15,380
Pool/Patio Furniture Allowance (Annual)	15,380
Swimming Pools	
Pool Pump & Equip. Allowance (Annual)	9,613
Tennis/Pickleball Courts	
Shade Fabric - Courts	13,842
Total for 2043 - 2044	<u>\$63,827</u>
 Replacement Year 44-45	
Misc. Site Components	
Fountain Pumps at Bridge Annual Allowance	9,949
Trellis - Lake Front	36,246
Windows/Doors	
Window Allowance - Fitness Center	79,592
Window Allowance - Kids Club	29,847
Window Allowance - Lake House	29,847
Window Allowance - Residence Club	59,694
Roofing	
Asphalt Shingle Roof - Fitness Center	160,874
Asphalt Shingle Roof - Pool House	21,967
Exterior Painting/Waterproofing	
Painting - Kid's Club Exterior	11,939
Painting - Pool House Exterior	8,954
Cabinets & Tops	
Cabinet & Top - Serving Line	10,347
Furniture Fixtures & Equipment	
Fitness Equipment Allowance (Annual)	15,918
Pool/Patio Furniture Allowance (Annual)	15,918
Kitchen Equipment	
Cabinets - Kitchen Storage	7,959
Ice Machine	19,301
Soda Fountain Machine	2,388
Playground - Kids Club	
Gazebo	11,939

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

Description	Expenditures
<i>Replacement Year 44-45 continued...</i>	
Playground - Eagle Crossing	
Picnic Tables/Benches	3,980
Swimming Pools	
Concret Paver Allowance	389,999
Lane Dividers	4,577
Pool Pump & Equip. Allowance (Annual)	9,949
Pool Slide Refurbish Allowance	39,796
Shade Fabric	45,367
Slide Tower Steel Refurbish Allowance	39,796
Tennis/Pickleball Courts	
Tennis/PB Court Resurfacing (color coat)	89,540
Total for 2044 - 2045	<u>\$1,155,681</u>
 Replacement Year 45-46	
Misc. Site Components	
Bridge & Signage Refurbish Allowance	24,713
Community Monuments Refurbish Allowance	32,951
Entry Feature Refurbishment	30,891
Fountain Pumps at Bridge Annual Allowance	10,297
Exterior Painting/Waterproofing	
Painting - Residents Club Exterior	32,951
Painting - Tiki Bar	7,208
Furniture Fixtures & Equipment	
Fitness Equipment Allowance (Annual)	16,475
Pool/Patio Furniture Allowance (Annual)	16,475
Kitchen Equipment	
Ice Cream Machine	4,119
Sandwich Unit	6,178
Swimming Pools	
Pool Pump & Equip. Allowance (Annual)	10,297
Total for 2045 - 2046	<u>\$192,557</u>
 Replacement Year 46-47	
Misc. Site Components	
Fountain Pumps at Bridge Annual Allowance	10,658

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

Description	Expenditures
<i>Replacement Year 46-47 continued...</i>	
Trellis - Amenity Walkway	24,555
Misc. Building Components	
Locker Room Refurbishment - Fitness Center	127,891
Floor & Wall Treatments	
Carpet - Fitness Center Main Floor	25,578
Cabinets & Tops	
Bar Top - Tiki Bar	5,329
Furniture Fixtures & Equipment	
Fitness Equipment Allowance (Annual)	17,052
Furniture Allowance - Fitness Center	10,658
Furniture Allowance - Residents Club	10,658
Pool/Patio Furniture Allowance (Annual)	17,052
Misc. Recreation Components	
Miniture Golf Fountain Pump 3 HP	4,263
Tree House Allowance	6,395
Playground - Autumn Pines	
Play Equipment Allowance	159,863
Shade Bench	16,199
Shade Fabric	8,526
Shade Structure Replacement	42,630
Playground - Tynes Blvd.	
Painting - Restroom Bld	6,395
Swimming Pools	
Pool Pump & Equip. Allowance (Annual)	10,658
Solar Pool Cover - Adult Pool	8,185
Total for 2046 - 2047	\$512,543
Replacement Year 47-48	
Misc. Site Components	
Asphalt Resurfacing - Amenity Lots	322,951
Concrete Curbing (at Paving)	19,414
Fountain Pumps at Bridge Annual Allowance	11,031
Stormwater System	
Pond Fountain - Tynes Blvd.	17,649

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

Description	Expenditures
<i>Replacement Year 47-48 continued...</i>	
Fencing & Gates	
Dumpster Enclosure Gates	12,134
Floor & Wall Treatments	
Wall Tile - Snack Bar	9,928
Furniture Fixtures & Equipment	
Fitness Equipment Allowance (Annual)	17,649
Pool/Patio Furniture Allowance (Annual)	17,649
Playground - Tynes Blvd.	
Asphalt Resurfacing - Park Lot	29,941
Soccer Goals	10,589
Dog Park	
Chain Link Fence VC	54,976
Pedestal Drink Fountain/Pet Fountain	9,266
Swimming Pools	
Pool Pump & Equip. Allowance (Annual)	11,031
Tennis/Pickleball Courts	
Fencing - Hard Courts	33,648
Light Poles - Hard Courts	100,599
Tennis/PB Court Replacement	286,795
Total for 2047 - 2048	<u>\$965,248</u>
 Replacement Year 48-49	
Misc. Site Components	
Fountain Pumps at Bridge Annual Allowance	11,417
Exterior Painting/Waterproofing	
Ext. Deck Waterproofing - Fitness Balcony	12,330
Painting - Fitness Center	36,533
Painting - Lake House	9,590
Painting - Pavilion	5,023
Mechanical Electrical Plumbing	
HVAC Unit 1 - Fitness Center	18,267
HVAC Unit 1 - Residents Club	29,227
HVAC Unit 2 - Fitness Center	18,267
HVAC Unit 2 - Residents Club	29,227

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

Description	Expenditures
<i>Replacement Year 48-49 continued...</i>	
HVAC Unit 3 - Fitness Center	29,227
HVAC Unit 4 - Fitness Center	29,227
HVAC Unit 5	73,067
Furniture Fixtures & Equipment	
Fitness Equipment Allowance (Annual)	18,267
Pool/Patio Furniture Allowance (Annual)	18,267
ServAce Court Maintenance Cart	22,833
Kitchen Equipment	
Freezer	5,480
Freezer -3 Door	13,700
Frozen Beverage Machine	16,897
Ice Tea Brewer	2,283
Refrigerator	5,023
Swimming Pools	
Pool Heater 1	15,527
Pool Heater 2	15,527
Pool Pump & Equip. Allowance (Annual)	11,417
Total for 2048 - 2049	<u>\$446,619</u>
 Replacement Year 49-50	
Misc. Site Components	
Fountain Pumps at Bridge Annual Allowance	11,816
Fencing & Gates	
Vinyl Ranch Fence	17,204
Misc. Building Components	
Locker Room Refurbishment - Pool House	113,436
Restroom Refurbishment - Fitness Center 2nd Floor	16,070
Restroom Renovation - Residents Club	16,070
Wood Decking - Village Store	11,344
Cabinets & Tops	
Cabinets & Top - Teen Room	5,672
Cabinets & Tops - Fitness Office	4,963
Cabinets & Tops - Kids Room	5,672
Furniture Fixtures & Equipment	
Fitness Equipment Allowance (Annual)	18,906

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

Description	Expenditures
<i>Replacement Year 49-50 continued...</i>	
Pool/Patio Furniture Allowance (Annual)	18,906
Playground - Kids Club	
Playground Equipment Allowance - Kid's Club	307,222
Swimming Pools	
Pool Pump & Equip. Allowance (Annual)	11,816
Total for 2049 - 2050	<u>\$559,096</u>
 Replacement Year 50-51	
Misc. Site Components	
Fountain Pumps at Bridge Annual Allowance	12,230
Furniture Fixtures & Equipment	
Fitness Equipment Allowance (Annual)	19,568
Pool/Patio Furniture Allowance (Annual)	19,568
Swimming Pools	
Pool Pump & Equip. Allowance (Annual)	12,230
Total for 2050 - 2051	<u>\$63,595</u>
 Replacement Year 51-52	
Misc. Site Components	
Fountain Pumps at Bridge Annual Allowance	12,658
Furniture Fixtures & Equipment	
Fitness Equipment Allowance (Annual)	20,253
Ice Machine - Tennis Shop	7,595
Pool/Patio Furniture Allowance (Annual)	20,253
Playground - Eagle Crossing	
Wood Trellis	6,380
Swimming Pools	
Pool Pump & Equip. Allowance (Annual)	12,658
Tennis/Pickleball Courts	
Tennis/PB Court Resurfacing (color coat)	113,921
Total for 2051 - 2052	<u>\$193,716</u>
 Replacement Year 52-53	
Misc. Site Components	
Fountain Pumps at Bridge Annual Allowance	13,101

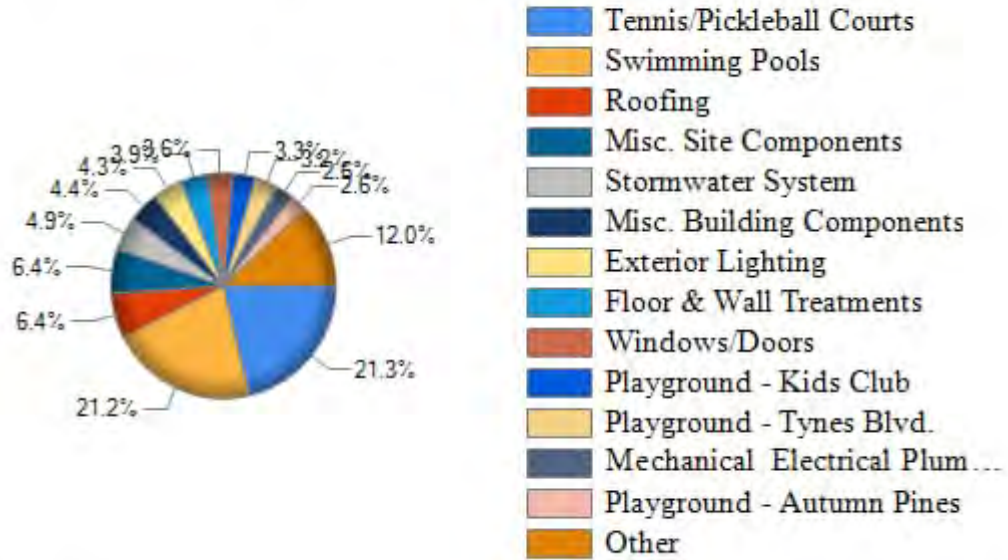
**South Village CDD Recreation Components
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 52-53 continued...</i>	
Stormwater System	
Pond Fountain - Tynes Blvd.	20,961
Exterior Painting/Waterproofing	
Painting - Kid's Club Exterior	15,721
Painting - Pool House Exterior	11,791
Floor & Wall Treatments	
Rubber Floor - Weight Area	5,345
Mechanical Electrical Plumbing	
HVAC Equipment - Kid's Club	16,769
Furniture Fixtures & Equipment	
Fitness Equipment Allowance (Annual)	20,961
Pool/Patio Furniture Allowance (Annual)	20,961
Misc. Recreation Components	
Miniture Golf Carpet	22,481
Playground - Tynes Blvd.	
Picnic Tables/Trash Cans	11,529
Play Equipment Allowance	196,513
Restroom Refurbishment	10,481
Pocket Parks	
Shade Fabric	9,433
Dog Park	
Shade Fabric	3,930
Swimming Pools	
Diving Boards	13,625
Pool Pump & Equip. Allowance (Annual)	13,101
Pool Refurfacing/Tile - Adult Pool	226,383
Pool Resurfacing - Family Pool	365,566
Pool Resurfacing/Tile - Baby Pool	21,800
Pool Resurfacing/Tile - Competition Pool	536,611
Total for 2052 - 2053	<u>\$1,557,063</u>
 Replacement Year 53-54	
Misc. Site Components	
Fountain Pumps at Bridge Annual Allowance	13,559

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

Description	Expenditures
<i>Replacement Year 53-54 continued...</i>	
Exterior Painting/Waterproofing	
Painting - Residents Club Exterior	43,390
Painting - Tiki Bar	9,492
Furniture Fixtures & Equipment	
Fitness Equipment Allowance (Annual)	21,695
Pool/Patio Furniture Allowance (Annual)	21,695
Swimming Pools	
Pool Pump & Equip. Allowance (Annual)	13,559
Tennis/Pickleball Courts	
Shade Fabric - Courts	19,526
Shade Structure Replace - Courts	60,204
Total for 2053 - 2054	<u>\$203,120</u>

Asset Current Cost by Category



**South Village CDD Recreation Components
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Misc. Site Components								
Asphalt Resurfacing - Amenity Lots	2005	27-28	20	3	3	8,511 Square Yards	17.20	146,389
Bridge & Signage Refurbish Allowance	2005	25-26	20	1	1	1 Lump Sum	12,000.00	12,000
Community Monuments Refurbish Allowance	2005	25-26	20	1	1	8 Each	2,000.00	16,000
Concrete Curbing (at Paving)	2005	27-28	20	3	3	200 Linear Feet	44.00	8,800
Entry Feature Refurbishment	2005	25-26	20	1	1	1 Lump Sum	15,000.00	15,000
Flag Pole - Residents Club	2005	34-35	30	0	10	1 Each	3,000.00	3,000
Flag Poles - Stage	2005	34-35	30	0	10	1 Each	2,500.00	2,500
Fountain Pumps at Bridge Annual Allowance	2010	24-25	1	0	0	1 Lump Sum	5,000.00	5,000
Rope Railing - Dock	2005	24-25	15	0	0	380 Linear Feet	8.00	3,040
Trellis - Amenity Walkway	2005	26-27	20	2	2	480 Square Feet	24.00	11,520
Trellis - Lake Front	2005	24-25	20	0	0	414 Square Feet	44.00	18,216
Wayfinding Signage Allowance	2005	29-30	25	0	5	1 Lump Sum	3,000.00	3,000
Wood Decking - Canoe Launch	2005	24-25	15	0	0	485 Square Feet	16.00	7,760
Wood Decking - Lake Front Pier	2005	24-25	15	0	0	960 Square Feet	16.00	15,360
Misc. Site Components - Total								<u>\$267,585</u>
Stormwater System								
Pond Fountain - Tynes Blvd.	2023	27-28	5	0	3	1 Each	8,000.00	8,000
Stormwater System Evaluation Allowance	2025	25-26	1	1	1	1 Lump Sum	20,000.00	20,000
Wood Bulkhead - Amenity	2005	29-30	25	0	5	360 Linear Feet	250.00	90,000
Wood Bulkhead - Island	2005	29-30	25	0	5	190 Linear Feet	450.00	85,500
Stormwater System - Total								<u>\$203,500</u>
Fencing & Gates								
Dumpster Enclosure Gates	2005	27-28	20	3	3	5 Each	1,100.00	5,500
Perimeter Fencing - Pools	2005	31-32	25	2	7	920 Linear Feet	48.00	44,160
Vinyl Ranch Fence	2005	29-30	20	5	5	260 Linear Feet	28.00	7,280
Fencing & Gates - Total								<u>\$56,940</u>
Misc. Building Components								
Balcony Rails - Fitness 2nd Floor Decks	2005	31-32	25	2	7	140 Linear Feet	120.00	16,800
Locker Room Refurbishment - Fitness Center	2005	26-27	20	2	2	1 Lump Sum	60,000.00	60,000
Locker Room Refurbishment - Pool House	2005	29-30	20	5	5	1 Lump Sum	48,000.00	48,000
Locker Room Refurbishment - Resident Clu..	2005	29-30	25	0	5	1 Lump Sum	30,000.00	30,000
Ramp Railing - Fitness Center Exterior	2005	39-40	35	0	15	110 Linear Feet	46.00	5,060
Restroom Refurbishment - Fitness Center 2n..	2005	29-30	20	5	5	1 Lump Sum	6,800.00	6,800
Restroom Renovation - Residents Club	2005	29-30	20	5	5	1 Lump Sum	6,800.00	6,800
Wood Bulkhead - Tennis Courts	2005	34-35	30	0	10	165 Linear Feet	25.00	4,125
Wood Decking - Village Store	2005	29-30	20	5	5	200 Square Feet	24.00	4,800
Misc. Building Components - Total								<u>\$182,385</u>
Windows/Doors								
Exterior Door Allowance - Fitness Center	2005	34-35	30	0	10	1 Lump Sum	20,000.00	20,000
Exterior Door Allowance - Kids Club	2005	34-35	30	0	10	1 Lump Sum	8,000.00	8,000

**South Village CDD Recreation Components
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Windows/Doors continued...</i>								
Exterior Door Allowance - Lake House	2005	34-35	30	0	10	1 Lump Sum	3,500.00	3,500
Exterior Door Allowance - Residence Club	2005	34-35	30	0	10	1 Lump Sum	20,000.00	20,000
Window Allowance - Fitness Center	2005	44-45	40	0	20	1 Lump Sum	40,000.00	40,000
Window Allowance - Kids Club	2005	44-45	40	0	20	1 Lump Sum	15,000.00	15,000
Window Allowance - Lake House	2005	44-45	40	0	20	1 Lump Sum	15,000.00	15,000
Window Allowance - Residence Club	2005	44-45	40	0	20	1 Lump Sum	30,000.00	<u>30,000</u>
Windows/Doors - Total								\$151,500
Roofing								
Asphalt Shingle Roof - Fitness Center	2005	24-25	20	0	0	165 Squares	490.00	80,850
Asphalt Shingle Roof - Kid's Club	2005	29-30	25	0	5	38 Squares	600.00	22,800
Asphalt Shingle Roof - Pool House	2005	24-25	20	0	0	24 Squares	460.00	11,040
Asphalt Shingle Roof - Residents Club	2005	29-30	25	0	5	91 Square Feet	600.00	54,600
Metal Roof - Fitness Center	2005	34-35	30	0	10	1,296 Square Feet	16.00	20,736
Metal Roof - Lake House	2005	34-35	30	0	10	1,700 Square Feet	12.00	20,400
Metal Roof - Residents Club	2005	34-35	30	0	10	2,650 Square Feet	12.00	31,800
Metal Roofing - Lawn Pavilion	2005	34-35	30	0	10	700 Square Feet	12.00	8,400
Metal Roofing - Pool House	2005	34-35	30	0	10	300 Square Feet	12.00	3,600
Metal Roofing - Tiki Bar	2005	34-35	30	0	10	1,200 Square Feet	12.00	<u>14,400</u>
Roofing - Total								\$268,626
Exterior Painting/Waterproofing								
Ext. Deck Waterproofing - Fitness Balcony	2016	24-25	8	0	0	1,800 Square Feet	3.00	5,400
Painting - Fitness Center	2016	24-25	8	0	0	1 Lump Sum	16,000.00	16,000
Painting - Kid's Club Exterior	2021	28-29	8	0	4	1 Lump Sum	6,000.00	6,000
Painting - Lake House	2014	24-25	8	0	0	1 Lump Sum	4,200.00	4,200
Painting - Pavilion	2005	24-25	8	0	0	1 Lump Sum	2,200.00	2,200
Painting - Pool House Exterior	2021	28-29	8	0	4	1 Lump Sum	4,500.00	4,500
Painting - Residents Club Exterior	2021	29-30	8	0	5	1 Lump Sum	16,000.00	16,000
Painting - Tiki Bar	2021	29-30	8	0	5	1 Lump Sum	3,500.00	<u>3,500</u>
Exterior Painting/Waterproofing - Total								\$57,800
Floor & Wall Treatments								
Carpet - Fitness Center Main Floor	2023	30-31	8	0	6	1 Lump Sum	12,000.00	12,000
Floor Tile - Fitness Bld Corridor	2005	34-35	30	0	10	625 Square Feet	14.00	8,750
Quarry Tile - Kitchen	2005	39-40	35	0	15	520 Square Feet	14.00	7,280
Quarry Tile - Snack Bar	2005	39-40	35	0	15	155 Square Feet	14.00	2,170
Resilient Vinyl Plank Floor - Residents Club	2005	29-30	25	0	5	2,500 Square Feet	7.80	19,500
Rubber Floor - Weight Area	2023	32-33	10	0	8	24 Square Yards	85.00	2,040
Stair Rubber Treads	2005	34-35	30	0	10	22 Each	85.23	1,875
Vinyl Floor - Basketball Court	2005	34-35	30	0	10	801 Square Yards	71.00	56,871
Vinyl Flooring - Fitness Room 2nd Floor	2023	42-43	20	0	18	1 Lump Sum	44,000.00	44,000
Vinyl Plank - Kids Club	2018	42-43	25	0	18	1,000 Square Feet	4.90	4,900
Wall Tile - Snack Bar	2005	27-28	20	3	3	300 Square Feet	15.00	<u>4,500</u>
Floor & Wall Treatments - Total								\$163,886

**South Village CDD Recreation Components
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Cabinets & Tops								
Bar Top - Tiki Bar	2023	34-35	12	0	10	1 Lump Sum	2,500.00	2,500
Cabinet & Top - Serving Line	2005	24-25	20	0	0	13 Linear Feet	400.00	5,200
Cabinets & Top - Teen Room	2005	29-30	20	5	5	8 Linear Feet	300.00	2,400
Cabinets & Tops - Fitness Office	2005	29-30	20	5	5	7 Linear Feet	300.00	2,100
Cabinets & Tops - General Store	2005	29-30	25	0	5	35 Linear Feet	350.00	12,250
Cabinets & Tops - Kid's Club Office	2005	29-30	25	0	5	22 Linear Feet	200.00	4,400
Cabinets & Tops - Kids Room	2005	29-30	20	5	5	12 Linear Feet	200.00	2,400
Cabinets & Tops - Office	2005	29-30	25	0	5	15 Linear Feet	200.00	3,000
Cabinets & Tops - Snack Bar	2005	29-30	25	0	5	35 Linear Feet	200.00	7,000
Cabinets & Tops Fitness Room	2005	29-30	25	0	5	10 Linear Feet	200.00	2,000
Coffee Bar Cabinet & Top - Coffee Shop	2005	29-30	25	0	5	10 Linear Feet	200.00	2,000
Lobby Cabinet & Top - Fitness Center	2005	29-30	25	0	5	7 Linear Feet	400.00	2,800
Reception Deck Top	2005	29-30	25	0	5	28 Linear Feet	250.00	7,000
Transaction Top - Kid's Club Office	2005	29-30	25	0	5	12 Linear Feet	200.00	2,400
Cabinets & Tops - Total								<u>\$57,450</u>
Mechanical Electrical Plumbing								
Fire Alarm Panel - Fitness Bld	2005	29-30	25	0	5	1 Each	3,800.00	3,800
HVAC Equipment - Kid's Club	2017	28-29	12	0	4	4 Tons	1,600.00	6,400
HVAC Unit 1 - Fitness Center	2005	24-25	12	0	0	5 Tons	1,600.00	8,000
HVAC Unit 1 - Residents Club	2005	24-25	12	0	0	8 Tons	1,600.00	12,800
HVAC Unit 2 - Fitness Center	2005	24-25	12	0	0	5 Tons	1,600.00	8,000
HVAC Unit 2 - Residents Club	2005	24-25	12	0	0	8 Tons	1,600.00	12,800
HVAC Unit 3 - Fitness Center	2005	24-25	12	0	0	8 Tons	1,600.00	12,800
HVAC Unit 4 - Fitness Center	2005	24-25	12	0	0	8 Tons	1,600.00	12,800
HVAC Unit 5	2005	24-25	12	0	0	20 Tons	1,600.00	32,000
Mechanical Electrical Plumbing - Total								<u>\$109,400</u>
Furniture Fixtures & Equipment								
Fitness Equipment Allowance (Annual)	2017	24-25	1	0	0	1 Lump Sum	8,000.00	8,000
Folding Partition - Kids Room	2005	34-35	30	0	10	26 Linear Feet	270.00	7,020
Furniture Allowance - Fitness Center	2015	26-27	10	2	2	1 Lump Sum	5,000.00	5,000
Furniture Allowance - Residents Club	2015	26-27	10	2	2	1 Lump Sum	5,000.00	5,000
Ice Machine - Tennis Shop	2016	27-28	12	0	3	1 Each	3,000.00	3,000
Office Furniture Allowance	2005	29-30	25	0	5	1 Lump Sum	1,500.00	1,500
Pool/Patio Furniture Allowance (Annual)	2018	24-25	1	0	0	1 Lump Sum	8,000.00	8,000
ServAce Court Maintenance Cart	2005	28-29	20	4	4	1 Each	10,000.00	10,000
Water Coolers - Tennis	2005	24-25	15	0	0	1 Lump Sum	2,100.00	2,100
Furniture Fixtures & Equipment - Total								<u>\$49,620</u>
Exterior Lighting								
Decorative Light Poles - Entry Drive	2005	34-35	30	0	10	9	4,200.00	37,800
Exterior Light Fixture Allowance - Lake Ho.	2005	39-40	35	0	15	1 Lump Sum	2,000.00	2,000
Exterior Light Fixture Allowance - Fitness ..	2005	39-40	35	0	15	1 Lump Sum	10,000.00	10,000

**South Village CDD Recreation Components
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Exterior Lighting continued...</i>								
Exterior Light Fixture Allowance - Residenc..	2005	39-40	35	0	15	1 Lump Sum	10,000.00	10,000
Light Bollards - Miniture Golf	2005	29-30	25	0	5	6 Each	400.00	2,400
Light Poles - Parking Lot	2005	34-35	30	0	10	19 Each	3,400.00	64,600
Light Poles - Swimming Pool	2005	34-35	30	0	10	15 Each	3,400.00	<u>51,000</u>
Exterior Lighting - Total								\$177,800
Kitchen Equipment								
Air Curtain	2005	24-25	18	0	0	1 Each	1,600.00	1,600
Back Bar	2005	24-25	15	0	0	1 Each	7,400.00	7,400
Cabinets - Kitchen Storage	2005	24-25	20	0	0	2 Each	2,000.00	4,000
Charbroiler	2005	24-25	15	0	0	1 Each	4,800.00	4,800
Deep Fryer	2005	24-25	15	0	0	2 Each	1,600.00	3,200
Freezer	2005	24-25	12	0	0	1 Each	2,400.00	2,400
Freezer -3 Door	2005	24-25	12	0	0	1 Each	6,000.00	6,000
Frozen Beverage Machine	2005	24-25	12	0	0	1 Each	7,400.00	7,400
Griddle	2005	24-25	15	0	0	1 Each	2,000.00	2,000
Ice Cream Machine	2021	33-34	12	0	9	1 Each	2,000.00	2,000
Ice Machine	2005	24-25	10	0	0	1 Each	9,700.00	9,700
Ice Tea Brewer	2005	24-25	8	5	0	1 Each	1,000.00	1,000
Microwave/Convection Oven	2005	24-25	15	0	0	1 Each	11,000.00	11,000
Refrigerated Merchandise Case	2005	24-25	15	0	0	1 Each	4,200.00	4,200
Refrigerator	2005	24-25	12	0	0	1 Each	2,200.00	2,200
Sandwich Unit	2021	33-34	12	0	9	1 Each	3,000.00	3,000
Soda Fountain Machine	2005	24-25	10	0	0	1 Each	1,200.00	<u>1,200</u>
Kitchen Equipment - Total								\$73,100
Misc. Recreation Components								
Miniture Golf Carpet	2017	28-29	12	0	4	1,100 Square Feet	7.80	8,580
Miniture Golf Fountain Pump 3 HP	2022	30-31	8	0	6	1 Each	2,000.00	2,000
Tree House Allowance	2005	26-27	20	2	2	1 Lump Sum	3,000.00	<u>3,000</u>
Misc. Recreation Components - Total								\$13,580
Playground - Kids Club								
Gazebo	2020	44-45	25	0	20	1 Lump Sum	6,000.00	6,000
Playground Equipment Allowance - Kid's Cl..	2020	34-35	15	0	10	1 Lump Sum	130,000.00	<u>130,000</u>
Playground - Kids Club - Total								\$136,000
Playground - Autumn Pines								
Play Equipment Allowance	2005	26-27	20	2	2	1 Lump Sum	75,000.00	75,000
Shade Bench	2005	26-27	20	2	2	2 Each	3,800.00	7,600
Shade Fabric	2015	26-27	10	2	2	1 Each	4,000.00	4,000
Shade Structure Replacement	2005	26-27	20	2	2	1 Each	20,000.00	<u>20,000</u>
Playground - Autumn Pines - Total								\$106,600

**South Village CDD Recreation Components
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Playground - Club Lake Drive								
Playground Equipment Allowance	2013	27-28	15	0	3	1 Lump Sum	50,000.00	<u>50,000</u>
Playground - Club Lake Drive - Total								\$50,000
Playground - Eagle Crossing								
Picnic Tables/Benches	2005	24-25	10	0	0	1 Lump Sum	2,000.00	2,000
Play Equipment	2005	24-25	15	0	0	1 Lump Sum	30,000.00	30,000
Wood Trellis	2005	26-27	25	-3	2	180 Square Feet	14.00	<u>2,520</u>
Playground - Eagle Crossing - Total								\$34,520
Playground - Eagle Landing Pkw								
Play Equipment	2005	24-25	15	0	0	1 Lump Sum	25,000.00	<u>25,000</u>
Playground - Eagle Landing Pkw - Total								\$25,000
Playground - Tynes Blvd.								
Asphalt Resurfacing - Park Lot	2023	47-48	25	0	23	754 Square Yards	18.00	13,572
Asphalt Shingles Restroom Bld.	2023	42-43	20	0	18	10 Squares	480.00	4,800
Painting - Restroom Bld	2023	30-31	8	0	6	1 Lump Sum	3,000.00	3,000
Picnic Tables/Trash Cans	2023	37-38	15	0	13	4 Each	1,100.00	4,400
Plastic Mulch Border	2023	42-43	20	0	18	228 Linear Feet	21.00	4,788
Play Equipment Allowance	2023	37-38	15	0	13	1 Lump Sum	75,000.00	75,000
Restroom Refurbishment	2023	37-38	15	0	13	1 Lump Sum	4,000.00	4,000
Shade Bench	2023	42-43	20	0	18	1 Each	3,200.00	3,200
Shade Fabric	2023	42-43	20	0	18	1 Each	3,000.00	3,000
Shade Structure/Fabric	2023	42-43	20	0	18	1 Each	15,000.00	15,000
Soccer Goals	2023	47-48	25	0	23	2 Each	2,400.00	<u>4,800</u>
Playground - Tynes Blvd. - Total								\$135,560
Pocket Parks								
Metal Table/Trash Can	2023	42-43	20	0	18	3 Each	2,400.00	7,200
Shade Fabric	2023	32-33	10	0	8	3 Each	1,200.00	3,600
Shade Structure/Fabric	2023	42-43	20	0	18	3 Each	6,800.00	<u>20,400</u>
Pocket Parks - Total								\$31,200
Dog Park								
Chain Link Fence VC	2023	47-48	25	0	23	890 Linear Feet	28.00	24,920
Park Bench	2023	42-43	20	0	18	Each	1,200.00	1,200
Pedestal Drink Fountain/Pet Fountain	2023	47-48	25	0	23	1 Each	4,200.00	4,200
Picnic Table/Trash Can	2023	42-43	20	0	18	1 Each	2,000.00	2,000
Shade Bench	2023	42-43	20	0	18	2 Each	3,000.00	6,000
Shade Fabric	2023	32-33	10	0	8	1 Each	1,500.00	1,500
Shade Structure/Fabric	2023	42-43	20	0	18	1 Each	10,000.00	<u>10,000</u>
Dog Park - Total								\$49,820

**South Village CDD Recreation Components
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Swimming Pools								
Concret Paver Allowance	2005	44-45	35	5	20	24,500 Square Feet	8.00	196,000
Diving Boards	2023	37-38	15	0	13	2 Each	2,600.00	5,200
Diving Stand - High Dive	2005	29-30	25	0	5	1 Each	22,000.00	22,000
Diving Stand - Low Dive	2005	29-30	25	0	5	1 Each	17,000.00	17,000
Lane Dividers	2005	24-25	20	0	0	5 Each	460.00	2,300
Pool Heater 1	2005	24-25	8	0	0	1 Each	6,800.00	6,800
Pool Heater 2	2005	24-25	8	0	0	1 Each	6,800.00	6,800
Pool Lift - Adult Pool	2005	25-26	15	6	1	1 Each	6,800.00	6,800
Pool Pump & Equip. Allowance (Annual)	2005	24-25	1	0	0	1 Lump Sum	5,000.00	5,000
Pool Refurfacing/Tile - Adult Pool	2017	28-29	12	0	4	2,700 Square Feet	32.00	86,400
Pool Resurfacing - Family Pool	2017	28-29	12	0	4	4,360 Square Feet	32.00	139,520
Pool Resurfacing/Tile - Baby Pool	2017	28-29	12	0	4	260 Square Feet	32.00	8,320
Pool Resurfacing/Tile - Competition Pool	2017	28-29	12	0	4	6,400 Square Feet	32.00	204,800
Pool Slide - Wading Pool	2005	24-25	15	4	0	1 Lump Sum	1,800.00	1,800
Pool Slide Refurbish Allowance	2005	24-25	10	0	0	1 Lump Sum	20,000.00	20,000
Shade Fabric	2005	24-25	10	0	0	6 Each	3,800.00	22,800
Shade Structure Replace	2005	29-30	25	0	5	6 Each	15,000.00	90,000
Slide Tower Steel Refurbish Allowance	2005	24-25	10	0	0	1 Lump Sum	20,000.00	20,000
Solar Pool Cover - Adult Pool	2017	31-32	15	0	7	1,600 Square Feet	2.40	3,840
Starting Platforms	2005	29-30	25	0	5	6 Each	3,200.00	19,200
Swimming Pools - Total								<u>\$884,580</u>

Tennis/Pickleball Courts

Fencing - Hard Courts	2018	47-48	30	0	23	492 Linear Feet	31.00	15,252
Fencing - Soft Courts	2005	34-35	30	0	10	2,460 Linear Feet	31.00	76,260
Har-Tru Tennis Court Refurbishment	2005	34-35	30	0	10	10 Court	32,000.00	320,000
Light Poles - Hard Courts	2018	47-48	30	0	23	12 Each	3,800.00	45,600
Light Poles - Soft Courts	2005	34-35	30	0	10	60 Each	3,800.00	228,000
Shade Fabric - Courts	2024	33-34	10	0	9	6 Each	1,200.00	7,200
Shade Structure Replace - Courts	2024	53-54	30	0	29	6 Each	3,700.00	22,200
Tennis/PB Court Replacement	2018	47-48	30	0	23	2 Courts	65,000.00	130,000
Tennis/PB Court Resurfacing (color coat)	2023	30-31	7	0	6	1 Lump Sum	45,000.00	45,000
Tennis/Pickleball Courts - Total								<u>\$889,512</u>

Operating Expense

Awning Fabric - Kid's Club	<i>Unfunded</i>
Brick Walk Repair	<i>Unfunded</i>
Ceiling Fans	<i>Unfunded</i>
Concrete Sidewalk Repair	<i>Unfunded</i>
Cupola Repair - Tiki Bar	<i>Unfunded</i>
Entry Feature Fountain Pumps	<i>Unfunded</i>
Fountain Filtration - Residents Club	<i>Unfunded</i>
Interior Painting	<i>Unfunded</i>
Painting - Dumpster Enclosure	<i>Unfunded</i>

South Village CDD Recreation Components Component Inventory

Description	Date in Service	Replacement Year	Useful Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Operating Expense continued...</i>							
Reception Desk Refurbishment							
Roof Water Tank Refurbish							
Screened Porch Rescreening							
Water Heater - Fitness Center							
Operating Expense - Total							
Long Life Components							
Basketball Court Divider Curtain							
Basketball Fold Backboards							
Billard Table							
Brick Walks							
Building Foundations/Frames							
Building Siding/Trim							
Electrical/Communication Cables & Devices							
Folding Security Shutter - Tennis Pro Shop							
HVAC Ductwork							
Handicap Lift - Fitness Center							
Kitchen Fire Protection System							
Pool Shell							
Sidewalks							
Utility Lines To Buildings							
Water/Sewer/Vent Piping							
Wiring for Light Poles							
Long Life Components - Total							
Components Maintained by Others							
CDD Golf Components							
Cluster Mainboxes							
Electrical Lines to Transformers							
Street/Traffic Signs							
Water/Electric Meters							
Water/Sewer Connection to Utility							
Components Maintained by Others - Total							
Total Asset Summary							\$4,175,964

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

Asset ID	Description	Replacement	Page
Misc. Site Components			
1031	Asphalt Resurfacing - Amenity Lots	27-28	5-16
1028	Bridge & Signage Refurbish Allowance	25-26	5-16
1025	Community Monuments Refurbish Allowance	25-26	5-17
1037	Concrete Curbing (at Paving)	27-28	5-18
1047	Entry Feature Refurbishment	25-26	5-18
1039	Flag Pole - Residents Club	34-35	5-19
1045	Flag Poles - Stage	34-35	5-19
1038	Fountain Pumps at Bridge Annual Allowance	24-25	5-19
	Rope Railing - Dock	24-25	5-20
1034	Trellis - Amenity Walkway	26-27	5-20
1043	Trellis - Lake Front	24-25	5-21
1026	Wayfinding Signage Allowance	29-30	5-21
1040	Wood Decking - Canoe Launch	24-25	5-21
1042	Wood Decking - Lake Front Pier	24-25	5-22
Stormwater System			
	Pond Fountain - Tynes Blvd.	27-28	5-23
	Stormwater System Evaluation Allowance	25-26	5-23
1041	Wood Bulkhead - Amenity	29-30	5-23
1029	Wood Bulkhead - Island	29-30	5-24
Fencing & Gates			
1032	Dumpster Enclosure Gates	27-28	5-25
1184	Perimeter Fencing - Pools	31-32	5-25
1030	Vinyl Ranch Fence	29-30	5-26
Misc. Building Components			
1190	Balcony Rails - Fitness 2nd Floor Decks	31-32	5-27
1102	Locker Room Refurbishment - Fitness Center	26-27	5-27
1099	Locker Room Refurbishment - Pool House	29-30	5-28
1177	Locker Room Refurbishment - Resident Club Ext	29-30	5-28
1191	Ramp Railing - Fitness Center Exterior	39-40	5-29
1103	Restroom Refurbishment - Fitness Center 2nd Floor	29-30	5-29
1093	Restroom Renovation - Residents Club	29-30	5-30
1108	Wood Bulkhead - Tennis Courts	34-35	5-31
1104	Wood Decking - Village Store	29-30	5-31

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

Asset ID	Description	Replacement	Page
Windows/Doors			
	Exterior Door Allowance - Fitness Center	34-35	5-33
	Exterior Door Allowance - Kids Club	34-35	5-33
	Exterior Door Allowance - Lake House	34-35	5-33
	Exterior Door Allowance - Residence Club	34-35	5-34
	Window Allowance - Fitness Center	44-45	5-34
	Window Allowance - Kids Club	44-45	5-35
	Window Allowance - Lake House	44-45	5-35
	Window Allowance - Residence Club	44-45	5-35
Roofing			
1057	Asphalt Shingle Roof - Fitness Center	24-25	5-37
1052	Asphalt Shingle Roof - Kid's Club	29-30	5-37
1049	Asphalt Shingle Roof - Pool House	24-25	5-38
1051	Asphalt Shingle Roof - Residents Club	29-30	5-38
1060	Metal Roof - Fitness Center	34-35	5-39
1054	Metal Roof - Lake House	34-35	5-39
1050	Metal Roof - Residents Club	34-35	5-40
1048	Metal Roofing - Lawn Pavilion	34-35	5-40
1055	Metal Roofing - Pool House	34-35	5-41
1056	Metal Roofing - Tiki Bar	34-35	5-41
Exterior Painting/Waterproofing			
1058	Ext. Deck Waterproofing - Fitness Balcony	24-25	5-42
1117	Painting - Fitness Center	24-25	5-42
1114	Painting - Kid's Club Exterior	28-29	5-43
1115	Painting - Lake House	24-25	5-43
1110	Painting - Pavilion	24-25	5-43
1112	Painting - Pool House Exterior	28-29	5-44
1113	Painting - Residents Club Exterior	29-30	5-45
1116	Painting - Tiki Bar	29-30	5-45
Floor & Wall Treatments			
1086	Carpet - Fitness Center Main Floor	30-31	5-46
1084	Floor Tile - Fitness Bld Corridor	34-35	5-46
1082	Quarry Tile - Kitchen	39-40	5-47
1079	Quarry Tile - Snack Bar	39-40	5-47
1081	Resilient Vinyl Plank Floor - Residents Club	29-30	5-47

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

Asset ID	Description	Replacement	Page
<i>Floor & Wall Treatments Continued...</i>			
1090	Rubber Floor - Weight Area	32-33	5-48
1088	Stair Rubber Treads	34-35	5-49
1087	Vinyl Floor - Basketball Court	34-35	5-49
1089	Vinyl Flooring - Fitness Room 2nd Floor	42-43	5-50
1083	Vinyl Plank - Kids Club	42-43	5-50
1080	Wall Tile - Snack Bar	27-28	5-51
Cabinets & Tops			
1153	Bar Top - Tiki Bar	34-35	5-52
1149	Cabinet & Top - Serving Line	24-25	5-52
1142	Cabinets & Top - Teen Room	29-30	5-53
1158	Cabinets & Tops - Fitness Office	29-30	5-53
1147	Cabinets & Tops - General Store	29-30	5-53
1151	Cabinets & Tops - Kid's Club Office	29-30	5-54
1145	Cabinets & Tops - Kids Room	29-30	5-54
1143	Cabinets & Tops - Office	29-30	5-54
1150	Cabinets & Tops - Snack Bar	29-30	5-55
1157	Cabinets & Tops Fitness Room	29-30	5-55
1148	Coffee Bar Cabinet & Top - Coffee Shop	29-30	5-55
1155	Lobby Cabinet & Top - Fitness Center	29-30	5-56
1156	Reception Deck Top	29-30	5-56
1152	Transaction Top - Kid's Club Office	29-30	5-56
Mechanical Electrical Plumbing			
	Fire Alarm Panel - Fitness Bld	29-30	5-57
1120	HVAC Equipment - Kid's Club	28-29	5-57
1126	HVAC Unit 1 - Fitness Center	24-25	5-57
1118	HVAC Unit 1 - Residents Club	24-25	5-58
1130	HVAC Unit 2 - Fitness Center	24-25	5-58
1118	HVAC Unit 2 - Residents Club	24-25	5-58
1127	HVAC Unit 3 - Fitness Center	24-25	5-58
1128	HVAC Unit 4 - Fitness Center	24-25	5-59
1129	HVAC Unit 5	24-25	5-59
Furniture Fixtures & Equipment			
1070	Fitness Equipment Allowance (Annual)	24-25	5-60
1097	Folding Partition - Kids Room	34-35	5-60

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

Asset ID	Description	Replacement	Page
<i>Furniture Fixtures & Equipment Continued...</i>			
1067	Furniture Allowance - Fitness Center	26-27	5-60
1064	Furniture Allowance - Residents Club	26-27	5-61
	Ice Machine - Tennis Shop	27-28	5-61
1061	Office Furniture Allowance	29-30	5-61
1065	Pool/Patio Furniture Allowance (Annual)	24-25	5-62
1071	ServAce Court Maintenance Cart	28-29	5-62
	Water Coolers - Tennis	24-25	5-62
Exterior Lighting			
1131	Decorative Light Poles - Entry Drive	34-35	5-64
	Exterior Light Fixture Allowance - Lake House	39-40	5-64
	Exterior Light Fixture Allowance - Fitness Center	39-40	5-65
	Exterior Light Fixture Allowance - Residence Club	39-40	5-65
1138	Light Bollards - Miniture Golf	29-30	5-65
1134	Light Poles - Parking Lot	34-35	5-65
1137	Light Poles - Swimming Pool	34-35	5-66
Kitchen Equipment			
1174	Air Curtain	24-25	5-67
1159	Back Bar	24-25	5-67
1164	Cabinets - Kitchen Storage	24-25	5-67
1166	Charbroiler	24-25	5-68
1168	Deep Fryer	24-25	5-68
1169	Freezer	24-25	5-69
1171	Freezer -3 Door	24-25	5-69
1160	Frozen Beverage Machine	24-25	5-69
1167	Griddle	24-25	5-69
1173	Ice Cream Machine	33-34	5-70
1172	Ice Machine	24-25	5-70
1161	Ice Tea Brewer	24-25	5-71
1165	Microwave/Convection Oven	24-25	5-71
1163	Refrigerated Merchandise Case	24-25	5-72
1170	Refrigerator	24-25	5-72
1173	Sandwich Unit	33-34	5-72
1162	Soda Fountain Machine	24-25	5-72
Misc. Recreation Components			
1178	Miniture Golf Carpet	28-29	5-73

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

Asset ID	Description	Replacement	Page
<i>Misc. Recreation Components Continued...</i>			
1180	Miniture Golf Fountain Pump 3 HP	30-31	5-73
1176	Tree House Allowance	26-27	5-73
Playground - Kids Club			
1053	Gazebo	44-45	5-75
1179	Playground Equipment Allowance - Kid's Club	34-35	5-75
Playground - Autumn Pines			
	Play Equipment Allowance	26-27	5-76
	Shade Bench	26-27	5-76
	Shade Fabric	26-27	5-77
	Shade Structure Replacement	26-27	5-77
Playground - Club Lake Drive			
1179	Playground Equipment Allowance	27-28	5-78
Playground - Eagle Crossing			
1027	Picknic Tables/Benches	24-25	5-79
1027	Play Equipment	24-25	5-79
1027	Wood Trellis	26-27	5-80
Playground - Eagle Landing Pkw			
	Play Equipment	24-25	5-81
Playground - Tynes Blvd.			
	Asphalt Resurfacing - Park Lot	47-48	5-82
	Asphalt Shingles Restroom Bld.	42-43	5-82
	Painting - Restroom Bld	30-31	5-82
	Picnic Tables/Trash Cans	37-38	5-83
	Plastic Mulch Border	42-43	5-83
	Play Equipment Allowance	37-38	5-84
	Restroom Refurbishment	37-38	5-84
	Shade Bench	42-43	5-85
	Shade Fabric	42-43	5-85
	Shade Structure/Fabric	42-43	5-86
	Soccer Goals	47-48	5-86

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

Asset ID	Description	Replacement	Page
Pocket Parks			
	Metal Table/Trash Can	42-43	5-88
	Shade Fabric	32-33	5-88
	Shade Structure/Fabric	42-43	5-89
Dog Park			
	Chain Link Fence VC	47-48	5-90
	Park Bench	42-43	5-90
	Pedestal Drink Fountain/Pet Fountain	47-48	5-91
	Picnic Table/Trash Can	42-43	5-91
	Shade Bench	42-43	5-92
	Shade Fabric	32-33	5-92
	Shade Structure/Fabric	42-43	5-93
Swimming Pools			
1013	Concret Paver Allowance	44-45	5-94
1019	Diving Boards	37-38	5-94
1008	Diving Stand - High Dive	29-30	5-95
1009	Diving Stand - Low Dive	29-30	5-95
1006	Lane Dividers	24-25	5-96
	Pool Heater 1	24-25	5-96
	Pool Heater 2	24-25	5-97
1010	Pool Lift - Adult Pool	25-26	5-97
1005	Pool Pump & Equip. Allowance (Annual)	24-25	5-98
1012	Pool Refurfacing/Tile - Adult Pool	28-29	5-98
1001	Pool Resurfacing - Family Pool	28-29	5-98
1015	Pool Resurfacing/Tile - Baby Pool	28-29	5-99
1007	Pool Resurfacing/Tile - Competition Pool	28-29	5-99
1016	Pool Slide - Wading Pool	24-25	5-100
1002	Pool Slide Refurbish Allowance	24-25	5-101
1011	Shade Fabric	24-25	5-101
1011	Shade Structure Replace	29-30	5-102
1003	Slide Tower Steel Refurbish Allowance	24-25	5-102
1020	Solar Pool Cover - Adult Pool	31-32	5-103
1018	Starting Platforms	29-30	5-103
Tennis/Pickleball Courts			
1187	Fencing - Hard Courts	47-48	5-104

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

Asset ID	Description	Replacement	Page
<i>Tennis/Pickleball Courts Continued...</i>			
1182	Fencing - Soft Courts	34-35	5-104
1021	Har-Tru Tennis Court Refurbishment	34-35	5-105
1139	Light Poles - Hard Courts	47-48	5-105
1136	Light Poles - Soft Courts	34-35	5-105
1024	Shade Fabric - Courts	33-34	5-106
1024	Shade Structure Replace - Courts	53-54	5-106
1023	Tennis/PB Court Replacement	47-48	5-107
1023	Tennis/PB Court Resurfacing (color coat)	30-31	5-108
Operating Expense			
1101	Awning Fabric - Kid's Club	24-25	5-109
1035	Brick Walk Repair	24-25	5-109
1123	Ceiling Fans	24-25	5-109
1036	Concrete Sidewalk Repair	24-25	5-110
	Cupola Repair - Tiki Bar	24-25	5-110
1046	Entry Feature Fountain Pumps	24-25	5-110
1033	Fountain Filtration - Residents Club	24-25	5-111
1036	Interior Painting	24-25	5-111
1111	Painting - Dumpster Enclosure	24-25	5-111
1092	Reception Desk Refurbishment	24-25	5-112
1098	Roof Water Tank Refurbish	24-25	5-112
1095	Screened Porch Rescreening	24-25	5-113
1121	Water Heater - Fitness Center	24-25	5-113
Long Life Components			
	Basketball Court Divider Curtain	24-25	5-114
	Basketball Fold Backboards	24-25	5-114
1063	Billard Table	24-25	5-115
1063	Brick Walks	24-25	5-115
	Building Foundations/Frames	24-25	5-115
	Building Siding/Trim	24-25	5-115
	Electrical/Communication Cables & Devices	24-25	5-116
1107	Folding Security Shutter - Tennis Pro Shop	24-25	5-116
	HVAC Ductwork	24-25	5-116
1105	Handicap Lift - Fitness Center	24-25	5-116
	Kitchen Fire Protection System	24-25	5-117
	Pool Shell	24-25	5-117

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

Asset ID	Description	Replacement	Page
<i>Long Life Components Continued...</i>			
	Sidewalks	24-25	5-117
	Utility Lines To Buildings	24-25	5-118
	Water/Sewer/Vent Piping	24-25	5-118
	Wiring for Light Poles	24-25	5-118
Components Maintained by Others			
	CDD Golf Components	24-25	5-119
	Cluster Mainboxes	24-25	5-119
	Electrical Lines to Transformers	24-25	5-119
	Street/Traffic Signs	24-25	5-120
	Water/Electric Meters	24-25	5-120
	Water/Sewer Connection to Utility	24-25	5-120
	Total Funded Assets	187	
	Total Unfunded Assets	<u>35</u>	
	Total Assets	222	

**South Village CDD Recreation Components
Component Detail**

Asphalt Resurfacing - Amenity Lots - 2027

Asset ID	1031	8,511 Square Yards	@ \$17.20
Misc. Site Components		Asset Actual Cost	\$146,389.20
Category Misc. Site Components		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$162,304.32
Useful Life	20		
Adjustment	3		
Replacement Year	27-28		
Remaining Life	3		



Bridge & Signage Refurbish Allowance - 2025

Asset ID	1028	1 Lump Sum	@ \$12,000.00
Misc. Site Components		Asset Actual Cost	\$12,000.00
Category Misc. Site Components		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$12,420.00
Useful Life	20		
Adjustment	1		
Replacement Year	25-26		
Remaining Life	1		

**South Village CDD Recreation Components
Component Detail**

Bridge & Signage Refurbish Allowance continued...



Includes pressure washing, sanding cleaning and painting structure.

Community Monuments Refurbish Allowance - 2025

		8 Each	@ \$2,000.00
Asset ID	1025	Asset Actual Cost	\$16,000.00
	Misc. Site Components	Percent Replacement	100%
	Category Misc. Site Components	Future Cost	\$16,560.00
Placed in Service	June 2005		
Useful Life	20		
Adjustment	1		
Replacement Year	25-26		
Remaining Life	1		



**South Village CDD Recreation Components
Component Detail**

Concrete Curbing (at Paving) - 2027

Asset ID	1037	200 Linear Feet	@ \$44.00
Misc. Site Components		Asset Actual Cost	\$8,800.00
Category Misc. Site Components		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$9,756.72
Useful Life	20		
Adjustment	3		
Replacement Year	27-28		
Remaining Life	3		

Entry Feature Refurbishment - 2025

Asset ID	1047	1 Lump Sum	@ \$15,000.00
Misc. Site Components		Asset Actual Cost	\$15,000.00
Category Misc. Site Components		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$15,525.00
Useful Life	20		
Adjustment	1		
Replacement Year	25-26		
Remaining Life	1		



**South Village CDD Recreation Components
Component Detail**

Flag Pole - Residents Club - 2034

		1 Each	@ \$3,000.00
Asset ID	1039	Asset Actual Cost	\$3,000.00
	Misc. Site Components	Percent Replacement	100%
	Category Misc. Site Components	Future Cost	\$4,231.80
Placed in Service	June 2005		
Useful Life	30		
Replacement Year	34-35		
Remaining Life	10		



Flag Poles - Stage - 2034

		1 Each	@ \$2,500.00
Asset ID	1045	Asset Actual Cost	\$2,500.00
	Misc. Site Components	Percent Replacement	100%
	Category Misc. Site Components	Future Cost	\$3,526.50
Placed in Service	June 2005		
Useful Life	30		
Replacement Year	34-35		
Remaining Life	10		

Fountain Pumps at Bridge Annual Allowance - 2024

		1 Lump Sum	@ \$5,000.00
Asset ID	1038	Asset Actual Cost	\$5,000.00
	Misc. Site Components	Percent Replacement	100%
	Category Misc. Site Components	Future Cost	\$5,000.00
Placed in Service	June 2010		
Useful Life	1		
Replacement Year	24-25		
Remaining Life	0		

**South Village CDD Recreation Components
Component Detail**

Rope Railing - Dock - 2024

Asset ID		380 Linear Feet	@ \$8.00
		Asset Actual Cost	\$3,040.00
		Percent Replacement	100%
Category Misc. Site Components		Future Cost	\$3,040.00
Placed in Service	June 2005		
Useful Life	15		
Replacement Year	24-25		
Remaining Life	0		



Trellis - Amenity Walkway - 2026

Asset ID	1034	480 Square Feet	@ \$24.00
	Residents Club	Asset Actual Cost	\$11,520.00
		Percent Replacement	100%
Category Misc. Site Components		Future Cost	\$12,340.51
Placed in Service	June 2005		
Useful Life	20		
Adjustment	2		
Replacement Year	26-27		
Remaining Life	2		



**South Village CDD Recreation Components
Component Detail**

Trellis - Lake Front - 2024

Asset ID	1043	414 Square Feet	@ \$44.00
Misc. Site Components		Asset Actual Cost	\$18,216.00
Category Misc. Site Components		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$18,216.00
Useful Life	20		
Replacement Year	24-25		
Remaining Life	0		



Wayfinding Signage Allowance - 2029

Asset ID	1026	1 Lump Sum	@ \$3,000.00
Misc. Site Components		Asset Actual Cost	\$3,000.00
Category Misc. Site Components		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$3,563.06
Useful Life	25		
Replacement Year	29-30		
Remaining Life	5		

Wood Decking - Canoe Launch - 2024

Asset ID	1040	485 Square Feet	@ \$16.00
Lake House		Asset Actual Cost	\$7,760.00
Category Misc. Site Components		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$7,760.00
Useful Life	15		
Replacement Year	24-25		
Remaining Life	0		

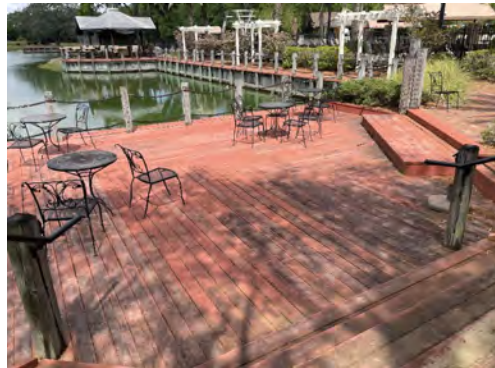
**South Village CDD Recreation Components
Component Detail**

Wood Decking - Canoe Launch continued...



Wood Decking - Lake Front Pier - 2024

Asset ID	1042	960 Square Feet	@ \$16.00
	Tennis Courts	Asset Actual Cost	\$15,360.00
Category	Misc. Site Components	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$15,360.00
Useful Life	15		
Replacement Year	24-25		
Remaining Life	0		



**South Village CDD Recreation Components
Component Detail**

Pond Fountain - Tynes Blvd. - 2027

Asset ID		1 Each	@ \$8,000.00
		Asset Actual Cost	\$8,000.00
		Percent Replacement	100%
Category	Stormwater System	Future Cost	\$8,869.74
Placed in Service	June 2023		
Useful Life	5		
Replacement Year	27-28		
Remaining Life	3		



Stormwater System Evaluation Allowance - 2025

Asset ID		1 Lump Sum	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
Category	Stormwater System	Future Cost	\$20,700.00
Placed in Service	June 2025		
Useful Life	1		
Adjustment	1		
Replacement Year	25-26		
Remaining Life	1		

Wood Bulkhead - Amenity - 2029

Asset ID	1041	360 Linear Feet	@ \$250.00
		Asset Actual Cost	\$90,000.00
	Misc. Site Components	Percent Replacement	100%
Category	Stormwater System	Future Cost	\$106,891.77
Placed in Service	June 2005		
Useful Life	25		
Replacement Year	29-30		
Remaining Life	5		

**South Village CDD Recreation Components
Component Detail**

Wood Bulkhead - Amenity continued...



Wood Bulkhead - Island - 2029

Asset ID	1029	190 Linear Feet	@ \$450.00
Misc. Site Components		Asset Actual Cost	\$85,500.00
Category	Stormwater System	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$101,547.18
Useful Life	25		
Replacement Year	29-30		
Remaining Life	5		



**South Village CDD Recreation Components
Component Detail**

Dumpster Enclosure Gates - 2027

		5 Each	@ \$1,100.00
Asset ID	1032	Asset Actual Cost	\$5,500.00
	Misc. Site Components	Percent Replacement	100%
Category	Fencing & Gates	Future Cost	\$6,097.95
Placed in Service	June 2005		
Useful Life	20		
Adjustment	3		
Replacement Year	27-28		
Remaining Life	3		



Perimeter Fencing - Pools - 2031

		920 Linear Feet	@ \$48.00
Asset ID	1184	Asset Actual Cost	\$44,160.00
	Swiming Pools	Percent Replacement	100%
Category	Fencing & Gates	Future Cost	\$56,183.85
Placed in Service	June 2005		
Useful Life	25		
Adjustment	2		
Replacement Year	31-32		
Remaining Life	7		



**South Village CDD Recreation Components
Component Detail**

Vinyl Ranch Fence - 2029

Asset ID	1030	260 Linear Feet	@ \$28.00
Misc. Site Components		Asset Actual Cost	\$7,280.00
Category	Fencing & Gates	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$8,646.36
Useful Life	20		
Adjustment	5		
Replacement Year	29-30		
Remaining Life	5		



**South Village CDD Recreation Components
Component Detail**

Balcony Rails - Fitness 2nd Floor Decks - 2031

Asset ID	1190	140 Linear Feet	@ \$120.00
	Fitness Center	Asset Actual Cost	\$16,800.00
Category	Misc. Building Components	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$21,374.29
Useful Life	25		
Adjustment	2		
Replacement Year	31-32		
Remaining Life	7		



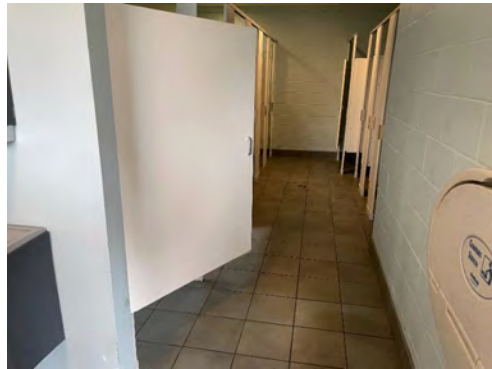
Locker Room Refurbishment - Fitness Center - 2026

Asset ID	1102	1 Lump Sum	@ \$60,000.00
	Fitness Center	Asset Actual Cost	\$60,000.00
Category	Misc. Building Components	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$64,273.50
Useful Life	20		
Adjustment	2		
Replacement Year	26-27		
Remaining Life	2		

**South Village CDD Recreation Components
Component Detail**

Locker Room Refurbishment - Pool House - 2029

Asset ID	1099	1 Lump Sum	@ \$48,000.00
	Pool House	Asset Actual Cost	\$48,000.00
Category	Misc. Building Components	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$57,008.94
Useful Life	20		
Adjustment	5		
Replacement Year	29-30		
Remaining Life	5		



Locker Room Refurbishment - Resident Club Ext - 2029

Asset ID	1177	1 Lump Sum	@ \$30,000.00
	Swimming Pools	Asset Actual Cost	\$30,000.00
Category	Misc. Building Components	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$35,630.59
Useful Life	25		
Replacement Year	29-30		
Remaining Life	5		

**South Village CDD Recreation Components
Component Detail**

Ramp Railing - Fitness Center Exterior - 2039

Asset ID	1191	110 Linear Feet	@ \$46.00
	Fitness Center	Asset Actual Cost	\$5,060.00
Category	Misc. Building Components	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$8,477.26
Useful Life	35		
Replacement Year	39-40		
Remaining Life	15		



Restroom Refurbishment - Fitness Center 2nd Floor - 2029

Asset ID	1103	1 Lump Sum	@ \$6,800.00
	Fitness Center	Asset Actual Cost	\$6,800.00
Category	Misc. Building Components	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$8,076.27
Useful Life	20		
Adjustment	5		
Replacement Year	29-30		
Remaining Life	5		

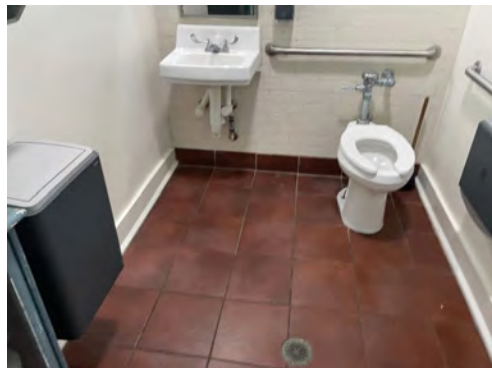
**South Village CDD Recreation Components
Component Detail**

Restroom Refurbishment - Fitness Center 2nd Floor continued...



Restroom Renovation - Residents Club - 2029

Asset ID	1093	1 Lump Sum	@ \$6,800.00
	Residents Club	Asset Actual Cost	\$6,800.00
Category	Misc. Building Components	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$8,076.27
Useful Life	20		
Adjustment	5		
Replacement Year	29-30		
Remaining Life	5		



**South Village CDD Recreation Components
Component Detail**

Wood Bulkhead - Tennis Courts - 2034

Asset ID	1108	165 Linear Feet	@ \$25.00
	Fitness Center	Asset Actual Cost	\$4,125.00
Category	Misc. Building Components	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$5,818.72
Useful Life	30		
Replacement Year	34-35		
Remaining Life	10		



Wood Decking - Village Store - 2029

Asset ID	1104	200 Square Feet	@ \$24.00
	Residents Club	Asset Actual Cost	\$4,800.00
Category	Misc. Building Components	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$5,700.89
Useful Life	20		
Adjustment	5		
Replacement Year	29-30		
Remaining Life	5		

**South Village CDD Recreation Components
Component Detail**

Wood Decking - Village Store continued...



**South Village CDD Recreation Components
Component Detail**

Exterior Door Allowance - Fitness Center - 2034

Asset ID		1 Lump Sum	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
Category	Windows/Doors	Future Cost	\$28,211.97
Placed in Service	June 2005		
Useful Life	30		
Replacement Year	34-35		
Remaining Life	10		

Exterior Door Allowance - Kids Club - 2034

Asset ID		1 Lump Sum	@ \$8,000.00
		Asset Actual Cost	\$8,000.00
		Percent Replacement	100%
Category	Windows/Doors	Future Cost	\$11,284.79
Placed in Service	June 2005		
Useful Life	30		
Replacement Year	34-35		
Remaining Life	10		

Exterior Door Allowance - Lake House - 2034

Asset ID		1 Lump Sum	@ \$3,500.00
		Asset Actual Cost	\$3,500.00
		Percent Replacement	100%
Category	Windows/Doors	Future Cost	\$4,937.10
Placed in Service	June 2005		
Useful Life	30		
Replacement Year	34-35		
Remaining Life	10		

**South Village CDD Recreation Components
Component Detail**

Exterior Door Allowance - Lake House continued...



Exterior Door Allowance - Residence Club - 2034

Asset ID		1 Lump Sum	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
Category	Windows/Doors	Future Cost	\$28,211.97
Placed in Service	June 2005		
Useful Life	30		
Replacement Year	34-35		
Remaining Life	10		

Window Allowance - Fitness Center - 2044

Asset ID		1 Lump Sum	@ \$40,000.00
		Asset Actual Cost	\$40,000.00
		Percent Replacement	100%
Category	Windows/Doors	Future Cost	\$79,591.55
Placed in Service	June 2005		
Useful Life	40		
Replacement Year	44-45		
Remaining Life	20		

**South Village CDD Recreation Components
Component Detail**

Window Allowance - Kids Club - 2044

Asset ID		1 Lump Sum	@ \$15,000.00
		Asset Actual Cost	\$15,000.00
		Percent Replacement	100%
Category	Windows/Doors	Future Cost	\$29,846.83
Placed in Service	June 2005		
Useful Life	40		
Replacement Year	44-45		
Remaining Life	20		

Window Allowance - Lake House - 2044

Asset ID		1 Lump Sum	@ \$15,000.00
		Asset Actual Cost	\$15,000.00
		Percent Replacement	100%
Category	Windows/Doors	Future Cost	\$29,846.83
Placed in Service	June 2005		
Useful Life	40		
Replacement Year	44-45		
Remaining Life	20		



Window Allowance - Residence Club - 2044

Asset ID		1 Lump Sum	@ \$30,000.00
		Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
Category	Windows/Doors	Future Cost	\$59,693.66
Placed in Service	June 2005		
Useful Life	40		
Replacement Year	44-45		
Remaining Life	20		

**South Village CDD Recreation Components
Component Detail**

Window Allowance - Residence Club continued...



**South Village CDD Recreation Components
Component Detail**

Asphalt Shingle Roof - Fitness Center - 2024

Asset ID	1057	165 Squares	@ \$490.00
Category	Fitness Center	Asset Actual Cost	\$80,850.00
Placed in Service	Roofing	Percent Replacement	100%
Useful Life	June 2005	Future Cost	\$80,850.00
Replacement Year	20		
Remaining Life	24-25		
	0		



Asphalt Shingle Roof - Kid's Club - 2029

Asset ID	1052	38 Squares	@ \$600.00
Category	Kid's Club	Asset Actual Cost	\$22,800.00
Placed in Service	Roofing	Percent Replacement	100%
Useful Life	June 2005	Future Cost	\$27,079.25
Replacement Year	25		
Remaining Life	29-30		
	5		



**South Village CDD Recreation Components
Component Detail**

Asphalt Shingle Roof - Pool House - 2024

Asset ID	1049	24 Squares	@ \$460.00
Category	Pool House	Asset Actual Cost	\$11,040.00
Placed in Service	Roofing	Percent Replacement	100%
Useful Life	June 2005	Future Cost	\$11,040.00
Replacement Year	20		
Remaining Life	24-25		
	0		



Asphalt Shingle Roof - Residents Club - 2029

Asset ID	1051	91 Square Feet	@ \$600.00
Category	Residents Club	Asset Actual Cost	\$54,600.00
Placed in Service	Roofing	Percent Replacement	100%
Useful Life	June 2005	Future Cost	\$64,847.67
Replacement Year	25		
Remaining Life	29-30		
	5		



**South Village CDD Recreation Components
Component Detail**

Metal Roof - Fitness Center - 2034

Asset ID	1060	1,296 Square Feet	@ \$16.00
Category	Fitness Center	Asset Actual Cost	\$20,736.00
Placed in Service	Roofing	Percent Replacement	100%
Useful Life	June 2005	Future Cost	\$29,250.18
Replacement Year	30		
Remaining Life	34-35		
	10		



Metal Roof - Lake House - 2034

Asset ID	1054	1,700 Square Feet	@ \$12.00
Category	Lake House	Asset Actual Cost	\$20,400.00
Placed in Service	Roofing	Percent Replacement	100%
Useful Life	June 2005	Future Cost	\$28,776.21
Replacement Year	30		
Remaining Life	34-35		
	10		



**South Village CDD Recreation Components
Component Detail**

Metal Roof - Residents Club - 2034

Asset ID	1050	2,650 Square Feet	@ \$12.00
Category	Residents Club	Asset Actual Cost	\$31,800.00
Placed in Service	Roofing	Percent Replacement	100%
Useful Life	June 2005	Future Cost	\$44,857.04
Replacement Year	30		
Remaining Life	34-35		
	10		



Metal Roofing - Lawn Pavilion - 2034

Asset ID	1048	700 Square Feet	@ \$12.00
Category	Lawn Pavilion	Asset Actual Cost	\$8,400.00
Placed in Service	Roofing	Percent Replacement	100%
Useful Life	June 2005	Future Cost	\$11,849.03
Replacement Year	30		
Remaining Life	34-35		
	10		



**South Village CDD Recreation Components
Component Detail**

Metal Roofing - Pool House - 2034

Asset ID	1055	300 Square Feet	@ \$12.00
Category	Pool House	Asset Actual Cost	\$3,600.00
Placed in Service	Roofing	Percent Replacement	100%
Useful Life	June 2005	Future Cost	\$5,078.15
Replacement Year	30		
Remaining Life	34-35		
	10		



Metal Roofing - Tiki Bar - 2034

Asset ID	1056	1,200 Square Feet	@ \$12.00
Category	Tiki Bar	Asset Actual Cost	\$14,400.00
Placed in Service	Roofing	Percent Replacement	100%
Useful Life	June 2005	Future Cost	\$20,312.62
Replacement Year	30		
Remaining Life	34-35		
	10		



**South Village CDD Recreation Components
Component Detail**

Ext. Deck Waterproofing - Fitness Balcony - 2024

Asset ID	1058	1,800 Square Feet	@ \$3.00
	Fitness Center	Asset Actual Cost	\$5,400.00
Category	Painting/Waterproofing	Percent Replacement	100%
		Future Cost	\$5,400.00
Placed in Service	June 2016		
Useful Life	8		
Replacement Year	24-25		
Remaining Life	0		



Painting - Fitness Center - 2024

Asset ID	1117	1 Lump Sum	@ \$16,000.00
	Fitness Center	Asset Actual Cost	\$16,000.00
Category	Painting/Waterproofing	Percent Replacement	100%
		Future Cost	\$16,000.00
Placed in Service	June 2016		
Useful Life	8		
Replacement Year	24-25		
Remaining Life	0		



**South Village CDD Recreation Components
Component Detail**

Painting - Kid's Club Exterior - 2028

Asset ID	1114	1 Lump Sum	@ \$6,000.00
	Kid's Club	Asset Actual Cost	\$6,000.00
Category Painting/Waterproofing		Percent Replacement	100%
Placed in Service	June 2021	Future Cost	\$6,885.14
Useful Life	8		
Replacement Year	28-29		
Remaining Life	4		



Painting - Lake House - 2024

Asset ID	1115	1 Lump Sum	@ \$4,200.00
	Lake House	Asset Actual Cost	\$4,200.00
Category Painting/Waterproofing		Percent Replacement	100%
Placed in Service	June 2014	Future Cost	\$4,200.00
Useful Life	8		
Replacement Year	24-25		
Remaining Life	0		

Painting - Pavilion - 2024

Asset ID	1110	1 Lump Sum	@ \$2,200.00
	Lawn Pavilion	Asset Actual Cost	\$2,200.00
Category Painting/Waterproofing		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$2,200.00
Useful Life	8		
Replacement Year	24-25		
Remaining Life	0		

**South Village CDD Recreation Components
Component Detail**

Painting - Pavilion continued...



Painting - Pool House Exterior - 2028

Asset ID	1112	1 Lump Sum	@ \$4,500.00
	Pool House	Asset Actual Cost	\$4,500.00
Category	Painting/Waterproofing	Percent Replacement	100%
Placed in Service	May 2021	Future Cost	\$5,163.85
Useful Life	8		
Replacement Year	28-29		
Remaining Life	4		



**South Village CDD Recreation Components
Component Detail**

Painting - Residents Club Exterior - 2029

Asset ID	1113	1 Lump Sum	@ \$16,000.00
	Residents Club	Asset Actual Cost	\$16,000.00
Category Painting/Waterproofing		Percent Replacement	100%
Placed in Service	November 2021	Future Cost	\$19,002.98
Useful Life	8		
Replacement Year	29-30		
Remaining Life	5		



Painting - Tiki Bar - 2029

Asset ID	1116	1 Lump Sum	@ \$3,500.00
	Tiki Bar	Asset Actual Cost	\$3,500.00
Category Painting/Waterproofing		Percent Replacement	100%
Placed in Service	November 2021	Future Cost	\$4,156.90
Useful Life	8		
Replacement Year	29-30		
Remaining Life	5		



**South Village CDD Recreation Components
Component Detail**

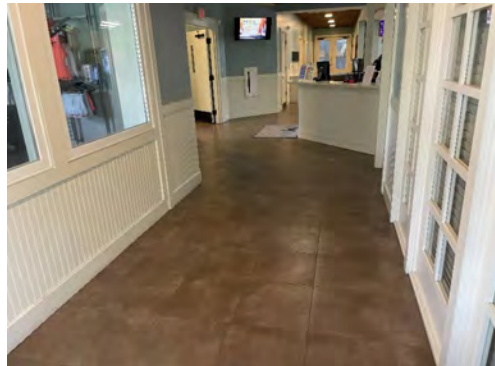
Carpet - Fitness Center Main Floor - 2030

Asset ID	1086	1 Lump Sum	@ \$12,000.00
	Fitness Center	Asset Actual Cost	\$12,000.00
Category	Floor & Wall Treatments	Percent Replacement	100%
Placed in Service	June 2023	Future Cost	\$14,751.06
Useful Life	8		
Replacement Year	30-31		
Remaining Life	6		



Floor Tile - Fitness Bld Corridor - 2034

Asset ID	1084	625 Square Feet	@ \$14.00
	Fitness Center	Asset Actual Cost	\$8,750.00
Category	Floor & Wall Treatments	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$12,342.74
Useful Life	30		
Replacement Year	34-35		
Remaining Life	10		



**South Village CDD Recreation Components
Component Detail**

Quarry Tile - Kitchen - 2039

Asset ID	1082	520 Square Feet	@ \$14.00
	Kitchen	Asset Actual Cost	\$7,280.00
Category	Floor & Wall Treatments	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$12,196.54
Useful Life	35		
Replacement Year	39-40		
Remaining Life	15		



Quarry Tile - Snack Bar - 2039

Asset ID	1079	155 Square Feet	@ \$14.00
	Snack Bar	Asset Actual Cost	\$2,170.00
Category	Floor & Wall Treatments	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$3,635.51
Useful Life	35		
Replacement Year	39-40		
Remaining Life	15		

Resilient Vinyl Plank Floor - Residents Club - 2029

Asset ID	1081	2,500 Square Feet	@ \$7.80
	Residents Club	Asset Actual Cost	\$19,500.00
Category	Floor & Wall Treatments	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$23,159.88
Useful Life	25		
Replacement Year	29-30		
Remaining Life	5		

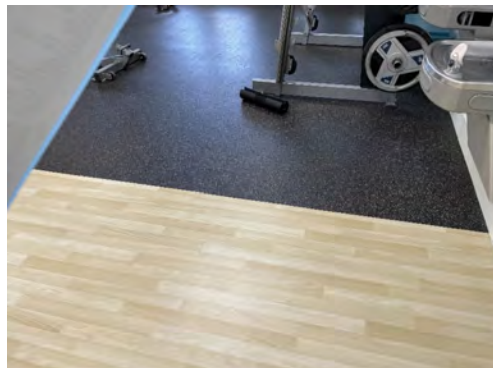
**South Village CDD Recreation Components
Component Detail**

Resilient Vinyl Plank Floor - Residents Club continued...



Rubber Floor - Weight Area - 2032

Asset ID	1090	24 Square Yards	@ \$85.00
	Fitness Center	Asset Actual Cost	\$2,040.00
Category	Floor & Wall Treatments	Percent Replacement	100%
Placed in Service	September 2023	Future Cost	\$2,686.29
Useful Life	10		
Replacement Year	32-33		
Remaining Life	8		



**South Village CDD Recreation Components
Component Detail**

Stair Rubber Treads - 2034

Asset ID	1088	22 Each	@ \$85.23
Category	Fitness Center	Asset Actual Cost	\$1,875.06
	Floor & Wall Treatments	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$2,644.96
Useful Life	30		
Replacement Year	34-35		
Remaining Life	10		



Vinyl Floor - Basketball Court - 2034

Asset ID	1087	801 Square Yards	@ \$71.00
Category	Fitness Center	Asset Actual Cost	\$56,871.00
	Floor & Wall Treatments	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$80,222.16
Useful Life	30		
Replacement Year	34-35		
Remaining Life	10		



**South Village CDD Recreation Components
Component Detail**

Vinyl Flooring - Fitness Room 2nd Floor - 2042

Asset ID	1089	1 Lump Sum	@ \$44,000.00
	Fitness Center	Asset Actual Cost	\$44,000.00
Category	Floor & Wall Treatments	Percent Replacement	100%
Placed in Service	September 2023	Future Cost	\$81,729.52
Useful Life	20		
Replacement Year	42-43		
Remaining Life	18		



Vinyl Plank - Kids Club - 2042

Asset ID	1083	1,000 Square Feet	@ \$4.90
	Kid's Club	Asset Actual Cost	\$4,900.00
Category	Floor & Wall Treatments	Percent Replacement	100%
Placed in Service	June 2018	Future Cost	\$9,101.70
Useful Life	25		
Replacement Year	42-43		
Remaining Life	18		



**South Village CDD Recreation Components
Component Detail**

Wall Tile - Snack Bar - 2027

		300 Square Feet	@ \$15.00
Asset ID	1080	Asset Actual Cost	\$4,500.00
	Snack Bar	Percent Replacement	100%
Category	Floor & Wall Treatments	Future Cost	\$4,989.23
Placed in Service	June 2005		
Useful Life	20		
Adjustment	3		
Replacement Year	27-28		
Remaining Life	3		

**South Village CDD Recreation Components
Component Detail**

Bar Top - Tiki Bar - 2034

Asset ID	1153	1 Lump Sum	@ \$2,500.00
	Tiki Bar	Asset Actual Cost	\$2,500.00
Category	Cabinets & Tops	Percent Replacement	100%
Placed in Service	June 2023	Future Cost	\$3,526.50
Useful Life	12		
Replacement Year	34-35		
Remaining Life	10		



Cabinet & Top - Serving Line - 2024

Asset ID	1149	13 Linear Feet	@ \$400.00
	Residents Club	Asset Actual Cost	\$5,200.00
Category	Cabinets & Tops	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$5,200.00
Useful Life	20		
Replacement Year	24-25		
Remaining Life	0		



**South Village CDD Recreation Components
Component Detail**

Cabinets & Top - Teen Room - 2029

Asset ID	1142	8 Linear Feet	@ \$300.00
Category	Residents Club	Asset Actual Cost	\$2,400.00
Placed in Service	Cabinets & Tops	Percent Replacement	100%
Useful Life	June 2005	Future Cost	\$2,850.45
Adjustment	20		
Replacement Year	5		
Remaining Life	29-30		
	5		

Cabinets & Tops - Fitness Office - 2029

Asset ID	1158	7 Linear Feet	@ \$300.00
Category	Fitness Center	Asset Actual Cost	\$2,100.00
Placed in Service	Cabinets & Tops	Percent Replacement	100%
Useful Life	June 2005	Future Cost	\$2,494.14
Adjustment	20		
Replacement Year	5		
Remaining Life	29-30		
	5		

Cabinets & Tops - General Store - 2029

Asset ID	1147	35 Linear Feet	@ \$350.00
Category	Residents Club	Asset Actual Cost	\$12,250.00
Placed in Service	Cabinets & Tops	Percent Replacement	100%
Useful Life	June 2005	Future Cost	\$14,549.16
Adjustment	25		
Replacement Year	29-30		
Remaining Life	5		

**South Village CDD Recreation Components
Component Detail**

Cabinets & Tops - Kid's Club Office - 2029

Asset ID	1151	22 Linear Feet	@ \$200.00
Category	Kid's Club	Asset Actual Cost	\$4,400.00
Placed in Service	Cabinets & Tops	Percent Replacement	100%
Useful Life	June 2005	Future Cost	\$5,225.82
Replacement Year	25		
Remaining Life	29-30		
	5		

Cabinets & Tops - Kids Room - 2029

Asset ID	1145	12 Linear Feet	@ \$200.00
Category	Kid's Club	Asset Actual Cost	\$2,400.00
Placed in Service	Cabinets & Tops	Percent Replacement	100%
Useful Life	June 2005	Future Cost	\$2,850.45
Adjustment	20		
Replacement Year	5		
Remaining Life	29-30		
	5		

Cabinets & Tops - Office - 2029

Asset ID	1143	15 Linear Feet	@ \$200.00
Category	Residents Club	Asset Actual Cost	\$3,000.00
Placed in Service	Cabinets & Tops	Percent Replacement	100%
Useful Life	June 2005	Future Cost	\$3,563.06
Replacement Year	25		
Remaining Life	29-30		
	5		

**South Village CDD Recreation Components
Component Detail**

Cabinets & Tops - Snack Bar - 2029

Asset ID	1150	35 Linear Feet	@ \$200.00
Category	Snack Bar	Asset Actual Cost	\$7,000.00
Placed in Service	June 2005	Percent Replacement	100%
Useful Life	25	Future Cost	\$8,313.80
Replacement Year	29-30		
Remaining Life	5		

Cabinets & Tops Fitness Room - 2029

Asset ID	1157	10 Linear Feet	@ \$200.00
Category	Fitness Center	Asset Actual Cost	\$2,000.00
Placed in Service	June 2005	Percent Replacement	100%
Useful Life	25	Future Cost	\$2,375.37
Replacement Year	29-30		
Remaining Life	5		

Coffee Bar Cabinet & Top - Coffee Shop - 2029

Asset ID	1148	10 Linear Feet	@ \$200.00
Category	Residents Club	Asset Actual Cost	\$2,000.00
Placed in Service	June 2005	Percent Replacement	100%
Useful Life	25	Future Cost	\$2,375.37
Replacement Year	29-30		
Remaining Life	5		

**South Village CDD Recreation Components
Component Detail**

Lobby Cabinet & Top - Fitness Center - 2029

Asset ID	1155	7 Linear Feet	@ \$400.00
	Fitness Center	Asset Actual Cost	\$2,800.00
Category	Cabinets & Tops	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$3,325.52
Useful Life	25		
Replacement Year	29-30		
Remaining Life	5		

Reception Deck Top - 2029

Asset ID	1156	28 Linear Feet	@ \$250.00
	Fitness Center	Asset Actual Cost	\$7,000.00
Category	Cabinets & Tops	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$8,313.80
Useful Life	25		
Replacement Year	29-30		
Remaining Life	5		

Transaction Top - Kid's Club Office - 2029

Asset ID	1152	12 Linear Feet	@ \$200.00
	Kid's Club	Asset Actual Cost	\$2,400.00
Category	Cabinets & Tops	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$2,850.45
Useful Life	25		
Replacement Year	29-30		
Remaining Life	5		

**South Village CDD Recreation Components
Component Detail**

Fire Alarm Panel - Fitness Bld - 2029

Asset ID		1 Each	@ \$3,800.00
		Asset Actual Cost	\$3,800.00
		Percent Replacement	100%
		Future Cost	\$4,513.21
Mechanical Electrical Plumbing			
Placed in Service	June 2005		
Useful Life	25		
Replacement Year	29-30		
Remaining Life	5		



HVAC Equipment - Kid's Club - 2028

Asset ID	1120	4 Tons	@ \$1,600.00
	Kid's Club	Asset Actual Cost	\$6,400.00
		Percent Replacement	100%
		Future Cost	\$7,344.15
Mechanical Electrical Plumbing			
Placed in Service	June 2017		
Useful Life	12		
Replacement Year	28-29		
Remaining Life	4		

HVAC Unit 1 - Fitness Center - 2024

Asset ID	1126	5 Tons	@ \$1,600.00
	Fitness Center	Asset Actual Cost	\$8,000.00
		Percent Replacement	100%
		Future Cost	\$8,000.00
Mechanical Electrical Plumbing			
Placed in Service	June 2005		
Useful Life	12		
Replacement Year	24-25		
Remaining Life	0		

**South Village CDD Recreation Components
Component Detail**

HVAC Unit 1 - Residents Club - 2024		8 Tons	@ \$1,600.00
Asset ID	1118	Asset Actual Cost	\$12,800.00
	Residents Club	Percent Replacement	100%
Mechanical Electrical Plumbing		Future Cost	\$12,800.00
Placed in Service	June 2005		
Useful Life	12		
Replacement Year	24-25		
Remaining Life	0		

HVAC Unit 2 - Fitness Center - 2024		5 Tons	@ \$1,600.00
Asset ID	1130	Asset Actual Cost	\$8,000.00
	Fitness Center	Percent Replacement	100%
Mechanical Electrical Plumbing		Future Cost	\$8,000.00
Placed in Service	June 2005		
Useful Life	12		
Replacement Year	24-25		
Remaining Life	0		

HVAC Unit 2 - Residents Club - 2024		8 Tons	@ \$1,600.00
Asset ID	1118	Asset Actual Cost	\$12,800.00
	Residents Club	Percent Replacement	100%
Mechanical Electrical Plumbing		Future Cost	\$12,800.00
Placed in Service	June 2005		
Useful Life	12		
Replacement Year	24-25		
Remaining Life	0		

HVAC Unit 3 - Fitness Center - 2024		8 Tons	@ \$1,600.00
Asset ID	1127	Asset Actual Cost	\$12,800.00
	Fitness Center	Percent Replacement	100%
Mechanical Electrical Plumbing		Future Cost	\$12,800.00
Placed in Service	June 2005		
Useful Life	12		
Replacement Year	24-25		
Remaining Life	0		

**South Village CDD Recreation Components
Component Detail**

HVAC Unit 4 - Fitness Center - 2024		8 Tons	@ \$1,600.00
Asset ID	1128	Asset Actual Cost	\$12,800.00
	Fitness Center	Percent Replacement	100%
	Mechanical Electrical Plumbing	Future Cost	\$12,800.00
Placed in Service	June 2005		
Useful Life	12		
Replacement Year	24-25		
Remaining Life	0		

HVAC Unit 5 - 2024		20 Tons	@ \$1,600.00
Asset ID	1129	Asset Actual Cost	\$32,000.00
	Fitness Center	Percent Replacement	100%
	Mechanical Electrical Plumbing	Future Cost	\$32,000.00
Placed in Service	June 2005		
Useful Life	12		
Replacement Year	24-25		
Remaining Life	0		

**South Village CDD Recreation Components
Component Detail**

Fitness Equipment Allowance (Annual) - 2024

Asset ID	1070	1 Lump Sum	@ \$8,000.00
	Fitness Center	Asset Actual Cost	\$8,000.00
Category	Fixtures & Equipment	Percent Replacement	100%
		Future Cost	\$8,000.00
Placed in Service	June 2017		
Useful Life	1		
Replacement Year	24-25		
Remaining Life	0		

Folding Partition - Kids Room - 2034

Asset ID	1097	26 Linear Feet	@ \$270.00
	Kid's Club	Asset Actual Cost	\$7,020.00
Category	Fixtures & Equipment	Percent Replacement	100%
		Future Cost	\$9,902.40
Placed in Service	June 2005		
Useful Life	30		
Replacement Year	34-35		
Remaining Life	10		

Furniture Allowance - Fitness Center - 2026

Asset ID	1067	1 Lump Sum	@ \$5,000.00
	Fitness Center	Asset Actual Cost	\$5,000.00
Category	Fixtures & Equipment	Percent Replacement	100%
		Future Cost	\$5,356.12
Placed in Service	June 2015		
Useful Life	10		
Adjustment	2		
Replacement Year	26-27		
Remaining Life	2		

**South Village CDD Recreation Components
Component Detail**

Furniture Allowance - Residents Club - 2026

Asset ID	1064	1 Lump Sum	@ \$5,000.00
	Residents Club	Asset Actual Cost	\$5,000.00
Category	Fixtures & Equipment	Percent Replacement	100%
Placed in Service	June 2015	Future Cost	\$5,356.12
Useful Life	10		
Adjustment	2		
Replacement Year	26-27		
Remaining Life	2		

Ice Machine - Tennis Shop - 2027

Asset ID		1 Each	@ \$3,000.00
		Asset Actual Cost	\$3,000.00
Category	Fixtures & Equipment	Percent Replacement	100%
Placed in Service	June 2016	Future Cost	\$3,326.15
Useful Life	12		
Replacement Year	27-28		
Remaining Life	3		



Office Furniture Allowance - 2029

Asset ID	1061	1 Lump Sum	@ \$1,500.00
	Residents Club	Asset Actual Cost	\$1,500.00
Category	Fixtures & Equipment	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$1,781.53
Useful Life	25		
Replacement Year	29-30		
Remaining Life	5		

**South Village CDD Recreation Components
Component Detail**

Pool/Patio Furniture Allowance (Annual) - 2024

Asset ID	1065	1 Lump Sum	@ \$8,000.00
Category	Swiming Pools	Asset Actual Cost	\$8,000.00
Category	Fixtures & Equipment	Percent Replacement	100%
Placed in Service	June 2018	Future Cost	\$8,000.00
Useful Life	1		
Replacement Year	24-25		
Remaining Life	0		



ServAce Court Maintenance Cart - 2028

Asset ID	1071	1 Each	@ \$10,000.00
Category	Tennis Courts	Asset Actual Cost	\$10,000.00
Category	Fixtures & Equipment	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$11,475.23
Useful Life	20		
Adjustment	4		
Replacement Year	28-29		
Remaining Life	4		

Water Coolers - Tennis - 2024

Asset ID		1 Lump Sum	@ \$2,100.00
Category		Asset Actual Cost	\$2,100.00
Category	Fixtures & Equipment	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$2,100.00
Useful Life	15		
Replacement Year	24-25		
Remaining Life	0		

**South Village CDD Recreation Components
Component Detail**

Water Coolers - Tennis continued...



**South Village CDD Recreation Components
Component Detail**

Decorative Light Poles - Entry Drive - 2034

		9	@ \$4,200.00
Asset ID	1131	Asset Actual Cost	\$37,800.00
	Misc. Site Components	Percent Replacement	100%
Category	Exterior Lighting	Future Cost	\$53,320.63
Placed in Service	June 2005		
Useful Life	30		
Replacement Year	34-35		
Remaining Life	10		



Exterior Light Fixture Allowance - Lake House - 2039

		1 Lump Sum	@ \$2,000.00
Asset ID		Asset Actual Cost	\$2,000.00
		Percent Replacement	100%
Category	Exterior Lighting	Future Cost	\$3,350.70
Placed in Service	June 2005		
Useful Life	35		
Replacement Year	39-40		
Remaining Life	15		



**South Village CDD Recreation Components
Component Detail**

Exterior Light Fixture Allowance - Fitness Center - 2039

Asset ID		1 Lump Sum	@ \$10,000.00
		Asset Actual Cost	\$10,000.00
		Percent Replacement	100%
Category	Exterior Lighting	Future Cost	\$16,753.49
Placed in Service	June 2005		
Useful Life	35		
Replacement Year	39-40		
Remaining Life	15		

Exterior Light Fixture Allowance - Residence Club - 2039

Asset ID		1 Lump Sum	@ \$10,000.00
		Asset Actual Cost	\$10,000.00
		Percent Replacement	100%
Category	Exterior Lighting	Future Cost	\$16,753.49
Placed in Service	June 2005		
Useful Life	35		
Replacement Year	39-40		
Remaining Life	15		

Light Bollards - Miniture Golf - 2029

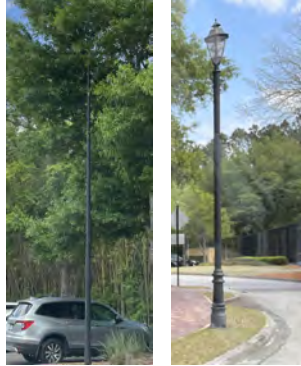
Asset ID	1138	6 Each	@ \$400.00
		Asset Actual Cost	\$2,400.00
	Miniture Golf	Percent Replacement	100%
Category	Exterior Lighting	Future Cost	\$2,850.45
Placed in Service	June 2005		
Useful Life	25		
Replacement Year	29-30		
Remaining Life	5		

Light Poles - Parking Lot - 2034

Asset ID	1134	19 Each	@ \$3,400.00
		Asset Actual Cost	\$64,600.00
	Misc. Site Components	Percent Replacement	100%
Category	Exterior Lighting	Future Cost	\$91,124.68
Placed in Service	June 2005		
Useful Life	30		
Replacement Year	34-35		
Remaining Life	10		

**South Village CDD Recreation Components
Component Detail**

Light Poles - Parking Lot continued...



Light Poles - Swimming Pool - 2034

		15 Each	@ \$3,400.00
Asset ID	1137	Asset Actual Cost	\$51,000.00
	Swiming Pools	Percent Replacement	100%
Category	Exterior Lighting	Future Cost	\$71,940.54
Placed in Service	June 2005		
Useful Life	30		
Replacement Year	34-35		
Remaining Life	10		



**South Village CDD Recreation Components
Component Detail**

Air Curtain - 2024

		1 Each	@ \$1,600.00
Asset ID	1174	Asset Actual Cost	\$1,600.00
	Kitchen	Percent Replacement	100%
Category	Kitchen Equipment	Future Cost	\$1,600.00
Placed in Service	June 2005		
Useful Life	18		
Replacement Year	24-25		
Remaining Life	0		

1

Back Bar - 2024

		1 Each	@ \$7,400.00
Asset ID	1159	Asset Actual Cost	\$7,400.00
	Snack Bar	Percent Replacement	100%
Category	Kitchen Equipment	Future Cost	\$7,400.00
Placed in Service	June 2005		
Useful Life	15		
Replacement Year	24-25		
Remaining Life	0		



Cabinets - Kitchen Storage - 2024

		2 Each	@ \$2,000.00
Asset ID	1164	Asset Actual Cost	\$4,000.00
	Snack Bar	Percent Replacement	100%
Category	Kitchen Equipment	Future Cost	\$4,000.00
Placed in Service	June 2005		
Useful Life	20		
Replacement Year	24-25		
Remaining Life	0		

**South Village CDD Recreation Components
Component Detail**

Charbroiler - 2024

		1 Each	@ \$4,800.00
Asset ID	1166	Asset Actual Cost	\$4,800.00
	Kitchen	Percent Replacement	100%
Category	Kitchen Equipment	Future Cost	\$4,800.00
Placed in Service	June 2005		
Useful Life	15		
Replacement Year	24-25		
Remaining Life	0		



Deep Fryer - 2024

		2 Each	@ \$1,600.00
Asset ID	1168	Asset Actual Cost	\$3,200.00
	Kitchen	Percent Replacement	100%
Category	Kitchen Equipment	Future Cost	\$3,200.00
Placed in Service	June 2005		
Useful Life	15		
Replacement Year	24-25		
Remaining Life	0		



**South Village CDD Recreation Components
Component Detail**

Freezer - 2024

		1 Each	@ \$2,400.00
Asset ID	1169	Asset Actual Cost	\$2,400.00
	Kitchen	Percent Replacement	100%
Category	Kitchen Equipment	Future Cost	\$2,400.00
Placed in Service	June 2005		
Useful Life	12		
Replacement Year	24-25		
Remaining Life	0		

Freezer -3 Door - 2024

		1 Each	@ \$6,000.00
Asset ID	1171	Asset Actual Cost	\$6,000.00
	Kitchen	Percent Replacement	100%
Category	Kitchen Equipment	Future Cost	\$6,000.00
Placed in Service	June 2005		
Useful Life	12		
Replacement Year	24-25		
Remaining Life	0		

Frozen Beverage Machine - 2024

		1 Each	@ \$7,400.00
Asset ID	1160	Asset Actual Cost	\$7,400.00
	Snack Bar	Percent Replacement	100%
Category	Kitchen Equipment	Future Cost	\$7,400.00
Placed in Service	June 2005		
Useful Life	12		
Replacement Year	24-25		
Remaining Life	0		

Griddle - 2024

		1 Each	@ \$2,000.00
Asset ID	1167	Asset Actual Cost	\$2,000.00
	Kitchen	Percent Replacement	100%
Category	Kitchen Equipment	Future Cost	\$2,000.00
Placed in Service	June 2005		
Useful Life	15		
Replacement Year	24-25		
Remaining Life	0		

**South Village CDD Recreation Components
Component Detail**

Griddle continued...



Ice Cream Machine - 2033

		1 Each	@ \$2,000.00
Asset ID	1173	Asset Actual Cost	\$2,000.00
	Kitchen	Percent Replacement	100%
Category	Kitchen Equipment	Future Cost	\$2,725.79
Placed in Service	November 2021		
Useful Life	12		
Replacement Year	33-34		
Remaining Life	9		

Ice Machine - 2024

		1 Each	@ \$9,700.00
Asset ID	1172	Asset Actual Cost	\$9,700.00
	Kitchen	Percent Replacement	100%
Category	Kitchen Equipment	Future Cost	\$9,700.00
Placed in Service	June 2005		
Useful Life	10		
Replacement Year	24-25		
Remaining Life	0		

**South Village CDD Recreation Components
Component Detail**

Ice Machine continued...



Ice Tea Brewer - 2024

		1 Each	@ \$1,000.00
Asset ID	1161	Asset Actual Cost	\$1,000.00
	Snack Bar	Percent Replacement	100%
Category	Kitchen Equipment	Future Cost	\$1,000.00
Placed in Service	June 2005		
Useful Life	8		
Adjustment	5		
Replacement Year	24-25		
Remaining Life	0		

Microwave/Convection Oven - 2024

		1 Each	@ \$11,000.00
Asset ID	1165	Asset Actual Cost	\$11,000.00
	Kitchen	Percent Replacement	100%
Category	Kitchen Equipment	Future Cost	\$11,000.00
Placed in Service	June 2005		
Useful Life	15		
Replacement Year	24-25		
Remaining Life	0		

**South Village CDD Recreation Components
Component Detail**

Refrigerated Merchandise Case - 2024

		1 Each	@ \$4,200.00
Asset ID	1163	Asset Actual Cost	\$4,200.00
	Snack Bar	Percent Replacement	100%
Category	Kitchen Equipment	Future Cost	\$4,200.00
Placed in Service	June 2005		
Useful Life	15		
Replacement Year	24-25		
Remaining Life	0		

Refrigerator - 2024

		1 Each	@ \$2,200.00
Asset ID	1170	Asset Actual Cost	\$2,200.00
	Kitchen	Percent Replacement	100%
Category	Kitchen Equipment	Future Cost	\$2,200.00
Placed in Service	June 2005		
Useful Life	12		
Replacement Year	24-25		
Remaining Life	0		

Sandwich Unit - 2033

		1 Each	@ \$3,000.00
Asset ID	1173	Asset Actual Cost	\$3,000.00
	Kitchen	Percent Replacement	100%
Category	Kitchen Equipment	Future Cost	\$4,088.69
Placed in Service	November 2021		
Useful Life	12		
Replacement Year	33-34		
Remaining Life	9		

Soda Fountain Machine - 2024

		1 Each	@ \$1,200.00
Asset ID	1162	Asset Actual Cost	\$1,200.00
	Snack Bar	Percent Replacement	100%
Category	Kitchen Equipment	Future Cost	\$1,200.00
Placed in Service	June 2005		
Useful Life	10		
Replacement Year	24-25		
Remaining Life	0		

**South Village CDD Recreation Components
Component Detail**

Miniture Golf Carpet - 2028

Asset ID	1178	1,100 Square Feet	@ \$7.80
Category	Miniture Golf	Asset Actual Cost	\$8,580.00
Placed in Service	June 2017	Percent Replacement	100%
Useful Life	12	Future Cost	\$9,845.75
Replacement Year	28-29		
Remaining Life	4		



Miniture Golf Fountain Pump 3 HP - 2030

Asset ID	1180	1 Each	@ \$2,000.00
Category	Miniture Golf	Asset Actual Cost	\$2,000.00
Placed in Service	November 2022	Percent Replacement	100%
Useful Life	8	Future Cost	\$2,458.51
Replacement Year	30-31		
Remaining Life	6		

Tree House Allowance - 2026

Asset ID	1176	1 Lump Sum	@ \$3,000.00
Category	Kid's Club	Asset Actual Cost	\$3,000.00
Placed in Service	June 2005	Percent Replacement	100%
Useful Life	20	Future Cost	\$3,213.67
Adjustment	2		
Replacement Year	26-27		
Remaining Life	2		

**South Village CDD Recreation Components
Component Detail**

Tree House Allowance continued...



**South Village CDD Recreation Components
Component Detail**

Gazebo - 2044

Asset ID	1053	1 Lump Sum	@ \$6,000.00
	Kid's Club	Asset Actual Cost	\$6,000.00
Category	Playground - Kids Club	Percent Replacement	100%
Placed in Service	June 2020	Future Cost	\$11,938.73
Useful Life	25		
Replacement Year	44-45		
Remaining Life	20		



Playground Equipment Allowance - Kid's Club - 2034

Asset ID	1179	1 Lump Sum	@ \$130,000.00
	Kid's Club	Asset Actual Cost	\$130,000.00
Category	Playground - Kids Club	Percent Replacement	100%
Placed in Service	June 2020	Future Cost	\$183,377.84
Useful Life	15		
Replacement Year	34-35		
Remaining Life	10		



**South Village CDD Recreation Components
Component Detail**

Play Equipment Allowance - 2026

Asset ID		1 Lump Sum	@ \$75,000.00
		Asset Actual Cost	\$75,000.00
		Percent Replacement	100%
Category	Playground - Autumn Pines	Future Cost	\$80,341.87
Placed in Service	June 2005		
Useful Life	20		
Adjustment	2		
Replacement Year	26-27		
Remaining Life	2		



Shade Bench - 2026

Asset ID		2 Each	@ \$3,800.00
		Asset Actual Cost	\$7,600.00
		Percent Replacement	100%
Category	Playground - Autumn Pines	Future Cost	\$8,141.31
Placed in Service	June 2005		
Useful Life	20		
Adjustment	2		
Replacement Year	26-27		
Remaining Life	2		



**South Village CDD Recreation Components
Component Detail**

Shade Fabric - 2026

Asset ID		1 Each	@ \$4,000.00
		Asset Actual Cost	\$4,000.00
		Percent Replacement	100%
Category	Playground - Autumn Pines	Future Cost	\$4,284.90
Placed in Service	June 2015		
Useful Life	10		
Adjustment	2		
Replacement Year	26-27		
Remaining Life	2		



Shade Structure Replacement - 2026

Asset ID		1 Each	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
Category	Playground - Autumn Pines	Future Cost	\$21,424.50
Placed in Service	June 2005		
Useful Life	20		
Adjustment	2		
Replacement Year	26-27		
Remaining Life	2		



**South Village CDD Recreation Components
Component Detail**

Playground Equipment Allowance - 2027

			1 Lump Sum @ \$50,000.00
Asset ID	1179	Asset Actual Cost	\$50,000.00
	Kid's Club	Percent Replacement	100%
Category	Playground - Club Lake Drive	Future Cost	\$55,435.89
Placed in Service	June 2013		
Useful Life	15		
Replacement Year	27-28		
Remaining Life	3		

**South Village CDD Recreation Components
Component Detail**

Picknic Tables/Benches - 2024

Asset ID	1027	1 Lump Sum	@ \$2,000.00
	Playground	Asset Actual Cost	\$2,000.00
Category	Playground - Eagle Crossing	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$2,000.00
Useful Life	10		
Replacement Year	24-25		
Remaining Life	0		



Play Equipment - 2024

Asset ID	1027	1 Lump Sum	@ \$30,000.00
	Playground	Asset Actual Cost	\$30,000.00
Category	Playground - Eagle Crossing	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$30,000.00
Useful Life	15		
Replacement Year	24-25		
Remaining Life	0		



**South Village CDD Recreation Components
Component Detail**

Wood Trellis - 2026

		180 Square Feet	@ \$14.00
Asset ID	1027	Asset Actual Cost	\$2,520.00
	Playground	Percent Replacement	100%
Category	Playground - Eagle Crossing	Future Cost	\$2,699.49
Placed in Service	June 2005		
Useful Life	25		
Adjustment	-3		
Replacement Year	26-27		
Remaining Life	2		



**South Village CDD Recreation Components
Component Detail**

Play Equipment - 2024

		1 Lump Sum	@ \$25,000.00
Asset ID		Asset Actual Cost	\$25,000.00
		Percent Replacement	100%
Playground - Eagle Landing Pkw		Future Cost	\$25,000.00
Placed in Service	June 2005		
Useful Life	15		
Replacement Year	24-25		
Remaining Life	0		



**South Village CDD Recreation Components
Component Detail**

Asphalt Resurfacing - Park Lot - 2047

Asset ID		754 Square Yards	@ \$18.00
		Asset Actual Cost	\$13,572.00
		Percent Replacement	100%
Category	Playground - Tynes Blvd.	Future Cost	\$29,941.38
Placed in Service	June 2023		
Useful Life	25		
Replacement Year	47-48		
Remaining Life	23		

Asphalt Shingles Restroom Bld. - 2042

Asset ID		10 Squares	@ \$480.00
		Asset Actual Cost	\$4,800.00
		Percent Replacement	100%
Category	Playground - Tynes Blvd.	Future Cost	\$8,915.95
Placed in Service	June 2023		
Useful Life	20		
Replacement Year	42-43		
Remaining Life	18		



Painting - Restroom Bld - 2030

Asset ID		1 Lump Sum	@ \$3,000.00
		Asset Actual Cost	\$3,000.00
		Percent Replacement	100%
Category	Playground - Tynes Blvd.	Future Cost	\$3,687.77
Placed in Service	June 2023		
Useful Life	8		
Replacement Year	30-31		
Remaining Life	6		

**South Village CDD Recreation Components
Component Detail**

Painting - Restroom Bld continued...



Picnic Tables/Trash Cans - 2037

Asset ID		4 Each	@ \$1,100.00
Category	Playground - Tynes Blvd.	Asset Actual Cost	\$4,400.00
Placed in Service	June 2023	Percent Replacement	100%
Useful Life	15	Future Cost	\$6,881.41
Replacement Year	37-38		
Remaining Life	13		



Plastic Mulch Border - 2042

Asset ID		228 Linear Feet	@ \$21.00
Category	Playground - Tynes Blvd.	Asset Actual Cost	\$4,788.00
Placed in Service	June 2023	Percent Replacement	100%
Useful Life	20	Future Cost	\$8,893.66
Replacement Year	42-43		
Remaining Life	18		

**South Village CDD Recreation Components
Component Detail**

Plastic Mulch Border continued...



Play Equipment Allowance - 2037

Asset ID		1 Lump Sum	@ \$75,000.00
		Asset Actual Cost	\$75,000.00
		Percent Replacement	100%
Category	Playground - Tynes Blvd.	Future Cost	\$117,296.70
Placed in Service	June 2023		
Useful Life	15		
Replacement Year	37-38		
Remaining Life	13		



Restroom Refurbishment - 2037

Asset ID		1 Lump Sum	@ \$4,000.00
		Asset Actual Cost	\$4,000.00
		Percent Replacement	100%
Category	Playground - Tynes Blvd.	Future Cost	\$6,255.82
Placed in Service	June 2023		
Useful Life	15		
Replacement Year	37-38		
Remaining Life	13		

**South Village CDD Recreation Components
Component Detail**

Restroom Refurbishment continued...



Shade Bench - 2042

Asset ID		1 Each	@ \$3,200.00
		Asset Actual Cost	\$3,200.00
		Percent Replacement	100%
		Future Cost	\$5,943.96
Category	Playground - Tynes Blvd.		
Placed in Service	June 2023		
Useful Life	20		
Replacement Year	42-43		
Remaining Life	18		



Shade Fabric - 2042

Asset ID		1 Each	@ \$3,000.00
		Asset Actual Cost	\$3,000.00
		Percent Replacement	100%
		Future Cost	\$5,572.47
Category	Playground - Tynes Blvd.		
Placed in Service	June 2023		
Useful Life	20		
Replacement Year	42-43		
Remaining Life	18		

**South Village CDD Recreation Components
Component Detail**

Shade Fabric continued...



Shade Structure/Fabric - 2042

Asset ID		1 Each	@ \$15,000.00
		Asset Actual Cost	\$15,000.00
		Percent Replacement	100%
Category	Playground - Tynes Blvd.	Future Cost	\$27,862.34
Placed in Service	June 2023		
Useful Life	20		
Replacement Year	42-43		
Remaining Life	18		

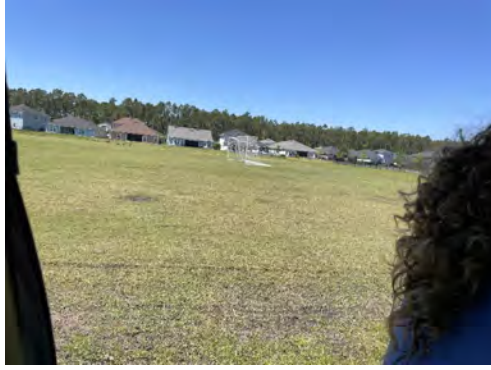


Soccer Goals - 2047

Asset ID		2 Each	@ \$2,400.00
		Asset Actual Cost	\$4,800.00
		Percent Replacement	100%
Category	Playground - Tynes Blvd.	Future Cost	\$10,589.35
Placed in Service	June 2023		
Useful Life	25		
Replacement Year	47-48		
Remaining Life	23		

**South Village CDD Recreation Components
Component Detail**

Soccer Goals continued...



**South Village CDD Recreation Components
Component Detail**

Metal Table/Trash Can - 2042

Asset ID		3 Each	@ \$2,400.00
		Asset Actual Cost	\$7,200.00
		Percent Replacement	100%
Category	Pocket Parks	Future Cost	\$13,373.92
Placed in Service	June 2023		
Useful Life	20		
Replacement Year	42-43		
Remaining Life	18		



Shade Fabric - 2032

Asset ID		3 Each	@ \$1,200.00
		Asset Actual Cost	\$3,600.00
		Percent Replacement	100%
Category	Pocket Parks	Future Cost	\$4,740.51
Placed in Service	June 2023		
Useful Life	10		
Replacement Year	32-33		
Remaining Life	8		



**South Village CDD Recreation Components
Component Detail**

Shade Structure/Fabric - 2042

Asset ID		3 Each	@ \$6,800.00
		Asset Actual Cost	\$20,400.00
		Percent Replacement	100%
Category	Pocket Parks	Future Cost	\$37,892.78
Placed in Service	June 2023		
Useful Life	20		
Replacement Year	42-43		
Remaining Life	18		



**South Village CDD Recreation Components
Component Detail**

Chain Link Fence VC - 2047

Asset ID		890 Linear Feet	@ \$28.00
		Asset Actual Cost	\$24,920.00
		Percent Replacement	100%
Category	Dog Park	Future Cost	\$54,976.37
Placed in Service	June 2023		
Useful Life	25		
Replacement Year	47-48		
Remaining Life	23		



Park Bench - 2042

Asset ID		Asset Actual Cost	\$1,200.00
		Percent Replacement	100%
		Future Cost	\$2,228.99
Category	Dog Park		
Placed in Service	June 2023		
Useful Life	20		
Replacement Year	42-43		
Remaining Life	18		



**South Village CDD Recreation Components
Component Detail**

Pedestal Drink Fountain/Pet Fountain - 2047

Asset ID		1 Each	@ \$4,200.00
		Asset Actual Cost	\$4,200.00
		Percent Replacement	100%
Category	Dog Park	Future Cost	\$9,265.68
Placed in Service	June 2023		
Useful Life	25		
Replacement Year	47-48		
Remaining Life	23		



Picnic Table/Trash Can - 2042

Asset ID		1 Each	@ \$2,000.00
		Asset Actual Cost	\$2,000.00
		Percent Replacement	100%
Category	Dog Park	Future Cost	\$3,714.98
Placed in Service	June 2023		
Useful Life	20		
Replacement Year	42-43		
Remaining Life	18		



**South Village CDD Recreation Components
Component Detail**

Shade Bench - 2042

Asset ID		2 Each	@ \$3,000.00
		Asset Actual Cost	\$6,000.00
		Percent Replacement	100%
Category	Dog Park	Future Cost	\$11,144.93
Placed in Service	June 2023		
Useful Life	20		
Replacement Year	42-43		
Remaining Life	18		



Shade Fabric - 2032

Asset ID		1 Each	@ \$1,500.00
		Asset Actual Cost	\$1,500.00
		Percent Replacement	100%
Category	Dog Park	Future Cost	\$1,975.21
Placed in Service	June 2023		
Useful Life	10		
Replacement Year	32-33		
Remaining Life	8		



**South Village CDD Recreation Components
Component Detail**

Shade Structure/Fabric - 2042

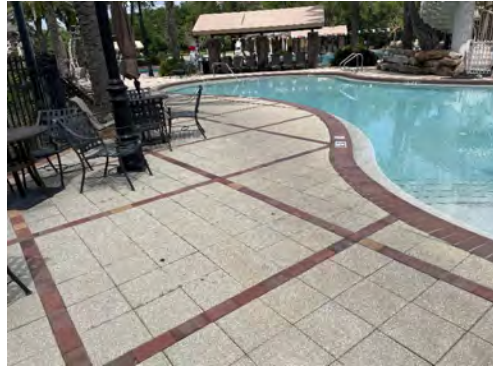
Asset ID		1 Each	@ \$10,000.00
		Asset Actual Cost	\$10,000.00
		Percent Replacement	100%
		Future Cost	\$18,574.89
Category	Dog Park		
Placed in Service	June 2023		
Useful Life	20		
Replacement Year	42-43		
Remaining Life	18		



**South Village CDD Recreation Components
Component Detail**

Concret Paver Allowance - 2044

		24,500 Square Feet	@ \$8.00
Asset ID	1013	Asset Actual Cost	\$196,000.00
	Swiming Pools	Percent Replacement	100%
Category	Swimming Pools	Future Cost	\$389,998.62
Placed in Service	June 2005		
Useful Life	35		
Adjustment	5		
Replacement Year	44-45		
Remaining Life	20		



Diving Boards - 2037

		2 Each	@ \$2,600.00
Asset ID	1019	Asset Actual Cost	\$5,200.00
	Swiming Pools	Percent Replacement	100%
Category	Swimming Pools	Future Cost	\$8,132.57
Placed in Service	June 2023		
Useful Life	15		
Replacement Year	37-38		
Remaining Life	13		



**South Village CDD Recreation Components
Component Detail**

Diving Stand - High Dive - 2029

		1 Each	@ \$22,000.00
Asset ID	1008	Asset Actual Cost	\$22,000.00
	Swimming Pools	Percent Replacement	100%
Category	Swimming Pools	Future Cost	\$26,129.10
Placed in Service	June 2005		
Useful Life	25		
Replacement Year	29-30		
Remaining Life	5		



Diving Stand - Low Dive - 2029

		1 Each	@ \$17,000.00
Asset ID	1009	Asset Actual Cost	\$17,000.00
	Swimming Pools	Percent Replacement	100%
Category	Swimming Pools	Future Cost	\$20,190.67
Placed in Service	June 2005		
Useful Life	25		
Replacement Year	29-30		
Remaining Life	5		



**South Village CDD Recreation Components
Component Detail**

Lane Dividers - 2024

		5 Each	@ \$460.00
Asset ID	1006	Asset Actual Cost	\$2,300.00
	Swimming Pools	Percent Replacement	100%
Category	Swimming Pools	Future Cost	\$2,300.00
Placed in Service	June 2005		
Useful Life	20		
Replacement Year	24-25		
Remaining Life	0		



Pool Heater 1 - 2024

		1 Each	@ \$6,800.00
Asset ID		Asset Actual Cost	\$6,800.00
	Swimming Pools	Percent Replacement	100%
Category	Swimming Pools	Future Cost	\$6,800.00
Placed in Service	June 2005		
Useful Life	8		
Replacement Year	24-25		
Remaining Life	0		



**South Village CDD Recreation Components
Component Detail**

Pool Heater 2 - 2024

		1 Each	@ \$6,800.00
Asset ID		Asset Actual Cost	\$6,800.00
		Percent Replacement	100%
Category	Swimming Pools	Future Cost	\$6,800.00
Placed in Service	June 2005		
Useful Life	8		
Replacement Year	24-25		
Remaining Life	0		



Pool Lift - Adult Pool - 2025

		1 Each	@ \$6,800.00
Asset ID	1010	Asset Actual Cost	\$6,800.00
	Swiming Pools	Percent Replacement	100%
Category	Swimming Pools	Future Cost	\$7,038.00
Placed in Service	June 2005		
Useful Life	15		
Adjustment	6		
Replacement Year	25-26		
Remaining Life	1		



**South Village CDD Recreation Components
Component Detail**

Pool Pump & Equip. Allowance (Annual) - 2024

Asset ID	1005	1 Lump Sum	@ \$5,000.00
Category	Swiming Pools	Asset Actual Cost	\$5,000.00
Placed in Service	June 2005	Percent Replacement	100%
Useful Life	1	Future Cost	\$5,000.00
Replacement Year	24-25		
Remaining Life	0		

Pool Refurfacing/Tile - Adult Pool - 2028

Asset ID	1012	2,700 Square Feet	@ \$32.00
Category	Swiming Pools	Asset Actual Cost	\$86,400.00
Placed in Service	June 2017	Percent Replacement	100%
Useful Life	12	Future Cost	\$99,145.99
Replacement Year	28-29		
Remaining Life	4		



Pool Resurfacing - Family Pool - 2028

Asset ID	1001	4,360 Square Feet	@ \$32.00
Category	Swiming Pools	Asset Actual Cost	\$139,520.00
Placed in Service	June 2017	Percent Replacement	100%
Useful Life	12	Future Cost	\$160,102.41
Replacement Year	28-29		
Remaining Life	4		

**South Village CDD Recreation Components
Component Detail**

Pool Resurfacing - Family Pool continued...



Pool Resurfacing/Tile - Baby Pool - 2028

Asset ID	1015	260 Square Feet	@ \$32.00
Category	Swimming Pools	Asset Actual Cost	\$8,320.00
Placed in Service	March 2017	Percent Replacement	100%
Useful Life	12	Future Cost	\$9,547.39
Replacement Year	28-29		
Remaining Life	4		

Pool Resurfacing/Tile - Competition Pool - 2028

Asset ID	1007	6,400 Square Feet	@ \$32.00
Category	Swimming Pools	Asset Actual Cost	\$204,800.00
Placed in Service	June 2017	Percent Replacement	100%
Useful Life	12	Future Cost	\$235,012.71
Replacement Year	28-29		
Remaining Life	4		

**South Village CDD Recreation Components
Component Detail**

Pool Resurfacing/Tile - Competition Pool continued...



Pool Slide - Wading Pool - 2024

		1 Lump Sum	@ \$1,800.00
Asset ID	1016	Asset Actual Cost	\$1,800.00
	Swiming Pools	Percent Replacement	100%
Category	Swimming Pools	Future Cost	\$1,800.00
Placed in Service	June 2005		
Useful Life	15		
Adjustment	4		
Replacement Year	24-25		
Remaining Life	0		



**South Village CDD Recreation Components
Component Detail**

Pool Slide Refurbish Allowance - 2024

Asset ID	1002	1 Lump Sum	@ \$20,000.00
Category	Swiming Pools	Asset Actual Cost	\$20,000.00
Placed in Service	June 2005	Percent Replacement	100%
Useful Life	10	Future Cost	\$20,000.00
Replacement Year	24-25		
Remaining Life	0		



Shade Fabric - 2024

Asset ID	1011	6 Each	@ \$3,800.00
Category	Swiming Pools	Asset Actual Cost	\$22,800.00
Placed in Service	June 2005	Percent Replacement	100%
Useful Life	10	Future Cost	\$22,800.00
Replacement Year	24-25		
Remaining Life	0		



**South Village CDD Recreation Components
Component Detail**

Shade Structure Replace - 2029

		6 Each	@ \$15,000.00
Asset ID	1011	Asset Actual Cost	\$90,000.00
	Swimming Pools	Percent Replacement	100%
Category	Swimming Pools	Future Cost	\$106,891.77
Placed in Service	June 2005		
Useful Life	25		
Replacement Year	29-30		
Remaining Life	5		



Slide Tower Steel Refurbish Allowance - 2024

		1 Lump Sum	@ \$20,000.00
Asset ID	1003	Asset Actual Cost	\$20,000.00
	Swimming Pools	Percent Replacement	100%
Category	Swimming Pools	Future Cost	\$20,000.00
Placed in Service	June 2005		
Useful Life	10		
Replacement Year	24-25		
Remaining Life	0		



**South Village CDD Recreation Components
Component Detail**

Solar Pool Cover - Adult Pool - 2031

Asset ID	1020	1,600 Square Feet	@ \$2.40
Category	Swimming Pools	Asset Actual Cost	\$3,840.00
Placed in Service	June 2017	Percent Replacement	100%
Useful Life	15	Future Cost	\$4,885.55
Replacement Year	31-32		
Remaining Life	7		



Starting Platforms - 2029

Asset ID	1018	6 Each	@ \$3,200.00
Category	Swimming Pools	Asset Actual Cost	\$19,200.00
Placed in Service	June 2005	Percent Replacement	100%
Useful Life	25	Future Cost	\$22,803.58
Replacement Year	29-30		
Remaining Life	5		



**South Village CDD Recreation Components
Component Detail**

Fencing - Hard Courts - 2047

Asset ID	1187	492 Linear Feet	@ \$31.00
Category	Tennis Courts	Asset Actual Cost	\$15,252.00
	Tennis/Pickleball Courts	Percent Replacement	100%
Placed in Service	June 2018	Future Cost	\$33,647.66
Useful Life	30		
Replacement Year	47-48		
Remaining Life	23		



Fencing - Soft Courts - 2034

Asset ID	1182	2,460 Linear Feet	@ \$31.00
Category	Tennis Courts	Asset Actual Cost	\$76,260.00
	Tennis/Pickleball Courts	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$107,572.26
Useful Life	30		
Replacement Year	34-35		
Remaining Life	10		



**South Village CDD Recreation Components
Component Detail**

Har-Tru Tennis Court Refurbishment - 2034

Asset ID	1021	10 Court	@ \$32,000.00
	Tennis Courts	Asset Actual Cost	\$320,000.00
Category	Tennis/Pickleball Courts	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$451,391.60
Useful Life	30		
Replacement Year	34-35		
Remaining Life	10		

Light Poles - Hard Courts - 2047

Asset ID	1139	12 Each	@ \$3,800.00
	Tennis Courts	Asset Actual Cost	\$45,600.00
Category	Tennis/Pickleball Courts	Percent Replacement	100%
Placed in Service	June 2018	Future Cost	\$100,598.82
Useful Life	30		
Replacement Year	47-48		
Remaining Life	23		



Light Poles - Soft Courts - 2034

Asset ID	1136	60 Each	@ \$3,800.00
	Tennis Courts	Asset Actual Cost	\$228,000.00
Category	Tennis/Pickleball Courts	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$321,616.52
Useful Life	30		
Replacement Year	34-35		
Remaining Life	10		

**South Village CDD Recreation Components
Component Detail**

Light Poles - Soft Courts continued...



Shade Fabric - Courts - 2033

		6 Each	@ \$1,200.00
Asset ID	1024	Asset Actual Cost	\$7,200.00
	Tennis Courts	Percent Replacement	100%
Category	Tennis/Pickleball Courts	Future Cost	\$9,812.86
Placed in Service	June 2024		
Useful Life	10		
Replacement Year	33-34		
Remaining Life	9		



Shade Structure Replace - Courts - 2053

		6 Each	@ \$3,700.00
Asset ID	1024	Asset Actual Cost	\$22,200.00
	Tennis Courts	Percent Replacement	100%
Category	Tennis/Pickleball Courts	Future Cost	\$60,203.69
Placed in Service	June 2024		
Useful Life	30		
Replacement Year	53-54		
Remaining Life	29		

**South Village CDD Recreation Components
Component Detail**

Shade Structure Replace - Courts continued...



Tennis/PB Court Replacement - 2047

Asset ID	1023	2 Courts	@ \$65,000.00
Category	Tennis Courts	Asset Actual Cost	\$130,000.00
	Tennis/Pickleball Courts	Percent Replacement	100%
Placed in Service	June 2018	Future Cost	\$286,794.88
Useful Life	30		
Replacement Year	47-48		
Remaining Life	23		



**South Village CDD Recreation Components
Component Detail**

Tennis/PB Court Resurfacing (color coat) - 2030

		1 Lump Sum	@ \$45,000.00
Asset ID	1023	Asset Actual Cost	\$45,000.00
	Tennis Courts	Percent Replacement	100%
Category	Tennis/Pickleball Courts	Future Cost	\$55,316.49
Placed in Service	December 2023		
Useful Life	7		
Replacement Year	30-31		
Remaining Life	6		



**South Village CDD Recreation Components
Component Detail**

Awning Fabric - Kid's Club

Asset ID	1101	Asset Actual Cost	
	Kid's Club	Percent Replacement	100%
Category	Operating Expense	Future Cost	
Placed in Service	June 2005		
No Useful Life			



Brick Walk Repair

Asset ID	1035	Asset Actual Cost	
	Misc. Site Components	Percent Replacement	100%
Category	Operating Expense	Future Cost	
Placed in Service	June 2005		
No Useful Life			

Ceiling Fans

Asset ID	1123	Asset Actual Cost	
	Fitness Center	Percent Replacement	100%
Category	Operating Expense	Future Cost	
Placed in Service	June 2005		
No Useful Life			

**South Village CDD Recreation Components
Component Detail**

Concrete Sidewalk Repair

Asset ID	1036	Asset Actual Cost	
	Misc. Site Components	Percent Replacement	100%
Category	Operating Expense	Future Cost	
Placed in Service	June 2005		
No Useful Life			

Cupola Repair - Tiki Bar

Asset ID		Asset Actual Cost	
	Operating Expense	Percent Replacement	100%
Category	June 2005	Future Cost	
Placed in Service			
No Useful Life			



Entry Feature Fountain Pumps

Asset ID	1046	Asset Actual Cost	
	Misc. Site Components	Percent Replacement	100%
Category	Operating Expense	Future Cost	
Placed in Service	June 2005		
No Useful Life			

**South Village CDD Recreation Components
Component Detail**

Fountain Filtration - Residents Club

Asset ID	1033	Asset Actual Cost	
Misc. Site Components		Percent Replacement	100%
Category	Operating Expense	Future Cost	
Placed in Service	June 2005		
No Useful Life			



Interior Painting

Asset ID	1036	Asset Actual Cost	
Misc. Site Components		Percent Replacement	100%
Category	Operating Expense	Future Cost	
Placed in Service	June 2005		
No Useful Life			

Painting - Dumpster Enclosure

Asset ID	1111	Asset Actual Cost	
Misc. Site Components		Percent Replacement	100%
Category	Operating Expense	Future Cost	
Placed in Service	June 2005		
No Useful Life			

**South Village CDD Recreation Components
Component Detail**

Reception Desk Refurbishment

Asset ID	1092	Asset Actual Cost	
	Residents Club	Percent Replacement	100%
Category	Operating Expense	Future Cost	
Placed in Service	June 2016		
No Useful Life			



Roof Water Tank Refurbish

Asset ID	1098	Asset Actual Cost	
	Residents Club	Percent Replacement	100%
Category	Operating Expense	Future Cost	
Placed in Service	June 2005		
No Useful Life			



**South Village CDD Recreation Components
Component Detail**

Screened Porch Rescreening

Asset ID	1095	Asset Actual Cost	
Category	Residents Club	Percent Replacement	100%
Placed in Service	Operating Expense	Future Cost	
No Useful Life	June 2005		



Water Heater - Fitness Center

Asset ID	1121	Asset Actual Cost	
Category	Fitness Center	Percent Replacement	100%
Placed in Service	Operating Expense	Future Cost	
No Useful Life	June 2005		

**South Village CDD Recreation Components
Component Detail**

Basketball Court Divider Curtain

Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Category	Long Life Components	Future Cost	
Placed in Service	June 2005		
No Useful Life			



Basketball Fold Backboards

Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Category	Long Life Components	Future Cost	
Placed in Service	June 2005		
No Useful Life			



**South Village CDD Recreation Components
Component Detail**

Billard Table

Asset ID	1063	Asset Actual Cost	
	Residents Club	Percent Replacement	100%
Category	Long Life Components	Future Cost	
Placed in Service	June 2005		
No Useful Life			

Brick Walks

Asset ID	1063	Asset Actual Cost	
	Residents Club	Percent Replacement	100%
Category	Long Life Components	Future Cost	
Placed in Service	June 2005		
No Useful Life			

Building Foundations/Frames

Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Category	Long Life Components	Future Cost	
Placed in Service	June 2005		
No Useful Life			

Building Siding/Trim

Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Category	Long Life Components	Future Cost	
Placed in Service	June 2005		
No Useful Life			

**South Village CDD Recreation Components
Component Detail**

Electrical/Communication Cables & Devices

Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Category Long Life Components		Future Cost	
Placed in Service	June 2005		
No Useful Life			

Folding Security Shutter - Tennis Pro Shop

Asset ID	1107	Asset Actual Cost	
	Fitness Center	Percent Replacement	100%
Category Long Life Components		Future Cost	
Placed in Service	June 2005		
No Useful Life			

HVAC Ductwork

Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Category Long Life Components		Future Cost	
Placed in Service	June 2005		
No Useful Life			

Handicap Lift - Fitness Center

Asset ID	1105	Asset Actual Cost	
	Fitness Center	Percent Replacement	100%
Category Long Life Components		Future Cost	
Placed in Service	June 2005		
No Useful Life			

**South Village CDD Recreation Components
Component Detail**

Handicap Lift - Fitness Center continued...



Kitchen Fire Protection System

Asset ID	Asset Actual Cost	
Category Long Life Components	Percent Replacement	100%
Placed in Service June 2005	Future Cost	
No Useful Life		

Pool Shell

Asset ID	Asset Actual Cost	
Category Long Life Components	Percent Replacement	100%
Placed in Service June 2005	Future Cost	
No Useful Life		

Sidewalks

Asset ID	Asset Actual Cost	
Category Long Life Components	Percent Replacement	100%
Placed in Service June 2005	Future Cost	
No Useful Life		

**South Village CDD Recreation Components
Component Detail**

Utility Lines To Buildings

Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Category Long Life Components		Future Cost	
Placed in Service	June 2005		
No Useful Life			

Water/Sewer/Vent Piping

Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Category Long Life Components		Future Cost	
Placed in Service	June 2005		
No Useful Life			

Wiring for Light Poles

Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Category Long Life Components		Future Cost	
Placed in Service	June 2005		
No Useful Life			

**South Village CDD Recreation Components
Component Detail**

CDD Golf Components

Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Components Maintained by Others		Future Cost	
Placed in Service	June 2005		
No Useful Life			

Cluster Mainboxes

Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Components Maintained by Others		Future Cost	
Placed in Service	June 2005		
No Useful Life			



Electrical Lines to Transformers

Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Components Maintained by Others		Future Cost	
Placed in Service	June 2005		
No Useful Life			

**South Village CDD Recreation Components
Component Detail**

Street/Traffic Signs

Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Components Maintained by Others		Future Cost	
Placed in Service	June 2005		
No Useful Life			

Water/Electric Meters

Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Components Maintained by Others		Future Cost	
Placed in Service	June 2005		
No Useful Life			

Water/Sewer Connection to Utility

Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Components Maintained by Others		Future Cost	
Placed in Service	June 2005		
No Useful Life			

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 Fully Funded Balance= Component cost x 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.

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

10459 Hunters Creek Court
Jacksonville, FL 32256
(904) 303-3275
www.communityadvisors.com



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.

TABLE OF CONTENTS

EXECUTIVE SUMMARY

Executive Summary	1-1
Funding Model Projection - Recommended Funding Plan	1-3
Recommended Funding Plan Chart	1-4

CURRENT FUNDING PLAN

Funding Model Projection - Current Funding Plan	2-1
Current Funding Plan Projection	2-2

CASH FLOW

Income & Expense Spreadsheet	3-1
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EXPENDITURE DETAIL

Annual Expenditure Detail	4-1
Asset Current Cost by Category	4-14

COMPONENT INVENTORY

Component Inventory	5-1
Component Detail Index	5-5
Component Detail	5-9

DISCLOSURES & INFORMATION

Report Navigation	6-1
Methodology & Information	6-2
Terms of Service	6-3
Definitions	6-4

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

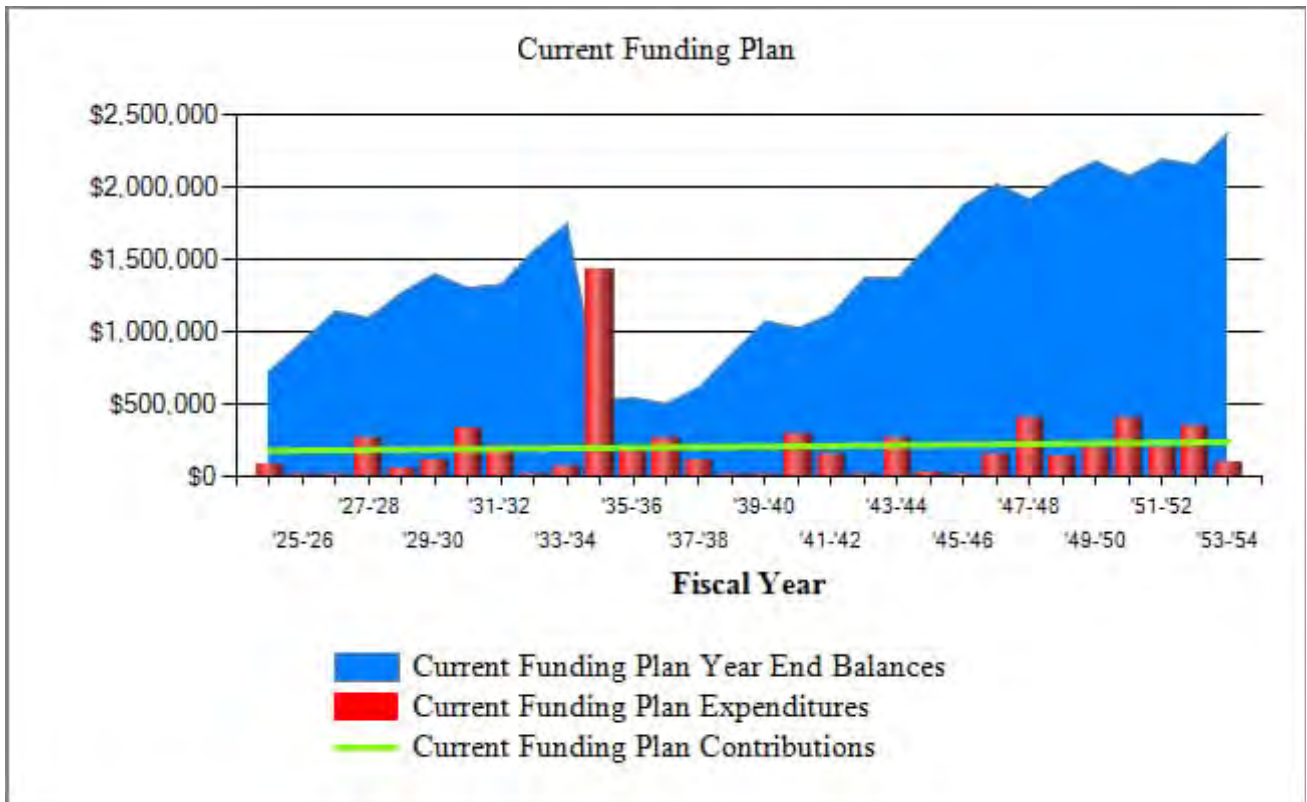


- Reserve Fund Ending Balances
- Annual Expenditures
- Annual Contributions

**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**

Description	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
<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**

Description	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
<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**

Description	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
<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	<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**

Description	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
<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**

Description	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44
<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**

Description	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44
<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**

Description	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44
<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**

Description	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44
<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**

Description	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54
<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**

Description	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54
<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		
Kegerator					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**

Description	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54
<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**

Description	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54
<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	<u>\$330,301</u>
 Replacement Year 31-32	
Windows & Doors	
Overhead Doors - Cart Barn	8,143
Kitchen Equipment	
Charbroiler	6,107
Ice Machine	12,341
Sandwich Prep Refrigerated	<u>5,089</u>
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	<u>\$213,616</u>
 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	<u>\$9,876</u>
 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	
Kegeator	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	<u>\$110,728</u>
 Replacement Year 38-39	
Maintenance Equipment	
Misc. Tools & Equipment Allowance	3,237
Total for 2038 - 2039	<u>\$3,237</u>
 Replacement Year 39-40	
Kitchen Equipment	
Griddle	3,351
Sandwich Prep Refrigerated	<u>6,701</u>
Kitchen Equipment - Total:	10,052
Irrigation System	
Misc. Filters & Equipment	5,026
Maintenance Equipment	
Misc. Tools & Equipment Allowance	3,351
Total for 2039 - 2040	<u>\$18,429</u>
 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	<u>24,969</u>
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	78,446
Roofing - Total:	<u>136,777</u>
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	3,468
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	3,589
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	<u>\$147,074</u>
 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	<u>\$398,319</u>
 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	
Keerator	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>

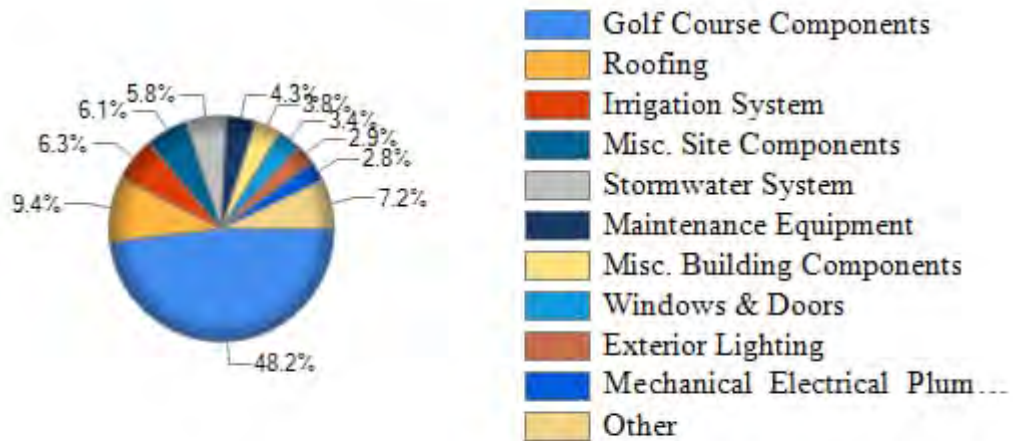
**South Village CDD Golf Components
Annual Expenditure Detail**

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	<u>\$191,143</u>
 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	<u>33,538</u>
Mechanical Electrical Plumbing - Total:	62,884
Bar Components & Equipment	
Glass Door Refrigerator	9,433
Glass Froster	<u>6,026</u>
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	<u>\$348,672</u>
 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	<u>61,200</u>
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	<u>8,000</u>
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	<u>40,000</u>
Windows & Doors - Total								<u>\$83,600</u>
Roofing								
Asphalt Shingles - Cluhouse	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	<u>45,240</u>
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	<u>30,800</u>
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	<u>4,085</u>
Exterior Painting/Waterproofing - Total								\$30,735
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	<u>11,200</u>
Mechanical Electrical Plumbing - Total								\$69,400
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	<u>3,500</u>
Furniture Fixtures & Equipment - Total								\$34,500
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	<u>71,400</u>
Exterior Lighting - Total								\$73,400
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	<u>4,000</u>
Kitchen Equipment - Total								\$33,100

**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								<u>\$27,800</u>
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								<u>\$1,198,804</u>
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								<u>\$157,600</u>
Golf Equipment								
Golf Ball Dispenser	2017	26-27	10	0	2	1 Lump Sum	10,000.00	10,000
Golf Equipment - Total								<u>\$10,000</u>
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								<u>\$107,000</u>
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>
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>

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 - Cluhouse	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	Kegeator	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

		1 Each	@ \$3,000.00
Asset ID	1037	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

		6,317 Square Yards	@ \$17.20
Asset ID	1005	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

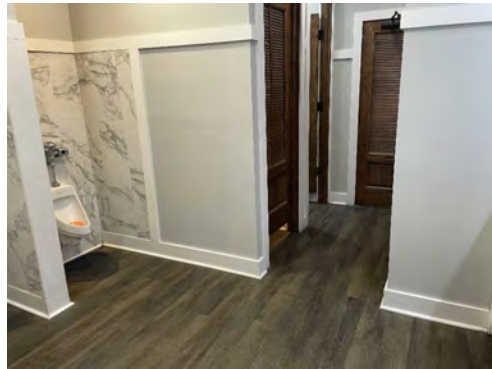
Asset ID	1053	128 Linear Feet	@ \$74.00
		Asset Actual Cost	\$9,472.00
		Percent Replacement	100%
Category	Misc. Building Components	Future Cost	\$24,818.27
Placed in Service	January 2023		
Useful Life	30		
Replacement Year	52-53		
Remaining Life	28		



**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%
Category	Misc. Building Components	Future Cost	\$67,609.04
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%
Category	Misc. Building Components	Future Cost	\$9,834.04
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%
Category	Windows & Doors	Future Cost	\$30,221.37
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%
Category	Windows & Doors	Future Cost	\$1,475.11
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%
Category	Windows & Doors	Future Cost	\$8,142.59
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 - Cluhouse - 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		



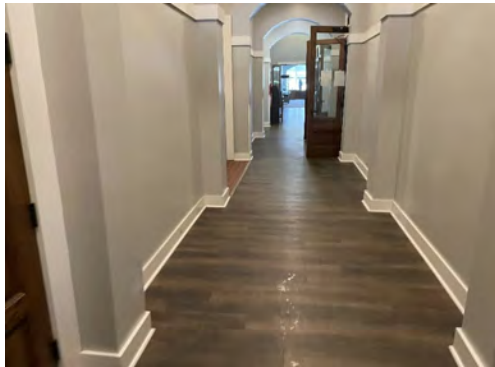
**South Village CDD Golf Components
Component Detail**

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
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%
Category	Painting/Waterproofing	Future Cost	\$5,567.44
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

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



Unit 1 - Pro Shop - 2024

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

Unit 2- Corridor/Offices - 2028

		7 Ton	@ \$1,600.00
Asset ID	1017	Asset Actual Cost	\$11,200.00
		Percent Replacement	100%
Mechanical Mechanical Electrical Plumbing		Future Cost	\$12,852.26
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
		Asset Actual Cost	\$12,800.00
		Percent Replacement	100%
Mechanical Mechanical Electrical Plumbing		Future Cost	\$14,688.29
Placed in Service	January 2017		
Useful Life	12		
Replacement Year	28-29		
Remaining Life	4		

Unit 3 - Common Area - 2024

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

Unit 3A - Common Area - 2024

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

Unit 4 - Dining - 2024

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

**South Village CDD Golf Components
Component Detail**

Unit 5 - Dining - 2024

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

Unit 6 - Kitchen - 2024

		7 Ton	@ \$1,600.00
Asset ID	1016	Asset Actual Cost	\$11,200.00
		Percent Replacement	100%
Mechanical Mechanical Electrical Plumbing		Future Cost	\$11,200.00
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

		1 Lump Sum	@ \$2,000.00
Asset ID		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

		21 Each	@ \$3,400.00
Asset ID		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

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

Disposer - Dishwashing Station - 2024

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

Disposer - Prep Sink - 2024

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

Griddle - 2024

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

**South Village CDD Golf Components
Component Detail**

Ice Machine - 2031

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

Keegerator - 2024

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

Refrigerator - 2034

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

Sandwich Prep Refrigerated - 2024

		1 Each	@ \$4,000.00
Asset ID	1026	Asset Actual Cost	\$4,000.00
		Percent Replacement	100%
Category	Kitchen Equipment	Future Cost	\$4,000.00
Placed in Service	June 2006		
Useful Life	15		
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		1 Each	@ \$6,000.00
Asset ID	1057	Asset Actual Cost	\$6,000.00
		Percent Replacement	100%
Category	Components & Equipment	Future Cost	\$7,633.68
Placed in Service	June 2017		
Useful Life	15		
Replacement Year	31-32		
Remaining Life	7		

Glass Door Refrigerator - 2028		1 Each	@ \$3,600.00
Asset ID	1060	Asset Actual Cost	\$3,600.00
		Percent Replacement	100%
Category	Components & Equipment	Future Cost	\$4,131.08
Placed in Service	June 2017		
Useful Life	12		
Replacement Year	28-29		
Remaining Life	4		

Glass Froster - 2028		1 Each	@ \$2,300.00
Asset ID	1058	Asset Actual Cost	\$2,300.00
		Percent Replacement	100%
Category	Components & Equipment	Future Cost	\$2,639.30
Placed in Service	June 2017		
Useful Life	12		
Replacement Year	28-29		
Remaining Life	4		

Wine Refrigerator - 2032		1 Each	@ \$1,500.00
Asset ID	1061	Asset Actual Cost	\$1,500.00
		Percent Replacement	100%
Category	Components & Equipment	Future Cost	\$1,975.21
Placed in Service	June 2021		
Useful Life	12		
Replacement Year	32-33		
Remaining Life	8		

**South Village CDD Golf Components
Component Detail**

Wood Bar & Stone Top - Bar - 2037

		18 Linear Feet	@ \$800.00
Asset ID	1056	Asset Actual Cost	\$14,400.00
		Percent Replacement	100%
		Future Cost	\$22,520.97
Bar Components & Equipment			
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
		Asset Actual Cost	\$100,000.00
		Percent Replacement	100%
Category	Irrigation System	Future Cost	\$145,996.97
Placed in Service	June 2021		
Useful Life	15		
Replacement Year	35-36		
Remaining Life	11		

Irrigation Pump/Motor 1 - 2036

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

Irrigation Pump/Motor 2 - 2024

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

Misc. Filters & Equipment - 2024

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

**South Village CDD Golf Components
Component Detail**

VFD - Irrigation Pumps - 2035

		2 HP	@ \$4,800.00
Asset ID	1076	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

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

Kabota Tractor - 2029

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

Misc. Tools & Equipment Allowance - 2024

		1 Lump Sum	@ \$2,000.00
Asset ID	1070	Asset Actual Cost	\$2,000.00
		Percent Replacement	100%
Category	Maintenance Equipment	Future Cost	\$2,000.00
Placed in Service	June 2006		
Useful Life	1		
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	
		Percent Replacement	100%
Category	Operating Expense	Future Cost	
Placed in Service	January 2006		
No Useful Life			



Camera System

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

Carpet - Offices/Pro Shop

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



Building Foundation/Frames

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

Building Siding/Trim

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

**South Village CDD Golf Components
Component Detail**

Cart Paths

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

Electrical/Communication Cable & Devices

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

HVAC Ductwork

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

Kitchen Fire Protection System

Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Category	Long Life Components	Future Cost	
Placed in Service	June 2007		
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	
		Percent Replacement	100%
Category	Long Life Components	Future Cost	
Placed in Service	June 2006		
No Useful Life			

Wiring for Light Poles

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

**South Village CDD Golf Components
Component Detail**

CDD Amenity Components

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

Cluster Mailboxes

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

Electrical Lines to Transformers

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

Water/Electrical Meters

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

**South Village CDD Golf Components
Component Detail**

Water/Sewer Connection to Utility

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

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 Fully Funded Balance= Component cost x 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.

FIFTH ORDER OF BUSINESS

**LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT
BY AND BETWEEN THE SOUTH VILLAGE COMMUNITY DEVELOPMENT
DISTRICT AND THE TREE AMIGOS OUTDOOR SERVICES, LLC**

THIS AGREEMENT (“Agreement”) is made and entered into this 14th day of May, 2024, by and between:

SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to chapter 190, Florida Statutes, located in Clay County, Florida, whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the “District”), and

THE TREE AMIGOS OUTDOOR SERVICES, LLC, a Florida limited liability company, whose address is 5000-18 Highway 17, Suite 235, Fleming Island, Florida 32003 (the “Contractor” and, together with the District, the “Parties”).

RECITALS

WHEREAS, the District was established by the Board of County Commissioners of Clay County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including surface water management systems, roadways, landscaping, and other infrastructure; and

WHEREAS, the District has a need to retain an independent contractor to provide landscape and irrigation maintenance services for certain lands within and around the District; and

WHEREAS, Contractor submitted a Price Proposal Form, attached hereto as **Exhibit A** and incorporated herein by reference (the “Price Quotation”), and represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. DESCRIPTION OF WORK AND SERVICES.

A. The District desires that the Contractor provide professional landscape and irrigation maintenance services within presently accepted standards. Upon all parties executing this Agreement, the Contractor shall provide the District with the specific services as set forth in this Agreement and attached Exhibits.

- B.** While providing the services identified in this Agreement, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the services.
- C.** The Contractor shall provide the specific professional services as shown in Section 3 of this Agreement.

3. SCOPE OF LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES. The duties, obligations, and responsibilities of the Contractor are those described in the Scope of Services attached hereto as **Exhibit B** in the designated areas as shown in the maintenance map attached hereto as **Exhibit C**. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Attached Exhibits are intended to clarify the Price Quotation and Scope of Services to be provided herein; to the extent that any other provisions of the Exhibits conflict with the provisions of this Agreement, this Agreement shall control.

4. MANNER OF CONTRACTOR'S PERFORMANCE. Contractor agrees, as an independent contractor, to undertake work and/or perform or have performed such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

(1) The District hereby designates the District Manager, Field Operations Manager, and the General Manager to act as its representatives.

(2) The Contractor agrees to meet with the District's representative no less than one (1) time per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement. 7

D. In the event that time is lost due to heavy rains ("Rain Days"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services within one (1) week of any such Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days, but shall not provide services on Sundays. Contractor shall coordinate with the District representatives to timely complete all such services.

E. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours. Contractor further understands and acknowledges that there are school children who may be traversing to and from school during regular school hours. Contractor shall use all due care to protect the safety school children who may be traversing to and from school, while Contractor is still on-site and performing the services herein, by being cognizant of their presence and prioritizing their safety.

5. COMPENSATION; TERM.

A. As compensation for services described in this Agreement, the District agrees to pay Contractor the following amounts:

i. twelve (12) monthly payments of Twenty-Four Thousand, Five Hundred and Ninety-Six Dollars, and Eighty-Four Cents (**\$24,596.84**) for a total of Two Hundred Ninety Five Thousand, One Hundred Sixty-Two Dollars, and Seven Cents (\$295,162.07) for Fiscal Year 2024-2025;

ii. twelve (12) monthly payments of Twenty-Five Thousand, Eighty-Eight Dollars, and Seventy-Eight Cents (\$) for an annual total of Three Hundred and One Thousand, Sixty-Five Dollars and Thirty-Six Cents (**\$301,065.36**) for Fiscal Year 2025-2026; and

iii. twelve (12) monthly payments of Twenty-Five Thousand, Five Hundred Ninety Dollars, and Fifty-Seven Cents (**\$25,590.57**) for an annual total of Three Hundred and Seven Thousand, Eighty-Six Dollars, and Eighty-Four Cents (**\$307,086.84**) for Fiscal Year 2026-2027.

B. Work shall commence on October 1, 2024, and end September 30, 2027, unless terminated earlier in accordance with Section 14 below.

C. If the District should desire additional work or services, or to add additional lands to be maintained, or Contractor has recommended repairs or additional work not within the scope of this Agreement, Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall

agree in writing to an addendum, addenda, or change order(s) to this Agreement. Contractor shall not provide such additional services until such agreement is evidenced in writing. Fees for any additional services shall be calculated based on the attached Price Quotation, or, if not identified, as negotiated between the District and the Contractor and agreed upon in writing.

C. The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. These monthly invoices are due and payable within forty-five (45) days of receipt by the District or otherwise in accordance with Florida Prompt Payment Act. Each monthly invoice shall include such supporting information as the District may reasonably require the Contractor to provide. In the event that the Contractor does not perform services required by the Agreement due to a labor shortage or other reasons, the Contractor shall (1) report the services that were not performed and provide a written explanation for the nonperformance to the District; and (2) issue a credit to the District equal in value to the services which were not performed ("Credit") which the District can then use toward payment for the invoiced performed services. Each monthly invoice submitted to the District shall include the total amount of Credit the District has accrued up to the last date of service for which the invoice is issued, as well as the amount of the Credit due for the immediately preceding month of service.

6. INSURANCE.

A. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

i. Worker's Compensation Insurance in accordance with the laws of the State of Florida; and

ii. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the

following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation; and

iii. Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease; and

iv. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed; and

v. Pollution liability in the amount of not less than \$1,000,000 per occurrence.

B. The District, its staff, consultants, agents and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

7. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its supervisors, officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of

the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), and any interest accrued, all as incurred.

8. BACKGROUND CHECKS. The Contractor shall conduct background checks on any and all of its employees who will or may be providing landscape and irrigation maintenance services at the District. Contractor shall provide proof of same, if requested by the District.

9. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

10. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving notice of termination.

11. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

12. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement,

notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

13. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

14. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing sixty (60) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against the Contractor.

15. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

16. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such written approval shall be void.

17. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

19. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable

attorneys' fees, paralegal fees and costs for trial, alternative dispute resolution, or appellate proceedings.

20. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and the Contractor relating to the subject matter of this Agreement.

21. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

22. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

23. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to the District: South Village Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: Marilee Giles

with a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: Michael C. Eckert

B. If to the Contractor: The Tree Amigos Outdoor Services, LLC
5000-18 Highway 17, Suite 235
Fleming Island, Florida 32003

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

24. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

25. CONTROLLING LAW; VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The exclusive venue for any action arising hereunder shall be in a court of appropriate jurisdiction in and for Clay County, Florida.

26. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Marilee Giles** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of this Agreement, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, MGILES@GMSNF.COM, OR AT 475 WEST TOWN PLACE, SUITE 114, SAINT AUGUSTINE, FLORIDA 32092.

27. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

28. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

29. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

30. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

31. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

32. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies that it is not in violation of Section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in the Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in the Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

ATTEST:

**SOUTH VILLAGE COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:
Marilee Giles
A38999D0EDC14E4
Secretary/Assistant Secretary

DocuSigned by:
[Signature]
476E743FB313451
Chairperson, Board of Supervisors

WITNESS:

**THE TREE AMIGOS OUTDOOR
SERVICES, LLC**

By: *Heidi D. Bouchie*
Print Name: Heidi D Bouchie

[Signature]
By: John Frazier
Its: Branch manager

- Exhibit A:** Price Quotation
- Exhibit B:** Scope of Services
- Exhibit C:** Maintenance Map

**Exhibit A
Price Quotation**

**SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
PROPOSAL**

October 1, 2024, through September 30, 2025

Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)

1. Mowing -Edging, weed eating, weeding of beds blowing and weeding of turf.	<u>\$8,625.44</u>
2. Pruning (Shrubs and Trees other than palms)	<u>\$1797.79</u>
3. Palm Pruning	<u>\$275.00</u>
4. Overseed	<u>\$1004.98</u>
5. Cleaning litter, bogus signs	<u>\$276.81</u>
6. Pesticide/Fertilization Application	<u>\$7867.00</u>
7. Irrigation Inspections and Repairs	<u>\$607.59</u>
8. Mulch Installation	<u>\$2107.33</u>
9. Playground Mulch Maintenance	Raking mulch included in pricing
10. Annual Flower Rotation	<u>\$2,034.90</u>
Total Proposal Price (Items 1-10)	<u>\$24,596.84</u>

Proposal Summary By Month (Reflect seasonal variations by month)	
October	\$24,596.84
November	\$24,596.84
December	\$24,596.84
January	\$24,596.84
February	\$24,596.84
March	\$24,596.84
April	\$24,596.84
May	\$24,596.84
June	\$24,596.84
July	\$24,596.84
August	\$24,596.84
September	\$24,596.84

**SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
PROPOSAL**

October 1, 2025, through September 30, 2026

Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)

1. Mowing -Edging, weed eating, weeding of beds blowing and weeding of turf.	<u>\$8797.95</u>
2. Pruning (Shrubs and Trees)	<u>\$1833.75</u>
3. Palm Pruning	<u>\$280.50</u>
4. Overseed	<u>\$1025.08</u>
5. Cleaning litter, bogus signs	<u>\$282.35</u>
6. Pesticide/Fertilization Application	<u>\$8024.34</u>
7. Irrigation Inspections and Repairs	<u>\$619.73</u>
8. Mulch Installation	<u>\$2149.48</u>
9. Playground Mulch Maintenance	<u>Raking Mulch included in pricing</u>
10. Annual Flower Rotation	<u>\$2075.60</u>
Total Proposal Price (Items 1-10)	<u>\$20,782.50</u>

Proposal Summary By Month (Reflect seasonal variations by month)	
October	\$28,088.78
November	\$28,088.78
December	\$28,088.78
January	\$28,088.78
February	\$28,088.78
March	\$28,088.78
April	\$28,088.78
May	\$28,088.78
June	\$28,088.78
July	\$28,088.78
August	\$28,088.78
September	\$28,088.78

**SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
PROPOSAL**

October 1, 2026, through September 30, 2027

Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)

1. Mowing -Edging, weed eating, weeding of beds blowing and weeding of turf.	\$8973.91
2. Pruning (Shrubs and Trees)	\$1870.43
3. Palm Pruning	\$286.11
4. Overseed	\$1045.58
5. Cleaning litter, bogus signs	\$288.00
6. Pesticide/Fertilization Application	\$8184.83
7. Irrigation Inspections and Repairs	\$632.12
8. Mulch Installation	\$2192.47
9. Playground Mulch Maintenance	_____
10. Annual Flower Rotation	\$2117.12
Total Proposal Price (Items 1-10)	\$25,590.57

Proposal Summary By Month (Reflect seasonal variations by month)	
October	\$25,590.57
November	\$25,590.57
December	\$25,590.57
January	\$25,590.57
February	\$25,590.57
March	\$25,590.57
April	\$25,590.57
May	\$25,590.57
June	\$25,590.57
July	\$25,590.57
August	\$25,590.57
September	\$25,590.57

**SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
PROPOSAL SUMMARY**

Total for South Village RFP:

2024/25: \$295,162.07 2025/26: \$30,065.36 2026/27: \$307,086.84

**South Village Community Development District
Landscape and Irrigation Maintenance Services**

Additional Pricing Information

Please provide prices for the following items. Some items require a unit price while others require a unit price and total. On these items a specific number of units have been indicated.

<u>SOD/SEED/MULCH:</u>	<u>Unit Price</u>
Sodded Bermuda 419 Lawn, SF (Product Only)	\$1.00 S/F
Sodded Argentine Bahia Lawn, SF (Product Only)	\$.67 S/F
Sodded St Augustine Lawn, SF (Product Only)	\$1.00 S/F
Strip and Install (labor for any Lawn Product named above)	\$.35 S/F
Pine Straw	\$8.00 (Per bale)
Cypress Mulch	\$58.00 (Per C/Y)
Certified Playground Mulch	\$65.00 (Per C/Y)
Intermediate perennial Rye Seed	\$46.00 S/F
Overseed 2 Sports Fields at Lake Park on Tynes Blvd (not in contract)	\$1380.00 Total
Core Aeration	\$500.00 (Per Acre)

<u>SHRUBS/TREES/GROUND COVER:</u>	<u>Unit Price</u>
Agapanthus (1 Gal)	\$8.50
Asian Jasmine (1 Gal)	\$8.50
Azalea (3 Gal)	\$18.00
Ligustrum (3 Gal)	\$18.00
Loropetalum (3 Gal)	\$22.00
Lantana (1 Gal)	\$8.50
Holly (3 Gal)	\$18.00
Cord Grass (1 Gal)	\$8.50
Flax Lilly (3 Gal)	\$18.00
Saw Palmetto (3 Gal)	\$18.00
Society Garlic (1 Gal)	\$8.50
Podocarpus (3 Gal)	\$18.00
Fakahatchee Grass (3 Gal)	\$18.00
Crape Myrtle (30 Gal) - Installed/Guaranteed 1 year	\$275.00

Loblolly Pine (30 Gal) - Installed/Guaranteed 1 year	<u>\$275.00</u>
Southern Magnolia 6" Cal. - 20' OA- Installed/Guaranteed 1 year	<u>\$950.00</u>
Live Oak 6" Cal. - 22' OA- Installed/Guaranteed 1 year	<u>\$950.00</u>

*Total costs to include labor and all supplies for install

<u>FLOWERS:</u>	<u>Unit Price</u>
Annuals (4" pots) including installation	<u>\$2.85</u>

<u>PEST/WEED/FERTILIZER:</u>	<u>Unit Price</u>
Top Choice Application	<u>\$550.00</u> Per Acre
St. Augustine Fertilization	<u>\$275.00</u> Per Acre
Bermuda Turf Fertilization	<u>\$300.00</u> Per Acre
Bahia Fertilization	<u>\$250.00</u> Per Acre
Shrub Fertilization (8-10-10 with micronutrients)	<u>\$250.00</u>
Tree fertilization (14-14-14 with micronutrients)	<u>\$35.00</u>
Palms (High Manganese Combo)	<u>\$35.00</u>

<u>IRRIGATION :</u>	<u>Unit Price</u>
Hunter PRO-C	<u>\$450.00</u>
Hunter ICore	<u>\$950.00</u>
Rotor Head (Hunter or Rainbird)	<u>\$35.00</u>
Pop up 6" (Hunter or Rainbird)	<u>\$30.00</u>
Pop up 12" (Hunter or Rainbird)	<u>\$35.00</u>

* Totals to include labor and supplies not specifically priced

<u>PLEASE PROVIDE RATES FOR THE FOLLOWING:</u>	<u>Rate</u>
A. Mowers	<u>\$100.00</u> /per acre
B. Bush Hog	<u>\$65.00</u> /per hour
C. Tractor	<u>\$65.00</u> /per hour
D. Supervisor with Transportation	<u>\$85.00</u> /per hour

- E. Laborer with Hand Equipment \$35.00 /per hour
- F. Truck \$45.00 /per hour
- G. Irrigation Tech Labor Rate \$85.00 /per hour

Please Provide "Emergency" hourly rates associated with storm clean up for the following items:

- A. Tractor \$85.00 /per hour
- B. Laborer w/ hand equipment \$65.00 /per hour
- C. Supervisor \$100.00 /per hour
- D. Truck \$35.00 /per hour

Exhibit B
Scope of Services

**LANDSCAPE & IRRIGATION MAINTENANCE SPECIFICATIONS
FOR
SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT (CDD)
CLAY COUNTY, FL**

1. General Requirements:

- a) The Contractor will be responsible to provide all labor, equipment, and materials required to provide professional landscape maintenance and irrigation services for the South Village CDD as specified herein. Failure to meet these specifications could result in necessary actions to remediate the districts concerns such as management level partnering meetings by both parties, retainage of pay until deficiencies are addressed or early termination of the contract. South Village is a premier housing community in Clay County and the CDD expects the best professional services to maintain the districts property.
- b) **On-Site Contractor Supervisor/Foreman Qualifications Requirement:** After award of this contract, the Contractors proposed on-site supervisor must be interviewed and approved by the district or its staff. This supervisor must have a detailed resume indicating experience working in a high demand/large scale community such as South Village with a proven track record. A resume of the Contractor's selected supervisor will be submitted to the district upon award of the contract for approval.
- c) All on-site staff are required to wear company shirts w/logos to identify they are contracted by the CDD to work on district property. All vehicles on the property must have company logos or magnets to properly identify the Contractor's company while on district property.
- d) The Contractor shall provide the name and number of an emergency point of contact that will be available as needed on a 24 hour/7 day per week (including holidays) if required due to a hazardous on-site condition. If a hazardous condition is identified, the emergency contact will be required to arrive on-site within 4 hours of the notification to address the emergency and report to the Operations Manager or designee. All emergency responses (w/date/time) shall be documented (via email) to the Operations Manager or designee within 48 hours after the on-site issue is resolved.
- e) The Contractors equipment shall be kept in good working order. Blades shall be sharpened before mowing and decks shall be level to ensure clean and even cut.
- f) The Contractors trucks shall avoid blocking residential driveways and be clearly marked with lights and/or safety cones when parking in high traffic areas or near school zones.

2. Reporting Requirements:

- a) **Monthly Reporting:** On a monthly basis, the Contractors management team will be required to hold an on-site safety/quality assurance meeting with the Operations Manager. This meeting will also include the Contractor's on-site staff that routinely work on the district property. During this meeting, the Operations Manager and the Contractor's management team will discuss the quality of the landscape/irrigation, safety, lessons learned, upcoming chances of severe weather, district

concerns, etc. This meeting shall be documented by the Contractor with detailed meeting minutes and provided to the Operations Manager and Landscape Manager within 5 business days after completing each meeting.

- b) **Monthly Property Inspection:** Once per month a senior representative from the Contractor shall accompany the Operations Manager or designee for a windshield inspection of the property. The schedule for these inspections will be agreed to by both parties via email and text. Upon completion of the inspection the Contractor is required to provide a writeup of the inspection and provide details of any deficiencies noted with a timeline to remedy all repairs or issues with 72 hours.
- c) **Irrigation Reporting:** Bi - weekly inspection of the irrigation system is complete as defined in Section 18, the Contractor must provide a detailed report of any issues noted and a list of all repairs made during the inspection. This report outlining all zone inspections shall be provided via email to the Operations Manager or designee upon completion for review. **The Contractor is always encouraged to provide a list of recommendations to the district for improving the irrigation system to conserve water for consideration.**
- d) **Attendance Requirements for CDD Board Meetings:** The Contractor shall attend any regularly scheduled board meeting, upon request of the District. During this meeting the Contractor will be required to provide a detailed presentation to address any issues as directed by the Operations Manager or designee or to provide a general status update of the properties condition. This report will be presented before the board and residents.
- e) **Quarterly Newsletter Article:** On 1 April (start of growing season) and 1 November (start of dormant season) of each year, the Contractor will be responsible for providing an article to be sent to the residents via the district's website and or e-blast. This article shall include an update to residents of what to expect in the coming months regarding lawn coloring/diecoloring based on seasons, status of pruning, tree trimming, status of major repairs completed, status of annual plantings and any helpful lawncare tips for residents to consider. This article is to promote your company and to assist the residents with information about the landscape contract activities. Once each article is completed/edited, the Contractor shall send via email to the Operations Manager or designee.

3. Schedule of Service:

- a) The Contractor is expected to have an on-site presence (to include a full-time landscape maintenance crew) year-round during the growing and dormant seasons to perform tasks as per these specifications. All work efforts must be completed by end of day Friday for each week unless an exception is granted by the Operations Manager on an as needed basis or for inclement weather. This request must be provided by the on-site supervisor to the Operations Manager or via text or email.
 - Dormant Season is defined as November 1 thru March 31
 - Growing Season is defined as April 1 thru October 31

4. Mowing Specifications:

The Contractor is responsible to complete mowing operations during both dormant and growing seasons.

- a) Education: The Contractor shall educate employees on proper mowing techniques for the varying types of grasses throughout the district's property. Employees operating mowing equipment shall utilize various mowing patterns to provide even distribution of clippings and to prevent ruts in the turf caused by mowers. Grass clippings will be left on the lawn to restore nutrients, unless excess clippings create an unsightly appearance. No grass clippings should be visible on top of turf following any mowing and if present, the situation must be remedied before leaving area or end of same business day. Grass clippings and organic matter shall not be discharged towards the ponds and stormwater drains.
- b) The Contractor shall mow within the contract areas as described below (and also shown on maintenance map):
- **St Augustine:** One (1) time per week Monday through Friday during the growing season and twice a month during the dormant season. The growing season shall be defined to include the months of April 1 through October 31. The dormant season shall be defined to include the months of November 1 through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of the mowing. St. Augustine shall be maintained at a height of 3.5" to 4". **(For a total of 41 cuts)**
 - **Bermuda:** One (1) time per week Monday through Friday during the growing season and two (2) times per month during the dormant season. The growing season shall be defined to include the months of April 1 through October 31. The dormant season shall include the months of November 1 through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of the mowing. Bermuda grass shall be maintained at a 2" height. **(For a total of 41 cuts).**
 - **Bahia:** One (1) time per week Monday through Friday during the growing season and two (2) times per month during the dormant season. The growing season shall be defined to include the months of April 1 through October 31. The dormant season shall include the months of November 1 through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of the mowing. Bahia grass shall be maintained at a minimum of 3" height. **(For a total of 41 cuts).**
 - **Overseeded Bermuda:** One (1) time per week Monday through Friday during the growing season and dormant season. The growing season shall be defined to include the months of April 1 through October 31. The dormant season shall include the months of November 1 through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of the mowing. Bermuda grass shall be maintained at a 1.5" height. Two (2) weeks are provided with no mowing to allow for overseed germination. **(For a total of 50 cuts)**
- c) Mowing Heights: The Contractor shall ensure proper lawn heights are maintained as shown below:
- All Bahia turf on-site shall be maintained at a height of 2.5"- 4.0" inches
 - All Bermuda turf on-site shall be maintained at a height of .5" – 2.5" inches. **Note: Bermuda grass can be damaged by improper deck heights and turn radius of equipment. The Contractor is responsible to educate staff on these requirements.**

- All St. Augustine turf on-site shall be maintained at a height of 3.5" – 4" inches.

5. Overseeding:

The Contractor shall over-seed the Amphitheater Green and Main Entrance areas along Eagle Landing Pkwy including the median every October skipping each fourth year. Seed type shall be Eagle Blend perennial rye grass or approved alternate at a rate of 10 lbs. per 1000 sq ft. Contractor shall re seed areas that do not germinate or provide a substantial stand of viable cool season turf grass at no additional charge. These areas will need to be mowed once per week during the dormant season as indicated in the above paragraph. If the Operations Manager decides not to overseed for any year, the dollar amount listed on the proposal will be credited towards plant or turf replacement projects.

6. Edging/Weed Eating:

- a) **Edging Requirements:** The Contractor will neatly edge and trim around all plant beds, curbs, streets, trees, buildings to maintain shape and configuration. Edging equipment will include manufacturer's guards to deflect hazardous debris. All grass runners will be removed after edging to keep mulch areas and walkways free of weeds and encroaching grass. "Hard" and "Soft" edging and string-trimming shall be performed in conjunction with turf mowing.
- b) The Contractor shall notify the district of any areas considered inaccessible to mowing machinery and once approved, these areas will be maintained with string trimmers or chemical means, as environmental conditions permit.
- c) Groundcovers will be confined to plant bed areas by manual or chemical means as environmental conditions permit.
- d) The Contractor is required to avoid potential safety issues with pedestrians, bikers, runners, and school children during edging/weed eating operations. **All passing pedestrians must be given the right of way along sidewalks during operations.**
- e) Care should be taken not to damage fence posts, light poles or other structural items or fixtures

7. Blowing:

- a) Sidewalks, curbs, and pavement will be blown or vacuumed clean of turf and like debris, by forced air machinery, immediately after every mowing and before leaving that area/zone.
- b) The Contractor is required to avoid potential safety issues with pedestrians, bikers, runners, and school children during edging/weed eating operations. **All passing pedestrians must be given the right of way along sidewalks during operations.**
- c) Grass clippings and organic matter shall not be blown into the storm water drains.

8. Storm Drain Cleanup:

- a) Storm Drain Openings, Inspection/Clean-up - Storm drain openings, grates and ADS drains will be visually inspected concurrent with each mowing. These areas shall be cleaned and swept free of debris as needed.

9. Shrubs & Cord Grass Maintenance:

- a) Shrubs and other groundcover shall be maintained at a height that will not disrupt clear line of site at all vehicular intersections. Foundation shrubs planted at the base of any building or signage/hardscape element in the landscape shall be maintained to a height not less than 6" below any signage or directional graphic or lettering associated with building identification systems.
- b) Foundation shrubs planted at the base of any building or signage/hardscape element should be trimmed to compliment any architectural banding and/or detailing so as not to block any such detail from view.
- c) Pruning of plants which overhang curbs shall be addressed monthly.
- d) Pruning of bushes shall include maintaining the current shape and does not include changing the shape of the plant as in a cut back.
- e) Mass planted shrubs shall not be pruned individually.
- f) Tops of shrub masses shall be pruned to a consistent height, but sides of shrubs shall be allowed to grow together into a full solid mass. All shrubs shall be pruned in such a way as to provide a clean, neat appearance.
- g) Any weeds within shrubs or plants must be removed during trimming operations.
- h) All cord grass along edge of roads shall be pruned and blown off curbs, sidewalks, and turf monthly throughout the community.

10. Tree Trimming, Pruning, Staking:

- a) All trees including oaks, tree Ligustrums, patio trees, and pines adjacent to walkways and along the edge of mowed areas shall be pruned every 6 months to maintain their health and enhance their natural appearance and prevent obstruction with travel lanes, when necessary, as follows:
 - Areas overhanging sidewalks shall be clear of vegetation or obstruction to a height of 12 feet.
 - Areas overhanging roadways shall be clear of vegetation or obstruction to a height of 14.5 feet.
 - Areas within a median shall be clear of vegetation or obstruction to a height of 8 feet.
- b) The Contractor must ensure all overhangs comply with Clay County codes and regulations.
- c) The Contractors pruning operations shall include removal of dead wood and up-limbing of multi-stem trees wherever irrigation is blocked. Pruning methods shall be consistent with accepted horticultural practices.
- d) Sucker growth /Oak shoots will be pruned as needed or directed. Cutting the central leader and/or topping trees shall not be done.

- e) The Contractor is responsible to stake and re-stake as needed or directed for all youth trees along roadways and mowing areas as necessary and guy wires tightened when required. The Contractor shall remove stakes and guy wires when roots are well established.
- f) The Contractor shall treat or remove high density moss from any vegetation throughout the property, especially Oak trees along roadways.
- g) All palms should be pruned once yearly. This includes the Swim Park, Golf Club and at the front entrance waterfall.
- h) Palm trees around pool decks shall be trimmed as needed to prevent seed pods from dropping onto deck or into pool, and all loose boots removed
- i) Crape Myrtle pruning shall take place in March, or as recommended by the University of Florida agriculture standards and shall include removal of dead wood and sucker growth, cross branching and tip pruned. Crape Myrtles are not to be heavily cut back unless directed by Operations Manager. Additional spot trimming may be required, and shall be performed under this contract without additional charge as directed by the /Operations Manager

11. Litter and Debris Removal:

- a) Prior to each daily mowing operation, the Contractor is responsible for pick up all trash to include bottles, cans, bags, fallen limbs and palm fronds, dead plants, and other debris on the property areas (i.e., grass areas, monument beds, pond banks, roundabouts, near or adjacent to amenity centers, medians, etc.) including signs (i.e., for sale, etc.) displayed in rights-of-way and common areas unless otherwise directed by the Operations Manager or designee or staff.
- b) Removal of all landscape debris generated on the property during landscape maintenance is the sole responsibility of Contractor, at no additional expense to the district.
- c) Trash will be bagged and removed from the property each visit. Random signage shall also be removed from common areas. This includes but is not limited to realtor, yard sale, and for rent signage. A monthly trash pick-up shall be done in all areas abutting common property. This includes any wood lines adjacent to a common parcel.
- d) Natural Areas defined as visible areas (within 5' of existing bed lines) of natural vegetation shall be kept free of dead branches or unsightly weeds and vines that detract from the appearance of the landscape. Particular attention will be given to invasive grape vines through manual and/or chemical means. These areas should be inspected and maintained during each mowing schedule.

12. Weed Control / Weeding of Beds:

- a) During each daily visit, the Contractor is responsible for removing all visible weeds from medians, all monument beds, adjacent to sidewalks and roadways and growing within shrubs/plants/cordgrass
- b) Daily weeding is also required at all facilities to include pool decks, tree rings, between pool/walkway pavers, flower beds, within shrubs/plants/cord grass, along entry/exit walkways at the centers, along fence lines, etc. The amenity centers are the focal point of the community and as such, special attention and detail shall be considered for this item.

- c) Post and pre-emergent herbicide may be applied to areas, when necessary, to include but not limited to all tree rings. Weeds in medians shall be hand pulled or sprayed with herbicide.

Note: The appearance of our community is vital to our residents. The Contractor's staff must be trained to remove weeds from ALL areas mentioned above to avoid resident complaints. Weeds within shrubs, along pool decks or walkways are noticeable and failure to complete this specification will result in management meetings between both parties and noted deficiencies.

13. Annuals:

- a) The Contractor is responsible for purchase, install, and removal of the annual flowers in all beds, planters, and hanging baskets shown on the map and as described below. The suggested annuals for each planting must be reviewed and approved by the Operations Manager or designee.
 - Eagle Landing Parkway – 10 beds, 18 hanging baskets, 6 planters
 - Tynes Blvd. – 6 beds
 - Golf Club – 3 beds, 2 planters
 - Athletic Center – 1 bed, 2 planters
 - Kid's Club – 4 planters
- b) Prior to planting of annuals, all beds are to be rototilled to a depth of 8-10 inches.
- c) Annual flower beds will be serviced weekly during the growing season and bi-weekly during the dormant season to remove flowers that are fading or dead to prolong blooming time and to improve the general appearance of the plant.
- d) Annual soil mix will be replenished once per year at a rate of 1 cubic yard soil mix for every 275 square feet of bed area. All annuals will be fertilized at time of installation using a balanced controlled release fertilizer at the label rate. As weather and conditions dictate this will be supplemented with a soluble liquid fertilizer to enhance flowering and plant vigor.

14. Mulch:

Contractor will mulch twice per year, in March and October. The grade 1 cypress mulch (debris free) will be installed at a depth 2" to 4" and shall match the existing mulch. Mulch will be distributed evenly and not piled around plants and tree trunks. Mulch in excess of 4" shall be removed.

15. Playgrounds:

- All playground mulch will be raked out and redistributed monthly to fill holes and voids.
- All playground areas shall be kept free of noxious weed growth by utilizing chemical and/or mechanical means on a monthly basis.

16. Monument Sigs:

- a) All neighborhood and entry monument signs must be maintained per details of these scopes and services where applicable. There are currently 20 landscaped brick monument signs within the district with 2 more to be built by FY25 in Laurel Valley.

17. Irrigation Inspection:

- a) The Contractor is required to have a designated highly trained irrigation team during the duration of this contract. The irrigation team qualifications must be submitted to the Operations Manager or designee for approval.
- b) Within 10 days after award of this contract, the Contractor must submit a detailed plan on how/when the different areas of irrigation will be inspected on a weekly basis. This plan must be reviewed and approved by the Operations Manager or designee.
- c) The Contractor shall be respectful and aware of school arrival and dismissal times provided by Clay County Board of Education on an annual basis. Irrigation along roadways and sidewalks shall be off during these time frames to prevent students from being diverted into hazardous roadways.
- d) Except for times of testing, repairing, or watering in fertilization or pesticides, irrigation should be running between the hours of 9pm-7am.
- e) The Contractor shall complete bi-weekly inspections (26 inspections/per year) to all controllers and the full irrigation system including battery controllers. Other bi-weekly inspection items include:
 - All sprinkler heads checked for proper operation and coverage. Minimize overspray onto roadways and pedestrian areas, when possible, to conserve water.
 - Inspect all valve boxes for broken or missing lids, replacing as needed. **Mark with safety measures until repairs can be made.**
 - Adjust as needed controllers to provide proper application of supplemental water while following the required Water Management District guidelines.
 - Adjust watering schedules to correspond with seasonal color installation, fertilization applications and pest control operations.
 - Adjust watering schedules as required by the Operations Manager or designee as needed to accommodate special events and sports activities.
 - Adjust watering schedules as needed based on seasonal rainfall amounts.
 - Conduct spot checks of the maintenance system while running in normal operations. This shall include 1 nightly visit of the system operating in its normal capacity (every 3 months).

Note: Any damaged areas to include broken valve boxes, broken sprinkler areas that present a hazard to pedestrians, bikers, etc. must be taped off with visible markings (day and night) to warn residents of the danger until repairs are made.

18. Irrigation Repair Policy:

- a) The Contractor shall provide an all-inclusive irrigation repair policy and lump sum cost that includes all costs associated with labor and materials for the following repairs as required:
 - Lateral line repairs
 - Valve repairs and replacement
 - Solenoid replacements
 - Head replacements, raising and adjusting as needed
 - Relocation or adjustment of heads to accommodate plant/turf growth

- Locating and Splicing Wires
- Valve box and Lid replacement
- Decoder repairs and replacement
- Battery replacement in all controllers to maintain memory functions

All repairs of items listed above are solely at the Contractors expense and shall be included in the Contractors' weekly report with specific details of the location, items repaired and status to complete (i.e., identified, under repair, repair complete).

- b) The following items fall outside the terms of the all-inclusive contract:
- Mainline repairs greater than a 4" pipe
 - Timer replacement
 - Damage due to vandalism
 - Verifiable damage due to lightning strikes or power surges

Items in Section 18, Paragraph b are subject to review and approval by the Operations Manager or designee. These items will only be approved after receipt of a detailed cost breakdown to include cost of materials and labor and estimated timeline to complete the repair.

- c) During repairs the Contractor is required to clearly mark the area with lawn flags indicating that a particular section of landscape is "under repair". These flags and/or safety cones will communicate to the residents that the issue has been identified and is currently under repair. All flags and/or cones must be clearly visible at night for vehicles and the residents.
- d) All irrigation repairs shall be included within 24 hours of notification unless otherwise approved by the Operations Manager or designee.

19. Contract Options for Pricing Consideration by District:

- a) The district requests pricing for optional items to be exercised at the districts discretion during the terms of this contract. These items will be awarded in writing as needed separate from this contract.
- b) The Contractor must adhere to the terms and conditions of this contract while completing installing any of these options in the future.

20. General Notes

- a) Traffic control through all work zones under this contract shall comply with the most current codes/regulations from the State of Florida Department of Transportation (FDOT) "Roadway and Traffic Design Standards" available on the Florida Department of Transport website.

21. Pesticide, Herbicide, Turf Replacement:

- a) All chemicals and pesticides shall be purchased and obtained at the expense of the Contractor.
- b) All spraying must be performed by or under the direct supervision of a licensed applicator. The pest control program shall also follow the current recommendations of University of Florida "Guides to Insect Disease, Nematodes and Weed Control."

- c) The Contractor shall establish a grass and plant pesticide spray program to provide the application of pesticides as needed to control mole crickets, chinch bugs, army worms, and other grass and plant pests as well as plant fungus for all irrigated turf. This program shall be established within 5 calendar days after award and is subject to review and approval by the Operations Manager or designee.
- d) All irrigated Bermuda and St. Augustine shall have at least (2) annual treatments for the purpose of combatting reclaimed irrigation bicarbonates in the soil. All accessible areas shall be mechanically slit injected into turf. All other areas to be spread by rotary means. This shall be done in beginning of growing season no later than May 1st.
- e) All non-irrigated Bahia shall be monitored and treated for Mole Cricket activity at least annually or more frequent if needed.
- f) Pre-emergent and Post-emergent Herbicides. A minimum of two pre-emergent applications in the fall and spring shall be performed on all irrigated turf areas. Post emergent controls shall also be used to provide acceptable levels of weed control throughout the district's property.
- g) As part of the bid package, the Contractor shall submit an outline of the agronomic program for both St. Augustine and Bermuda Turf that would be applied. This shall be included in the proposal package.
- h) Contractor shall mark w/signs all areas sprayed to avoid resident concerns until the area is dry or free of potential safety issues. All signs must be removed by the Contractor.
- i) The Contractor is responsible to monitor all grass conditions and ensure the common area grasses remain healthy and vibrant. Any damage to irrigated turf by insects, fungus or mowing equipment shall be replaced by the Contractor within 14 calendar days after damage is identified at no additional cost to the district.
- j) All turf under repair or replacement areas shall be marked with flags that state "area under construction" to inform residents that the area will be resodded soon. This avoids resident phone calls or concerns and provides information that the area has been identified. These flags will be removed once the area is resodded. Flags can also be added by the district staff to help identify areas of concern during routine weekly or monthly inspections. The Contractor should make note of these areas during the weekly inspection reports.
- k) If the turf area to be repaired is damaged by no fault of the Contractor (as verified by district staff), the area will be replaced at the unit pricing identified in the contract for the various types of grass after approved by the Operations Manager or designee.
- l) Amenity Centers/Pool Deck/ Playgrounds – Fire ant control will be done using top choice granular fire bait. Broadcast application will be done in March. Spot treatments will be done as need to control mound outbreaks

22. Fertilization Program:

- a) **Irrigated Bermuda Sod:**

- The Contractor shall develop a fertilization program of properly timed applications of quality slow-release fertilizers (based on requirements established by the University of Florida IFAS). This program shall be reviewed and approved by the Operations Manager or designee.
- All irrigated Bermuda shall have at least (2) annual treatments for the purpose of combatting reclaimed irrigation bicarbonates in the soil. A minimum of 1 lbs. of Nitrogen per 1,000 S.F. shall be applied per application.
- All Overseeded Bermuda lawn areas shall be fertilized five (9) times per year. Non-overseeded roadside Bermuda areas may be fertilized a minimum of (6) times per year
- Any damage to irrigated Bermuda turf by over fertilization shall be replaced by Contractor within two weeks of damage occurrence. These areas shall also be flagged denoting "Area Under Construction" until all issues are resolved.

b) St. Augustine Sod:

- The Contractor shall develop a fertilization program of properly timed applications of quality slow-release fertilizers (based on requirements established by the University of Florida IFAS). This program shall be reviewed and approved by the Operations Manager or designee.
- All irrigated St. Augustine sod shall have at least (2) annual treatments for the purpose of combatting reclaimed irrigation bicarbonates in the soil.
- The Contractors' program shall provide a lawn, which is evenly green and thick, and one which does not promote surge growth or burning. A minimum of 1 lbs. of Nitrogen per 1,000 S.F. shall be applied per application.
- All St. Augustine lawn areas shall be fertilized five (5) times per year.
- Any damage to irrigated St. Augustine turf by over fertilization shall be replaced at the Contractors cost within two weeks of damage occurrence.

c) Trees, Palms and Shrub Fertilization:

- All trees, palms and shrubs in fertilized zones shall be fertilized two (2) times per year. The proposed fertilization program must be approved by the Operations Manager or designee.
- d) The Contractor is responsible to cover and prepare all plants that are prone to freezing when temperatures are expected to be below 32 degrees. This could include annuals, palms and other vegetation that can be easily protected from the weather.

Exhibit C Maintenance Map



SIXTH ORDER OF BUSINESS

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the South Village Community Development District (“**District**”) prior to June 15, 2024, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 6, 2024

HOUR: 6:30 p.m.

LOCATION: Eagle Landing Residents Club
3975 Eagle Landing Parkway
Orange Park, Florida 32065

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the Clay County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 4TH DAY OF JUNE 2024.

ATTEST:

**SOUTH VILLAGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson / Vice Chairperson, Board of
Supervisors

Exhibit A: Fiscal Year 2024/2025 Proposed Budget

Exhibit A

Fiscal Year 2024/2025 Proposed Budget

*South Village
Community Development District*

*Proposed Budget
FY 2025*



Table of Contents

1-4	General Fund
5-9	Golf Fund
10-15	Swim/Tennis Fund
16	Capital Reserve Fund
17	Debt Service Funds 2016A1/A2
18-21	Debt Service Amortization schedules 2016 A1/A2
22	Debt Service Funds 2016 A3
23-24	Debt Service Amortization schedule 2016 A3
25	Debt Service Funds 2019
26	Debt Service Amortization schedule 2019
27	Assessments

South Village
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments - On Roll	\$751,796	\$742,499	\$9,297	\$751,796	\$796,099
Interest Income	4,443	23,544	7,500	31,044	15,000
TOTAL REVENUES	\$756,239	\$766,043	\$16,797	\$782,840	\$811,099
EXPENDITURES:					
Administrative					
Supervisor Fees	\$14,000	\$4,600	\$5,000	\$9,600	\$13,000
FICA Taxes	1,071	352	383	735	995
Engineering	12,000	2,516	1,797	4,313	10,000
Arbitrage Rebate	1,800	-	1,800	1,800	1,800
Dissemination Agent	9,010	5,256	3,754	9,010	9,551
Assessment Administration	5,618	5,618	-	5,618	5,955
Attorney	40,000	12,087	12,087	24,174	35,000
Annual Audit	8,500	-	7,000	7,000	8,500
Trustee Fees	17,000	4,041	9,782	13,823	14,650
Management Fees	55,120	32,153	22,966	55,119	58,427
Information Technology	1,908	1,113	795	1,908	2,022
Website Maintenance	1,200	700	500	1,200	1,272
Telephone	1,500	243	174	417	1,500
Postage & Delivery	1,000	263	188	451	1,000
Insurance General Liability	20,540	20,540	-	20,540	21,257
Printing & Binding	2,000	589	421	1,010	2,000
Legal Advertising	4,000	440	314	754	4,000
Other Current Charges	2,500	563	402	965	2,500
Office Supplies	100	1	25	26	100
Dues, Licenses & Subscriptions	175	175	-	175	175
Contingency	500	-	500	500	500
TOTAL ADMINISTRATIVE	\$199,542	\$91,250	\$67,888	\$159,138	\$194,204
Operations & Maintenance					
Community Appearance					
Security	\$ 52,000	\$29,000	\$20,714	\$49,714	\$ 52,000
Utilities	118,233	37,334	40,445	77,779	118,233
Interlocal Agreement - MVCDD	36,000	36,022	-	36,022	36,000
Landscape - Contract	234,964	143,641	97,901	241,542	295,162
Landscape - Contingency	45,000	2,030	20,000	22,030	45,000
Landscape - Irrigation Repairs	10,500	-	7,500	7,500	10,500
Phase 5&6 Maintenance	-	4,784	3,417	8,201	-
Repairs & Maintenance	25,000	45	10,000	10,045	25,000
Lake - Contract	35,000	20,034	14,310	34,344	35,000
TOTAL COMMUNITY APPEARANCE	\$556,697	\$272,890	\$214,288	\$487,178	\$616,895
TOTAL EXPENDITURES	\$756,239	\$364,140	\$282,176	\$646,315	\$811,099
EXCESS REVENUES (EXPENDITURES)	\$-	\$401,903	\$(265,379)	\$136,525	\$-

South Village

Community Development District

General Fund

Fiscal Year 2025

REVENUES

Special Assessments - On Roll

The District will levy a Non-Ad Valorem assessment on all the platted lots within the District to pay all of the operating expenses for the Fiscal Year in accordance with the adopted budget.

Interest Income

Interest income on funds in operating account and excess funds in the State Board of Administration.

Expenditures - Administrative

Supervisors Fees

The District anticipates 12 meetings per year with all five board members in attendance and each receiving \$200.00 per meeting plus payroll taxes.

FICA Taxes

Represents the taxes on board payroll.

Engineering

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, and various projects assigned as directed by the board of supervisors.

District Attorney

The District's legal counsel, **Kutak Rock LLP**, will be providing general legal services to the District, including attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District is currently contracted with **Berger, Toombs, Elam, Gaines & Frank, CPA** for the audit engagement.

Assessment Roll

Assessment Roll administrative services are provided by **GMS, LLC** for updating the districts' tax roll, certifying the annual assessments and collection of prepaid assessments.

Arbitrage Rebate

The District is required to have an Arbitrage Rebate Calculation on the District's Series 2014 A1/A2 and A3 Special Assessment Revenue Refunding Bonds.

Dissemination Agent

The District has contracted with **GMS, LLC** to act as the Dissemination Agent for the District to prepare the Annual Disclosure Report required by the Security and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District's Series 2016A1/A2, A3 and 2019 Special Assessment Revenue Refunding Bonds are held by a Trustee at **U.S. Bank**. The amount represents the fee for the administration of the District's bond issue.

District Management/Administration Fees

The District receives Management, Accounting and Administrative services from their CDD employed **District Manager** and as part of an Administrative Agreement with **Governmental Management Services, LLC**.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by **Governmental Management Services – South Florida, LLC**.

South Village

Community Development District

General Fund

Fiscal Year 2025

Expenditures - Administrative (continued)

Website Administration

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Telephone

This item includes telephone and fax service.

Postage and Delivery

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance General Liability

The District's General Liability & Public Officials Liability and Property Insurance policies are with **Egis Insurance and Risk Advisors**. They specialize in providing insurance coverage to governmental agencies. This expense is shared with the Water/Sewer Fund and the Golf Course Fund.

Printing and Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc. with **Clay Today**.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to Florida Commerce for \$175.

Expenditures - Community Appearance

Security

The District has contracted with Viewpoint Security for patrols of the CDD property. Amount includes contingency for extra holiday patrols.

Interlocal Agreement - Middle Village CDD

The District has entered into an agreement with Middle Village CDD for the maintenance and repair of certain landscape areas and associated irrigation systems which are located within the Right-of-Way of Oakleaf Plantation Boulevard.

Utilities

The District currently has the following accounts with *Clay Electric Cooperative* for electric service:

Account #	Service Address	Avg/Month	Annual
5875489	3935-1 Eagle Landing/Water Fall	\$1,518.85	\$18,226.19
5929377	3935-2 Eagle Landing/St lights	\$169.44	\$2,033.23
6474431	4045-2 Eagle Crossing Dr	\$83.83	\$1,006.00
9121614	938 TB Restroom	\$46.22	\$554.65
9082354	875 TB Irrigation	\$582.58	\$6,990.98
9117336	992 TB Camera Station	\$41.95	\$503.38
9117339	749 TB Camera Station	\$347.82	\$4,173.87
9117340	3853 Pines Dr Camera Station	\$35.81	\$429.66
	Contingency	\$282.65	\$3,391.80
		\$3,109.15	\$37,309.76

South Village
Community Development District
General Fund
Fiscal Year 2025

In addition, the District has the following accounts with *Clay County Utility Authority* for water, sewer and reuse service:

Account #	Service Address	Avg/Month	Annual
213095	3924-1 Eagle Landing Pkwy	\$590.60	\$7,087.24
213119	3988-1 Eagle Landing Parkway	\$175.07	\$2,100.82
215602	3968-1 Eagle Landing Parkway	\$222.72	\$2,672.67
220803	3973 Eagle Landing Parkway	\$112.72	\$1,352.68
222067	3989 Eagle Landing Parkway	\$962.79	\$11,553.47
229064	3979-2 Eagle Landing Parkway	\$2,195.29	\$26,343.50
230632	3965-1 Eagle Landing Parkway	\$167.86	\$2,014.28
230638	3965-2 Eagle Landing Parkway	\$107.19	\$1,286.26
230640	3965-3 Eagle Landing Parkway	\$160.42	\$1,925.00
230641	3975 Eagle Landing Parkway	\$255.62	\$3,067.43
230642	3979 Eagle Landing Parkway	\$206.63	\$2,479.53
235500	4108-1 Eagle Landing Parkway Irr	\$27.96	\$335.56
233750	1433-1 Eagle Landing Parkway	\$106.70	\$1,280.43
502768	2180 Club Lake Drive Reclaimed Irr	\$27.48	\$329.73
556739	1294 Autumn Pines Drive	\$37.36	\$448.30
589114	932 Tynes Blvd	\$110.55	\$1,326.66
589118	932 Tynes Blvd - Recl Irr	\$503.83	\$6,045.98
589635	988 Tynes Blvd - Recl Irr	\$85.46	\$1,025.50
589637	953 Tynes Blvd - Recl Irr	\$27.63	\$331.53
589665	1003 Oakland Hills - Recl Irr	\$46.61	\$559.31
	Contingency	\$613.05	\$7,356.59
		\$6,743.54	\$80,922.47

Landscape

This represents landscape maintenance of all District property, to include mowing, weeding, trimming, pruning, fertilizing etc. The District is contracted with *Tree Amigos Outdoor Services*. Amount budgeted includes a contingency.

Landscape - Irrigation Repairs

This represents repairs to the District's irrigation systems which are not already included in contract with *Tree Amigos*.

Lake Maintenance

The District has contracted with *The Lake Doctors* for the maintenance of the CDD lakes.

South Village
Community Development District
Proposed Budget
Golf Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Golf Operations					
Guest Fees & Tournament Fees	\$1,617,000	\$869,749	\$695,251	\$1,565,000	\$1,640,000
Member Trail Fees	108,000	62,768	47,232	110,000	114,000
Pro shop Merch	199,000	117,866	82,134	200,000	222,000
Practice Range	62,000	34,009	25,991	60,000	66,000
Misc Revenues	12,000	1,000	14,000	15,000	14,417
Sub Total Golf Operations	\$1,998,000	\$1,085,392	\$864,608	\$1,950,000	\$2,056,417
Golf F&B					
F&B/Banquet Revenues	\$1,050,000	\$639,949	\$430,051	\$1,070,000	\$1,134,840
Beer	260,000	134,291	155,709	290,000	290,600
Wine	50,000	26,149	33,851	60,000	54,998
Alcohol	205,000	206,346	3,654	210,000	214,725
Misc/rentals	6,000	640	21,360	22,000	22,875
Sub Total Golf F&B	\$1,571,000	\$1,007,375	\$644,625	\$1,652,000	\$1,718,038
Golf Course & Clubhouse Maintenance					
Misc Revenues/Equipment Trade-In	\$-	\$-	\$-	\$-	\$-
Sub Total Golf Course & Clubhouse Maintenance	\$-	\$-	\$-	\$-	\$-
Golf G&A					
All Member Dues	\$420,000	\$272,822	\$187,178	\$460,000	\$495,000
Initiation Fees	10,000	1,757	13,243	15,000	13,000
Sub Total Golf G&A	\$430,000	\$274,579	\$200,421	\$475,000	\$508,000
TOTAL REVENUES	\$3,999,000	\$2,367,346	\$1,709,654	\$4,077,000	\$4,282,455
OPERATING EXPENSES					
Golf Operations					
Gross Payroll	\$372,000	\$198,382	\$173,618	\$370,000	\$422,000
Payroll Cost	68,000	42,832	27,168	70,000	64,000
COGS Merchandise	145,000	84,491	65,509	150,000	170,000
Bank & CC Fees	44,000	27,001	20,999	48,000	47,000
Cart Lease & Repairs & Supplies	115,700	54,231	60,769	115,000	143,000
Staff Dues & Handicap Fees	4,000	4,768	(768)	4,000	4,000
Paper Goods	11,000	6,412	3,588	10,000	13,000
Reservation/Tee Sheet Systems	10,000	6,983	3,017	10,000	12,500
Range Balls & Supplies	15,800	14,987	13	15,000	12,000
Scorecards & Pro Shop Supplies	6,000	6,071	10,929	17,000	13,000
Staff Uniforms	2,500	2,363	637	3,000	3,000
Member Relations	-	-	-	-	-
Sub Total Golf Operations	\$794,000	\$448,521	\$365,479	\$812,000	\$903,500

South Village
Community Development District
Proposed Budget
Golf Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
		-	-	-	
Golf F&B					
Gross Payroll	\$643,000	\$438,573	\$204,427	\$695,000	\$748,000
Payroll Cost	149,000	138,088	46,912	185,000	199,490
COGS F&B	615,000	392,707	252,293	645,000	650,000
Alcohol Surcharge	4,000	-	4,000	4,000	4,000
CC Fees	32,000	26,133	17,867	44,000	43,000
China/Glass/Silver	3,000	3,275	(275)	3,000	4,000
Cleaning/Operating Supplies	13,000	7,123	7,877	15,000	14,000
Contract Service	3,000	-	3,000	3,000	3,000
Gas & Propane	30,000	17,297	13,703	31,000	30,000
Kitchen/Bar Supplies	7,000	478	3,522	4,000	6,000
Linen Service	29,000	7,812	14,188	22,000	29,000
Paper Goods	19,000	13,772	7,228	21,000	21,000
Staff Uniforms	4,000	-	3,000	3,000	4,000
Equipment Repairs/Rentals	4,000	1,107	1,893	3,000	4,000
Resident/Member Relations/Marketing	2,000	2,378	-	2,378	-
Utilities	-	-	-	-	-
		-	-	-	
Sub Total Golf F&B	\$1,557,000	\$1,048,743	\$579,635	\$1,680,378	\$1,759,490
		-	-	-	
Golf Course Maintenance					
Gross Payroll	\$471,000	\$206,330	\$264,670	\$450,000	\$484,000
Payroll Cost	95,000	38,463	41,537	80,000	86,000
Fert/Chem/Herb	140,000	74,000	51,000	125,000	135,000
Gas/Oil/Grease	39,000	36,890	13,110	50,000	35,000
Sand/Grave/\l/Top Dressing	8,000	4,989	5,011	10,000	8,000
Sod/Plants/Landscaping	7,000	897	9,103	10,000	14,000
Dues contractors	-	-	1,000	1,000	500
Straw/Mulch/Coquina/Color	8,000	1,021	10,979	12,000	7,000
Assessories/Small Tools/supplies	7,000	498	7,502	8,000	8,000
Staff Uniforms/Dues	3,000	465	2,535	3,000	3,000
Waste Removal	8,000	2,842	4,158	7,000	6,000
Equipment Leases/Rentals	42,000	27,837	77,163	105,000	148,950
Equipment/Irrigation Repairs	73,000	7,038	1,962	9,000	11,000
IrrigationUtilities/Telephone/Building Utilities	35,000	15,112	13,888	29,000	24,000
Water/Sewer	21,000	7,518	17,482	25,000	23,000
Utilities	-	-	-	-	-
		-	-	-	
Sub Total Golf Course Maintenance	\$957,000	\$423,900	\$521,100	\$924,000	\$993,450
		-	-	-	
Golf Clubhouse Maintenance					
Gross Payroll	\$36,000	\$18,309	\$17,691	\$36,000	\$39,000
Payroll Cost	5,000	2,806	3,194	6,000	6,000
Contract Services	3,000	-	1,000	1,000	1,000
Holiday/Plants	4,000	-	2,000	2,000	1,000
Building Repairs Vendors	5,000	5,808	(5,808)	-	-
Misc Cleaning Supplies uniforms	3,000	124	876	1,000	1,500
Paper Supplies/Misc Supplies	2,540	202	798	1,000	1,500
Building Repairs In-House	2,500	123	4,877	5,000	1,000
		-	-	-	
Sub Total Golf Clubhouse Maintenance	\$61,040	\$27,372	\$24,628	\$52,000	\$51,000

South Village
Community Development District
Proposed Budget
Golf Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
Golf G&A					
Gross Payroll	\$133,000	\$75,416	\$57,584	\$133,000	\$133,000
Payroll Cost	25,000	18,139	9,861	28,000	25,000
Contract Service Cleaning	37,000	14,750	6,250	21,000	21,000
Misc/Dues/Subscriptions	5,000	1,897	1,103	3,000	5,000
Bank Fees/CC Fees	10,000	5,632	(3,632)	2,000	1,000
Equipment Rental	11,000	2,981	6,019	9,000	11,000
Flowers/Décor	5,000	989	4,011	5,000	5,000
Property Insurance	63,000	58,866	27,134	86,000	100,000
Legal Fees	3,000	4,946	(1,946)	3,000	3,000
Management Fees	130,000	80,767	49,233	130,000	130,000
Member Relations	6,000		5,000	5,000	6,000
Paper Supplies/Stationary/Office Supplies	25,000	13,011	10,989	24,000	24,000
Permits/Property Tax	28,000	26,007	15,993	42,000	42,500
Resident Appreciation	28,000	14,431	11,569	26,000	28,000
Software/Computer/Jonas	14,000	9,964	4,036	14,000	14,000
Office Supplies	12,000		-	-	12,000
Travel/Mileage/Staff Meals/Seminars	31,000	39,123	(8,123)	31,000	31,000
Telephone/Music/Dish	35,000	13,908	21,092	35,000	39,000
Utilities/Waste Removal/Pest Control	70,000	43,021	26,979	70,000	74,500
Staff Training/Uniforms	1,000	389	611	1,000	1,000
All Marketing Costs/Member Relations	20,000	14,285	7,715	22,000	21,000
Sub Total Golf G&A	\$692,000	\$438,522	\$251,478	\$690,000	\$727,000
TOTAL OPERATING EXPENSES	\$4,061,040	\$2,387,058	\$1,742,320	\$4,158,378	\$4,434,440
NET OPERATING INCOME	\$(62,040)	\$(19,712)	\$(32,666)	\$(81,378)	\$(151,985)
Non-Operating Expenses					
Special Assessments	\$ 358,560	\$358,500	\$60	\$358,560	\$ 358,112
Interfund Transfer	-	-	-	-	-
TOTAL NON-OPERATING EXPENSES	\$358,560	\$358,500	\$60	\$358,560	\$358,112
EXCESS REVENUES (EXPENDITURES)	\$296,520	\$338,788	\$(32,606)	\$277,182	\$206,127

South Village
Community Development District

Golf Fund
Fiscal Year 2025

REVENUES	DESCRIPTION
<u>GOLF OPERATION</u>	
Guest Fees & Tournament Fees	Greens Fees, Tournament Fees, Public Cart Rentals, and Events.
Member Trail Fees	All Member Trail Fees, Annual and Monthly.
Pro Shop Merchandise	All Golf Shop Merchandise Sales.
Practice Range	All Public Driving Range Sales.
Misc. Revenues	All Miscellaneous Income, Club Rentals, Lessons.
<u>GOLF F&B</u>	
F&B/Banquet Revenues	Food and Beverage Golf & Social Event Sales.
Beer	All Beer Sales.
Wine	All Wine Sales.
Alcohol	All Liquor Sales.
Misc./rentals	Room Fees, Misc. Revenues.
<u>GOLF COURSE & CLUBHOUSE MAINTENANCE</u>	
Misc. Revenues/Equipment Trade-In	Revenue generated by any equipment sold.
<u>GOLF G&A</u>	
All Member Dues	Golf Members and Player's Club Annual Dues.
Initiation Fees	Golf Member Initiation Fees.

EXPENSES	DESCRIPTION
<u>GOLF OPERATIONS</u>	
Gross Payroll	Salaries related to all management staff, salary, hourly, gratuities, incentives.
Payroll Cost	Monthly fees related to the processing of all payroll, benefits, 401K.
COGS Merchandise	Cost of golf shop merchandise sold.
Bank & CC Fees	Fees due to credit card company for processing of charges.
Cart Lease & Repairs & Supplies	Lease of golf carts from EZGO, cart repairs.
Staff Dues & Handicap Fees	PGA, agronomy, professional dues and member handicap fees.
Paper Goods	Operational paper supplies such as paper towels, plates, napkins, toilet paper, etc.
Reservation/Tee Sheet Systems	License cost for point of sale, web-site, Jonas software, and reservation system.
Range Balls & Supplies	Driving range operating supplies, range balls, ball washer, misc. supplies.
Scorecards & Pro Shop Supplies	Golf course scorecards, misc hardware, fixtures, display units.
Staff Uniforms	Staff uniforms for all areas and staff.
Member Relations	Cost related to all annual promotions for residents in tennis, swim, golf, and park.
<u>GOLF F&B</u>	
Gross Payroll	Salaries related to all management staff, salary, hourly, gratuities, incentives.
Payroll Cost	Monthly fees related to the processing of all payroll, benefits, 401K.
COGS F&B	Cost of all food and beverage, beer, wine, liquor sold.
Alcohol Surcharge	Delivery and misc cost.
Bank & CC Fees	Fees due to credit card company for processing of charges.
China/Glass/Silver	Replacement china, glass, and silverware, new purchases.
Cleaning/Operating Supplies	General clubhouse related cleaning supplies all areas.
Contract Service	Contract Service to clean greese traps, vents, ice machines.
Gas & Propane	Natural gas a propane, patio heaters, kitchen equipment.
Kitchen/Bar Supplies	General cleaning supplies, service items, hardware.
Linen Service	Rental costs for linen and laundry related to cloth napkins, table cloths, etc.
Paper Goods	Operational paper supplies such as paper towels, plates, napkins, toilet paper, etc.
Staff Uniforms	Staff uniforms for all areas and staff.
Equipment Repairs/Rentals	Repair and maintenance of all kitchen equipment.
Resident/Member Relations/Marketing	Cost related to all annual promotions for residents in tennis, swim, golf, and park.
Utilities	Electricity for all areas.

South Village
Community Development District

Golf Fund
Fiscal Year 2025

EXPENSES	DESCRIPTION
<u>GOLF COURSE MAINTENANCE</u>	
Gross Payroll	Salaries related to all management staff, salary, hourly, incentives.
Payroll Cost	Monthly fees related to the processing of all payroll, benefits, 401K.
Fert/Chem/Herb	Turf related fertilizers, chemicals, pesticides, herbicides.
Gas/Oil/Grease	Gasoline and oil purchase and disposal for all maintenance equipment.
Sand/Grave/\l/Top Dressing	Sand for bunkers maintenance, greens topdressing, pine straw and coquina.
Sod/Plants/Landscaping	Sod and seed related to needed turf repair.
Straw/Mulch/Coquina/Color	Pine straw, stone, and coquina.
Assessories/Small Tools	On course items such as tee markers, flags, cups.
Staff Uniforms/Dues	Staff uniforms for all areas and staff.
Waste Removal	Monthly charges trash bins at clubhouse and maintenance yard for disposal.
Equipment Leases/Rentals	Lease of golf course maintenance equipment.
Equipment/Irrigation Repairs	Repair and maintenance of golf course irrigation system.
Irrigation Utilities/Telephone/Building Utilities	Electricity to operate irrigation pump, buildings, offices.
Water/Sewer	Irrigation and potable water expense.
<u>GOLF CLUBHOUSE MAINTENANCE</u>	
Gross Payroll	Salaries related to all management staff, salary, hourly, incentives.
Payroll Cost	Monthly fees related to the processing of all payroll, benefits, 401K.
Contract Services	Contract Service for additional projects.
Holiday/Plants	All holiday & seasonal décor for clubhouse.
Building Repairs Vendors	Repair and maintenance of golf clubhouse.
Misc Cleaning Supplies	General clubhouse related cleaning supplies.
Paper Supplies/Misc Supplies	Operational paper supplies such as paper towels, toilet paper, etc.
Building Repairs In-House	Repair and maintenance of the clubhouse.
<u>GOLF G&A</u>	
Gross Payroll	Salaries related to all management staff, salary, hourly, incentives.
Payroll Cost	Monthly fees related to the processing of all payroll, benefits, 401K.
Contract Service Cleaning	Contract Service to Clean Clubhouse, HVAC, windows.
Misc/Dues/Subscriptions	Various dues for staff and print material.
Bank Fees/CC Fees	Fees due to credit card company for processing of charges.
Equipment Rental	Service agreement for copier, misc rentals.
Flowers/Décor	All holiday & seasonal décor for clubhouse.
Property Insurance	Property and casualty insurance for the property.
Legal Fees	Management of licenses, permits, and other legal matters.
Management Fees	Annual management fees for golf operations.
Member Relations	Cost related to all annual promotions for golf memberships.
Paper Supplies/Stationary/Office Supplies	General office supplies for G&A, golf, and F&B.
Permits/Property Tax	Tax related to golf clubs personal property and various permits.
Resident Appreciation	Cost related to all annual promotions for residents in tennis, swim, golf, and park.
Software/Computer/Jonas	Internet provider and all hardware for computers, point of sale stations.
Travel/Mileage/Staff Meals/Seminars	Travel expense for staff business related to the operation.
Telephone/Music/Dish	All telephone hardware and service costs.
Utilities/Waste Removal/Pest Control	Electricity for all areas, waste pickup, and pest control.
Staff Training/Cost/Meals/Uniforms	Related cost for all staff training, daily meals and uniforms.
All Marketing Costs/Member Relations	Various marketing expenses and promotions for golf and social events.

South Village
Community Development District
Proposed Budget
Recreation Center Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Tennis					
Guest Fees	\$13,000	\$5,633	\$5,367	\$11,000	\$14,000
Pro shop	10,000	5,544	3,456	9,000	10,000
Fitness	6,000	4,116	2,884	7,000	8,000
Lessons & Clinics	85,000	28,999	38,001	67,000	75,000
Merch COGS	(7,000)	-	-	-	(7,500)
Sub Total Tennis	\$107,000	\$44,292	\$49,708	\$94,000	\$99,500
Pools					
Guest Fees	\$20,000	\$8,735	\$11,265	\$20,000	\$24,000
Swim Lessons	8,000	1,987	5,013	7,000	8,000
Rentals	4,000	-	4,000	4,000	4,000
Clubroom Rentals	30,000	12,941	12,059	25,000	25,000
Swim Team	15,000	-	15,000	15,000	15,000
Sub Total Pools	\$77,000	\$23,663	\$47,337	\$71,000	\$76,000
Café/Cabana Bar:					
Food	\$110,000	\$8,000	\$82,000	\$90,000	\$95,000
Merchandise	10,000	-	-	-	-
Wine	3,000	-	2,000	2,000	3,000
Liquor	60,000	30,000	60,000	90,000	95,000
Beer	30,000	5,000	25,000	30,000	35,000
Staff Discount	(7,000)	-	(7,000)	(7,000)	(7,000)
Sub Total Café/Cabana Bar:	\$206,000	\$43,000	\$162,000	\$205,000	\$221,000
Kids Club/Lake House:					
Facility Rentals	\$1,000	\$9,587	\$(8,587)	\$1,000	\$1,000
Programs	25,000	-	12,000	12,000	17,000
Summer Camp	15,000	-	20,000	20,000	20,000
Social Programs	3,000	\$35,012	(31,012)	4,000	3,000
Holiday Events	-	\$6,744	(6,744)	-	-
Sub Total Kids Club/Lake House:	\$44,000	\$51,343	\$(14,343)	\$37,000	\$41,000
Non Operating Income:					
Rec Fund Assessments	\$1,070,200	\$1,060,290	\$9,910	\$1,070,200	\$1,070,200
Interfund Transfer In	-	-	-	-	-
Interest Income	-	-	-	-	-
Sub Total Non Operating Income:	\$1,070,200	\$1,060,290	\$9,910	\$1,070,200	\$1,070,200
TOTAL REVENUES	\$1,504,200	\$1,222,588	\$254,612	\$1,477,200	\$1,507,700

South Village
Community Development District
Proposed Budget
Recreation Center Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
<u>OPERATING EXPENSES</u>					
Tennis					
Gross Payroll	\$270,000	\$163,455	\$111,545	\$275,000	\$310,000
Payroll Cost	42,000	35,762	16,238	52,000	54,000
Bank CC Fees	600	(15,000)	15,600	600	600
Cable/TV/Music	5,000	3,979	1,021	5,000	6,000
Electric/Utilities	38,000	12,426	23,574	36,000	38,000
EQ Repairs and Maintenance	3,000	2,684	316	3,000	3,000
Court Maint.	12,000	9,383	4,617	14,000	15,000
Waste Removal	6,000	5,688	2,312	8,000	-
Office Supplies/Paper/Stationary	1,300	4,516	(3,216)	1,300	2,000
Paper & Cleaning	6,000	4,976	2,024	7,000	7,000
Building Supplies	6,000	-	6,000	6,000	6,000
Rec Supplies	600	4,102	(4,102)	-	600
Tournament Expense	-	1,210	(610)	600	-
Sub Total Tennis	\$390,500	\$233,181	\$175,319	\$408,500	\$442,200
Pool/Swim:					
Gross Payroll	\$180,000	\$64,000	\$111,000	\$175,000	\$195,000
Payroll Cost	27,000	12,598	15,402	28,000	32,000
Bank & CC Fees	3,600		3,600	3,600	3,600
Water & Sewer/Utilities	55,000	27,642	25,358	53,000	56,000
Gas	8,000		8,000	8,000	8,000
Repairs & Maint. Pool	22,000	1,545	10,455	12,000	12,000
Chemicals Pool	35,000	24,987	15,013	40,000	45,000
Miscellaneous Expenses	1,000		-	-	-
Contract Service	4,500		-	-	-
Cleaning Supplies	2,700		2,000	2,000	2,000
Swim Team Cost	4,000		4,000	4,000	4,000
Office Supplies	1,500	450	1,050	1,500	1,500
Recreational Supplies	1,000	452	548	1,000	1,000
Permits	1,000	-	1,000	1,000	1,000
Sub Total Pool/Swim:	\$346,300	\$131,674	\$197,426	\$329,100	\$361,100
Café/Cabana Bar:					
Gross Payroll	\$70,000	\$15,676	\$56,324	\$72,000	\$78,000
Payroll Cost	13,000	4,567	9,433	14,000	14,000
Alcohol Surcharge	800		800	800	800
Pest Control	3,000	2,023	977	3,000	3,000
Cable/TV	2,000	1,012	988	2,000	2,000
Gas	3,500	1,654	2,346	4,000	4,500
Repairs & Maint.	2,000	989	1,011	2,000	2,000
Bank CC Fees	1,700		1,700	1,700	2,000
Paper Goods Supplies	10,000	1,985	6,015	8,000	9,000
Rec Supplies/Cleaning Supplies/Waste	10,000	5,423	4,577	10,000	11,000
Food/Bev/Liquor COGS	75,000	32,123	50,877	83,000	98,000
Store Merchandise COGS	6,000		4,000	4,000	5,000
Staff Uniforms	1,000	-	1,000	1,000	1,000
Permits	500	-	500	500	500
Sub Total Café/Cabana Bar:	\$198,500	\$65,452	\$140,548	\$206,000	\$230,800

South Village
Community Development District
Proposed Budget
Recreation Center Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
Administrative					
Gross Payroll	\$135,000	\$66,900	\$58,100	\$125,000	\$135,000
Payroll Cost	35,000	15,138	13,862	29,000	35,000
Bank CC Fees	10,000	6,754	3,246	10,000	12,000
Insurance	37,000	30,402	6,598	37,000	42,000
Resident Relations	45,000	50,856	32,144	83,000	45,000
Permits/Fees	1,000		1,000	1,000	1,000
Décor	2,000	498	1,502	2,000	2,000
Print/Paper/Stationary	4,000	1,289	1,711	3,000	4,000
Computer/Jonas	7,500	7,456	3,544	11,000	12,000
Operational Supplies All Areas	15,000	9,886	10,114	20,000	34,000
Telephone/internet	4,000	5,238	(238)	5,000	5,000
TV/Music	5,000	2,986	2,014	5,000	5,000
All Marketing	18,000	11,245	7,755	19,000	26,000
Management Fees	54,000	30,100	23,900	54,000	56,000
Sub Total Administrative	\$372,500	\$238,748	\$165,252	\$404,000	\$414,000
Building Maintenance					
Gross Payroll	\$85,000	\$48,575	\$36,425	\$85,000	\$90,000
Payroll Cost	18,000	11,401	5,549	16,950	19,000
Contract Service	6,000	1,000	2,000	3,000	3,000
Maint Building Kids/Lake	1,200	1,998	2	2,000	1,000
Repairs & Maintenance Tennis	4,200	1,004	996	2,000	3,000
Landscape	1,800		-	-	-
Building Repair Swim/Café/Cabana Bar	6,000	1,951	1,049	3,000	3,000
Staff Uniforms	-	-	-	-	-
Sub Total Building Maintenance	\$122,200	\$65,929	\$46,021	\$111,950	\$119,000
Lake House/Kids Club:					
Gross Payroll	\$42,500	\$1,939	\$20,061	\$22,000	\$25,000
Payroll Cost	6,375	428	4,572	5,000	6,000
Bank CC Fees	99		99	99	99
Equipment Rental	700		700	700	700
Holiday Events	14,300	4,428	2,822	7,250	10,000
Summer Camp Expenses/Supplies	5,000	1,021	3,979	5,000	5,000
Social Events/Expenses	7,250	1,329	5,921	7,250	7,000
		-	-	-	
Sub Total Lake House/Kids Club:	\$76,224	\$9,145	\$38,154	\$47,299	\$53,799
TOTAL OPERATING EXPENSES	\$1,506,224	\$744,129	\$762,720	\$1,506,849	\$1,620,899
NET OPERATING INCOME	\$(2,024)	\$478,459	\$(508,108)	\$(29,649)	\$(113,199)
Non-Operating Expenses					
Interfund Transfer	-	-	-	-	-
TOTAL NON-OPERATING EXPENSES	\$-	\$-	\$-	\$-	\$-
EXCESS REVENUES (EXPENDITURES)	\$(2,024)	\$478,459	\$(508,108)	\$(29,649)	\$(113,199)

South Village

Community Development District

Recreation Fund

Fiscal Year 2025

REVENUES	DESCRIPTION
<u>TENNIS</u>	
Guest Fees	Fees collected for non-resident usage of Athletic Center facilities, fitness & tennis programs while accompanied with a resident.
Pro shop	The sale of drinks, tennis balls, apparel and equipment.
Fitness	Rental funds collected from vendors: Ship Shape Strong, LLC for TRX classes, Spincitas for Spin classes, Dance Fitness and TyFit for Boot Camp.
Lessons & Clinics	Funds collected from patrons of private tennis/pickleball lessons & group clinics given by Troon staff.
Merch COGS	Cost of goods sold for drinks, tennis balls, apparel and equipment.
<u>POOLS</u>	
Guest Fees	Funds collected for non-resident usage of the Swim Park while accompanied with a resident.
Swim Lessons	Funds collected for private, semi-private and group swim lessons given by Troon staff.
Rentals	Funds collected from resident rentals of the Clubroom, Café Patio and Village Green for parties and events.
Clubroom Rentals	Funds collected from resident rentals of the Clubroom, Café Patio and Village Green for parties and events.
Swim Team	Registration fees for our summer swim team Eagle Rays.
<u>CAFE/CABANA BAR</u>	
Food	Sales of food, drinks and ice cream.
Merchandise	Candy sales from the Village Store.
Wine	Wine sales from the Café and Cabana Bar.
Liquor	Liquor based drinks sold from the Café and Cabana Bar.
Beer	Beer sold from the Café and Cabana Bar.
Staff Discount	Discounts provided to Troon Staff while on duty.
<u>KIDS CLUB/LAKE HOUSE</u>	
Facility Rentals	Funds collected from resident rentals of the Kids Club for parties and events.
Programs	Fees collected from kid events such as Kids Only Parties.
Summer Camp	Funds collected for camp participants while school is not in session.
Social Programs	Funds collected from certain Family Events.
Holiday Events	Easter basket delivery, candy grams and other Holiday events with a fee.
<u>MAINTENANCE ASSESSMENTS</u>	
	The District will assess the platted lots within the District to fund a portion of the District's Operating Budget for the fiscal year.

South Village

Community Development District

Recreation Fund

Fiscal Year 2025

EXPENSES	DESCRIPTION
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TENNIS

Gross Payroll	Salaries for Tennis Director, Assistant Tennis Pro, Pickleball Director, Front Desk, Floating Position and Social Membership Coordinator.
Payroll Cost	Payroll processing fees including Benefits and 401k.
Bank CC Fees	Fees due to credit card company for processing of charges.
Cable/TV/Music	Monthly charges for Comcast MDTA, Youtube TV and Pandora.
Electric/Utilities	Electricity for the Athletic Center, Clay Electric.
EQ Repairs and Maintenance	Repair costs for fitness equipment.
Court Maint.	Costs for clay, windscreens, nets/posts, various equipment/tools and light bulbs on the court.
Waste Removal	Dumpster service through GFL.
Office Supplies/Paper/Stationary	Pens, paper, printing supplies, folders and small equipment.
Paper & Cleaning	Cleaning solutions, paper towels, toilet paper and equipment wipes.
Building Supplies	Various needs to operated the Athletic Center.
Rec Supplies	Replacements basketball nets, balls, racquets.

POOL/SWIM

Gross Payroll	Salaries for Aquatics Coordinator, Front Desk, Lifeguards, Swim Coaches and Instructors.
Payroll Cost	Payroll processing fees including Benefits and 401k.
Bank & CC Fees	Fees due to credit card company for processing of charges. CCUA water charges for the pools and Clay Electric service for the pools and Resident's Club.
Water & Sewer/Utilities	
Gas	Sharp Energy Gas charges to heat the Adult Pool.
Repairs & Maint. Pool	Repairs made to pool equipment, the pools, waterslide/diving boards.
Chemicals Pool	Agreement with Poolsure to provide chemicals and feed equipment.
Miscellaneous Expenses	Any odd expense that doesn't fit appropriately elsewhere.
Contract Service	Charges for when vendors are needed.
Cleaning Supplies	Paper towels, toilet paper, hand soap, cleaning solutions and equipment.
Swim Team Cost	T-shirts, caps, trophies, banquet food and software/equipment, league fees to First Coast Summer Swim League for Eagle Rays summer swim team.
Office Supplies	Pens, receipt paper, ink, tape, envelopes, etc.
Recreational Supplies	Pool floats, balls, toys, ping pong and billiard equipment.
Uniforms	Uniforms and equipment needed for Lifeguards and staff.
Permits	Pool Operating permit fees for four pools through State of FL DOH.

CAFE/CABANA BAR

Gross Payroll	Wages for Café/Store counter staff, cooks and Cabana Bar bartender & bar back.
Payroll Cost	Payroll processing fees including Benefits and 401k.
Alcohol Surcharge	
Pest Control	Monthly pest control services for Café provided by Ecolab.
Cable/TV	Comcast cable service to Café, patio and Cabana Bar.
Gas	Gas for kitchen provided by Sharp Energy. Propane tanks refilled for Cabana patio heaters.
Repairs & Maint.	Any repairs to café/cabana area and equipment.
Bank CC Fees	Fees due to credit card company for processing of charges.
Paper Goods Supplies	Cups, paper towels, food trays and utensils.
Rec Supplies/Cleaning Supplies/Waste	Sanitizers, soaps, small wares. GFL provides dumpster services.
Food/Bev/Liquor COGS	Cost of food, NABV, and alcohol.
Store Merchandise COGS	Cost of Candy for Village Store.
Staff Uniforms	Uniforms for Café Staff and Cabana Bar.
Permits	Seating License and Liquor License for Café/Cabana Bar.

South Village

Community Development District

Recreation Fund

Fiscal Year 2025

EXPENSES	DESCRIPTION
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ADMINISTRATIVE

Gross Payroll	Salaries for Administrative Staff.
Payroll Cost	Payroll processing fees including Benefits and 401k.
Bank CC Fees	Fees due to credit card company for processing of charges.
Insurance	Amenity property insurance.
Resident Relations	Cost for resident mixers and other community events.
Permits/Fees	Music licensing permits.
Décor	Seasonal Holiday Decorations.
Print/Paper/Stationary	Printing costs and office supplies.
Computer/Jonas	Fees for IT Support and Jonas POS software.
Operational Supplies All Areas	Supplies to support all REC operations.
Telephone/internet	RingCentral phone system and Comcast Internet.
TV/Music	Comcast TV services and Pandora Music costs.
All Marketing	Members First Website and various software subscriptions to create materials for marketing.
Management Fees	Management Fees to Troon.

BUILDING MAINTENANCE

Gross Payroll	Salaries for Director of Maintenance and part time staff.
Payroll Cost	Payroll processing fees including Benefits and 401k.
Contract Service	Quarterly HVAC services provided by WW Gay.
Maint Building Kids/Lake	Repair costs for the Kids Club and Lakehouse.
Repairs & Maintenance Tennis	Repair costs for the Athletic Center.
Landscape	Miscellaneous Landscape costs.
Building Repair Swim/Café/Cabana Bar	Repair costs for the Resident's Club, Café and Cabana Bar.
Staff Uniforms	Uniforms for Maintenance Staff.

LAKE HOUSE/KIDS CLUB

Gross Payroll	Salaries for Camp Counselors and Event Staff.
Payroll Cost	Payroll processing fees including Benefits and 401k.
Bank CC Fees	Fees due to credit card company for processing of charges.
Equipment Rental	Helium tank rental to fill balloons for events.
Holiday Events	Costs for major Holiday events including Christmas Carnival and Easter Eggstravaganza.
Summer Camp Expenses/Supplies	Costs for Summer Camp supplies including crafts, games and snacks.
Social Events/Expenses	Costs for all other events and parties throughout the year.

South Village

Community Development District

Proposed Budget Capital Reserve Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments - On Roll	\$280,872	\$272,962	7,910	\$280,872	\$280,872
Initiation Fees	40,000	24,000	26,000	50,000	50,000
Transfer from Golf	150,000	-	-	-	-
Carry Forward Surplus	655,075	692,926	-	692,926	628,484
TOTAL REVENUES	\$1,125,947	\$989,888	\$33,910	\$1,023,798	\$959,356
EXPENDITURES:					
Capital Outlay/Repair & Replacement	192,000	230,600	164,714	395,314	473,000
TOTAL EXPENDITURES:	\$192,000	\$230,600	\$164,714	\$395,314	\$473,000
Other Sources/(Uses)					
Interfund Transfer In/(Out)	-	-	-	-	-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
EXCESS REVENUES (EXPENDITURES)	\$933,947	\$759,288	\$(130,805)	\$628,484	\$486,356

South Village

Community Development District

Proposed Budget

Debt Service Series 2016 A1/A2 Special Assessment Refunding Bonds

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments-On Roll	\$1,475,980	\$1,460,944	\$15,036	\$1,475,980	\$1,490,047
Prepayments	-	13,905	-	13,905	\$-
Interest Earnings	-	45,826	15,000	60,826	-
Carry Forward Surplus ⁽¹⁾	369,283	-	-	96,682	179,524
TOTAL REVENUES	\$1,845,263	\$1,520,675	\$30,036	\$1,647,393	\$1,669,571
EXPENDITURES:					
Series 2016 A1 - Refunding Bonds					
Interest - 11/1	156,719	156,719	-	156,719	148,594
Interest - 5/1	156,719	-	156,719	156,719	148,594
Principal - 5/1	650,000	-	650,000	650,000	665,000
Series 2016 A1 - Revenue Bonds					
Interest - 11/1	56,813	56,813	-	56,813	56,813
Interest - 5/1	56,813	-	56,813	56,813	56,813
Series 2016 A2 - Refunding Bonds					
Interest - 11/1	74,653	74,653	-	74,653	70,303
Interest - 5/1	74,653	-	74,653	74,653	70,303
Principal - 5/1	200,000	-	200,000	200,000	210,000
Series 2016 A2 - Revenue Bonds					
Interest - 11/1	20,750	20,750	-	20,750	20,750
Interest - 5/1	20,750	-	20,750	20,750	20,750
TOTAL EXPENDITURES	\$1,467,869	\$308,935	\$1,158,935	\$1,467,869	\$1,467,919
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$1,467,869	\$308,935	\$1,158,935	\$1,467,869	\$1,467,919
EXCESS REVENUES (EXPENDITURES)	\$377,394	\$1,211,740	\$(1,128,899)	\$179,524	\$201,652

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25

2016 A1 Ref	\$139,450
2016 A1 Rev	\$56,813
2016 A2 Ref	\$65,736
2016 A2 Rev	\$20,750
	\$139,450

South Village
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2016 A1 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/23	\$9,335,000	2.375%	\$-	156,719	156,718.75
05/01/24	9,335,000	2.375%	650,000	156,719	
11/01/24	8,685,000	2.500%	-	148,594	955,312.50
05/01/25	8,685,000	2.500%	665,000	148,594	
11/01/25	8,020,000	2.750%	-	139,450	953,043.75
05/01/26	8,020,000	2.750%	685,000	139,450	
11/01/26	7,335,000	3.000%	-	129,175	953,625.00
05/01/27	7,335,000	3.000%	705,000	129,175	
11/01/27	6,630,000	3.250%	-	117,719	951,893.75
05/01/28	6,630,000	3.250%	730,000	117,719	
11/01/28	5,900,000	3.500%	-	104,944	952,662.50
05/01/29	5,900,000	3.500%	755,000	104,944	
11/01/29	5,145,000	3.500%	-	91,731	951,675.00
05/01/30	5,145,000	3.500%	785,000	91,731	
11/01/30	4,360,000	3.500%	-	77,994	954,725.00
05/01/31	4,360,000	3.500%	810,000	77,994	
11/01/31	3,550,000	3.500%	-	63,819	951,812.50
05/01/32	3,550,000	3.500%	840,000	63,819	
11/01/32	2,710,000	3.625%	-	49,119	952,937.50
05/01/33	2,710,000	3.625%	870,000	49,119	
11/01/33	1,840,000	3.625%	-	33,350	952,468.75
05/01/34	1,840,000	3.625%	905,000	33,350	
11/01/34	935,000	3.625%	-	16,947	955,296.88
05/01/35	935,000	3.625%	935,000	16,947	951,946.88
Total			\$9,335,000	\$2,259,119	\$11,594,119

South Village

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2016 A1 Special Assessment Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/23	\$3,030,000	3.750%	\$-	\$56,813	56,812.50
05/01/24	3,030,000	3.750%	-	56,813	
11/01/24	3,030,000	3.750%	-	56,813	113,625.00
05/01/25	3,030,000	3.750%	-	56,813	
11/01/25	3,030,000	3.750%	-	56,813	113,625.00
05/01/26	3,030,000	3.750%	-	56,813	
11/01/26	3,030,000	3.750%	-	56,813	113,625.00
05/01/27	3,030,000	3.750%	-	56,813	
11/01/27	3,030,000	3.750%	-	56,813	113,625.00
05/01/28	3,030,000	3.750%	-	56,813	
11/01/28	3,030,000	3.750%	-	56,813	113,625.00
05/01/29	3,030,000	3.750%	-	56,813	
11/01/29	3,030,000	3.750%	-	56,813	113,625.00
05/01/30	3,030,000	3.750%	-	56,813	
11/01/30	3,030,000	3.750%	-	56,813	113,625.00
05/01/31	3,030,000	3.750%	-	56,813	
11/01/31	3,030,000	3.750%	-	56,813	113,625.00
05/01/32	3,030,000	3.750%	-	56,813	
11/01/32	3,030,000	3.750%	-	56,813	113,625.00
05/01/33	3,030,000	3.750%	-	56,813	
11/01/33	3,030,000	3.750%	-	56,813	113,625.00
05/01/34	3,030,000	3.750%	-	56,813	
11/01/34	3,030,000	3.750%	-	56,813	113,625.00
05/01/35	3,030,000	3.750%	-	56,813	
11/01/35	3,030,000	3.750%	-	56,813	113,625.00
05/01/36	3,030,000	3.750%	970,000	56,813	
11/01/36	2,060,000	3.750%	-	38,625	1,065,437.50
05/01/37	2,060,000	3.750%	1,010,000	38,625	
11/01/37	1,050,000	3.750%	-	19,688	1,068,312.50
05/01/38	1,050,000	3.750%	1,050,000	19,688	1,069,687.50
Total			\$3,030,000	\$1,593,750	\$4,623,750

South Village
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2016 A2 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/23	3,130,000	4.350%	-	74,653	74,653.13
05/01/24	3,130,000	4.350%	200,000	74,653	
11/01/24	2,930,000	4.350%	-	70,303	344,956.26
05/01/25	2,930,000	4.350%	210,000	70,303	
11/01/25	2,720,000	4.350%	-	65,736	346,038.76
05/01/26	2,720,000	4.350%	215,000	65,736	
11/01/26	2,505,000	4.350%	-	61,059	341,795.01
05/01/27	2,505,000	4.875%	225,000	61,059	
11/01/27	2,280,000	4.875%	-	55,575	341,634.38
05/01/28	2,280,000	4.875%	240,000	55,575	
11/01/28	2,040,000	4.875%	-	49,725	345,300.00
05/01/29	2,040,000	4.875%	250,000	49,725	
11/01/29	1,790,000	4.875%	-	43,631	343,356.25
05/01/30	1,790,000	4.875%	265,000	43,631	
11/01/30	1,525,000	4.875%	-	37,172	345,803.13
05/01/31	1,525,000	4.875%	275,000	37,172	
11/01/31	1,250,000	4.875%	-	30,469	342,640.63
05/01/32	1,250,000	4.875%	290,000	30,469	
11/01/32	960,000	4.875%	-	23,400	343,868.75
05/01/33	960,000	4.875%	305,000	23,400	
11/01/33	655,000	4.875%	-	15,966	344,365.63
05/01/34	655,000	4.875%	320,000	15,966	
11/01/34	335,000	4.875%	-	8,166	344,131.26
05/01/35	335,000	4.875%	335,000	8,166	343,165.63
Total			\$3,130,000	\$1,071,709	\$4,201,709

South Village

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2016 A2 Special Assessment Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/23	\$830,000	5.000%		\$20,750	20,750.00
05/01/24	830,000	5.000%	-	20,750	
11/01/24	830,000	5.000%		20,750	41,500.00
05/01/25	830,000	5.000%	-	20,750	
11/01/25	830,000	5.000%		20,750	41,500.00
05/01/26	830,000	5.000%	-	20,750	
11/01/26	830,000	5.000%		20,750	41,500.00
05/01/27	830,000	5.000%	-	20,750	
11/01/27	830,000	5.000%		20,750	41,500.00
05/01/28	830,000	5.000%	-	20,750	
11/01/28	830,000	5.000%		20,750	41,500.00
05/01/29	830,000	5.000%	-	20,750	
11/01/29	830,000	5.000%		20,750	41,500.00
05/01/30	830,000	5.000%	-	20,750	
11/01/30	830,000	5.000%		20,750	41,500.00
05/01/31	830,000	5.000%	-	20,750	
11/01/31	830,000	5.000%		20,750	41,500.00
05/01/32	830,000	5.000%	-	20,750	
11/01/32	830,000	5.000%		20,750	41,500.00
05/01/33	830,000	5.000%	-	20,750	
11/01/33	830,000	5.000%		20,750	41,500.00
05/01/34	830,000	5.000%	-	20,750	
11/01/34	830,000	5.000%		20,750	41,500.00
05/01/35	830,000	5.000%	-	20,750	
11/01/35	830,000	5.000%		20,750	41,500.00
05/01/36	830,000	5.000%	265,000	20,750	
11/01/36	565,000	5.000%	-	14,125	299,875.00
05/01/37	565,000	5.000%	275,000	14,125	
11/01/37	290,000	5.000%	-	7,250	296,375.00
05/01/38	290,000	5.000%	290,000	7,250	297,250.00
Total			\$830,000	\$582,250	\$1,412,250

South Village
Community Development District
Proposed Budget

Debt Service Series 2016 A3 Special Assessment Refunding Bonds

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments-On Roll	\$275,425	\$272,874	\$2,551	\$275,425	\$274,807
Interest Earnings	-	9,806	3,500	13,306	-
Carry Forward Surplus ⁽¹⁾	138,689	140,821	-	140,821	162,102
TOTAL REVENUES	\$414,114	\$423,501	\$6,051	\$429,552	\$436,909
EXPENDITURES:					
Series 2016 A3 - Refunding Bonds					
Interest - 11/1	40,225	40,225	-	40,225	38,025
Interest - 5/1	40,225	-	40,225	40,225	38,025
Principal - 5/1	80,000	-	80,000	80,000	85,000
Series 2016 A3 - Revenue Bonds					
Interest - 11/1	53,500	53,500	-	53,500	53,500
Interest - 5/1	53,500	-	53,500	53,500	53,500
TOTAL EXPENDITURES	\$267,450	\$93,725	\$173,725	\$267,450	\$268,050
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$267,450	\$93,725	\$173,725	\$267,450	\$268,050
EXCESS REVENUES (EXPENDITURES)	\$146,664	\$329,776	\$(167,674)	\$162,102	\$168,859

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Ref -Interest Due 11/1/25	\$35,688
Rev -Interest Due 11/1/25	\$53,500
	<u>\$35,688</u>

South Village
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2016 A3 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
08/01/22	1,490,000	5.500%	35,000	43,575	78,575.00
05/01/23	1,455,000	5.500%	85,000	43,575	
11/01/23	1,370,000	5.500%	-	40,225	40,225.00
05/01/24	1,370,000	5.500%	80,000	40,225	
11/01/24	1,290,000	5.500%	-	38,025	158,250.00
05/01/25	1,290,000	5.500%	85,000	38,025	
11/01/25	1,205,000	5.500%	-	35,688	158,712.50
05/01/26	1,205,000	5.500%	90,000	35,688	
11/01/26	1,115,000	5.500%	-	33,213	158,900.00
05/01/27	1,115,000	5.500%	95,000	33,213	
11/01/27	1,020,000	6.000%	-	30,600	158,812.50
05/01/28	1,020,000	6.000%	100,000	30,600	
11/01/28	920,000	6.000%	-	27,600	158,200.00
05/01/29	920,000	6.000%	110,000	27,600	
11/01/29	810,000	6.000%	-	24,300	161,900.00
05/01/30	810,000	6.000%	115,000	24,300	
11/01/30	695,000	6.000%	-	20,850	160,150.00
05/01/31	695,000	6.000%	125,000	20,850	
11/01/31	570,000	6.000%	-	17,100	162,950.00
05/01/32	570,000	6.000%	130,000	17,100	
11/01/32	440,000	6.000%	-	13,200	160,300.00
05/01/33	440,000	6.000%	140,000	13,200	
11/01/33	300,000	6.000%	-	9,000	162,200.00
05/01/34	300,000	6.000%	145,000	9,000	
11/01/34	155,000	6.000%	-	4,650	158,650.00
05/01/35	155,000	6.000%	155,000	4,650	159,650.00
Total			\$1,370,000	\$588,900	\$1,958,900

South Village

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2016 A3 Special Assessment Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/23	\$2,140,000	5.000%		\$53,500	53,500.00
05/01/24	2,140,000	5.000%	-	53,500	
11/01/24	2,140,000	5.000%		53,500	107,000.00
05/01/25	2,140,000	5.000%	-	53,500	
11/01/25	2,140,000	5.000%		53,500	107,000.00
05/01/26	2,140,000	5.000%	-	53,500	
11/01/26	2,140,000	5.000%		53,500	107,000.00
05/01/27	2,140,000	5.000%	-	53,500	
11/01/27	2,140,000	5.000%		53,500	107,000.00
05/01/28	2,140,000	5.000%	-	53,500	
11/01/28	2,140,000	5.000%		53,500	107,000.00
05/01/29	2,140,000	5.000%	-	53,500	
11/01/29	2,140,000	5.000%		53,500	107,000.00
05/01/30	2,140,000	5.000%	-	53,500	
11/01/30	2,140,000	5.000%		53,500	107,000.00
05/01/31	2,140,000	5.000%	-	53,500	
11/01/31	2,140,000	5.000%		53,500	107,000.00
05/01/32	2,140,000	5.000%	-	53,500	
11/01/32	2,140,000	5.000%		53,500	107,000.00
05/01/33	2,140,000	5.000%	-	53,500	
11/01/33	2,140,000	5.000%		53,500	107,000.00
05/01/34	2,140,000	5.000%	-	53,500	
11/01/34	2,140,000	5.000%		53,500	107,000.00
05/01/35	2,140,000	5.000%	-	53,500	
11/01/35	2,140,000	5.000%		53,500	107,000.00
05/01/36	2,140,000	5.000%	150,000	53,500	
11/01/36	1,990,000	5.000%	-	49,750	253,250.00
05/01/37	1,990,000	5.000%	160,000	49,750	
11/01/37	1,830,000	5.000%	-	45,750	255,500.00
05/01/38	1,830,000	5.000%	165,000	45,750	
11/01/38	1,665,000	5.000%	-	41,625	252,375.00
05/01/39	1,665,000	5.000%	175,000	41,625	
11/01/39	1,490,000	5.000%	-	37,250	253,875.00
05/01/40	1,490,000	5.000%	185,000	37,250	
11/01/40	1,305,000	5.000%	-	32,625	254,875.00
05/01/41	1,305,000	5.000%	190,000	32,625	
11/01/41	1,115,000	5.000%	-	27,875	250,500.00
05/01/42	1,115,000	5.000%	200,000	27,875	
11/01/42	915,000	5.000%	-	22,875	250,750.00
05/01/43	915,000	5.000%	210,000	22,875	
11/01/43	705,000	5.000%	-	17,625	250,500.00
05/01/44	705,000	5.000%	225,000	17,625	
11/01/44	480,000	5.000%	-	12,000	254,625.00
05/01/45	480,000	5.000%	235,000	12,000	
11/01/45	245,000	5.000%	-	6,125	253,125.00
05/01/46	245,000	5.000%	245,000	6,125	251,125.00
Total			\$2,140,000	\$1,978,000	\$4,118,000

South Village
Community Development District
Proposed Budget
Debt Service Series 2019 Capital Improvement Bonds

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments-On Roll	\$223,713	\$218,905	\$4,808	\$223,713	\$223,713
Interest Earnings	-	5,607	1,500	7,107	-
Carry Forward Surplus ⁽¹⁾	100,032	96,682	-	96,682	108,305
TOTAL REVENUES	\$323,745	\$321,194	\$6,308	\$327,502	\$332,018
EXPENDITURES:					
Series 2019A					
Interest - 11/1	82,099	82,099	-	82,099	80,793
Interest - 5/1	82,099	-	82,099	82,099	80,793
Principal - 5/1	55,000	-	55,000	55,000	60,000
TOTAL EXPENDITURES	\$219,198	\$82,099	\$137,099	\$219,198	\$221,585
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$219,198	\$82,099	\$137,099	\$219,198	\$221,585
EXCESS REVENUES (EXPENDITURES)	\$104,548	\$239,095	\$(130,791)	\$108,305	\$110,433

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25	\$79,368
	\$79,368
	\$79,368

South Village
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2019 A Capital Improvement Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/23	\$3,015,000	4.750%	\$-	\$82,099	82,098.75
05/01/24	3,015,000	4.750%	55,000	82,099	
11/01/24	2,960,000	4.750%	-	80,793	217,891.25
05/01/25	2,960,000	4.750%	60,000	80,793	
11/01/25	2,900,000	4.750%	-	79,368	220,160.00
05/01/26	2,900,000	4.750%	60,000	79,368	
11/01/26	2,840,000	4.750%	-	77,943	217,310.00
05/01/27	2,840,000	4.750%	65,000	77,943	
11/01/27	2,775,000	4.750%	-	76,399	219,341.25
05/01/28	2,775,000	4.750%	65,000	76,399	
11/01/28	2,710,000	4.750%	-	74,855	216,253.75
05/01/29	2,710,000	4.750%	70,000	74,855	
11/01/29	2,640,000	5.450%	-	73,193	218,047.50
05/01/30	2,640,000	5.450%	75,000	73,193	
11/01/30	2,565,000	5.450%	-	71,149	219,341.25
05/01/31	2,565,000	5.450%	80,000	71,149	
11/01/31	2,485,000	5.450%	-	68,969	220,117.50
05/01/32	2,485,000	5.450%	85,000	68,969	
11/01/32	2,400,000	5.450%	-	66,653	220,621.25
05/01/33	2,400,000	5.450%	90,000	66,653	
11/01/33	2,310,000	5.450%	-	64,200	220,852.50
05/01/34	2,310,000	5.450%	90,000	64,200	
11/01/34	2,220,000	5.450%	-	61,748	215,947.50
05/01/35	2,220,000	5.450%	100,000	61,748	
11/01/35	2,120,000	5.450%	-	59,023	220,770.00
05/01/36	2,120,000	5.450%	105,000	59,023	
11/01/36	2,015,000	5.450%	-	56,161	220,183.75
05/01/37	2,015,000	5.450%	110,000	56,161	
11/01/37	1,905,000	5.450%	-	53,164	219,325.00
05/01/38	1,905,000	5.450%	115,000	53,164	
11/01/38	1,790,000	5.450%	-	50,030	218,193.75
05/01/39	1,790,000	5.450%	120,000	50,030	
11/01/39	1,670,000	5.600%	-	46,760	216,790.00
05/01/40	1,670,000	5.600%	130,000	46,760	
11/01/40	1,540,000	5.600%	-	43,120	219,880.00
05/01/41	1,540,000	5.600%	135,000	43,120	
11/01/41	1,405,000	5.600%	-	39,340	217,460.00
05/01/42	1,405,000	5.600%	145,000	39,340	
11/01/42	1,260,000	5.600%	-	35,280	219,620.00
05/01/43	1,260,000	5.600%	150,000	35,280	
11/01/43	1,110,000	5.600%	-	31,080	216,360.00
05/01/44	1,110,000	5.600%	160,000	31,080	
11/01/44	950,000	5.600%	-	26,600	217,680.00
05/01/45	950,000	5.600%	170,000	26,600	
11/01/45	780,000	5.600%	-	21,840	218,440.00
05/01/46	780,000	5.600%	180,000	21,840	
11/01/46	600,000	5.600%	-	16,800	218,640.00
05/01/47	600,000	5.600%	190,000	16,800	
11/01/47	410,000	5.600%	-	11,480	218,280.00
05/01/48	410,000	5.600%	200,000	11,480	
11/01/48	210,000	5.600%	-	5,880	217,360.00
05/01/49	210,000	5.600%	210,000	5,880	215,880.00
Total			\$3,015,000	\$2,747,845	\$5,762,845

South Village
Community Development District
Non-Ad Valorem Assessments Comparison
2024-2025

Neighborhood	O&M Units	Bonds 2016 A1/2	Bonds 2016 A3	Bonds 2019	Annual Maintenance Assessments					Annual Debt Assessments					Total Assessed Per Unit								
					FY 2025			FY2024	Increase/(decrease)	FY 2025			FY2024			Increase/(decrease)	FY 2025			FY2024			Increase/(decrease)
					O&M / Rec Center	Golf	Capital Reserve			2016A1/2	2016A3	2019	2016A1/2	2016A3	2019		2016A1/2	2016A3	2019	2016A1/2	2016A3	2019	
Platted Lots	1494	1072	197	162	\$1,326.00	\$255.00	\$200.00	\$1,691.76	\$89.24	\$1,470.05	\$1,484.00	\$1,469.09	\$1,470.05	\$1,484.00	\$1,469.09	\$0.00	\$3,251.05	\$3,265.00	\$3,250.09	\$3,161.81	\$3,175.76	\$3,160.85	\$89.24
Platted Lots no Debt	0	59	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$146.87	\$0.00	\$0.00	\$146.87	\$0.00	\$0.00	\$0.00	\$146.87	\$0.00	\$0.00	\$146.87	\$0.00	\$0.00	\$0.00
Platted Lot Partial	0	1	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$597.53	\$0.00	\$0.00	\$597.53	\$0.00	\$0.00	\$0.00	\$597.53	\$0.00	\$0.00	\$597.53	\$0.00	\$0.00	\$0.00
Total	1494	1132	197	162																			

SEVENTH ORDER OF BUSINESS

Special Olympics~Swimming Practice for the 2024 Season

Day	Date	Time
Sunday	June 2	8:30-10:00am
Sunday	June 9	8:30-10:00am
Sunday	June 16	8:30-10:00am
Sunday	June 23	8:30-10:00am
Holiday weekend	July 7	8:30-10:00am
Sunday	July 14	8:30-10:00am
Sunday	July 21	8:30-10:00am
Saturday	July 27	Area Games
Saturday	Aug 3	8:00-9:30am
Saturday	Aug 10	Regional Games
Saturday	Aug 17	8:00-9:30am
Saturday	Aug 24	8:00-9:30am
Saturday	Aug 31	8:00-9:30am
Saturday	Sept 7	8:00-9:30am
Saturday	Sept 14	8:00-9:30am
Saturday	Sept 21	8:00-9:30am
Saturday-Sunday	Sept 28-29	STATE

ELEVENTH ORDER OF BUSINESS

A.

South Village
Community Development District

Unaudited Financial Reporting
April 30, 2024



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4-5	<u>Golf Course Enterprise Fund</u>
6	<u>Debt Service Fund Series 2016A1 & A2</u>
7	<u>Debt Service Fund Series 2016A3</u>
8	<u>Debt Service Fund Series 2019A/B</u>
9	<u>Capital Project Fund Series 2016A1 & A2</u>
10	<u>Capital Project Fund Series 2016A3</u>
11	<u>Capital Project Fund Series 2019</u>
12-13	<u>Month to Month</u>
14-15	<u>Long Term Debt Report</u>
16	<u>Assessment Receipt Schedule</u>
17	<u>Check Register Summary</u>

South Village
Community Development District
Combined Balance Sheet
April 30, 2024

	General Fund	Debt Service Fund	Capital Project Fund	Enterprise Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 149,383	\$ -	\$ -	\$ 1,738,722	\$ 1,888,106
Accounts Receivable	-	-	-	147,631	147,631
Due from General	-	36,239	-	31,443	67,682
Due from Debt Service	-	-	-	-	-
Due from Rec Fund	-	-	-	-	-
Due from Golf Course	-	-	-	-	-
Investments:					
State Board of Administration (SBA)	997,673	-	-	-	997,673
Series 2016 A1/A2					
Reserve A1	-	550,097	-	-	550,097
Reserve A2	-	193,769	-	-	193,769
Interest A1	-	-	-	-	-
Interest A2	-	-	-	-	-
Revenue A1/A2	-	1,538,545	-	-	1,538,545
Prepayment A1	-	10,460	-	-	10,460
Prepayment A2	-	3,445	-	-	3,445
Sinking A1	-	-	-	-	-
Sinking A2	-	-	-	-	-
Construction	-	-	10,557	-	10,557
Series 2016 A3					
Reserve A3	-	137,233	-	-	137,233
Revenue A3	-	324,103	-	-	324,103
Series 2019A/B					
Reserve A	-	60,516	-	-	60,516
Revenue A	-	233,524	-	-	233,524
Interest B	-	1,271	-	-	1,271
Prepayment B	-	1,975	-	-	1,975
Acquisition & Construction	-	-	0	-	0
Prepaid Expenses	-	-	-	92,334	92,334
Inventory	-	-	-	137,521	137,521
Deposits	-	-	-	6,403	6,403
Non-Current Assets:					
Property & Equipment (Net)	-	-	-	2,587,404	2,587,404
Total Assets	\$ 1,147,057	\$ 3,091,377	\$ 10,557	\$ 4,741,457	\$ 8,990,448
Liabilities:					
Accounts Payable	\$ 21,531	-	-	\$ 256,257	\$ 277,788
Accrued Payroll & PTO	-	-	-	98,913	98,913
Due to Other Funds	67,682	-	-	-	67,682
Deferred Revenues	-	-	-	203,935	203,935
Total Liabilities	\$ 89,213	\$ -	\$ -	\$ 559,105	\$ 648,319
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ -	\$ -	\$ -	\$ 92,334	\$ 92,334
Deposits	-	-	-	6,403	6,403
Restricted for:					
Debt Service	-	3,091,377	-	-	3,091,377
Capital Projects	66,000	-	10,557	-	76,557
Assigned for:					
Capital Reserves	-	-	-	-	-
Restricted for Golf Course	-	-	-	4,083,615	4,083,615
Unassigned	991,844	-	-	-	991,844
Total Fund Balances	\$ 1,057,844	\$ 3,091,377	\$ 10,557	\$ 4,182,352	\$ 8,342,130
Total Liabilities & Fund Balance	\$ 1,147,057	\$ 3,091,377	\$ 10,557	\$ 4,741,457	\$ 8,990,448

South Village
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 751,796	\$ 751,796	\$ 742,499	\$ (9,297)
Interest Income	4,443	2,592	23,544	20,952
Total Revenues	\$ 756,239	\$ 754,388	\$ 766,043	\$ 11,655
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 14,000	\$ 8,167	\$ 4,600	\$ 3,567
PR-FICA	1,071	-	625	273
Engineering	12,000	7,000	2,516	4,484
Arbitrage Rebate	1,800	1,050	-	1,050
Dissemination Agent	9,010	5,256	5,256	0
Assessment Administration	5,618	5,618	5,618	-
Attorney	40,000	23,333	12,087	11,246
Annual Audit	8,500	4,958	-	4,958
Trustee Fees	17,000	9,917	4,041	5,876
Management Fees	55,120	32,153	32,153	0
Information Technology	1,908	1,113	1,113	-
Website Admin	1,200	700	700	-
Telephone	1,500	875	243	632
Postage & Delivery	1,000	583	263	320
Insurance General Liability	20,540	20,540	20,540	-
Printing & Binding	2,000	1,167	589	578
Legal Advertising	4,000	2,333	440	1,893
Other Current Charges	2,500	1,458	563	895
Office Supplies	100	58	1	57
Dues, Licenses & Subscriptions	175	175	175	-
Contingency	500	500	-	500
Total General & Administrative	\$ 199,542	\$ 127,580	\$ 91,250	\$ 36,330

South Village
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
<i>Operations & Maintenance</i>				
Community Appearance				
Security	\$ 52,000	\$ 30,333	\$ 29,000	\$ 1,333
Utilities	118,233	68,969	37,334	31,635
Interlocal Agreement - MVCDD	36,000	36,000	36,022	(22)
Landscape - Contract	234,964	137,062	143,641	(6,579)
Landscape - Contingency	45,000	26,250	2,030	24,220
Landscape - Irrigation Repairs	10,500	6,125	-	6,125
Phase 5&6 Maintenance	-	-	4,784	(4,784)
Repairs & Maintenance	25,000	14,583	45	14,538
Lake - Contract	35,000	20,417	20,034	383
Subtotal Community Appearance	\$ 556,697	\$ 339,740	\$ 272,891	\$ 66,849
Total Operations & Maintenance	\$ 556,697	\$ 339,740	\$ 272,891	\$ 66,849
Total Expenditures	\$ 756,239	\$ 467,320	\$ 364,141	\$ 103,178
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 287,068	\$ 401,902	\$ 114,834
Net Change in Fund Balance	\$ -	\$ 287,068	\$ 401,902	\$ 114,834
Fund Balance - Beginning	\$ -		\$ 655,942	
Fund Balance - Ending	\$ -		\$ 1,057,844	

South Village
Community Development District
Golf Course Operations

Statement of Revenues, Expenditures, and Changes in Net Position
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Operating Revenues:				
PGA/Cart Fees	\$ -	\$ -	\$ 6,189	\$ 6,189
Raincheck Revenue	-	-	(8,500)	(8,500)
Guest Fees	1,617,431	952,710	786,182	(166,528)
Trail Fees	108,000	63,000	62,768	(232)
Tournament Rounds	-	-	86,179	86,179
Other Golf Revenues	75,000	3,600	34,083	30,483
Merchandise	219,020	131,500	123,409	(8,091)
Food & Beverage	1,760,751	975,693	1,058,718	83,025
Swim & Tennis	224,000	105,700	52,676	(53,024)
Room Rental	1,000	200	-	(200)
Member Dues	417,000	243,250	274,579	31,329
Fitness	-	-	9,749	9,749
Misc Revenues	-	-	625	625
Total Operating Revenues	\$ 4,422,202	\$ 2,475,653	\$ 2,486,657	\$ 11,004
Cost of Goods Sold:				
Cost of Goods Sold	\$ 838,414	467,943	512,764	(44,821)
Subtotal Cost of Goods Sold:	\$ 3,583,788	\$ 2,007,710	\$ 1,973,893	\$ (33,817)
Operating Expenses:				
Payroll				
Payroll	\$ 2,428,250	1,156,002	\$ 1,297,552	\$ (141,550)
Employee Benefits	497,084	280,124	320,130	(40,006)
Employee Expenses	31,150	18,900	50,586	(31,686)
Professional Fees				
Legal Fees	3,000	1,500	146	1,354
Other Professional Fees	-	-	4,800	(4,800)
Marketing				
Marketing	136,450	89,550	96,563	(7,013)
Repairs & Maintenance				
Equipment	83,800	54,150	36,456	17,694
Irrigation	10,850	730	7,038	(6,308)
Pool	22,000	10,000	2,126	7,874
Building	13,800	8,050	12,950	(4,900)
Electrical & Mechanical	-	-	1,020	(1,020)
Tennis Courts	12,000	6,002	9,383	(3,381)
Carts	6,000	4,500	2,588	1,912
Sod	3,500	1,750	-	1,750
Seed & Mulch	10,000	8,000	-	8,000
Sand & Gravel	8,000	3,750	3,770	(20)
Landscaping	1,800	1,050	81	969
Gas, Diesel, Oil & Lube	64,800	37,800	54,665	(16,865)
Small Tools	1,500	1,000	192	808
Fertilizers	59,500	45,500	13,016	32,484
Chemicals - Herbicides	75,000	46,000	57,840	(11,840)
Chemicals - Other	34,992	20,412	25,302	(4,890)
Utilities				
Electric	149,300	79,200	59,735	19,465
Natural Gas	11,500	9,200	5,429	3,771
Cable TV/Music	25,240	14,735	12,580	2,155
Water	34,200	14,700	6,301	8,399
Waste Removal	43,200	25,200	30,471	(5,271)
Telephone	25,000	124,600	13,789	110,811
Pest Control	9,000	5,250	4,134	1,116

South Village
Community Development District
Golf Course Operations

Statement of Revenues, Expenditures, and Changes in Net Position
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Operating Expenses				
Cart Leases - Operating	108,000	50,500	50,826	(326)
EZLinks	10,500	6,125	5,163	962
Employee Uniforms	10,500	5,750	3,659	2,091
Handicap Fees	3,500	2,500	4,768	(2,268)
Equipment Rental	2,700	1,700	2,981	(1,281)
Equipment Leases	41,500	7,000	-	7,000
Golf Operating Supplies	15,300	5,800	12,134	(6,334)
Course Supplies	2,700	1,800	409	1,391
Paper Products	76,700	41,450	39,480	1,970
Office Supplies	18,820	11,070	1,992	9,078
Flowers & Decorations	14,000	10,500	1,054	9,446
Operating Supplies - M	39,650	22,775	18,585	4,190
Operating Supplies - G	16,200	9,450	6,443	3,007
Linens	29,000	17,000	7,856	9,144
China, Glass & Utensils	8,800	4,800	3,275	1,525
Tournament Expense	4,000	-	(13,092)	13,092
Postage	3,600	2,100	442	1,658
Computers Related	21,300	12,425	18,795	(6,370)
Printing	4,580	2,650	1,721	929
Credit Card Fees	86,384	50,581	62,561	(11,980)
Cash Over/Short	-	-	327	(327)
Bank Fees	8,246	3,438	5,939	(2,501)
Dues & Subscriptions	2,850	850	537	313
Independent Contractor	35,800	20,500	24,909	(4,409)
Insurance	121,000	70,585	89,268	(18,683)
Property Taxes	42,100	43,799	26,007	17,792
Fees, Permits & Licenses	3,801	2,214	2,519	(305)
Base Management Fees	180,000	106,900	110,867	(3,967)
Capital Expenditures	-	-	230,600	(230,600)
Total Operating Expenses:	\$ 4,712,447	\$ 2,581,917	\$ 2,848,668	\$ (266,751)
Net Income before Non-Operating Income (Expenses)	\$ (1,128,659)	\$ (574,207)	\$ (874,775)	\$ (300,568)
Non-Operating Income/(Expenses):				
Mandatory Initiation Fees	\$ 13,000	8,000	\$ 25,500	\$ 1,500
Golf Assessments	358,000	358,000	355,521	44,617
Rec Fund Assessments	1,006,189	1,006,189	1,060,290	133,062
Cap Reserve Assessments	283,455	283,455	278,491	34,950
Total Non-Operating Income/(Expenses):	\$ 1,660,644	\$ 1,655,644	\$ 1,719,802	\$ 214,129
Change in Net Position	\$ 531,985	\$ 1,081,437	\$ 845,027	\$ (86,439)
Total Net Position - Beginning	\$ -		\$ 3,337,325	
Total Net Position - Ending	\$ 531,985		\$ 4,182,352	

South Village
Community Development District
Debt Service Fund Series 2016A1/A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,475,980	\$ 1,475,980	\$ 1,460,944	(15,036)
Prepayments	-	-	13,905	13,905
Interest Income	-	-	45,826	45,826
Total Revenues	\$ 1,475,980	\$ 1,475,980	\$ 1,520,675	\$ 44,695
Expenditures:				
Series 2016 A-1 Refunding Bonds				
Interest Expense - 11/1	\$ 156,719	\$ 156,719	\$ 156,719	-
Special Call - 11/1	-	-	25,000	(25,000)
Interest Expense - 5/1	156,719	-	-	-
Principal Expense - 5/1	650,000	-	-	-
Special Call - 5/1	-	-	-	-
Series 2016 A-1 Revenue Bonds				
Interest Expense - 11/1	56,813	56,813	56,813	-
Principal Expense - 11/1	-	-	-	-
Interest Expense - 5/1	56,813	-	-	-
Series 2016 A-2 Refunding Bonds				
Interest Expense - 11/1	74,653	74,653	74,653	-
Special Call - 11/1	-	-	10,000	(10,000)
Principal Expense - 5/1	200,000	-	-	-
Interest Expense - 5/1	74,653	-	-	-
Special Call - 5/1	-	-	-	-
Series 2016 A-2 Revenue Bonds				
Interest Expense - 11/1	20,750	20,750	20,750	-
Interest Expense - 5/1	20,750	-	-	-
Total Expenditures	\$ 1,467,869	\$ 308,934	\$ 343,934	\$ (35,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 8,111	\$ 1,167,046	\$ 1,176,741	\$ 9,695
Net Change in Fund Balance	\$ 8,111	\$ 1,167,046	\$ 1,176,741	\$ 9,695
Fund Balance - Beginning	\$ 369,283		\$ 1,146,500	
Fund Balance - Ending	\$ 377,394		\$ 2,323,241	

South Village
Community Development District
Debt Service Fund Series 2016A3
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 275,425	\$ 275,425	\$ 272,874	(2,551)
Interest Income	-	-	9,806	9,806
Total Revenues	\$ 275,425	\$ 275,425	\$ 282,681	\$ 7,256
Expenditures:				
Series 2016 A-3 Refunding Bonds				
Interest Expense - 11/1	\$ 40,225	\$ 40,225	\$ 40,225	\$ -
Interest Expense - 5/1	40,225	-	-	-
Principal Expense - 5/1	80,000	-	-	-
Special Call - 5/1	-	-	-	-
Series 2016 A-3 Revenue Bonds				
Interest Expense - 11/1	53,500	53,500	53,500	-
Interest Expense - 5/1	53,500	-	-	-
Total Expenditures	\$ 267,450	\$ 93,725	\$ 93,725	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 7,975	\$ 181,700	\$ 188,956	\$ 7,256
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 7,975	\$ 181,700	\$ 188,956	\$ 7,256
Fund Balance - Beginning	\$ 138,689		\$ 277,644	
Fund Balance - Ending	\$ 146,664		\$ 466,600	

South Village
Community Development District
Debt Service Fund Series 2019A/B
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 223,713	\$ 223,713	\$ 218,905	\$ 4,808
Special Assessments - Direct	81,200	-	-	-
Special Assessments - Prepayments	-	-	-	-
Interest Income	-	-	5,607	5,607
Total Revenues	\$ 304,913	\$ 223,713	\$ 224,513	\$ 10,415
Expenditures:				
Series 2019A				
Interest Expense - 11/1	\$ 82,099	\$ 82,099	\$ 82,099	\$ -
Interest Expense - 5/1	82,099	-	-	-
Principal Expense - 5/1	55,000	-	-	-
Total Expenditures	\$ 219,198	\$ 82,099	\$ 82,099	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 85,716	\$ 141,614	\$ 142,414	\$ 10,415
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 85,716	\$ 141,614	\$ 142,414	\$ 10,415
Fund Balance - Beginning	\$ 100,032		\$ 158,935	
Fund Balance - Ending	\$ 185,748		\$ 301,349	

South Village
Community Development District
Capital Projects Fund Series 2016A1/A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 300	\$ 300
Interest Income	-	-	-	-
Total Revenues	\$ -	\$ -	\$ 300	\$ 300
Expenditures:				
Improvements	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 300	\$ 300
Net Change in Fund Balance	\$ -	\$ -	\$ 300	
Fund Balance - Beginning	\$ -		\$ 10,257	
Fund Balance - Ending	\$ -		\$ 10,557	

South Village
Community Development District
Capital Projects Fund Series 2016A3
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ -	\$ -
Interest Income	-	-	-	-
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Improvements	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ -	\$ -
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ -
Fund Balance - Ending	\$ -	\$ -	\$ -	\$ -

South Village
Community Development District
Capital Projects Fund Series 2019A/B
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ -	\$ -
Interest Income	-	-	-	-
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Improvements	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ -	\$ -
Fund Balance - Beginning	\$ -	\$ -	\$ 0	\$ 0
Fund Balance - Ending	\$ -	\$ -	\$ 0	\$ 0

South Village
Community Development District
Month to Month

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:														
Special Assessments - Tax Roll	\$ 751,796	\$ -	\$ 101,691	\$ 611,827	\$ 8,645	\$ 6,556	\$ 4,009	\$ 9,770	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 742,499
Special Assessments - Direct	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income	4,443	2,764	2,211	2,279	2,811	4,337	4,636	4,507	-	-	-	-	-	23,544
Total Revenues	\$ 756,239	\$ 2,764	\$ 103,902	\$ 614,106	\$ 11,456	\$ 10,893	\$ 8,645	\$ 14,277	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 766,043
Expenditures:														
General & Administrative:														
Supervisor Fees	\$ 14,000	\$ 600	\$ 800	\$ -	\$ 800	\$ 800	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,600
PR-FICA	1,071	46	61	-	61	61	61	61	-	-	-	-	-	352
Engineering	12,000	-	511	-	278	-	-	1,728	-	-	-	-	-	2,516
Attorney	40,000	2,937	1,466	493	2,811	2,943	-	1,437	-	-	-	-	-	12,087
Annual Audit	8,500	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,618	5,618	-	-	-	-	-	-	-	-	-	-	-	5,618
Arbitrage Rebate	1,800	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	9,010	751	751	751	751	751	751	751	-	-	-	-	-	5,256
Trustee Fees	17,000	-	-	-	-	-	-	4,041	-	-	-	-	-	4,041
Management Fees	55,120	4,593	4,593	4,593	4,593	4,593	4,593	4,593	-	-	-	-	-	32,153
Information Technology	1,908	159	159	159	159	159	159	159	-	-	-	-	-	1,113
Website Admin	1,200	100	100	100	100	100	100	100	-	-	-	-	-	700
Telephone	1,500	43	39	41	41	-	49	29	-	-	-	-	-	243
Postage & Delivery	1,000	184	30	22	1	4	10	11	-	-	-	-	-	263
Insurance General Liability	20,540	20,540	-	-	-	-	-	-	-	-	-	-	-	20,540
Printing & Binding	2,000	109	12	185	-	89	89	105	-	-	-	-	-	589
Legal Advertising	4,000	35	44	-	44	41	156	120	-	-	-	-	-	440
Other Current Charges	2,500	50	221	92	-	-	-	200	-	-	-	-	-	563
Office Supplies	100	0	0	0	-	-	0	0	-	-	-	-	-	1
Dues, Licenses & Subscriptions	175	175	-	-	-	-	-	-	-	-	-	-	-	175
Contingency	500	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative	\$ 199,542	\$ 35,939	\$ 8,788	\$ 6,437	\$ 9,640	\$ 9,542	\$ 6,769	\$ 14,135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 91,250

South Village
Community Development District
Month to Month

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance														
Community Appearance														
Security	\$ 52,000	\$ 4,500	\$ 4,813	\$ 3,000	\$ 4,500	\$ 3,000	\$ 4,500	\$ 4,688	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,000
Utilities	118,233	8,258	5,290	5,628	1,214	5,812	32	11,102	-	-	-	-	-	37,334
Interlocal Agreement - MVCDD	36,000	-	-	-	36,022	-	-	-	-	-	-	-	-	36,022
Landscape - Contract	234,964	26,160	19,580	19,580	19,580	19,580	19,580	19,580	-	-	-	-	-	143,641
Landscape - Contingency	45,000	-	-	1,905	-	-	125	-	-	-	-	-	-	2,030
Landscape - Irrigation Repairs	10,500	-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 5&6 Maintenance	-	1,363	638	889	469	450	-	976	-	-	-	-	-	4,784
Repairs & Maintenance	25,000	-	-	-	-	45	-	-	-	-	-	-	-	45
Lake - Contract	35,000	2,862	2,862	2,862	2,862	2,862	2,862	2,862	-	-	-	-	-	20,034
Subtotal Community Appearance	\$ 556,697	\$ 43,142	\$ 33,182	\$ 33,864	\$ 64,647	\$ 31,748	\$ 27,099	\$ 39,208	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 272,891
Total Operations & Maintenance	\$ 556,697	\$ 43,142	\$ 33,182	\$ 33,864	\$ 64,647	\$ 31,748	\$ 27,099	\$ 39,208	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 272,891
Total Expenditures	\$ 79,082	\$ 41,971	\$ 40,301	\$ 74,287	\$ 41,290	\$ 33,868	\$ 53,343	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 364,141
Excess (Deficiency) of Revenues over Expenditures	\$ (76,318)	\$ 61,932	\$ 573,805	\$ (62,830)	\$ (30,398)	\$ (25,223)	\$ (39,065)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 401,902
Net Change in Fund Balance	\$ (76,318)	\$ 61,932	\$ 573,805	\$ (62,830)	\$ (30,398)	\$ (25,223)	\$ (39,065)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 401,902

South Village
Community Development District
Long Term Debt Report

Series 2016A1/A2/A3 Capital Improvement Revenue and Refunding Bonds

Original Issue Amount: \$28,085,000
Interest Rate: 2.0% - 5.0%
Maturity Date: 05/01/46

Bonds outstanding	06/23/16	\$28,085,000	\$17,075,000	\$5,480,000	\$5,530,000
Less:	11/01/16 A1	(\$30,000)	(\$30,000)		
	11/01/16 A2	(\$10,000)		(\$10,000)	
	05/01/17 A1	(\$595,000)	(\$595,000)		
	05/01/17 A2	(\$165,000)		(\$165,000)	
	05/01/17 A3	(\$100,000)			(\$100,000)
	11/01/17 A1	(\$10,000)	(\$10,000)		
	11/01/17 A2	(\$5,000)		(\$5,000)	
	11/01/17 A3	(\$55,000)			(\$55,000)
	05/01/18 A1	(\$600,000)	(\$600,000)		
	05/01/18 A2	(\$205,000)		(\$205,000)	
	05/01/18 A3	(\$190,000)			(\$190,000)
	08/01/18 A3	(\$35,000)			(\$35,000)
	11/01/18 A1	(\$25,000)	(\$25,000)		
	11/01/18 A2	(\$10,000)		(\$10,000)	
	11/01/18 A3	(\$155,000)			(\$155,000)
	02/01/19 A3	(\$40,000)			(\$40,000)
	05/01/19 A1	(\$655,000)	(\$655,000)		
	05/01/19 A2	(\$190,000)		(\$190,000)	
	05/01/19 A3	(\$175,000)			(\$175,000)
	08/01/19 A3	(\$65,000)			(\$65,000)
	11/01/19 A1	(\$10,000)	(\$10,000)		
	11/01/19 A2	(\$5,000)		(\$5,000)	
	11/01/19 A3	(\$100,000)			(\$100,000)
	02/01/20 A3	(\$45,000)			(\$45,000)
	05/01/20 A1	(\$630,000)	(\$630,000)		
	05/01/20 A2	(\$180,000)		(\$180,000)	
	05/01/20 A3	(\$130,000)			(\$130,000)
	08/01/20 A3	(\$30,000)			(\$30,000)
	11/01/20 A1	(\$15,000)	(\$15,000)		
	11/01/20 A2	(\$5,000)		(\$5,000)	
	11/01/20 A3	(\$130,000)			(\$130,000)
	02/01/21 A3	(\$110,000)			(\$110,000)
	05/01/21 A1	(\$865,000)	(\$865,000)		
	05/01/21 A2	(\$265,000)		(\$265,000)	
	05/01/21 A3	(\$180,000)			(\$180,000)
	08/01/21 A3	(\$95,000)			(\$95,000)
	11/01/21 A1	(\$25,000)	(\$25,000)		
	11/01/21 A2	(\$10,000)		(\$10,000)	
	11/01/21 A3	(\$40,000)			(\$40,000)
	02/01/22 A3	(\$45,000)			(\$45,000)
	05/01/22 A1	(\$620,000)	(\$620,000)		
	05/01/22 A2	(\$255,000)		(\$255,000)	
	05/01/22 A3	(\$180,000)			(\$180,000)
	08/01/22 A2	(\$35,000)		(\$35,000)	
	08/01/22 A3	(\$35,000)			(\$35,000)
	11/01/22 A1	(\$5,000)	(\$5,000)		
	11/01/22 A2	(\$5,000)		(\$5,000)	
	05/01/23 A1	(\$635,000)	(\$635,000)		
	05/01/23 A2	(\$210,000)		(\$210,000)	
	05/01/23 A3	(\$85,000)			(\$85,000)
	11/01/23 A1	(\$25,000)	(\$25,000)		
	11/01/23 A2	(\$10,000)		(\$10,000)	
Current Bonds Outstanding:		\$19,755,000	\$12,330,000	\$3,915,000	\$3,510,000

South Village
Community Development District
Long Term Debt Report

Series 2019A/B Capital Improvement Revenue Bonds

Original Issue Amount: \$4,955,000
Interest Rate: 4.75% - 5.6%
Maturity Date: 05/01/49

Reserve Fund Requirement: 25% of MADS

		Total	A	B
Bonds outstanding	02/28/19	\$4,955,000	\$3,255,000	\$1,700,000
Less:	11/01/19	B (\$60,000)		(\$60,000)
	02/01/20	B (\$190,000)		(\$190,000)
	05/01/20	A (\$45,000)	(\$45,000)	
	08/01/20	B (\$190,000)		(\$190,000)
	11/01/20	B (\$125,000)		(\$125,000)
	02/01/21	B (\$145,000)		(\$145,000)
	05/01/21	A (\$45,000)	(\$45,000)	
	05/01/21	B (\$150,000)		(\$150,000)
	08/01/21	B (\$170,000)		(\$170,000)
	11/01/21	B (\$165,000)		(\$165,000)
	02/01/22	B (\$190,000)		(\$190,000)
	05/01/22	B (\$210,000)		(\$210,000)
	08/01/22	B (\$65,000)		(\$65,000)
	11/01/22	B (\$40,000)		(\$40,000)
	05/01/23	A (\$95,000)	(\$95,000)	

Current Bonds Outstanding:	\$3,070,000	\$3,070,000	\$0
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