

**Reserve Study Update
Ridgewood Trails Community Development District
Clay County, Florida**



**Prepared for FY 2021
Report Date: January 15, 2021**





January 15, 2021

Mr. Ernesto Torres, District Manager
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine Florida 32092

Re: Reserve Study Report for Ridgewood Trails Community Development District

Dear Mr. Torres:

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



TABLE OF CONTENTS

EXECUTIVE SUMMARY

Executive Summary	1-1
Current Funding Projection	1-2
Current Funding Projection vs Fully Funded Plan	1-3

FUNDING PLAN

Threshold Funded Plan	2-1
Recommended Funding Plan Chart	2-2

CASH FLOW

Income & Expense Spreadsheet	3-1
------------------------------------	-----

EXPENDITURE DETAIL

Annual Expenditure Detail	4-1
Asset Current Cost by Category	4-9

COMPONENT INVENTORY

Component Inventory	5-1
Component Detail Index	5-3
Component Detail	5-5

DISCLOSURES & INFORMATION

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

Ridgewood Trails Community Development District
 Clay County, Florida
Executive Summary

Report Date	January 15, 2021
Budget Year Beginning	October 1, 2021
Budget Year Ending	September 30, 2022

<i>Report Parameters</i>	
Inflation	2.50%
Annual Assessment Increase	1.50%
Interest Rate on Reserve Deposit	1.00%
2021 Beginning Balance	\$164,500

GENERAL INFORMATION

- Date of Completion: January 1, 2017
- Date of site visit: December 16, 2020
- Components Included: 40
- Current replacement cost: \$476,292
- Level of Service: Level II Update
- Funding Method: The Cash Flow Method
- Funding Goal: Adequate funding with moderate contributions

FINANCIAL INFORMATION

- Fully Funded Reserve Balance: \$171,341
- Current Funding Plan %: 96%
- Full Funding Surplus/Deficit: Deficit of \$6,841
- Full Funding Contribution: \$25,774
- Total Full Funding Contribution: \$32,615
- Current Contribution: \$35,000
- Current Plan Performance: Adequate for future component funding
- Recommend Contribution: \$35,757 provides adequate funding slightly higher funding level

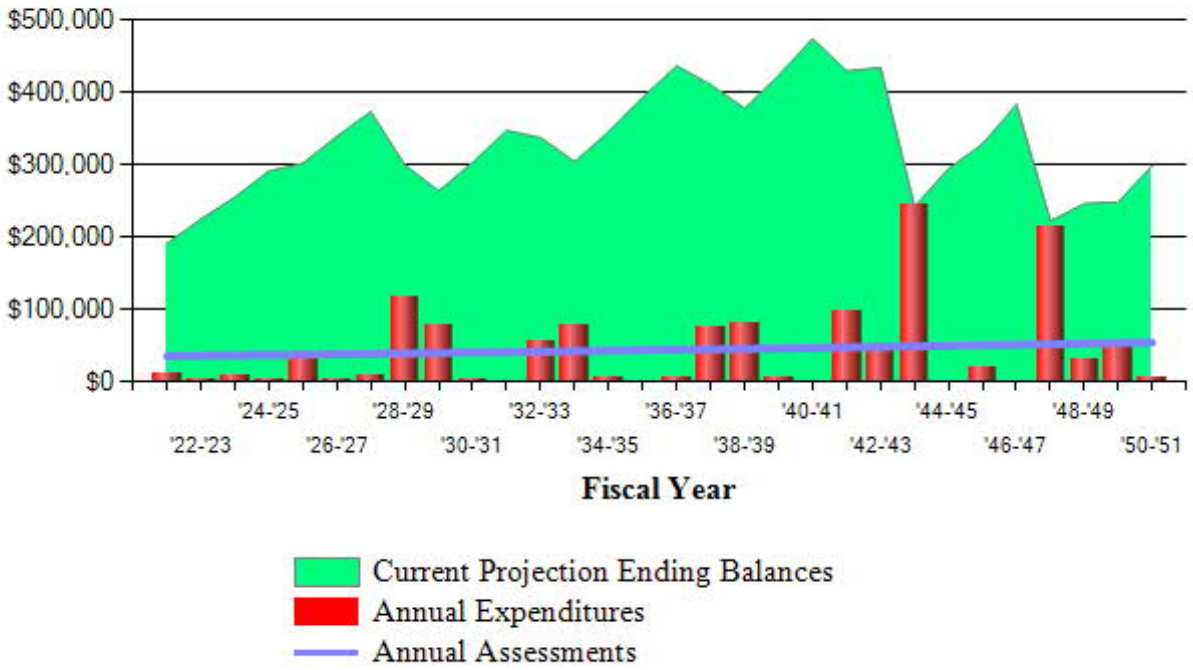
<i>Threshold Funding Model Summary of Calculations</i>	
Required Annual Contribution	\$35,757.40
Average Net Annual Interest Earned	<u>\$1,897.65</u>
Total Annual Allocation to Reserves	\$37,655.05

**Ridgewood Trails Community Development District
Current Funding Projection**

Beginning Balance: \$164,500

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
21-22	476,292	35,000	1,890	10,493	190,897	195,066	98%
22-23	488,200	35,525	2,223	4,100	224,546	226,693	99%
23-24	500,405	36,058	2,522	8,405	254,721	255,779	100%
24-25	512,915	36,599	2,881	3,231	290,970	291,696	100%
25-26	525,738	37,148	2,987	29,465	301,639	302,442	100%
26-27	538,881	37,705	3,358	3,584	339,117	340,826	99%
27-28	552,353	38,271	3,693	8,118	372,962	376,385	99%
28-29	566,162	38,845	2,963	115,493	299,277	303,658	99%
29-30	580,316	39,427	2,611	77,652	263,663	268,805	98%
30-31	594,824	40,019	2,999	3,747	302,935	309,763	98%
31-32	609,695	40,619	3,436		346,989	356,537	97%
32-33	624,937	41,228	3,336	54,583	336,971	349,509	96%
33-34	640,560	41,847	3,010	77,834	303,993	319,472	95%
34-35	656,574	42,474	3,421	4,367	345,521	365,013	95%
35-36	672,989	43,111	3,886		392,519	417,220	94%
36-37	689,813	43,758	4,319	4,345	436,251	467,356	93%
37-38	707,059	44,414	4,063	74,329	410,400	448,115	92%
38-39	724,735	45,081	3,740	81,528	377,692	422,146	89%
39-40	742,854	45,757	4,188	4,679	422,957	475,457	89%
40-41	761,425	46,443	4,694		474,095	536,087	88%
41-42	780,461	47,140	4,252	96,017	429,470	501,034	86%
42-43	799,972	47,847	4,298	47,552	434,062	516,029	84%
43-44	819,971	48,565	2,394	243,224	241,798	332,116	73%
44-45	840,471	49,293	2,911		294,002	394,222	75%
45-46	861,482	50,033	3,251	18,978	328,307	439,773	75%
46-47	883,019	50,783	3,791		382,881	507,295	75%
47-48	905,095	51,545	2,198	214,611	222,012	357,940	62%
48-49	927,722	52,318	2,435	30,853	245,912	394,653	62%
49-50	950,915	53,103	2,457	53,294	248,178	410,766	60%
50-51	974,688	53,899	2,956	6,483	298,550	476,785	63%

Current Projection Balances vs Expenditures

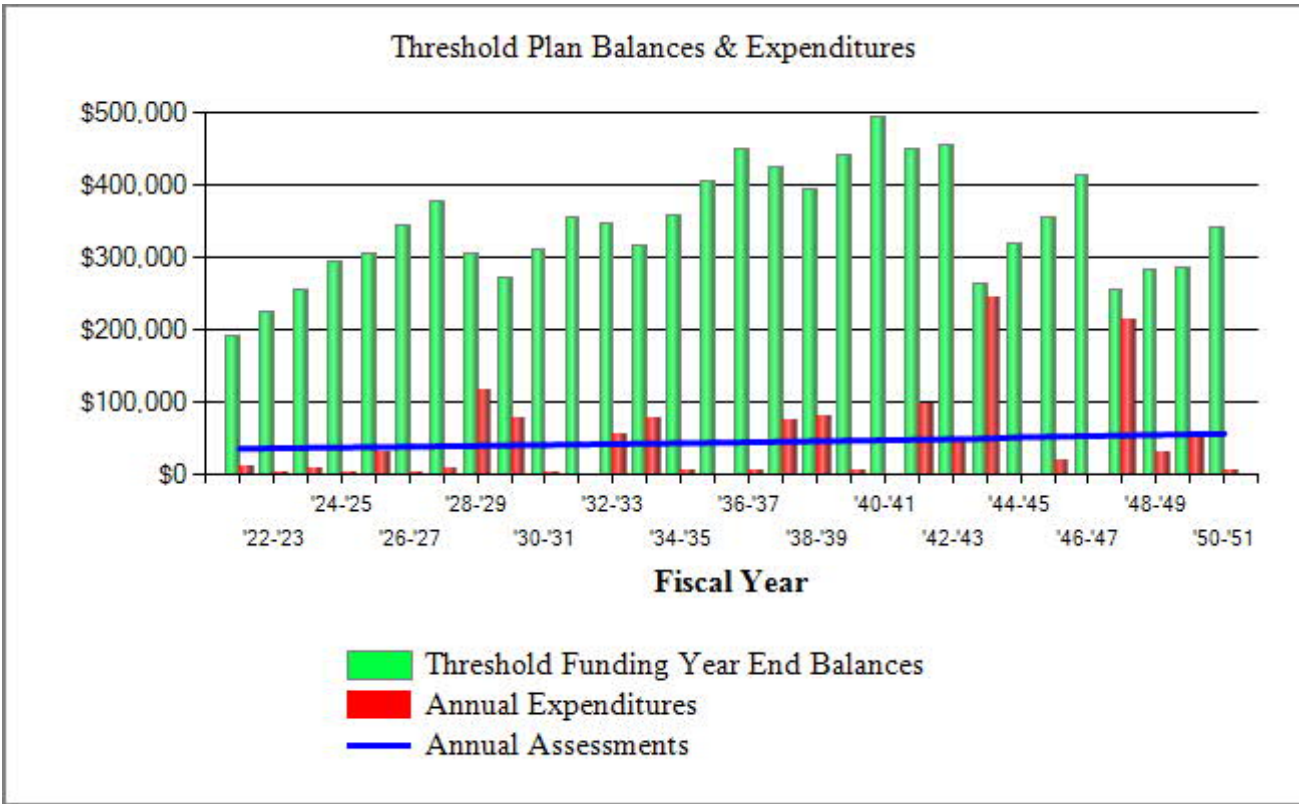


This chart illustrates the current funding plan performance.

**Ridgewood Trails Community Development District
Threshold Funded Plan**

Beginning Balance: \$164,500

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
21-22	476,292	35,757	1,898	10,493	191,662	195,066	98%
22-23	488,200	36,294	2,239	4,100	226,095	226,693	100%
23-24	500,405	36,838	2,545	8,405	257,073	255,779	101%
24-25	512,915	37,391	2,912	3,231	294,146	291,696	101%
25-26	525,738	37,952	3,026	29,465	305,659	302,442	101%
26-27	538,881	38,521	3,406	3,584	344,001	340,826	101%
27-28	552,353	39,099	3,750	8,118	378,732	376,385	101%
28-29	566,162	39,685	3,029	115,493	305,953	303,658	101%
29-30	580,316	40,280	2,686	77,652	271,268	268,805	101%
30-31	594,824	40,885	3,084	3,747	311,490	309,763	101%
31-32	609,695	41,498	3,530		356,518	356,537	100%
32-33	624,937	42,120	3,441	54,583	347,496	349,509	99%
33-34	640,560	42,752	3,124	77,834	315,538	319,472	99%
34-35	656,574	43,393	3,546	4,367	358,110	365,013	98%
35-36	672,989	44,044	4,022		406,176	417,220	97%
36-37	689,813	44,705	4,465	4,345	451,001	467,356	97%
37-38	707,059	45,376	4,220	74,329	426,268	448,115	95%
38-39	724,735	46,056	3,908	81,528	394,704	422,146	93%
39-40	742,854	46,747	4,368	4,679	441,140	475,457	93%
40-41	761,425	47,448	4,886		493,474	536,087	92%
41-42	780,461	48,160	4,456	96,017	450,073	501,034	90%
42-43	799,972	48,882	4,514	47,552	455,917	516,029	88%
43-44	819,971	49,616	2,623	243,224	264,933	332,116	80%
44-45	840,471	51,588	3,165		319,686	394,222	81%
45-46	861,482	52,362	3,531	18,978	356,601	439,773	81%
46-47	883,019	53,148	4,097		413,846	507,295	82%
47-48	905,095	53,945	2,532	214,611	255,711	357,940	71%
48-49	927,722	54,754	2,796	30,853	282,408	394,653	72%
49-50	950,915	55,575	2,847	53,294	287,536	410,766	70%
50-51	974,688	56,409	3,375	6,483	340,837	476,785	71%



This chart shows the threshold plan contributions with annual expenditures.

**Ridgewood Trails Community Development District
Income & Expense Spreadsheet**

	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31
Beginning Balance	164,500	191,662	226,095	257,073	294,146	305,659	344,001	378,732	305,953	271,268
Annual Assessment	35,757	36,294	36,838	37,391	37,952	38,521	39,099	39,685	40,280	40,885
Interest Earned	1,898	2,239	2,545	2,912	3,026	3,406	3,750	3,029	2,686	3,084
Expenditures	10,493	4,100	8,405	3,231	29,465	3,584	8,118	115,493	77,652	3,747
Fully Funded Reserves	195,066	226,693	255,779	291,696	302,442	340,826	376,385	303,658	268,805	309,763
Percent Fully Funded	98%	100%	101%	101%	101%	101%	101%	101%	101%	101%
Ending Balance	191,662	226,095	257,073	294,146	305,659	344,001	378,732	305,953	271,268	311,490

Description

Misc. Site Components

Asphalt Mill & Overlay - Parking Lot										
Landscape & Irrigation Allowance			5,253					5,943		
Light Pole - Parking Lot										
Monument Sign Refurbishment Allowance			3,152							
Misc. Site Components Total:			8,405					5,943		

Storm Water System

Stormwater Pond Allowance								17,830		
Storm Water System Total:								17,830		

Fencing & Gates

Aluminum Fencing - Cabana										
Aluminum Fencing - Clubhouse										
Aluminum Fencing - Playground										
Fencing & Gates Total:										

Misc. Building Components

Cabinets/Tops - Clubhouse Addition										
Restroom Renovation - Cabana										
Restroom Renovation - Clubhouse								16,642		
Water Coolers - Clubhouse								2,330		
Window & Door Allowance										
Misc. Building Components Total:								18,971		

**Ridgewood Trails Community Development District
Income & Expense Spreadsheet**

Description	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31
Roofing										
Asphalt Shingles - Cabana										
Asphalt Shingles - Clubhouse										
Asphalt Shingles - Clubhouse Addition										
Roofing Total:										
Painting										
Exterior Painting - Cabana					2,601					
Exterior Painting - Clubhouse	5,709								6,956	
Exterior Painting - Clubhouse Addition						3,584				
Painting Total:	5,709				2,601	3,584			6,956	
Flooring										
Carpet - Fitness	1,784									2,173
Flooring Allowance - Clubhouse Addition										
Flooring Total:	1,784									2,173
Furniture Fixtures & Equipment										
Access Control/Camera Allowance								4,755		
Fitness Equipment Allowance		4,100					4,639			
Pool Furniture Allowance	3,000			3,231			3,479			3,747
Furniture Fixtures & Equipment Total:	3,000	4,100		3,231			8,118	4,755		3,747
HVAC										
Heat Pump - Clubhouse Addition										
Heat Pump- Fitness					7,064					
HVAC Total:					7,064					
Swimming Pool - Phase I										
Concrete Pavers - Pool Deck										
Filtration Refurbishment Allowance										
Pool Lift								6,657		
Pool Resurfacing/Tile					19,800					
Swimming Pool - Phase I Total:					19,800			6,657		

**Ridgewood Trails Community Development District
Income & Expense Spreadsheet**

Description	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31
Swimming Pool - Phase II										
Concrete Pavers - Pool Deck										
Filtration Refurbishment Allowance										
Pool Lift										
Pool Resurfacing									68,523	
Pool Slide & Tower Refurbishment Allowance										
Wood Pergola										
Swimming Pool - Phase II Total:									68,523	
Playground										
Plastic Mulch Border										
Play Equipment Allowance								53,491		
Site Furnishing Allowance								3,566		
Swings - Tripod 2 Bay								4,279		
Playground Total:								61,336		
Components Not Included										
Electrical Panels/Wiring										<i>Unfunded</i>
Fire Detection System										<i>Unfunded</i>
Message Board										<i>Unfunded</i>
Pool Furniture Full Replacement										<i>Unfunded</i>
Pool Pumps/Equip Partial Replacement										<i>Unfunded</i>
Site Utilities										<i>Unfunded</i>
Water Coolers - Cabana										<i>Unfunded</i>
Year Total:	10,493	4,100	8,405	3,231	29,465	3,584	8,118	115,493	77,652	3,747

**Ridgewood Trails Community Development District
Income & Expense Spreadsheet**

	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41
Beginning Balance	311,490	356,518	347,496	315,538	358,110	406,176	451,001	426,268	394,704	441,140
Annual Assessment	41,498	42,120	42,752	43,393	44,044	44,705	45,376	46,056	46,747	47,448
Interest Earned	3,530	3,441	3,124	3,546	4,022	4,465	4,220	3,908	4,368	4,886
Expenditures		54,583	77,834	4,367		4,345	74,329	81,528	4,679	
Fully Funded Reserves	356,537	349,509	319,472	365,013	417,220	467,356	448,115	422,146	475,457	536,087
Percent Fully Funded	100%	99%	99%	98%	97%	97%	95%	93%	93%	92%
Ending Balance	356,518	347,496	315,538	358,110	406,176	451,001	426,268	394,704	441,140	493,474

Description

Misc. Site Components

Asphalt Mill & Overlay - Parking Lot			25,488							
Landscape & Irrigation Allowance			6,724					7,608		
Light Pole - Parking Lot								10,043		
Monument Sign Refurbishment Allowance			4,035							
Misc. Site Components Total:			36,247					17,651		

Storm Water System

Stormwater Pond Allowance

Storm Water System Total:

Fencing & Gates

Aluminum Fencing - Cabana										
Aluminum Fencing - Clubhouse								11,613		
Aluminum Fencing - Playground								13,037		
Fencing & Gates Total:								24,650		

Misc. Building Components

Cabinets/Tops - Clubhouse Addition								4,565		
Restroom Renovation - Cabana		15,745								
Restroom Renovation - Clubhouse										
Water Coolers - Clubhouse										
Window & Door Allowance								13,695		
Misc. Building Components Total:		15,745						18,259		

**Ridgewood Trails Community Development District
Income & Expense Spreadsheet**

Description	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41
Roofing										
Asphalt Shingles - Cabana							7,912			
Asphalt Shingles - Clubhouse			17,094							
Asphalt Shingles - Clubhouse Addition								11,230		
Roofing Total:			17,094				7,912	11,230		
Painting										
Exterior Painting - Cabana			3,169							
Exterior Painting - Clubhouse							8,475			
Exterior Painting - Clubhouse Addition				4,367						
Painting Total:			3,169	4,367			8,475			
Flooring										
Carpet - Fitness							2,648			
Flooring Allowance - Clubhouse Addition			10,544							
Flooring Total:			10,544				2,648			
Furniture Fixtures & Equipment										
Access Control/Camera Allowance										
Fitness Equipment Allowance		5,248					5,938			
Pool Furniture Allowance			4,035			4,345			4,679	
Furniture Fixtures & Equipment Total:		5,248	4,035			4,345	5,938		4,679	
HVAC										
Heat Pump - Clubhouse Addition								9,738		
Heat Pump- Fitness							9,501			
HVAC Total:							9,501	9,738		
Swimming Pool - Phase I										
Concrete Pavers - Pool Deck										
Filtration Refurbishment Allowance										
Pool Lift										
Pool Resurfacing/Tile							26,628			
Swimming Pool - Phase I Total:							26,628			

**Ridgewood Trails Community Development District
Income & Expense Spreadsheet**

Description	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41
Swimming Pool - Phase II										
Concrete Pavers - Pool Deck										
Filtration Refurbishment Allowance										
Pool Lift		7,348								
Pool Resurfacing										
Pool Slide & Tower Refurbishment Allowance		26,242								
Wood Pergola							13,227			
Swimming Pool - Phase II Total:		33,589					13,227			
Playground										
Plastic Mulch Border			6,746							
Play Equipment Allowance										
Site Furnishing Allowance										
Swings - Tripod 2 Bay										
Playground Total:			6,746							
Components Not Included										
Electrical Panels/Wiring										
Fire Detection System										
Message Board										
Pool Furniture Full Replacement										
Pool Pumps/Equip Partial Replacement										
Site Utilities										
Water Coolers - Cabana										
Year Total:		54,583	77,834	4,367		4,345	74,329	81,528	4,679	

**Ridgewood Trails Community Development District
Income & Expense Spreadsheet**

	41-42	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51
Beginning Balance	493,474	450,073	455,917	264,933	319,686	356,601	413,846	255,711	282,408	287,536
Annual Assessment	48,160	48,882	49,616	51,588	52,362	53,148	53,945	54,754	55,575	56,409
Interest Earned	4,456	4,514	2,623	3,165	3,531	4,097	2,532	2,796	2,847	3,375
Expenditures	96,017	47,552	243,224		18,978		214,611	30,853	53,294	6,483
Fully Funded Reserves	501,034	516,029	332,116	394,222	439,773	507,295	357,940	394,653	410,766	476,785
Percent Fully Funded	90%	88%	80%	81%	81%	82%	71%	72%	70%	71%
Ending Balance	450,073	455,917	264,933	319,686	356,601	413,846	255,711	282,408	287,536	340,837

Description

Misc. Site Components

Asphalt Mill & Overlay - Parking Lot										
Landscape & Irrigation Allowance			8,608					9,739		
Light Pole - Parking Lot										
Monument Sign Refurbishment Allowance			5,165							
Misc. Site Components Total:			13,773					9,739		

Storm Water System

Stormwater Pond Allowance			25,824							
Storm Water System Total:			25,824							

Fencing & Gates

Aluminum Fencing - Cabana		30,474								
Aluminum Fencing - Clubhouse										
Aluminum Fencing - Playground										
Fencing & Gates Total:		30,474								

Misc. Building Components

Cabinets/Tops - Clubhouse Addition							22,804			
Restroom Renovation - Cabana										
Restroom Renovation - Clubhouse			24,102							
Water Coolers - Clubhouse			3,374							
Window & Door Allowance										
Misc. Building Components Total:			27,476				22,804			

**Ridgewood Trails Community Development District
Income & Expense Spreadsheet**

Description	41-42	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51
Roofing										
Asphalt Shingles - Cabana										
Asphalt Shingles - Clubhouse										
Asphalt Shingles - Clubhouse Addition										
Roofing Total:										
Painting										
Exterior Painting - Cabana	3,861								4,704	
Exterior Painting - Clubhouse					10,326					
Exterior Painting - Clubhouse Addition		5,321								6,483
Painting Total:	3,861	5,321			10,326				4,704	6,483
Flooring										
Carpet - Fitness					3,226					
Flooring Allowance - Clubhouse Addition								15,271		
Flooring Total:					3,226			15,271		
Furniture Fixtures & Equipment										
Access Control/Camera Allowance			6,886							
Fitness Equipment Allowance		6,718					7,601			
Pool Furniture Allowance		5,039			5,426			5,843		
Furniture Fixtures & Equipment Total:		11,757	6,886		5,426		7,601	5,843		
HVAC										
Heat Pump - Clubhouse Addition										
Heat Pump- Fitness									12,778	
HVAC Total:									12,778	
Swimming Pool - Phase I										
Concrete Pavers - Pool Deck			27,752							
Filtration Refurbishment Allowance			43,039							
Pool Lift			9,641							
Pool Resurfacing/Tile									35,812	
Swimming Pool - Phase I Total:			80,432						35,812	

**Ridgewood Trails Community Development District
Income & Expense Spreadsheet**

Description	41-42	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51
Swimming Pool - Phase II										
Concrete Pavers - Pool Deck							88,052			
Filtration Refurbishment Allowance							47,507			
Pool Lift							10,642			
Pool Resurfacing	92,156									
Pool Slide & Tower Refurbishment Allowance							38,006			
Wood Pergola										
Swimming Pool - Phase II Total:	92,156						184,207			
Playground										
Plastic Mulch Border										
Play Equipment Allowance			77,471							
Site Furnishing Allowance			5,165							
Swings - Tripod 2 Bay			6,198							
Playground Total:			88,833							
Components Not Included										
Electrical Panels/Wiring										
Fire Detection System										
Message Board										
Pool Furniture Full Replacement										
Pool Pumps/Equip Partial Replacement										
Site Utilities										
Water Coolers - Cabana										
Year Total:	96,017	47,552	243,224		18,978		214,611	30,853	53,294	6,483

**Ridgewood Trails Community Development District
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 21-22	
Painting	
Exterior Painting - Clubhouse	5,709
Flooring	
Carpet - Fitness	1,784
Furniture Fixtures & Equipment	
Pool Furniture Allowance	3,000
Total for 2021 - 2022	<u>\$10,493</u>
 Replacement Year 22-23	
Furniture Fixtures & Equipment	
Fitness Equipment Allowance	4,100
Total for 2022 - 2023	<u>\$4,100</u>
 Replacement Year 23-24	
Misc. Site Components	
Landscape & Irrigation Allowance	5,253
Monument Sign Refurbishment Allowance	3,152
Total for 2023 - 2024	<u>\$8,405</u>
 Replacement Year 24-25	
Furniture Fixtures & Equipment	
Pool Furniture Allowance	3,231
Total for 2024 - 2025	<u>\$3,231</u>
 Replacement Year 25-26	
Painting	
Exterior Painting - Cabana	2,601
HVAC	
Heat Pump- Fitness	7,064
Swimming Pool - Phase I	
Pool Resurfacing/Tile	19,800
Total for 2025 - 2026	<u>\$29,465</u>

**Ridgewood Trails Community Development District
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 26-27	
Painting	
Exterior Painting - Clubhouse Addition	3,584
Total for 2026 - 2027	<u>\$3,584</u>
Replacement Year 27-28	
Furniture Fixtures & Equipment	
Fitness Equipment Allowance	4,639
Pool Furniture Allowance	3,479
Total for 2027 - 2028	<u>\$8,118</u>
Replacement Year 28-29	
Misc. Site Components	
Landscape & Irrigation Allowance	5,943
Storm Water System	
Stormwater Pond Allowance	17,830
Misc. Building Components	
Restroom Renovation - Clubhouse	16,642
Water Coolers - Clubhouse	2,330
Furniture Fixtures & Equipment	
Access Control/Camera Allowance	4,755
Swimming Pool - Phase I	
Pool Lift	6,657
Playground	
Play Equipment Allowance	53,491
Site Furnishing Allowance	3,566
Swings - Tripod 2 Bay	4,279
Total for 2028 - 2029	<u>\$115,493</u>
Replacement Year 29-30	
Painting	
Exterior Painting - Clubhouse	6,956
Flooring	
Carpet - Fitness	2,173

**Ridgewood Trails Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 29-30 continued...</i>	
Swimming Pool - Phase II	
Pool Resurfacing	68,523
Total for 2029 - 2030	<u>\$77,652</u>
Replacement Year 30-31	
Furniture Fixtures & Equipment	
Pool Furniture Allowance	3,747
Total for 2030 - 2031	<u>\$3,747</u>
<i>No Replacement in 31-32</i>	
Replacement Year 32-33	
Misc. Building Components	
Restroom Renovation - Cabana	15,745
Furniture Fixtures & Equipment	
Fitness Equipment Allowance	5,248
Swimming Pool - Phase II	
Pool Lift	7,348
Pool Slide & Tower Refurbishment Allowance	26,242
Total for 2032 - 2033	<u>\$54,583</u>
Replacement Year 33-34	
Misc. Site Components	
Asphalt Mill & Overlay - Parking Lot	25,488
Landscape & Irrigation Allowance	6,724
Monument Sign Refurbishment Allowance	4,035
Roofing	
Asphalt Shingles - Clubhouse	17,094
Painting	
Exterior Painting - Cabana	3,169
Flooring	
Flooring Allowance - Clubhouse Addition	10,544
Furniture Fixtures & Equipment	
Pool Furniture Allowance	4,035

**Ridgewood Trails Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 33-34 continued...</i>	
Playground	
Plastic Mulch Border	6,746
Total for 2033 - 2034	<u>\$77,834</u>
 Replacement Year 34-35	
Painting	
Exterior Painting - Clubhouse Addition	4,367
Total for 2034 - 2035	<u>\$4,367</u>
 <i>No Replacement in 35-36</i>	
 Replacement Year 36-37	
Furniture Fixtures & Equipment	
Pool Furniture Allowance	4,345
Total for 2036 - 2037	<u>\$4,345</u>
 Replacement Year 37-38	
Roofing	
Asphalt Shingles - Cabana	7,912
Painting	
Exterior Painting - Clubhouse	8,475
Flooring	
Carpet - Fitness	2,648
Furniture Fixtures & Equipment	
Fitness Equipment Allowance	5,938
HVAC	
Heat Pump- Fitness	9,501
Swimming Pool - Phase I	
Pool Resurfacing/Tile	26,628
Swimming Pool - Phase II	
Wood Pergola	13,227
Total for 2037 - 2038	<u>\$74,329</u>

**Ridgewood Trails Community Development District
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 38-39	
Misc. Site Components	
Landscape & Irrigation Allowance	7,608
Light Pole - Parking Lot	10,043
Fencing & Gates	
Aluminum Fencing - Clubhouse	11,613
Aluminum Fencing - Playground	13,037
Misc. Building Components	
Cabinets/Tops - Clubhouse Addition	4,565
Window & Door Allowance	13,695
Roofing	
Asphalt Shingles - Clubhouse Addition	11,230
HVAC	
Heat Pump - Clubhouse Addition	9,738
Total for 2038 - 2039	\$81,528
Replacement Year 39-40	
Furniture Fixtures & Equipment	
Pool Furniture Allowance	4,679
Total for 2039 - 2040	\$4,679
<i>No Replacement in 40-41</i>	
Replacement Year 41-42	
Painting	
Exterior Painting - Cabana	3,861
Swimming Pool - Phase II	
Pool Resurfacing	92,156
Total for 2041 - 2042	\$96,017
Replacement Year 42-43	
Fencing & Gates	
Aluminum Fencing - Cabana	30,474
Painting	
Exterior Painting - Clubhouse Addition	5,321

**Ridgewood Trails Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 42-43 continued...</i>	
Furniture Fixtures & Equipment	
Fitness Equipment Allowance	6,718
Pool Furniture Allowance	5,039
Total for 2042 - 2043	<u>\$47,552</u>
 Replacement Year 43-44	
Misc. Site Components	
Landscape & Irrigation Allowance	8,608
Monument Sign Refurbishment Allowance	5,165
Storm Water System	
Stormwater Pond Allowance	25,824
Misc. Building Components	
Restroom Renovation - Clubhouse	24,102
Water Coolers - Clubhouse	3,374
Furniture Fixtures & Equipment	
Access Control/Camera Allowance	6,886
Swimming Pool - Phase I	
Concrete Pavers - Pool Deck	27,752
Filtration Refurbishment Allowance	43,039
Pool Lift	9,641
Playground	
Play Equipment Allowance	77,471
Site Furnishing Allowance	5,165
Swings - Tripod 2 Bay	6,198
Total for 2043 - 2044	<u>\$243,224</u>
 <i>No Replacement in 44-45</i>	
 Replacement Year 45-46	
Painting	
Exterior Painting - Clubhouse	10,326
Flooring	
Carpet - Fitness	3,226

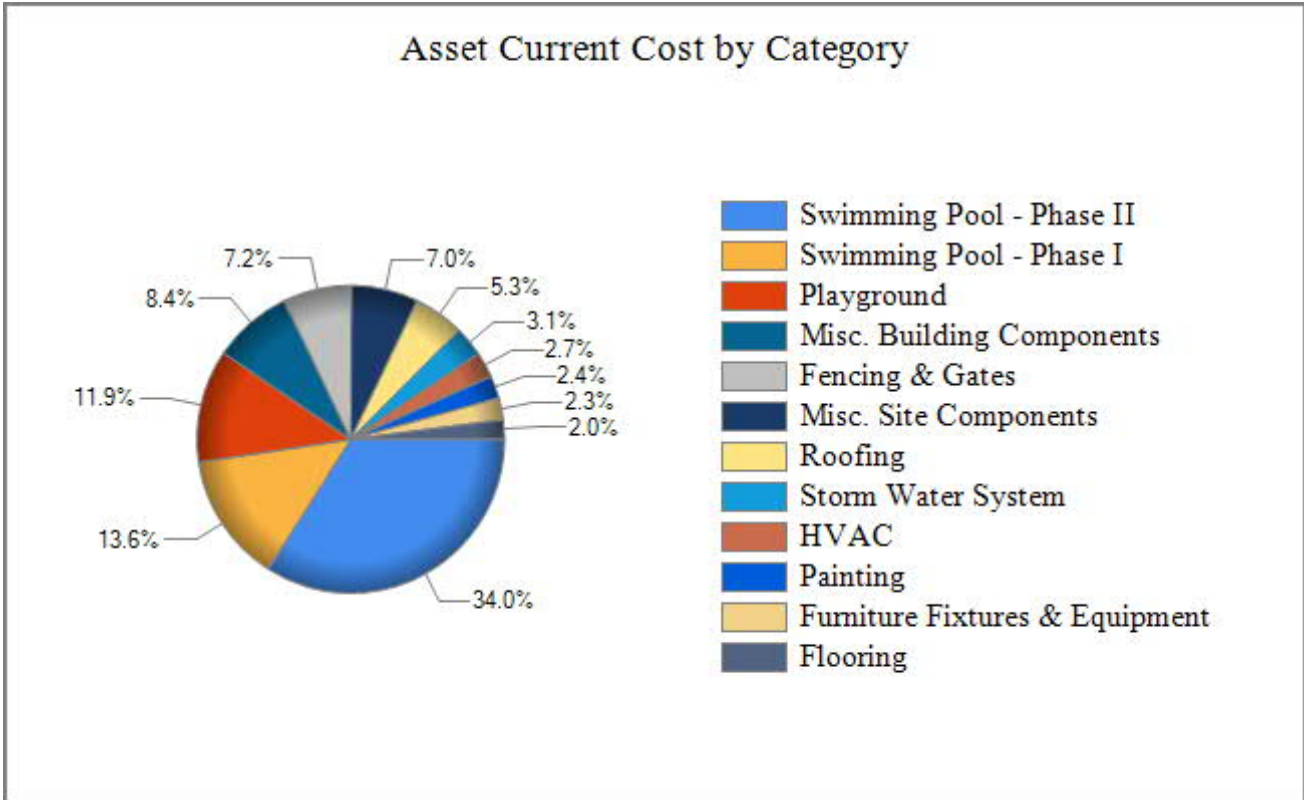
**Ridgewood Trails Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 45-46 continued...</i>	
Furniture Fixtures & Equipment	
Pool Furniture Allowance	5,426
Total for 2045 - 2046	<u>\$18,978</u>
 <i>No Replacement in 46-47</i>	
 Replacement Year 47-48	
Misc. Building Components	
Restroom Renovation - Cabana	22,804
Furniture Fixtures & Equipment	
Fitness Equipment Allowance	7,601
Swimming Pool - Phase II	
Concrete Pavers - Pool Deck	88,052
Filtration Refurbishment Allowance	47,507
Pool Lift	10,642
Pool Slide & Tower Refurbishment Allowance	38,006
Total for 2047 - 2048	<u>\$214,611</u>
 Replacement Year 48-49	
Misc. Site Components	
Landscape & Irrigation Allowance	9,739
Flooring	
Flooring Allowance - Clubhouse Addition	15,271
Furniture Fixtures & Equipment	
Pool Furniture Allowance	5,843
Total for 2048 - 2049	<u>\$30,853</u>
 Replacement Year 49-50	
Painting	
Exterior Painting - Cabana	4,704
HVAC	
Heat Pump- Fitness	12,778
Swimming Pool - Phase I	
Pool Resurfacing/Tile	35,812
Total for 2049 - 2050	<u>\$53,294</u>

**Ridgewood Trails Community Development District
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 50-51	
Painting	
Exterior Painting - Clubhouse Addition	6,483
Total for 2050 - 2051	<u>\$6,483</u>

**Ridgewood Trails Community Development District
Asset Current Cost by Category**



**Ridgewood Trails Community Development District
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Misc. Site Components								
Asphalt Mill & Overlay - Parking Lot	2014	33-34	20	0	12	920 Square Yards	20.60	18,952
Landscape & Irrigation Allowance	2017	23-24	5	2	2	1 Lump Sum	5,000.00	5,000
Light Pole - Parking Lot	2014	38-39	25	0	17	3 Each	2,200.00	6,600
Monument Sign Refurbishment Allowance	2014	23-24	10	0	2	1 Lump Sum	3,000.00	3,000
Misc. Site Components - Total								<u>\$33,552</u>
Storm Water System								
Stormwater Pond Allowance	2014	28-29	15	0	7	1 Lump Sum	15,000.00	15,000
Storm Water System - Total								<u>\$15,000</u>
Fencing & Gates								
Aluminum Fencing - Cabana	2018	42-43	25	0	21	504 Linear Feet	36.00	18,144
Aluminum Fencing - Clubhouse	2014	38-39	25	0	17	212 Linear Feet	36.00	7,632
Aluminum Fencing - Playground	2014	38-39	25	0	17	238 Linear Feet	36.00	8,568
Fencing & Gates - Total								<u>\$34,344</u>
Misc. Building Components								
Cabinets/Tops - Clubhouse Addition	2019	38-39	20	0	17	1 Lump Sum	3,000.00	3,000
Restroom Renovation - Cabana	2018	32-33	15	0	11	1 Lump Sum	12,000.00	12,000
Restroom Renovation - Clubhouse	2014	28-29	15	0	7	1 Lump Sum	14,000.00	14,000
Water Coolers - Clubhouse	2014	28-29	15	0	7	2 Each	980.00	1,960
Window & Door Allowance	2014	38-39	25	0	17	1 Lump Sum	9,000.00	9,000
Misc. Building Components - Total								<u>\$39,960</u>
Roofing								
Asphalt Shingles - Cabana	2018	37-38	20	0	16	13 Squares	410.00	5,330
Asphalt Shingles - Clubhouse	2014	33-34	20	0	12	31 Squares	410.00	12,710
Asphalt Shingles - Clubhouse Addition	2019	38-39	20	0	17	18 Squares	410.00	7,380
Roofing - Total								<u>\$25,420</u>
Painting								
Exterior Painting - Cabana	2018	25-26	8	0	4	1,428 Square Feet	1.65	2,356
Exterior Painting - Clubhouse	2014	21-22	8	0	0	3,460 Square Feet	1.65	5,709
Exterior Painting - Clubhouse Addition	2019	26-27	8	0	5	1,920 Square Feet	1.65	3,168
Painting - Total								<u>\$11,233</u>
Flooring								
Carpet - Fitness	2014	21-22	8	0	0	49 Square Yards	36.40	1,784
Flooring Allowance - Clubhouse Addition	2019	33-34	15	0	12	1,600 Square Feet	4.90	7,840
Flooring - Total								<u>\$9,624</u>
Furniture Fixtures & Equipment								
Access Control/Camera Allowance	2014	28-29	15	0	7	1 Lump Sum	4,000.00	4,000

**Ridgewood Trails Community Development District
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Furniture Fixtures & Equipment continued...</i>								
Fitness Equipment Allowance	2018	22-23	5	0	1	1 Lump Sum	4,000.00	4,000
Pool Furniture Allowance	2018	21-22	3	0	0	1 Lump Sum	3,000.00	<u>3,000</u>
Furniture Fixtures & Equipment - Total								<u>\$11,000</u>
HVAC								
Heat Pump - Clubhouse Addition	2019	38-39	20	0	17	4 Ton	1,600.00	6,400
Heat Pump- Fitness	2014	25-26	12	0	4	4 Ton	1,600.00	<u>6,400</u>
HVAC - Total								<u>\$12,800</u>
Swimming Pool - Phase I								
Concrete Pavers - Pool Deck	2014	43-44	30	0	22	2,015 Square Feet	8.00	16,120
Filtration Refurbishment Allowance	2014	43-44	30	0	22	1 Lump Sum	25,000.00	25,000
Pool Lift	2014	28-29	15	0	7	1 Each	5,600.00	5,600
Pool Resurfacing/Tile	2014	25-26	12	0	4	1,212 Square Feet	14.80	<u>17,938</u>
Swimming Pool - Phase I - Total								<u>\$64,658</u>
Swimming Pool - Phase II								
Concrete Pavers - Pool Deck	2018	47-48	30	0	26	5,792 Square Feet	8.00	46,336
Filtration Refurbishment Allowance	2018	47-48	30	0	26	1 Lump Sum	25,000.00	25,000
Pool Lift	2018	32-33	15	0	11	1 Each	5,600.00	5,600
Pool Resurfacing	2018	29-30	12	0	8	3,800 Square Feet	14.80	56,240
Pool Slide & Tower Refurbishment Allowan..	2018	32-33	15	0	11	1 Lump Sum	20,000.00	20,000
Wood Pergola	2018	37-38	20	0	16	3 Each	2,970.00	<u>8,910</u>
Swimming Pool - Phase II - Total								<u>\$162,086</u>
Playground								
Plastic Mulch Border	2014	33-34	20	0	12	228 Linear Feet	22.00	5,016
Play Equipment Allowance	2014	28-29	15	0	7	1 Lump Sum	45,000.00	45,000
Site Furnishing Allowance	2014	28-29	15	0	7	1 Lump Sum	3,000.00	3,000
Swings - Tripod 2 Bay	2014	28-29	15	0	7	1 Each	3,600.00	<u>3,600</u>
Playground - Total								<u>\$56,616</u>
Components Not Included								
Electrical Panels/Wiring	<i>Unfunded</i>							
Fire Detection System	<i>Unfunded</i>							
Message Board	<i>Unfunded</i>							
Pool Furniture Full Replacement	<i>Unfunded</i>							
Pool Pumps/Equip Partial Replacement	<i>Unfunded</i>							
Site Utilities	<i>Unfunded</i>							
Water Coolers - Cabana	<i>Unfunded</i>							
Components Not Included - Total								
Total Asset Summary								<u>\$476,292</u>

**Ridgewood Trails Community Development District
Component Detail Index**

Asset ID	Description	Replacement	Page
Misc. Site Components			
1037	Asphalt Mill & Overlay - Parking Lot	33-34	5-5
1074	Landscape & Irrigation Allowance	23-24	5-5
1068	Light Pole - Parking Lot	38-39	5-5
1003	Monument Sign Refurbishment Allowance	23-24	5-6
Storm Water System			
1049	Stormwater Pond Allowance	28-29	5-7
Fencing & Gates			
1071	Aluminum Fencing - Cabana	42-43	5-8
1006	Aluminum Fencing - Clubhouse	38-39	5-8
1067	Aluminum Fencing - Playground	38-39	5-9
Misc. Building Components			
1083	Cabinets/Tops - Clubhouse Addition	38-39	5-10
1062	Restroom Renovation - Cabana	32-33	5-10
1064	Restroom Renovation - Clubhouse	28-29	5-11
1073	Water Coolers - Clubhouse	28-29	5-11
1007	Window & Door Allowance	38-39	5-12
Roofing			
1066	Asphalt Shingles - Cabana	37-38	5-13
1001	Asphalt Shingles - Clubhouse	33-34	5-13
1081	Asphalt Shingles - Clubhouse Addition	38-39	5-14
Painting			
1056	Exterior Painting - Cabana	25-26	5-15
1005	Exterior Painting - Clubhouse	21-22	5-15
1080	Exterior Painting - Clubhouse Addition	26-27	5-16
Flooring			
1031	Carpet - Fitness	21-22	5-17
1082	Flooring Allowance - Clubhouse Addition	33-34	5-17
Furniture Fixtures & Equipment			
1012	Access Control/Camera Allowance	28-29	5-18
1032	Fitness Equipment Allowance	22-23	5-18

**Ridgewood Trails Community Development District
Component Detail Index**

Asset ID	Description	Replacement	Page
<i>Furniture Fixtures & Equipment Continued...</i>			
1021	Pool Furniture Allowance	21-22	5-19
HVAC			
1084	Heat Pump - Clubhouse Addition	38-39	5-20
1011	Heat Pump- Fitness	25-26	5-20
Swimming Pool - Phase I			
1019	Concrete Pavers - Pool Deck	43-44	5-21
1076	Filtration Refurbishment Allowance	43-44	5-21
1065	Pool Lift	28-29	5-22
1029	Pool Resurfacing/Tile	25-26	5-22
Swimming Pool - Phase II			
1057	Concrete Pavers - Pool Deck	47-48	5-23
1077	Filtration Refurbishment Allowance	47-48	5-23
1028	Pool Lift	32-33	5-24
1060	Pool Resurfacing	29-30	5-24
1061	Pool Slide & Tower Refurbishment Allowance	32-33	5-25
1058	Wood Pergola	37-38	5-25
Playground			
1033	Plastic Mulch Border	33-34	5-26
1035	Play Equipment Allowance	28-29	5-26
1069	Site Furnishing Allowance	28-29	5-27
1034	Swings - Tripod 2 Bay	28-29	5-27
Components Not Included			
1079	Electrical Panels/Wiring	Unfunded	5-28
1014	Fire Detection System	Unfunded	5-28
1078	Message Board	Unfunded	5-28
1086	Pool Furniture Full Replacement	Unfunded	5-29
1075	Pool Pumps/Equip Partial Replacement	Unfunded	5-29
1085	Site Utilities	Unfunded	5-29
1063	Water Coolers - Cabana	Unfunded	5-30
	Total Funded Assets	40	
	Total Unfunded Assets	<u>7</u>	
	Total Assets	47	

**Ridgewood Trails Community Development District
Component Detail**

Asphalt Mill & Overlay - Parking Lot - 2033

		920 Square Yards	@ \$20.60
Asset ID	1037	Asset Actual Cost	\$18,952.00
		Percent Replacement	100%
	Misc. Site Components	Future Cost	\$25,488.33
Placed in Service	January 2014		
Useful Life	20		
Replacement Year	33-34		
Remaining Life	12		



Landscape & Irrigation Allowance - 2023

		1 Lump Sum	@ \$5,000.00
Asset ID	1074	Asset Actual Cost	\$5,000.00
		Percent Replacement	100%
	Misc. Site Components	Future Cost	\$5,253.12
Placed in Service	January 2017		
Useful Life	5		
Adjustment	2		
Replacement Year	23-24		
Remaining Life	2		

Light Pole - Parking Lot - 2038

		3 Each	@ \$2,200.00
Asset ID	1068	Asset Actual Cost	\$6,600.00
		Percent Replacement	100%
	Misc. Site Components	Future Cost	\$10,042.68
Placed in Service	January 2014		
Useful Life	25		
Replacement Year	38-39		
Remaining Life	17		

**Ridgewood Trails Community Development District
Component Detail**

Light Pole - Parking Lot continued...



Monument Sign Refurbishment Allowance - 2023

Asset ID	1003	1 Lump Sum	@ \$3,000.00
		Asset Actual Cost	\$3,000.00
		Percent Replacement	100%
		Future Cost	\$3,151.87
	Misc. Site Components		
Placed in Service	January 2014		
Useful Life	10		
Replacement Year	23-24		
Remaining Life	2		



**Ridgewood Trails Community Development District
Component Detail**

Stormwater Pond Allowance - 2028

Asset ID	1049	1 Lump Sum	@ \$15,000.00	
		Asset Actual Cost	\$15,000.00	
		Percent Replacement	100%	
	Storm Water System	Future Cost	\$17,830.29	
Placed in Service	January 2014			
Useful Life	15			
Replacement Year	28-29			
Remaining Life	7			

2

**Ridgewood Trails Community Development District
Component Detail**

Aluminum Fencing - Cabana - 2042

Asset ID	1071	504 Linear Feet	@ \$36.00
		Asset Actual Cost	\$18,144.00
		Percent Replacement	100%
		Future Cost	\$30,474.33
Fencing & Gates			
Placed in Service	June 2018		
Useful Life	25		
Replacement Year	42-43		
Remaining Life	21		



Aluminum Fencing - Clubhouse - 2038

Asset ID	1006	212 Linear Feet	@ \$36.00
		Asset Actual Cost	\$7,632.00
		Percent Replacement	100%
		Future Cost	\$11,612.99
Fencing & Gates			
Placed in Service	January 2014		
Useful Life	25		
Replacement Year	38-39		
Remaining Life	17		



**Ridgewood Trails Community Development District
Component Detail**

Aluminum Fencing - Playground - 2038

		238 Linear Feet	@ \$36.00
Asset ID	1067	Asset Actual Cost	\$8,568.00
		Percent Replacement	100%
	Fencing & Gates	Future Cost	\$13,037.22
Placed in Service	January 2014		
Useful Life	25		
Replacement Year	38-39		
Remaining Life	17		



**Ridgewood Trails Community Development District
Component Detail**

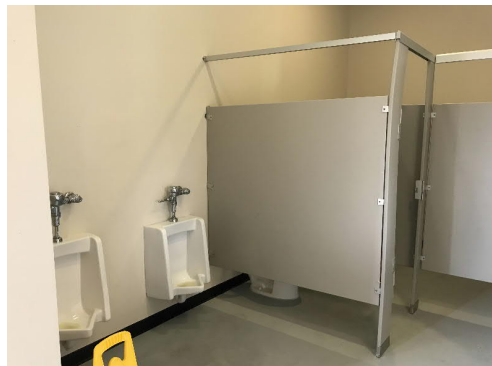
Cabinets/Tops - Clubhouse Addition - 2038

			1 Lump Sum @ \$3,000.00
Asset ID	1083	Asset Actual Cost	\$3,000.00
		Percent Replacement	100%
		Future Cost	\$4,564.85
	Misc. Building Components		
Placed in Service	January 2019		
Useful Life	20		
Replacement Year	38-39		
Remaining Life	17		



Restroom Renovation - Cabana - 2032

			1 Lump Sum @ \$12,000.00
Asset ID	1062	Asset Actual Cost	\$12,000.00
		Percent Replacement	100%
		Future Cost	\$15,745.04
	Misc. Building Components		
Placed in Service	June 2018		
Useful Life	15		
Replacement Year	32-33		
Remaining Life	11		



**Ridgewood Trails Community Development District
Component Detail**

Restroom Renovation - Clubhouse - 2028

			1 Lump Sum	@ \$14,000.00
Asset ID	1064		Asset Actual Cost	\$14,000.00
			Percent Replacement	100%
			Future Cost	\$16,641.60
	Misc. Building Components			
Placed in Service	January 2014			
Useful Life	15			
Replacement Year	28-29			
Remaining Life	7			



Water Coolers - Clubhouse - 2028

			2 Each	@ \$980.00
Asset ID	1073		Asset Actual Cost	\$1,960.00
			Percent Replacement	100%
			Future Cost	\$2,329.82
	Misc. Building Components			
Placed in Service	January 2014			
Useful Life	15			
Replacement Year	28-29			
Remaining Life	7			



**Ridgewood Trails Community Development District
Component Detail**

Window & Door Allowance - 2038

Asset ID	1007	1 Lump Sum	@ \$9,000.00
		Asset Actual Cost	\$9,000.00
		Percent Replacement	100%
Misc. Building Components		Future Cost	\$13,694.56
Placed in Service	January 2014		
Useful Life	25		
Replacement Year	38-39		
Remaining Life	17		



**Ridgewood Trails Community Development District
Component Detail**

Asphalt Shingles - Cabana - 2037

Asset ID	1066	13 Squares	@ \$410.00
		Asset Actual Cost	\$5,330.00
		Percent Replacement	100%
		Future Cost	\$7,912.41
Placed in Service	Roofing April 2018		
Useful Life	20		
Replacement Year	37-38		
Remaining Life	16		



Asphalt Shingles - Clubhouse - 2033

Asset ID	1001	31 Squares	@ \$410.00
		Asset Actual Cost	\$12,710.00
		Percent Replacement	100%
		Future Cost	\$17,093.54
Placed in Service	Roofing January 2014		
Useful Life	20		
Replacement Year	33-34		
Remaining Life	12		



**Ridgewood Trails Community Development District
Component Detail**

Asphalt Shingles - Clubhouse Addition - 2038

		18 Squares	@ \$410.00
Asset ID	1081	Asset Actual Cost	\$7,380.00
		Percent Replacement	100%
	Roofing	Future Cost	\$11,229.54
Placed in Service	January 2019		
Useful Life	20		
Replacement Year	38-39		
Remaining Life	17		



**Ridgewood Trails Community Development District
Component Detail**

Exterior Painting - Cabana - 2025

		1,428 Square Feet	@ \$1.65
Asset ID	1056	Asset Actual Cost	\$2,356.20
		Percent Replacement	100%
	Painting	Future Cost	\$2,600.80
Placed in Service	April 2018		
Useful Life	8		
Replacement Year	25-26		
Remaining Life	4		



Exterior Painting - Clubhouse - 2021

		3,460 Square Feet	@ \$1.65
Asset ID	1005	Asset Actual Cost	\$5,709.00
		Percent Replacement	100%
	Painting	Future Cost	\$5,709.00
Placed in Service	January 2014		
Useful Life	8		
Replacement Year	21-22		
Remaining Life	0		



**Ridgewood Trails Community Development District
Component Detail**

Exterior Painting - Clubhouse Addition - 2026

		1,920 Square Feet	@ \$1.65
Asset ID	1080	Asset Actual Cost	\$3,168.00
		Percent Replacement	100%
	Painting	Future Cost	\$3,584.30
Placed in Service	January 2019		
Useful Life	8		
Replacement Year	26-27		
Remaining Life	5		



**Ridgewood Trails Community Development District
Component Detail**

Carpet - Fitness - 2021

		49 Square Yards	@ \$36.40
Asset ID	1031	Asset Actual Cost	\$1,783.60
		Percent Replacement	100%
	Flooring	Future Cost	\$1,783.60
Placed in Service	January 2014		
Useful Life	8		
Replacement Year	21-22		
Remaining Life	0		



Flooring Allowance - Clubhouse Addition - 2033

		1,600 Square Feet	@ \$4.90
Asset ID	1082	Asset Actual Cost	\$7,840.00
		Percent Replacement	100%
	Flooring	Future Cost	\$10,543.93
Placed in Service	January 2019		
Useful Life	15		
Replacement Year	33-34		
Remaining Life	12		



**Ridgewood Trails Community Development District
Component Detail**

Access Control/Camera Allowance - 2028

		1 Lump Sum	@ \$4,000.00
Asset ID	1012	Asset Actual Cost	\$4,000.00
		Percent Replacement	100%
Furniture Fixtures & Equipment		Future Cost	\$4,754.74
Placed in Service	January 2014		
Useful Life	15		
Replacement Year	28-29		
Remaining Life	7		



Fitness Equipment Allowance - 2022

		1 Lump Sum	@ \$4,000.00
Asset ID	1032	Asset Actual Cost	\$4,000.00
		Percent Replacement	100%
Furniture Fixtures & Equipment		Future Cost	\$4,100.00
Placed in Service	September 2018		
Useful Life	5		
Replacement Year	22-23		
Remaining Life	1		



**Ridgewood Trails Community Development District
Component Detail**

Pool Furniture Allowance - 2021

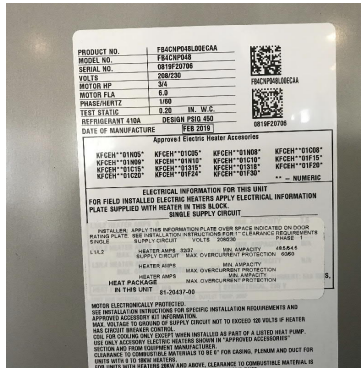
Asset ID	1021	1 Lump Sum	@ \$3,000.00
Furniture Fixtures & Equipment		Asset Actual Cost	\$3,000.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	3	Future Cost	\$3,000.00
Replacement Year	21-22		
Remaining Life	0		



Ridgewood Trails Community Development District Component Detail

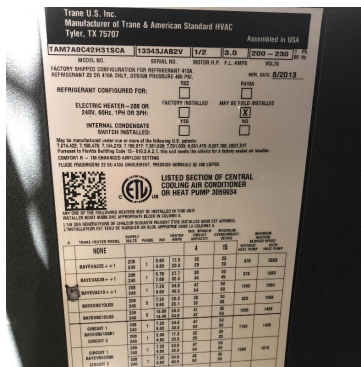
Heat Pump - Clubhouse Addition - 2038

	4 Ton	@ \$1,600.00
Asset ID	1084	Asset Actual Cost
		\$6,400.00
		Percent Replacement
		100%
		Future Cost
		\$9,738.36
Placed in Service	January 2019	
Useful Life	20	
Replacement Year	38-39	
Remaining Life	17	



Heat Pump- Fitness - 2025

	4 Ton	@ \$1,600.00
Asset ID	1011	Asset Actual Cost
		\$6,400.00
		Percent Replacement
		100%
		Future Cost
		\$7,064.40
Placed in Service	January 2014	
Useful Life	12	
Replacement Year	25-26	
Remaining Life	4	



**Ridgewood Trails Community Development District
Component Detail**

Concrete Pavers - Pool Deck - 2043

		2,015 Square Feet	@ \$8.00
Asset ID	1019	Asset Actual Cost	\$16,120.00
		Percent Replacement	100%
	Swimming Pool - Phase I	Future Cost	\$27,751.73
Placed in Service	January 2014		
Useful Life	30		
Replacement Year	43-44		
Remaining Life	22		



Filtration Refurbishment Allowance - 2043

		1 Lump Sum	@ \$25,000.00
Asset ID	1076	Asset Actual Cost	\$25,000.00
		Percent Replacement	100%
	Swimming Pool - Phase I	Future Cost	\$43,039.28
Placed in Service	January 2014		
Useful Life	30		
Replacement Year	43-44		
Remaining Life	22		



**Ridgewood Trails Community Development District
Component Detail**

Pool Lift - 2028

		1 Each	@ \$5,600.00
Asset ID	1065	Asset Actual Cost	\$5,600.00
		Percent Replacement	100%
	Swimming Pool - Phase I	Future Cost	\$6,656.64
Placed in Service	January 2014		
Useful Life	15		
Replacement Year	28-29		
Remaining Life	7		



Pool Resurfacing/Tile - 2025

		1,212 Square Feet	@ \$14.80
Asset ID	1029	Asset Actual Cost	\$17,937.60
		Percent Replacement	100%
	Swimming Pool - Phase I	Future Cost	\$19,799.75
Placed in Service	January 2014		
Useful Life	12		
Replacement Year	25-26		
Remaining Life	4		



**Ridgewood Trails Community Development District
Component Detail**

Concrete Pavers - Pool Deck - 2047

		5,792 Square Feet	@ \$8.00
Asset ID	1057	Asset Actual Cost	\$46,336.00
		Percent Replacement	100%
	Swimming Pool - Phase II	Future Cost	\$88,051.96
Placed in Service	April 2018		
Useful Life	30		
Replacement Year	47-48		
Remaining Life	26		



Filtration Refurbishment Allowance - 2047

		1 Lump Sum	@ \$25,000.00
Asset ID	1077	Asset Actual Cost	\$25,000.00
		Percent Replacement	100%
	Swimming Pool - Phase II	Future Cost	\$47,507.32
Placed in Service	June 2018		
Useful Life	30		
Replacement Year	47-48		
Remaining Life	26		



**Ridgewood Trails Community Development District
Component Detail**

Pool Lift - 2032

		1 Each	@ \$5,600.00
Asset ID	1028	Asset Actual Cost	\$5,600.00
		Percent Replacement	100%
	Swimming Pool - Phase II	Future Cost	\$7,347.68
Placed in Service	June 2018		
Useful Life	15		
Replacement Year	32-33		
Remaining Life	11		



Pool Resurfacing - 2029

		3,800 Square Feet	@ \$14.80
Asset ID	1060	Asset Actual Cost	\$56,240.00
		Percent Replacement	100%
	Swimming Pool - Phase II	Future Cost	\$68,522.98
Placed in Service	June 2018		
Useful Life	12		
Replacement Year	29-30		
Remaining Life	8		



**Ridgewood Trails Community Development District
Component Detail**

Pool Slide & Tower Refurbishment Allowance - 2032

Asset ID	1061	1 Lump Sum	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
		Future Cost	\$26,241.73
Swimming Pool - Phase II			
Placed in Service	June 2018		
Useful Life	15		
Replacement Year	32-33		
Remaining Life	11		



Wood Pergola - 2037

Asset ID	1058	3 Each	@ \$2,970.00
		Asset Actual Cost	\$8,910.00
		Percent Replacement	100%
		Future Cost	\$13,226.94
Swimming Pool - Phase II			
Placed in Service	April 2018		
Useful Life	20		
Replacement Year	37-38		
Remaining Life	16		



**Ridgewood Trails Community Development District
Component Detail**

Plastic Mulch Border - 2033

		228 Linear Feet	@ \$22.00
Asset ID	1033	Asset Actual Cost	\$5,016.00
		Percent Replacement	100%
	Playground	Future Cost	\$6,745.96
Placed in Service	January 2014		
Useful Life	20		
Replacement Year	33-34		
Remaining Life	12		



Play Equipment Allowance - 2028

		1 Lump Sum	@ \$45,000.00
Asset ID	1035	Asset Actual Cost	\$45,000.00
		Percent Replacement	100%
	Playground	Future Cost	\$53,490.86
Placed in Service	January 2014		
Useful Life	15		
Replacement Year	28-29		
Remaining Life	7		



**Ridgewood Trails Community Development District
Component Detail**

Site Furnishing Allowance - 2028

Asset ID	1069	1 Lump Sum	@ \$3,000.00
		Asset Actual Cost	\$3,000.00
		Percent Replacement	100%
		Future Cost	\$3,566.06
Placed in Service	Playground		
	January 2014		
Useful Life	15		
Replacement Year	28-29		
Remaining Life	7		



Swings - Tripod 2 Bay - 2028

Asset ID	1034	1 Each	@ \$3,600.00
		Asset Actual Cost	\$3,600.00
		Percent Replacement	100%
		Future Cost	\$4,279.27
Placed in Service	Playground		
	January 2014		
Useful Life	15		
Replacement Year	28-29		
Remaining Life	7		



**Ridgewood Trails Community Development District
Component Detail**

Electrical Panels/Wiring

Asset ID	1079	Asset Actual Cost	
		Percent Replacement	100%
		Future Cost	
Components Not Included			
Placed in Service	January 2017		
No Useful Life			



Fire Detection System

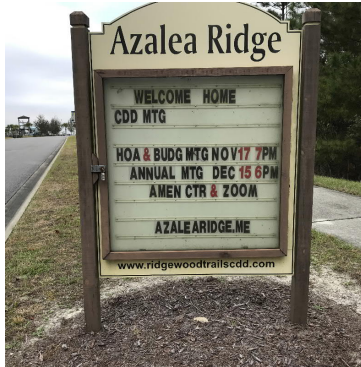
Asset ID	1014	Asset Actual Cost	
		Percent Replacement	100%
		Future Cost	
Components Not Included			
Placed in Service	January 2014		
No Useful Life			

Message Board

Asset ID	1078	Asset Actual Cost	
		Percent Replacement	100%
		Future Cost	
Components Not Included			
Placed in Service	January 2017		
No Useful Life			

**Ridgewood Trails Community Development District
Component Detail**

Message Board continued...



Pool Furniture Full Replacement

Asset ID	1086	Asset Actual Cost	
		Percent Replacement	100%
		Future Cost	
Components Not Included			
Placed in Service	June 2018		
No Useful Life			

Pool Pumps/Equip Partial Replacement

Asset ID	1075	Asset Actual Cost	
		Percent Replacement	100%
		Future Cost	
Components Not Included			
Placed in Service	January 2014		
No Useful Life			

Site Utilities

Asset ID	1085	Asset Actual Cost	
		Percent Replacement	100%
		Future Cost	
Components Not Included			
Placed in Service	June 2018		
No Useful Life			

**Ridgewood Trails Community Development District
Component Detail**

Water Coolers - Cabana

Asset ID	1063	Asset Actual Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	June 2018		
No Useful Life			

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. We recommend Full Funding if possible to avoid deferred maintenance or special assessments. 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.

CREDENTIALS

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

Personal Service is our common business practice but our attention to detail, quick response and interest in client relationships continues to earn us a larger market share of work each year.

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 District 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.