

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



Prepared for FY 2026
Report Date: July 6, 2026





July 6, 2026

Board of Supervisors
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine Florida 32092

Re: Reserve Study Report for Ridgewood Trails Community Development District

Dear Supervisors:

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,

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Professional Reserve Analyst

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TABLE OF CONTENTS

EXECUTIVE SUMMARY

Funding Model Summary	1-1
Required Funding Model Projection	1-2
Required Funding Plan Chart	1-3
Current Funding Plan vs Required Funding Plan	1-4

CURRENT FUNDING PLAN

Current Funding Model Projection	2-1
Current Funding Plan Chart	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	4-12

COMPONENT INVENTORY

Component Inventory	5-1
Component Detail Index	5-4
Component Detail	5-7

DISCLOSURES & INFORMATION

Special Notice	6-1
Methodology & Information	6-2
Terms of Service	6-3
Definitions	6-4

Ridgewood Trails Community Development District
 Clay County, Florida
Funding Model Summary

Report Date	July 6, 2026
Account Number	2321
Version	2
Budget Year Beginning	October 1, 2026
Budget Year Ending	September 30, 2027

<i>Report Parameters</i>	
Inflation	3.00%
Annual Assessment Increase	2.00%
Interest Rate on Reserve Deposit	3.00%
2026 Beginning Balance	\$310,630

GENERAL INFORMATION

- Date of Completion: January 1, 2017
- Date of site visit: June 19, 2026
- Components Included: 56
- Current replacement cost: \$967,856
- Level of Service: Level II Update
- Funding Method: The Cash Flow Method
- Funding Goal: Adequate funding with moderate contributions

NOTES

- The contributions budgeted for FY 2027 provide for component replacement over the term of this analysis. The required contributions provide adequate funding over the term of this analysis, which is a small decrease for FY 2027. Both funding plans provide adequate funding.

<i>Cash Flow Funding Plan Summary of Calculations</i>	
Required Annual Contribution	\$72,493.91
Average Net Annual Interest Earned	<u>\$9,140.22</u>
Total Annual Allocation to Reserves	\$81,634.13

**Ridgewood Trails Community Development District
Required Funding Model Projection**

Beginning Balance: \$310,630

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves
26-27	967,856	72,494	9,140	78,450	313,814
27-28	996,892	73,944	11,169	15,449	383,478
28-29	1,026,798	75,423	10,558	106,973	362,486
29-30	1,057,602	76,931	8,147	167,843	279,722
30-31	1,089,330	78,470	10,293	15,082	353,403
31-32	1,122,010	80,039	12,064	31,300	414,206
32-33	1,155,671	81,640	13,897	32,598	477,146
33-34	1,190,341	83,273	14,765	68,265	506,918
34-35	1,226,051	84,938	14,249	116,880	489,225
35-36	1,262,832	86,637	16,689	19,570	572,981
36-37	1,300,717	88,370	15,935	130,193	547,092
37-38	1,339,739	90,137	18,572	18,147	637,654
38-39	1,379,931	91,940	18,721	105,563	642,752
39-40	1,421,329	93,779	20,716	45,994	711,252
40-41	1,463,969	95,654	20,804	113,444	714,266
41-42	1,507,888	97,567	17,176	239,304	589,705
42-43	1,553,125	99,519	18,566	70,344	637,446
43-44	1,599,718	101,509	14,803	245,511	508,247
44-45	1,647,710	103,539	17,279	35,806	593,260
45-46	1,697,141	105,610	19,688	42,610	675,948
46-47	1,748,055	107,722	18,302	173,596	628,376
47-48	1,800,497	109,877	16,920	174,246	580,927
48-49	1,854,512	112,074	17,330	115,326	595,005
49-50	1,910,147	114,316	16,143	171,228	554,235
50-51	1,967,452	116,602	15,170	165,165	520,843
51-52	2,026,475	118,934	13,424	192,298	460,903
52-53	2,087,269	121,313	15,944	50,749	547,410
53-54	2,149,888	123,739	7,639	416,505	262,283
54-55	2,214,384	126,214	9,170	82,823	314,844
55-56	2,280,816	128,738	8,005	176,742	274,845

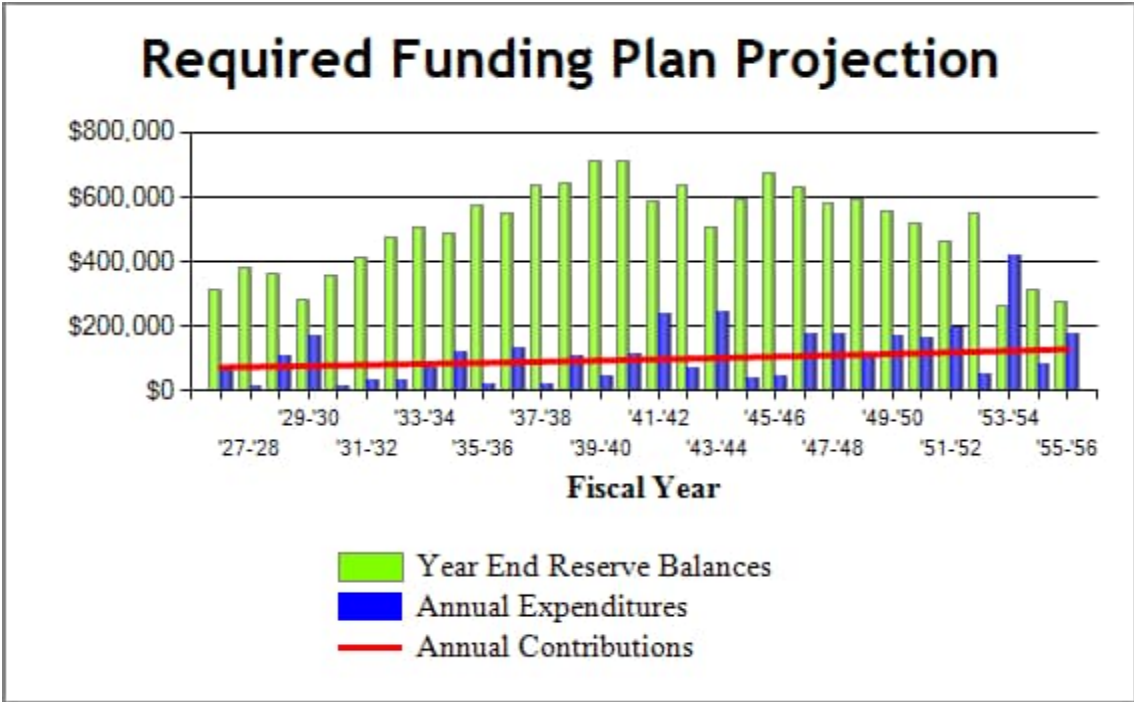
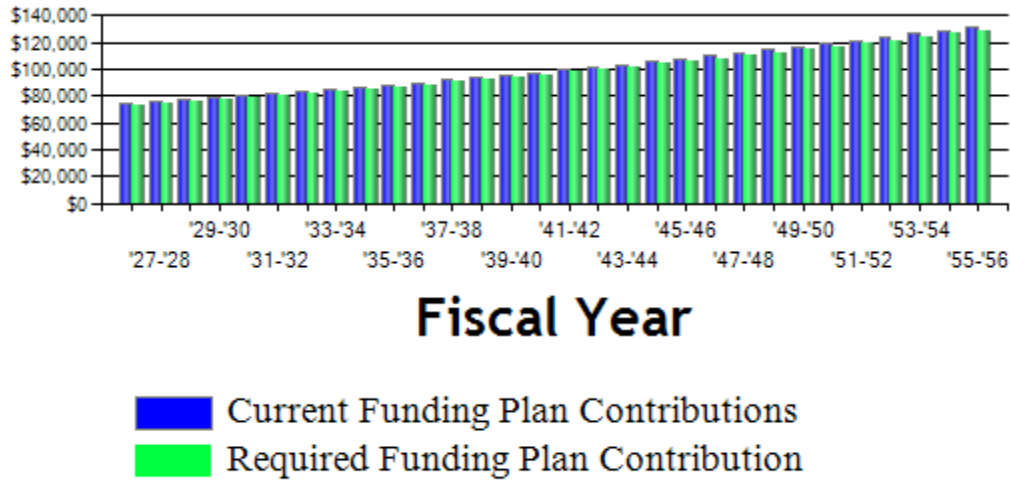


Chart illustrates year end balances and expenditures with the level of contributions necessary to maintain adequate funding.

Funding Model Contribution Comparison



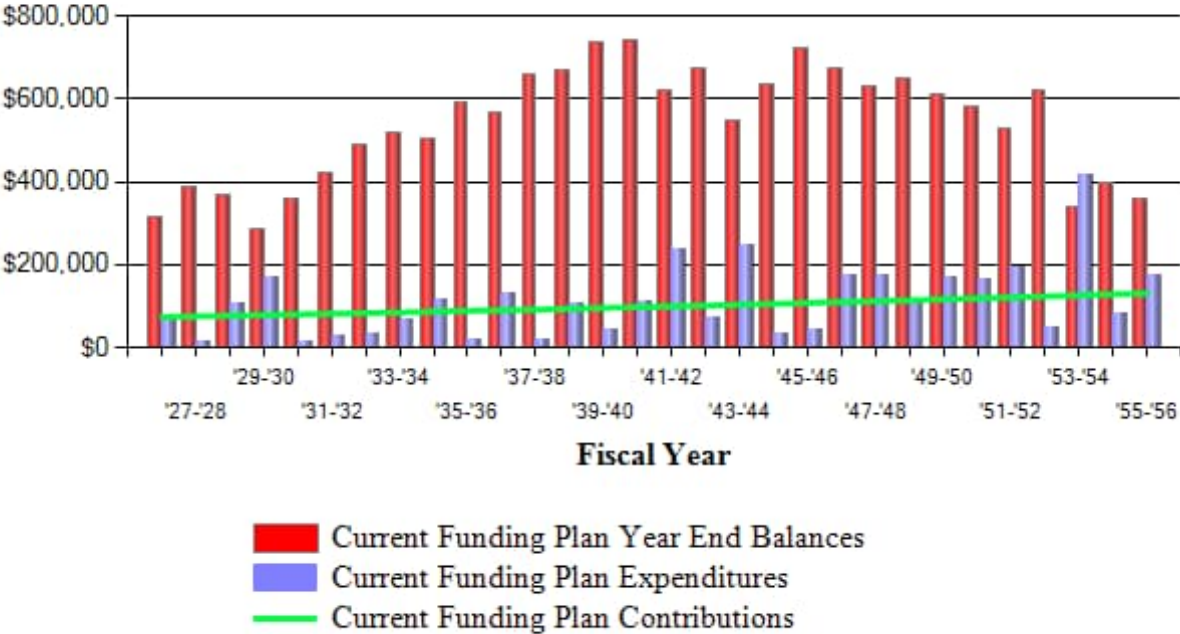
This chart illustrates annual expenditures and compares the current funding plan to the recommended funding plan.

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

Beginning Balance: \$310,630

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves
26-27	967,856	73,856	9,181	78,450	315,217
27-28	996,892	75,333	11,253	15,449	386,354
28-29	1,026,798	76,840	10,687	106,973	366,908
29-30	1,057,602	78,377	8,323	167,843	285,765
30-31	1,089,330	79,944	10,519	15,082	361,146
31-32	1,122,010	81,543	12,342	31,300	423,731
32-33	1,155,671	83,174	14,229	32,598	488,536
33-34	1,190,341	84,837	15,153	68,265	520,261
34-35	1,226,051	86,534	14,697	116,880	504,613
35-36	1,262,832	88,265	17,199	19,570	590,507
36-37	1,300,717	90,030	16,510	130,193	566,854
37-38	1,339,739	91,831	19,216	18,147	659,753
38-39	1,379,931	93,667	19,436	105,563	667,293
39-40	1,421,329	95,541	21,505	45,994	738,344
40-41	1,463,969	97,451	21,671	113,444	744,022
41-42	1,507,888	99,400	18,124	239,304	622,242
42-43	1,553,125	101,388	19,599	70,344	672,886
43-44	1,599,718	103,416	15,924	245,511	546,714
44-45	1,647,710	105,485	18,492	35,806	634,885
45-46	1,697,141	107,594	20,996	42,610	720,865
46-47	1,748,055	109,746	19,710	173,596	676,726
47-48	1,800,497	111,941	18,433	174,246	632,854
48-49	1,854,512	114,180	18,951	115,326	650,658
49-50	1,910,147	116,463	17,877	171,228	613,770
50-51	1,967,452	118,793	17,022	165,165	584,421
51-52	2,026,475	121,169	15,399	192,298	528,689
52-53	2,087,269	123,592	18,046	50,749	619,578
53-54	2,149,888	126,064	9,874	416,505	339,011
54-55	2,214,384	128,585	11,543	82,823	396,317
55-56	2,280,816	131,157	10,522	176,742	361,253

Current Funding Plan Chart



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

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

	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36
Beginning Balance	310,630	313,814	383,478	362,486	279,722	353,403	414,206	477,146	506,918	489,225
Annual Assessment	72,494	73,944	75,423	76,931	78,470	80,039	81,640	83,273	84,938	86,637
Interest Earned	9,140	11,169	10,558	8,147	10,293	12,064	13,897	14,765	14,249	16,689
Expenditures	78,450	15,449	106,973	167,843	15,082	31,300	32,598	68,265	116,880	19,570
Ending Balance	313,814	383,478	362,486	279,722	353,403	414,206	477,146	506,918	489,225	572,981

Description

Site Components

Asphalt Mill & Overlay - Parking Lot Phase II										
Cluster Mailboxes - Green River										
Cluster Mailboxes - Packer Meadow Way										
Cluster Mailboxes - Warm Springs Way										
Concrete Sidewalk Repair Allowance				5,464						
Landscape & Irrigation Allowance	5,000					5,796				
Light Bollards										
Light Pole (LED Fixtures) - Parking Lot										
Monument Sign Refurbishment Allowance	9,000									
Site Components Total:	14,000			5,464		5,796				

Storm Water System

Asphalt Mill & Overlay - Parking Lot Phase I							23,761			
Pond Fountain A	5,000							6,334		
Pond Fountain B		5,150								6,524
Stormwater Pond Allowance			15,913							
Storm Water System Total:	5,000	5,150	15,913				23,761	6,334		6,524

Fencing & Gates

Aluminum Fencing - Amenity										
Aluminum Fencing - Playground Azalea Ridge Blvd										
Aluminum Fencing - Playground Bronco Road										
Aluminum Fencing - Playground Warm Springs Way										
Aluminum Fencing - Pool										
Vinyl Privacy Fence - Cherry Lane										
Fencing & Gates Total:										

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

Description	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36
Building Components										
Cabinets/Tops - Clubhouse Addition										
Restroom Renovation Allowance - Clubhouse						17,389				
Restroom Renovation Allowance - Cabana									19,002	
Window & Door Allowance										
Building Components Total:						17,389			19,002	
Roofing										
Asphalt Shingles - Cabana										
Asphalt Shingles - Clubhouse								17,919		
Asphalt Shingles - Clubhouse Addition										
Roofing Total:								17,919		
Painting										
Exterior Painting - Cabana		3,089								3,913
Exterior Painting - Clubhouse	7,266								9,204	
Exterior Painting - Clubhouse Addition			4,278							
Painting Total:	7,266	3,089	4,278						9,204	3,913
Flooring										
Flooring Allowance - Clubhouse Addition								11,807		
Rubber Flooring - Fitness										
Flooring Total:								11,807		
Misc. Components										
Access Control/Camera Allowance										
Fitness Equipment Allowance	4,000	4,120	4,244	4,371	4,502	4,637	4,776	4,919	5,067	5,219
Metal Picnic Tables									60,805	
Pool Furniture Allowance (annual)	3,000	3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914
Pool Umbrellas (2023)							14,926			
Pool Umbrellas (2025)									12,668	
Misc. Components Total:	7,000	7,210	7,426	7,649	7,879	8,115	23,284	8,609	82,340	9,133
HVAC										
Heat Pump - Clubhouse Addition						7,203				

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

Description	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36
<i>HVAC continued...</i>										
Heat Pump- Fitness	6,400									
HVAC Total:	6,400				7,203					
Swim Pool - Phase I										
Concrete Pavers - Pool Deck										
Filtration Refurbishment Allowance										
Pool Lift			7,214							
Pool Resurfacing/Tile	38,784									
Swim Pool - Phase I Total:	38,784		7,214							
Swim Pool - Phase II										
Concrete Pavers - Pool Deck										
Filtration Refurbishment Allowance										
Pool Lift							9,314			
Pool Resurfacing				132,876						
Pool Slide & Tower Refurbishment Allowance				21,855						
Swim Pool - Phase II Total:				154,730			9,314			
Playground Azalea Rig										
Plastic Mulch Border								6,169		
Play Equipment Allowance			68,958							
Site Furnishing Allowance			3,183							
Playground Azalea Rig Total:			72,141					6,169		
Playground Bronco										
Plastic Mulch Border										
Play Equipment Allowance										
Shade Structure										
Playground Bronco Total:										
Playground Warm Sp										
Mulch Border										
Play Equipment Allowance										
Playground Warm Sp Total:										

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

Description	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36
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:	78,450	15,449	106,973	167,843	15,082	31,300	32,598	68,265	116,880	19,570

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

	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45	45-46
Beginning Balance	572,981	547,092	637,654	642,752	711,252	714,266	589,705	637,446	508,247	593,260
Annual Assessment	88,370	90,137	91,940	93,779	95,654	97,567	99,519	101,509	103,539	105,610
Interest Earned	15,935	18,572	18,721	20,716	20,804	17,176	18,566	14,803	17,279	19,688
Expenditures	130,193	18,147	105,563	45,994	113,444	239,304	70,344	245,511	35,806	42,610
Ending Balance	547,092	637,654	642,752	711,252	714,266	589,705	637,446	508,247	593,260	675,948

Description

Site Components

Asphalt Mill & Overlay - Parking Lot Phase II				28,372						
Cluster Mailboxes - Green River										
Cluster Mailboxes - Packer Meadow Way										
Cluster Mailboxes - Warm Springs Way										
Concrete Sidewalk Repair Allowance				7,343						
Landscape & Irrigation Allowance	6,720					7,790				
Light Bollards										
Light Pole (LED Fixtures) - Parking Lot										
Monument Sign Refurbishment Allowance	12,095									
Site Components Total:	18,815			35,715		7,790				

Storm Water System

Asphalt Mill & Overlay - Parking Lot Phase I							8,024			
Pond Fountain A										
Pond Fountain B								8,264		
Stormwater Pond Allowance								24,793		
Storm Water System Total:							8,024	33,057		

Fencing & Gates

Aluminum Fencing - Amenity										
Aluminum Fencing - Playground Azalea Ridge Blvd				14,252						
Aluminum Fencing - Playground Bronco Road										
Aluminum Fencing - Playground Warm Springs Way										
Aluminum Fencing - Pool							9,099			
Vinyl Privacy Fence - Cherry Lane										5,485
Fencing & Gates Total:				14,252			9,099			5,485

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

Description	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45	45-46
Building Components										
Cabinets/Tops - Clubhouse Addition			4,848							
Restroom Renovation Allowance - Clubhouse										
Restroom Renovation Allowance - Cabana										
Window & Door Allowance										
Building Components Total:			4,848							
Roofing										
Asphalt Shingles - Cabana		8,458								
Asphalt Shingles - Clubhouse										
Asphalt Shingles - Clubhouse Addition			12,062							
Roofing Total:		8,458	12,062							
Painting										
Exterior Painting - Cabana								4,957		
Exterior Painting - Clubhouse						11,660				
Exterior Painting - Clubhouse Addition	5,419								6,864	
Painting Total:	5,419					11,660		4,957	6,864	
Flooring										
Flooring Allowance - Clubhouse Addition										
Rubber Flooring - Fitness	2,634									
Flooring Total:	2,634									
Misc. Components										
Access Control/Camera Allowance	6,720									
Fitness Equipment Allowance	5,376	5,537	5,703	5,874	6,050	6,232	6,419	6,611	6,810	7,014
Metal Picnic Tables										
Pool Furniture Allowance (annual)	4,032	4,153	4,277	4,406	4,538	4,674	4,814	4,959	5,107	5,261
Pool Umbrellas (2023)							20,059			
Pool Umbrellas (2025)									17,024	
Misc. Components Total:	16,127	9,690	9,980	10,280	10,588	10,906	31,292	11,570	28,941	12,275
HVAC										
Heat Pump - Clubhouse Addition							10,270			

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

Description	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45	45-46
<i>HVAC continued...</i>										
Heat Pump- Fitness			9,125							
HVAC Total:			9,125				10,270			
Swim Pool - Phase I										
Concrete Pavers - Pool Deck								30,974		
Filtration Refurbishment Allowance								41,321		
Pool Lift								11,239		
Pool Resurfacing/Tile			55,297							
Swim Pool - Phase I Total:			55,297					83,534		
Swim Pool - Phase II										
Concrete Pavers - Pool Deck										
Filtration Refurbishment Allowance										
Pool Lift										
Pool Resurfacing						189,449				
Pool Slide & Tower Refurbishment Allowance						31,159				
Swim Pool - Phase II Total:						220,608				
Playground Azalea Rig										
Plastic Mulch Border										
Play Equipment Allowance								107,435		
Site Furnishing Allowance								4,959		
Playground Azalea Rig Total:								112,394		
Playground Bronco										
Plastic Mulch Border										8,718
Play Equipment Allowance					102,856					
Shade Structure										16,132
Playground Bronco Total:					102,856					24,851
Playground Warm Sp										
Mulch Border	6,564									
Play Equipment Allowance	80,635									
Playground Warm Sp Total:	87,199									

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

Description	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45	45-46
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:	130,193	18,147	105,563	45,994	113,444	239,304	70,344	245,511	35,806	42,610

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

	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55	55-56
Beginning Balance	675,948	628,376	580,927	595,005	554,235	520,843	460,903	547,410	262,283	314,844
Annual Assessment	107,722	109,877	112,074	114,316	116,602	118,934	121,313	123,739	126,214	128,738
Interest Earned	18,302	16,920	17,330	16,143	15,170	13,424	15,944	7,639	9,170	8,005
Expenditures	173,596	174,246	115,326	171,228	165,165	192,298	50,749	416,505	82,823	176,742
Ending Balance	628,376	580,927	595,005	554,235	520,843	460,903	547,410	262,283	314,844	274,845

Description

Site Components

Asphalt Mill & Overlay - Parking Lot Phase II										
Cluster Mailboxes - Green River	20,228									
Cluster Mailboxes - Packer Meadow Way	35,400									
Cluster Mailboxes - Warm Springs Way	30,343									
Concrete Sidewalk Repair Allowance				9,868						
Landscape & Irrigation Allowance	9,031					10,469				
Light Bollards					34,151					
Light Pole (LED Fixtures) - Parking Lot									29,285	
Monument Sign Refurbishment Allowance	16,255									
Site Components Total:	111,256			9,868	34,151	10,469			29,285	

Storm Water System

Asphalt Mill & Overlay - Parking Lot Phase I								42,915		
Pond Fountain A					10,164					
Pond Fountain B						10,469				
Stormwater Pond Allowance										
Storm Water System Total:					10,164	10,469		42,915		

Fencing & Gates

Aluminum Fencing - Amenity			60,526							
Aluminum Fencing - Playground Azalea Ridge Blvd										
Aluminum Fencing - Playground Bronco Road				23,209						
Aluminum Fencing - Playground Warm Springs Way	22,605									
Aluminum Fencing - Pool										
Vinyl Privacy Fence - Cherry Lane										
Fencing & Gates Total:	22,605		60,526	23,209						

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

Description	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55	55-56
Building Components										
Cabinets/Tops - Clubhouse Addition										
Restroom Renovation Allowance - Clubhouse	27,092									
Restroom Renovation Allowance - Cabana				29,604						
Window & Door Allowance			22,993							
Building Components Total:	27,092		22,993	29,604						
Roofing										
Asphalt Shingles - Cabana										
Asphalt Shingles - Clubhouse								32,364		
Asphalt Shingles - Clubhouse Addition										
Roofing Total:								32,364		
Painting										
Exterior Painting - Cabana						6,279				
Exterior Painting - Clubhouse					14,770					
Exterior Painting - Clubhouse Addition							8,695			
Painting Total:					14,770	6,279	8,695			
Flooring										
Flooring Allowance - Clubhouse Addition			18,395							
Rubber Flooring - Fitness						4,104				
Flooring Total:			18,395			4,104				
Misc. Components										
Access Control/Camera Allowance						10,469				
Fitness Equipment Allowance	7,224	7,441	7,664	7,894	8,131	8,375	8,626	8,885	9,152	9,426
Metal Picnic Tables				94,732						
Pool Furniture Allowance (annual)	5,418	5,581	5,748	5,921	6,098	6,281	6,470	6,664	6,864	7,070
Pool Umbrellas (2023)							26,957			
Pool Umbrellas (2025)									22,879	
Misc. Components Total:	12,643	13,022	13,413	108,547	14,230	25,125	42,054	15,549	38,895	16,496
HVAC										
Heat Pump - Clubhouse Addition									14,643	

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

Description	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55	55-56
<i>HVAC continued...</i>										
Heat Pump- Fitness					13,010					
HVAC Total:					13,010				14,643	
Swim Pool - Phase I										
Concrete Pavers - Pool Deck										
Filtration Refurbishment Allowance										
Pool Lift										
Pool Resurfacing/Tile					78,840					
Swim Pool - Phase I Total:					78,840					
Swim Pool - Phase II										
Concrete Pavers - Pool Deck		100,206								
Filtration Refurbishment Allowance		46,507								
Pool Lift		14,510								
Pool Resurfacing								270,109		
Pool Slide & Tower Refurbishment Allowance								44,426		
Swim Pool - Phase II Total:		161,224						314,535		
Playground Azalea Rig										
Plastic Mulch Border								11,142		
Play Equipment Allowance										
Site Furnishing Allowance										
Playground Azalea Rig Total:								11,142		
Playground Bronco										
Plastic Mulch Border										
Play Equipment Allowance										160,246
Shade Structure										
Playground Bronco Total:										160,246
Playground Warm Sp										
Mulch Border						10,226				
Play Equipment Allowance						125,627				
Playground Warm Sp Total:						135,853				

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

Description	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55	55-56
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:	173,596	174,246	115,326	171,228	165,165	192,298	50,749	416,505	82,823	176,742

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

Description	Expenditures
Replacement Year 26-27	
Site Components	
Landscape & Irrigation Allowance	5,000
Monument Sign Refurbishment Allowance	9,000
Storm Water System	
Pond Fountain A	5,000
Painting	
Exterior Painting - Clubhouse	7,266
Misc. Components	
Fitness Equipment Allowance	4,000
Pool Furniture Allowance (annual)	3,000
HVAC	
Heat Pump- Fitness	6,400
Swim Pool - Phase I	
Pool Resurfacing/Tile	38,784
Total for 2026 - 2027	<u>\$78,450</u>
 Replacement Year 27-28	
Storm Water System	
Pond Fountain B	5,150
Painting	
Exterior Painting - Cabana	3,089
Misc. Components	
Fitness Equipment Allowance	4,120
Pool Furniture Allowance (annual)	3,090
Total for 2027 - 2028	<u>\$15,449</u>
 Replacement Year 28-29	
Storm Water System	
Stormwater Pond Allowance	15,913
Painting	
Exterior Painting - Clubhouse Addition	4,278
Misc. Components	
Fitness Equipment Allowance	4,244

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

Description	Expenditures
<i>Replacement Year 28-29 continued...</i>	
Pool Furniture Allowance (annual)	3,183
Swim Pool - Phase I	
Pool Lift	7,214
Playground Azalea Rig	
Play Equipment Allowance	68,958
Site Furnishing Allowance	3,183
Total for 2028 - 2029	<u>\$106,973</u>
 Replacement Year 29-30	
Site Components	
Concrete Sidewalk Repair Allowance	5,464
Misc. Components	
Fitness Equipment Allowance	4,371
Pool Furniture Allowance (annual)	3,278
Swim Pool - Phase II	
Pool Resurfacing	132,876
Pool Slide & Tower Refurbishment Allowance	21,855
Total for 2029 - 2030	<u>\$167,843</u>
 Replacement Year 30-31	
Misc. Components	
Fitness Equipment Allowance	4,502
Pool Furniture Allowance (annual)	3,377
HVAC	
Heat Pump - Clubhouse Addition	7,203
Total for 2030 - 2031	<u>\$15,082</u>
 Replacement Year 31-32	
Site Components	
Landscape & Irrigation Allowance	5,796
Building Components	
Restroom Renovation Allowance - Clubhouse	17,389
Misc. Components	
Fitness Equipment Allowance	4,637

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

Description	Expenditures
<i>Replacement Year 31-32 continued...</i>	
Pool Furniture Allowance (annual)	3,478
Total for 2031 - 2032	<u>\$31,300</u>
 Replacement Year 32-33	
Misc. Components	
Fitness Equipment Allowance	4,776
Pool Furniture Allowance (annual)	3,582
Pool Umbrellas (2023)	14,926
Swim Pool - Phase II	
Pool Lift	9,314
Total for 2032 - 2033	<u>\$32,598</u>
 Replacement Year 33-34	
Storm Water System	
Asphalt Mill & Overlay - Parking Lot Phase I	23,761
Roofing	
Asphalt Shingles - Clubhouse	17,919
Flooring	
Flooring Allowance - Clubhouse Addition	11,807
Misc. Components	
Fitness Equipment Allowance	4,919
Pool Furniture Allowance (annual)	3,690
Playground Azalea Rig	
Plastic Mulch Border	6,169
Total for 2033 - 2034	<u>\$68,265</u>
 Replacement Year 34-35	
Storm Water System	
Pond Fountain A	6,334
Building Components	
Restroom Renovation Allowance - Cabana	19,002
Painting	
Exterior Painting - Clubhouse	9,204

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

Description	Expenditures
<i>Replacement Year 34-35 continued...</i>	
Misc. Components	
Fitness Equipment Allowance	5,067
Metal Picnic Tables	60,805
Pool Furniture Allowance (annual)	3,800
Pool Umbrellas (2025)	12,668
Total for 2034 - 2035	<u>\$116,880</u>
 Replacement Year 35-36	
Storm Water System	
Pond Fountain B	6,524
Painting	
Exterior Painting - Cabana	3,913
Misc. Components	
Fitness Equipment Allowance	5,219
Pool Furniture Allowance (annual)	3,914
Total for 2035 - 2036	<u>\$19,570</u>
 Replacement Year 36-37	
Site Components	
Landscape & Irrigation Allowance	6,720
Monument Sign Refurbishment Allowance	12,095
Painting	
Exterior Painting - Clubhouse Addition	5,419
Flooring	
Rubber Flooring - Fitness	2,634
Misc. Components	
Access Control/Camera Allowance	6,720
Fitness Equipment Allowance	5,376
Pool Furniture Allowance (annual)	4,032
Playground Warm Sp	
Mulch Border	6,564
Play Equipment Allowance	80,635
Total for 2036 - 2037	<u>\$130,193</u>

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

Description	Expenditures
Replacement Year 37-38	
Roofing	
Asphalt Shingles - Cabana	8,458
Misc. Components	
Fitness Equipment Allowance	5,537
Pool Furniture Allowance (annual)	4,153
Total for 2037 - 2038	<u>\$18,147</u>
 Replacement Year 38-39	
Fencing & Gates	
Aluminum Fencing - Playground Azalea Ridge Blvd	14,252
Building Components	
Cabinets/Tops - Clubhouse Addition	4,848
Roofing	
Asphalt Shingles - Clubhouse Addition	12,062
Misc. Components	
Fitness Equipment Allowance	5,703
Pool Furniture Allowance (annual)	4,277
HVAC	
Heat Pump- Fitness	9,125
Swim Pool - Phase I	
Pool Resurfacing/Tile	55,297
Total for 2038 - 2039	<u>\$105,563</u>
 Replacement Year 39-40	
Site Components	
Asphalt Mill & Overlay - Parking Lot Phase II	28,372
Concrete Sidewalk Repair Allowance	7,343
Misc. Components	
Fitness Equipment Allowance	5,874
Pool Furniture Allowance (annual)	4,406
Total for 2039 - 2040	<u>\$45,994</u>
 Replacement Year 40-41	
Misc. Components	
Fitness Equipment Allowance	6,050

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

Description	Expenditures
<i>Replacement Year 40-41 continued...</i>	
Pool Furniture Allowance (annual)	4,538
Playground Bronco	
Play Equipment Allowance	102,856
Total for 2040 - 2041	<u>\$113,444</u>
 Replacement Year 41-42	
Site Components	
Landscape & Irrigation Allowance	7,790
Misc. Components	
Fitness Equipment Allowance	6,232
Pool Furniture Allowance (annual)	4,674
Swim Pool - Phase II	
Pool Resurfacing	189,449
Pool Slide & Tower Refurbishment Allowance	31,159
Total for 2041 - 2042	<u>\$239,304</u>
 Replacement Year 42-43	
Storm Water System	
Pond Fountain A	8,024
Fencing & Gates	
Aluminum Fencing - Pool	9,099
Painting	
Exterior Painting - Clubhouse	11,660
Misc. Components	
Fitness Equipment Allowance	6,419
Pool Furniture Allowance (annual)	4,814
Pool Umbrellas (2023)	20,059
HVAC	
Heat Pump - Clubhouse Addition	10,270
Total for 2042 - 2043	<u>\$70,344</u>
 Replacement Year 43-44	
Storm Water System	
Pond Fountain B	8,264

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

Description	Expenditures
<i>Replacement Year 43-44 continued...</i>	
Stormwater Pond Allowance	24,793
Painting	
Exterior Painting - Cabana	4,957
Misc. Components	
Fitness Equipment Allowance	6,611
Pool Furniture Allowance (annual)	4,959
Swim Pool - Phase I	
Concrete Pavers - Pool Deck	30,974
Filtration Refurbishment Allowance	41,321
Pool Lift	11,239
Playground Azalea Rig	
Play Equipment Allowance	107,435
Site Furnishing Allowance	4,959
Total for 2043 - 2044	<u>\$245,511</u>
 Replacement Year 44-45	
Painting	
Exterior Painting - Clubhouse Addition	6,864
Misc. Components	
Fitness Equipment Allowance	6,810
Pool Furniture Allowance (annual)	5,107
Pool Umbrellas (2025)	17,024
Total for 2044 - 2045	<u>\$35,806</u>
 Replacement Year 45-46	
Fencing & Gates	
Vinyl Privacy Fence - Cherry Lane	5,485
Misc. Components	
Fitness Equipment Allowance	7,014
Pool Furniture Allowance (annual)	5,261
Playground Bronco	
Plastic Mulch Border	8,718
Shade Structure	16,132
Total for 2045 - 2046	<u>\$42,610</u>

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

Description	Expenditures
Replacement Year 46-47	
Site Components	
Cluster Mailboxes - Green River	20,228
Cluster Mailboxes - Packer Meadow Way	35,400
Cluster Mailboxes - Warm Springs Way	30,343
Landscape & Irrigation Allowance	9,031
Monument Sign Refurbishment Allowance	16,255
Fencing & Gates	
Aluminum Fencing - Playground Warm Springs Way	22,605
Building Components	
Restroom Renovation Allowance - Clubhouse	27,092
Misc. Components	
Fitness Equipment Allowance	7,224
Pool Furniture Allowance (annual)	5,418
Total for 2046 - 2047	\$173,596
Replacement Year 47-48	
Misc. Components	
Fitness Equipment Allowance	7,441
Pool Furniture Allowance (annual)	5,581
Swim Pool - Phase II	
Concrete Pavers - Pool Deck	100,206
Filtration Refurbishment Allowance	46,507
Pool Lift	14,510
Total for 2047 - 2048	\$174,246
Replacement Year 48-49	
Fencing & Gates	
Aluminum Fencing - Amenity	60,526
Building Components	
Window & Door Allowance	22,993
Flooring	
Flooring Allowance - Clubhouse Addition	18,395
Misc. Components	
Fitness Equipment Allowance	7,664

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

Description	Expenditures
<i>Replacement Year 48-49 continued...</i>	
Pool Furniture Allowance (annual)	5,748
Total for 2048 - 2049	<u>\$115,326</u>
 Replacement Year 49-50	
Site Components	
Concrete Sidewalk Repair Allowance	9,868
Fencing & Gates	
Aluminum Fencing - Playground Bronco Road	23,209
Building Components	
Restroom Renovation Allowance - Cabana	29,604
Misc. Components	
Fitness Equipment Allowance	7,894
Metal Picnic Tables	94,732
Pool Furniture Allowance (annual)	5,921
Total for 2049 - 2050	<u>\$171,228</u>
 Replacement Year 50-51	
Site Components	
Light Bollards	34,151
Storm Water System	
Pond Fountain A	10,164
Painting	
Exterior Painting - Clubhouse	14,770
Misc. Components	
Fitness Equipment Allowance	8,131
Pool Furniture Allowance (annual)	6,098
HVAC	
Heat Pump- Fitness	13,010
Swim Pool - Phase I	
Pool Resurfacing/Tile	78,840
Total for 2050 - 2051	<u>\$165,165</u>
 Replacement Year 51-52	
Site Components	
Landscape & Irrigation Allowance	10,469

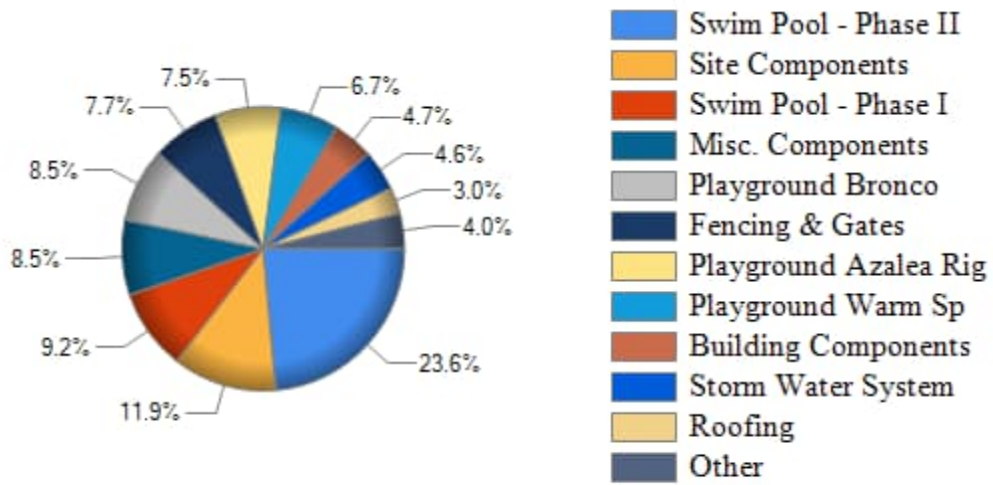
**Ridgewood Trails Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 51-52 continued...</i>	
Storm Water System	
Pond Fountain B	10,469
Painting	
Exterior Painting - Cabana	6,279
Flooring	
Rubber Flooring - Fitness	4,104
Misc. Components	
Access Control/Camera Allowance	10,469
Fitness Equipment Allowance	8,375
Pool Furniture Allowance (annual)	6,281
Playground Warm Sp	
Mulch Border	10,226
Play Equipment Allowance	125,627
Total for 2051 - 2052	<u>\$192,298</u>
 Replacement Year 52-53	
Painting	
Exterior Painting - Clubhouse Addition	8,695
Misc. Components	
Fitness Equipment Allowance	8,626
Pool Furniture Allowance (annual)	6,470
Pool Umbrellas (2023)	26,957
Total for 2052 - 2053	<u>\$50,749</u>
 Replacement Year 53-54	
Storm Water System	
Asphalt Mill & Overlay - Parking Lot Phase I	42,915
Roofing	
Asphalt Shingles - Clubhouse	32,364
Misc. Components	
Fitness Equipment Allowance	8,885
Pool Furniture Allowance (annual)	6,664
Swim Pool - Phase II	
Pool Resurfacing	270,109

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

Description	Expenditures
<i>Replacement Year 53-54 continued...</i>	
Pool Slide & Tower Refurbishment Allowance	44,426
Playground Azalea Rig	
Plastic Mulch Border	11,142
Total for 2053 - 2054	<u>\$416,505</u>
 Replacement Year 54-55	
Site Components	
Light Pole (LED Fixtures) - Parking Lot	29,285
Misc. Components	
Fitness Equipment Allowance	9,152
Pool Furniture Allowance (annual)	6,864
Pool Umbrellas (2025)	22,879
HVAC	
Heat Pump - Clubhouse Addition	14,643
Total for 2054 - 2055	<u>\$82,823</u>
 Replacement Year 55-56	
Misc. Components	
Fitness Equipment Allowance	9,426
Pool Furniture Allowance (annual)	7,070
Playground Bronco	
Play Equipment Allowance	160,246
Total for 2055 - 2056	<u>\$176,742</u>

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
Site Components								
Asphalt Mill & Overlay - Parking Lot Phase II	2020	39-40	20	0	13	920 Square Yards	21.00	19,320
Cluster Mailboxes - Green River	2017	46-47	30	0	20	4 Each	2,800.00	11,200
Cluster Mailboxes - Packer Meadow Way	2017	46-47	30	0	20	7 Each	2,800.00	19,600
Cluster Mailboxes - Warm Springs Way	2017	46-47	30	0	20	6 Each	2,800.00	16,800
Concrete Sidewalk Repair Allowance	2017	29-30	10	3	3	1 Lump Sum	5,000.00	5,000
Landscape & Irrigation Allowance	2017	26-27	5	2	0	1 Lump Sum	5,000.00	5,000
Light Bollards	2025	50-51	25	0	24	8 Each	2,100.00	16,800
Light Pole (LED Fixtures) - Parking Lot	2025	54-55	30	0	28	4 Each	3,200.00	12,800
Monument Sign Refurbishment Allowance	2017	26-27	10	0	0	1 Lump Sum	9,000.00	<u>9,000</u>
Site Components - Total								\$115,520
Storm Water System								
Asphalt Mill & Overlay - Parking Lot Phase I	2014	33-34	20	0	7	920 Square Yards	21.00	19,320
Pond Fountain A	2017	26-27	8	0	0	1 Each	5,000.00	5,000
Pond Fountain B	2020	27-28	8	0	1	1 Each	5,000.00	5,000
Stormwater Pond Allowance	2014	28-29	15	0	2	1 Lump Sum	15,000.00	<u>15,000</u>
Storm Water System - Total								\$44,320
Fencing & Gates								
Aluminum Fencing - Amenity	2024	48-49	25	0	22	596 Linear Feet	53.00	31,588
Aluminum Fencing - Playground Azalea Rid..	2014	38-39	25	0	12	238 Linear Feet	42.00	9,996
Aluminum Fencing - Playground Bronco Road	2025	49-50	25	0	23	280 Linear Feet	42.00	11,760
Aluminum Fencing - Playground Warm Spri..	2022	46-47	25	0	20	298 Linear Feet	42.00	12,516
Aluminum Fencing - Pool	2018	42-43	25	0	16	135 Linear Feet	42.00	5,670
Vinyl Privacy Fence - Cherry Lane	2021	45-46	25	0	19	46 Linear Feet	68.00	<u>3,128</u>
Fencing & Gates - Total								\$74,658
Building Components								
Cabinets/Tops - Clubhouse Addition	2019	38-39	20	0	12	1 Lump Sum	3,400.00	3,400
Restroom Renovation Allowance - Clubhouse	2014	31-32	15	3	5	1 Lump Sum	15,000.00	15,000
Restroom Renovation Allowance - Cabana	2018	34-35	15	2	8	1 Lump Sum	15,000.00	15,000
Window & Door Allowance	2014	48-49	35	0	22	1 Lump Sum	12,000.00	<u>12,000</u>
Building Components - Total								\$45,400
Roofing								
Asphalt Shingles - Cabana	2018	37-38	20	0	11	13 Squares	470.00	6,110
Asphalt Shingles - Clubhouse	2014	33-34	20	0	7	31 Squares	470.00	14,570
Asphalt Shingles - Clubhouse Addition	2019	38-39	20	0	12	18 Squares	470.00	<u>8,460</u>
Roofing - Total								\$29,140
Painting								
Exterior Painting - Cabana	2018	27-28	8	2	1	1,428 Square Feet	2.10	2,999
Exterior Painting - Clubhouse	2014	26-27	8	0	0	3,460 Square Feet	2.10	7,266
Exterior Painting - Clubhouse Addition	2019	28-29	8	2	2	1,920 Square Feet	2.10	<u>4,032</u>
Painting - Total								\$14,297

**Ridgewood Trails Community Development District
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Flooring								
Flooring Allowance - Clubhouse Addition	2019	33-34	15	0	7	1,600 Square Feet	6.00	9,600
Rubber Flooring - Fitness	2022	36-37	15	0	10	49 Square Yards	40.00	<u>1,960</u>
Flooring - Total								\$11,560
Misc. Components								
Access Control/Camera Allowance	2022	36-37	15	0	10	1 Lump Sum	5,000.00	5,000
Fitness Equipment Allowance	2018	26-27	1	0	0	1 Lump Sum	4,000.00	4,000
Metal Picnic Tables	2020	34-35	15	0	8	24 Each	2,000.00	48,000
Pool Furniture Allowance (annual)	2018	26-27	1	0	0	1 Lump Sum	3,000.00	3,000
Pool Umbrellas (2023)	2023	32-33	10	0	6	5 Each	2,500.00	12,500
Pool Umbrellas (2025)	2025	34-35	10	0	8	4 Each	2,500.00	<u>10,000</u>
Misc. Components - Total								\$82,500
HVAC								
Heat Pump - Clubhouse Addition	2019	30-31	12	0	4	4 Ton	1,600.00	6,400
Heat Pump- Fitness	2014	26-27	12	0	0	4 Ton	1,600.00	<u>6,400</u>
HVAC - Total								\$12,800
Swim Pool - Phase I								
Concrete Pavers - Pool Deck	2014	43-44	30	0	17	2,015 Square Feet	9.30	18,739
Filtration Refurbishment Allowance	2014	43-44	30	0	17	1 Lump Sum	25,000.00	25,000
Pool Lift	2014	28-29	15	0	2	1 Each	6,800.00	6,800
Pool Resurfacing/Tile	2014	26-27	12	0	0	1,212 Square Feet	32.00	<u>38,784</u>
Swim Pool - Phase I - Total								\$89,323
Swim Pool - Phase II								
Concrete Pavers - Pool Deck	2018	47-48	30	0	21	5,792 Square Feet	9.30	53,866
Filtration Refurbishment Allowance	2018	47-48	30	0	21	1 Lump Sum	25,000.00	25,000
Pool Lift	2018	32-33	15	0	6	1 Each	7,800.00	7,800
Pool Resurfacing	2018	29-30	12	0	3	3,800 Square Feet	32.00	121,600
Pool Slide & Tower Refurbishment Allowance	2018	29-30	12	0	3	1 Lump Sum	20,000.00	<u>20,000</u>
Swim Pool - Phase II - Total								\$228,266
Playground Azalea Rig								
Plastic Mulch Border	2014	33-34	20	0	7	228 Linear Feet	22.00	5,016
Play Equipment Allowance	2014	28-29	15	0	2	1 Lump Sum	65,000.00	65,000
Site Furnishing Allowance	2014	28-29	15	0	2	1 Lump Sum	3,000.00	<u>3,000</u>
Playground Azalea Rig - Total								\$73,016
Playground Bronco								
Plastic Mulch Border	2025	45-46	20	0	19	226 Linear Feet	22.00	4,972
Play Equipment Allowance	2025	40-41	15	0	14	1 Lump Sum	68,000.00	68,000
Shade Structure	2025	45-46	20	0	19	1 Each	9,200.00	<u>9,200</u>
Playground Bronco - Total								\$82,172

**Ridgewood Trails Community Development District
Component Inventory**

Description	<i>Date in Service</i>	<i>Replacement Year</i>	<i>Useful</i>	<i>Adjustment</i>	<i>Remaining</i>	<i>Units</i>	<i>Unit Cost</i>	<i>Current Cost</i>
Playground Warm Sp								
Mulch Border	2022	36-37	15	0	10	222 Linear Feet	22.00	4,884
Play Equipment Allowance	2022	36-37	15	0	10	1 Lump Sum	60,000.00	<u>60,000</u>
Playground Warm Sp - Total								<u>\$64,884</u>
Not Included								
Electrical Panels/Wiring							0.00	
Fire Detection System							0.00	
Message Board							0.00	
Pool Furniture Full Replacement							0.00	
Pool Pumps/Equip Partial Replacement							0.00	
Site Utilities							0.00	
Water Coolers - Cabana							0.00	
Not Included - Total								
Total Asset Summary								<u>\$967,856</u>

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

Asset ID	Description	Replacement	Page
Site Components			
1087	Asphalt Mill & Overlay - Parking Lot Phase II	39-40	5-7
1094	Cluster Mailboxes - Green River	46-47	5-7
1095	Cluster Mailboxes - Packer Meadow Way	46-47	5-8
1096	Cluster Mailboxes - Warm Springs Way	46-47	5-8
1104	Concrete Sidewalk Repair Allowance	29-30	5-8
1074	Landscape & Irrigation Allowance	26-27	5-9
1099	Light Bollards	50-51	5-9
1068	Light Pole (LED Fixtures) - Parking Lot	54-55	5-9
1003	Monument Sign Refurbishment Allowance	26-27	5-10
Storm Water System			
1037	Asphalt Mill & Overlay - Parking Lot Phase I	33-34	5-12
1100	Pond Fountain A	26-27	5-12
1101	Pond Fountain B	27-28	5-13
1049	Stormwater Pond Allowance	28-29	5-13
Fencing & Gates			
1071	Aluminum Fencing - Amenity	48-49	5-14
1067	Aluminum Fencing - Playground Azalea Ridge Blvd	38-39	5-14
1088	Aluminum Fencing - Playground Bronco Road	49-50	5-15
1089	Aluminum Fencing - Playground Warm Springs Way	46-47	5-16
1006	Aluminum Fencing - Pool	42-43	5-17
1103	Vinyl Privacy Fence - Cherry Lane	45-46	5-18
Building Components			
1083	Cabinets/Tops - Clubhouse Addition	38-39	5-19
1064	Restroom Renovation Allowance - Clubhouse	31-32	5-19
1062	Restroom Renovation Allowance - Cabana	34-35	5-20
1007	Window & Door Allowance	48-49	5-21
Roofing			
1066	Asphalt Shingles - Cabana	37-38	5-23
1001	Asphalt Shingles - Clubhouse	33-34	5-23
1081	Asphalt Shingles - Clubhouse Addition	38-39	5-24
Painting			
1056	Exterior Painting - Cabana	27-28	5-26

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

Asset ID	Description	Replacement	Page
<i>Painting Continued...</i>			
1005	Exterior Painting - Clubhouse	26-27	5-26
1080	Exterior Painting - Clubhouse Addition	28-29	5-27
Flooring			
1082	Flooring Allowance - Clubhouse Addition	33-34	5-29
1031	Rubber Flooring - Fitness	36-37	5-29
Misc. Components			
1012	Access Control/Camera Allowance	36-37	5-31
1032	Fitness Equipment Allowance	26-27	5-31
1102	Metal Picnic Tables	34-35	5-32
1021	Pool Furniture Allowance (annual)	26-27	5-32
1105	Pool Umbrellas (2023)	32-33	5-33
1106	Pool Umbrellas (2025)	34-35	5-33
HVAC			
1084	Heat Pump - Clubhouse Addition	30-31	5-34
1011	Heat Pump- Fitness	26-27	5-34
Swim Pool - Phase I			
1019	Concrete Pavers - Pool Deck	43-44	5-36
1076	Filtration Refurbishment Allowance	43-44	5-36
1065	Pool Lift	28-29	5-37
1029	Pool Resurfacing/Tile	26-27	5-37
Swim Pool - Phase II			
1057	Concrete Pavers - Pool Deck	47-48	5-39
1077	Filtration Refurbishment Allowance	47-48	5-39
1028	Pool Lift	32-33	5-40
1060	Pool Resurfacing	29-30	5-40
1061	Pool Slide & Tower Refurbishment Allowance	29-30	5-41
Playground Azalea Rig			
1033	Plastic Mulch Border	33-34	5-43
1035	Play Equipment Allowance	28-29	5-43
1069	Site Furnishing Allowance	28-29	5-44

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

Asset ID	Description	Replacement	Page
Playground Bronco			
1090	Plastic Mulch Border	45-46	5-45
1091	Play Equipment Allowance	40-41	5-45
1093	Shade Structure	45-46	5-45
Playground Warm Sp			
1098	Mulch Border	36-37	5-46
1097	Play Equipment Allowance	36-37	5-46
Not Included			
	Electrical Panels/Wiring	26-27	5-48
	Fire Detection System	26-27	5-48
	Message Board	26-27	5-48
	Pool Furniture Full Replacement	26-27	5-48
	Pool Pumps/Equip Partial Replacement	26-27	5-49
	Site Utilities	26-27	5-49
	Water Coolers - Cabana	26-27	5-49
	Total Funded Assets	56	
	Total Unfunded Assets	<u>0</u>	
	Total Assets	56	

**Ridgewood Trails Community Development District
Component Detail**

Asphalt Mill & Overlay - Parking Lot Phase II - 2039

		920 Square Yards	@ \$21.00
Asset ID	1087	Asset Actual Cost	\$19,320.00
		Percent Replacement	100%
Category	Site Components	Future Cost	\$28,372.07
Placed in Service	January 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	13		



Cluster Mailboxes - Green River - 2046

		4 Each	@ \$2,800.00
Asset ID	1094	Asset Actual Cost	\$11,200.00
		Percent Replacement	100%
Category	Site Components	Future Cost	\$20,228.44
Placed in Service	January 2017		
Useful Life	30		
Replacement Year	46-47		
Remaining Life	20		

**Ridgewood Trails Community Development District
Component Detail**

Cluster Mailboxes - Packer Meadow Way - 2046

Asset ID	1095	7 Each	@ \$2,800.00
		Asset Actual Cost	\$19,600.00
		Percent Replacement	100%
Category	Site Components	Future Cost	\$35,399.78
Placed in Service	January 2017		
Useful Life	30		
Replacement Year	46-47		
Remaining Life	20		

Cluster Mailboxes - Warm Springs Way - 2046

Asset ID	1096	6 Each	@ \$2,800.00
		Asset Actual Cost	\$16,800.00
		Percent Replacement	100%
Category	Site Components	Future Cost	\$30,342.67
Placed in Service	January 2017		
Useful Life	30		
Replacement Year	46-47		
Remaining Life	20		

Concrete Sidewalk Repair Allowance - 2029

Asset ID	1104	1 Lump Sum	@ \$5,000.00
		Asset Actual Cost	\$5,000.00
		Percent Replacement	100%
Category	Site Components	Future Cost	\$5,463.63
Placed in Service	January 2017		
Useful Life	10		
Adjustment	3		
Replacement Year	29-30		
Remaining Life	3		

**Ridgewood Trails Community Development District
Component Detail**

Landscape & Irrigation Allowance - 2026

Asset ID	1074	1 Lump Sum	@ \$5,000.00
		Asset Actual Cost	\$5,000.00
		Percent Replacement	100%
Category	Site Components	Future Cost	\$5,000.00
Placed in Service	January 2017		
Useful Life	5		
Adjustment	2		
Replacement Year	26-27		
Remaining Life	0		

Light Bollards - 2050

Asset ID	1099	8 Each	@ \$2,100.00
		Asset Actual Cost	\$16,800.00
		Percent Replacement	100%
Category	Site Components	Future Cost	\$34,150.94
Placed in Service	November 2025		
Useful Life	25		
Replacement Year	50-51		
Remaining Life	24		

Light Pole (LED Fixtures) - Parking Lot - 2054

Asset ID	1068	4 Each	@ \$3,200.00
		Asset Actual Cost	\$12,800.00
		Percent Replacement	100%
Category	Site Components	Future Cost	\$29,285.47
Placed in Service	May 2025		
Useful Life	30		
Replacement Year	54-55		
Remaining Life	28		

**Ridgewood Trails Community Development District
Component Detail**

Light Pole (LED Fixtures) - Parking Lot continued...



Monument Sign Refurbishment Allowance - 2026

Asset ID	1003	1 Lump Sum	@ \$9,000.00
		Asset Actual Cost	\$9,000.00
		Percent Replacement	100%
Category	Site Components	Future Cost	\$9,000.00
Placed in Service	January 2017		
Useful Life	10		
Replacement Year	26-27		
Remaining Life	0		

**Ridgewood Trails Community Development District
Component Detail**

Monument Sign Refurbishment Allowance continued...



**Ridgewood Trails Community Development District
Component Detail**

Asphalt Mill & Overlay - Parking Lot Phase I - 2033

		920 Square Yards	@ \$21.00
Asset ID	1037	Asset Actual Cost	\$19,320.00
	(null)	Percent Replacement	100%
Category	Storm Water System	Future Cost	\$23,761.16
Placed in Service	January 2014		
Useful Life	20		
Replacement Year	33-34		
Remaining Life	7		



Pond Fountain A - 2026

		1 Each	@ \$5,000.00
Asset ID	1100	Asset Actual Cost	\$5,000.00
		Percent Replacement	100%
Category	Storm Water System	Future Cost	\$5,000.00
Placed in Service	January 2017		
Useful Life	8		
Replacement Year	26-27		
Remaining Life	0		

**Ridgewood Trails Community Development District
Component Detail**

Pond Fountain B - 2027

		1 Each	@ \$5,000.00
Asset ID	1101	Asset Actual Cost	\$5,000.00
		Percent Replacement	100%
Category	Storm Water System	Future Cost	\$5,150.00
Placed in Service	January 2020		
Useful Life	8		
Replacement Year	27-28		
Remaining Life	1		

Stormwater Pond Allowance - 2028

		1 Lump Sum	@ \$15,000.00
Asset ID	1049	Asset Actual Cost	\$15,000.00
		Percent Replacement	100%
Category	Storm Water System	Future Cost	\$15,913.50
Placed in Service	January 2014		
Useful Life	15		
Replacement Year	28-29		
Remaining Life	2		

2

**Ridgewood Trails Community Development District
Component Detail**

Aluminum Fencing - Amenity - 2048

Asset ID	1071	596 Linear Feet	@ \$53.00
		Asset Actual Cost	\$31,588.00
		Percent Replacement	100%
Category	Fencing & Gates	Future Cost	\$60,525.87
Placed in Service	May 2024		
Useful Life	25		
Replacement Year	48-49		
Remaining Life	22		



Aluminum Fencing - Playground Azalea Ridge Blvd - 2038

Asset ID	1067	238 Linear Feet	@ \$42.00
		Asset Actual Cost	\$9,996.00
		Percent Replacement	100%
Category	Fencing & Gates	Future Cost	\$14,251.91
Placed in Service	January 2014		
Useful Life	25		
Replacement Year	38-39		
Remaining Life	12		

**Ridgewood Trails Community Development District
Component Detail**

Aluminum Fencing - Playground Azalea Ridge Blvd continued...



Aluminum Fencing - Playground Bronco Road - 2049

Asset ID	1088	280 Linear Feet	@ \$42.00
		Asset Actual Cost	\$11,760.00
		Percent Replacement	100%
Category	Fencing & Gates	Future Cost	\$23,209.38
Placed in Service	January 2025		
Useful Life	25		
Replacement Year	49-50		
Remaining Life	23		

**Ridgewood Trails Community Development District
Component Detail**

Aluminum Fencing - Playground Bronco Road continued...



Aluminum Fencing - Playground Warm Springs Way - 2046

Asset ID	1089	298 Linear Feet	@ \$42.00
		Asset Actual Cost	\$12,516.00
		Percent Replacement	100%
Category	Fencing & Gates	Future Cost	\$22,605.29
Placed in Service	June 2022		
Useful Life	25		
Replacement Year	46-47		
Remaining Life	20		

**Ridgewood Trails Community Development District
Component Detail**

Aluminum Fencing - Playground Warm Springs Way continued...



Aluminum Fencing - Pool - 2042

		135 Linear Feet	@ \$42.00
Asset ID	1006	Asset Actual Cost	\$5,670.00
		Percent Replacement	100%
Category	Fencing & Gates	Future Cost	\$9,098.68
Placed in Service	January 2018		
Useful Life	25		
Replacement Year	42-43		
Remaining Life	16		

**Ridgewood Trails Community Development District
Component Detail**

Aluminum Fencing - Pool continued...



Vinyl Privacy Fence - Cherry Lane - 2045

		46 Linear Feet	@ \$68.00
Asset ID	1103	Asset Actual Cost	\$3,128.00
Category	Fencing & Gates	Percent Replacement	100%
Placed in Service	May 2021	Future Cost	\$5,484.97
Useful Life	25		
Replacement Year	45-46		
Remaining Life	19		

**Ridgewood Trails Community Development District
Component Detail**

Cabinets/Tops - Clubhouse Addition - 2038

Asset ID	1083	1 Lump Sum	@ \$3,400.00
		Asset Actual Cost	\$3,400.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$4,847.59
Placed in Service	January 2019		
Useful Life	20		
Replacement Year	38-39		
Remaining Life	12		



Restroom Renovation Allowance - Clubhouse - 2031

Asset ID	1064	1 Lump Sum	@ \$15,000.00
		Asset Actual Cost	\$15,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$17,389.11
Placed in Service	January 2014		
Useful Life	15		
Adjustment	3		
Replacement Year	31-32		
Remaining Life	5		

**Ridgewood Trails Community Development District
Component Detail**

Restroom Renovation Allowance - Clubhouse continued...



Restroom Renovation Allowance - Cabana - 2034

Asset ID	1062	1 Lump Sum	@ \$15,000.00
		Asset Actual Cost	\$15,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$19,001.55
Placed in Service	June 2018		
Useful Life	15		
Adjustment	2		
Replacement Year	34-35		
Remaining Life	8		

**Ridgewood Trails Community Development District
Component Detail**

Restroom Renovation Allowance - Cabana continued...



Window & Door Allowance - 2048

Asset ID	1007	1 Lump Sum	@ \$12,000.00
		Asset Actual Cost	\$12,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$22,993.24
Placed in Service	January 2014		
Useful Life	35		
Replacement Year	48-49		
Remaining Life	22		

**Ridgewood Trails Community Development District
Component Detail**

Window & Door Allowance continued...



**Ridgewood Trails Community Development District
Component Detail**

Asphalt Shingles - Cabana - 2037

Asset ID	1066	13 Squares	@ \$470.00
Category	Roofing	Asset Actual Cost	\$6,110.00
Placed in Service	April 2018	Percent Replacement	100%
Useful Life	20	Future Cost	\$8,457.67
Replacement Year	37-38		
Remaining Life	11		



Asphalt Shingles - Clubhouse - 2033

Asset ID	1001	31 Squares	@ \$470.00
Category	Roofing	Asset Actual Cost	\$14,570.00
Placed in Service	January 2014	Percent Replacement	100%
Useful Life	20	Future Cost	\$17,919.26
Replacement Year	33-34		
Remaining Life	7		

**Ridgewood Trails Community Development District
Component Detail**

Asphalt Shingles - Clubhouse continued...



Asphalt Shingles - Clubhouse Addition - 2038

Asset ID	1081	18 Squares	@ \$470.00
Category	Roofing	Asset Actual Cost	\$8,460.00
Placed in Service	January 2019	Percent Replacement	100%
Useful Life	20	Future Cost	\$12,061.94
Replacement Year	38-39		
Remaining Life	12		

**Ridgewood Trails Community Development District
Component Detail**

Asphalt Shingles - Clubhouse Addition continued...



**Ridgewood Trails Community Development District
Component Detail**

Exterior Painting - Cabana - 2027

Asset ID	1056	1,428 Square Feet	@ \$2.10
Category	Painting	Asset Actual Cost	\$2,998.80
Placed in Service	April 2018	Percent Replacement	100%
Useful Life	8	Future Cost	\$3,088.76
Adjustment	2		
Replacement Year	27-28		
Remaining Life	1		



Exterior Painting - Clubhouse - 2026

Asset ID	1005	3,460 Square Feet	@ \$2.10
Category	Painting	Asset Actual Cost	\$7,266.00
Placed in Service	January 2014	Percent Replacement	100%
Useful Life	8	Future Cost	\$7,266.00
Replacement Year	26-27		
Remaining Life	0		

**Ridgewood Trails Community Development District
Component Detail**

Exterior Painting - Clubhouse continued...



Exterior Painting - Clubhouse Addition - 2028

Asset ID	1080	1,920 Square Feet	@ \$2.10
Category	Painting	Asset Actual Cost	\$4,032.00
Placed in Service	January 2019	Percent Replacement	100%
Useful Life	8	Future Cost	\$4,277.55
Adjustment	2		
Replacement Year	28-29		
Remaining Life	2		

**Ridgewood Trails Community Development District
Component Detail**

Exterior Painting - Clubhouse Addition continued...



**Ridgewood Trails Community Development District
Component Detail**

Flooring Allowance - Clubhouse Addition - 2033

		1,600 Square Feet	@ \$6.00
Asset ID	1082	Asset Actual Cost	\$9,600.00
		Percent Replacement	100%
Category	Flooring	Future Cost	\$11,806.79
Placed in Service	January 2019		
Useful Life	15		
Replacement Year	33-34		
Remaining Life	7		



Rubber Flooring - Fitness - 2036

		49 Square Yards	@ \$40.00
Asset ID	1031	Asset Actual Cost	\$1,960.00
		Percent Replacement	100%
Category	Flooring	Future Cost	\$2,634.08
Placed in Service	September 2022		
Useful Life	15		
Replacement Year	36-37		
Remaining Life	10		

**Ridgewood Trails Community Development District
Component Detail**

Rubber Flooring - Fitness continued...



**Ridgewood Trails Community Development District
Component Detail**

Access Control/Camera Allowance - 2036

			1 Lump Sum @ \$5,000.00
Asset ID	1012	Asset Actual Cost	\$5,000.00
		Percent Replacement	100%
Category	Misc. Components	Future Cost	\$6,719.58
Placed in Service	May 2022		
Useful Life	15		
Replacement Year	36-37		
Remaining Life	10		

Fitness Equipment Allowance - 2026

			1 Lump Sum @ \$4,000.00
Asset ID	1032	Asset Actual Cost	\$4,000.00
		Percent Replacement	100%
Category	Misc. Components	Future Cost	\$4,000.00
Placed in Service	September 2018		
Useful Life	1		
Replacement Year	26-27		
Remaining Life	0		



**Ridgewood Trails Community Development District
Component Detail**

Metal Picnic Tables - 2034

Asset ID	1102	24 Each	@ \$2,000.00
		Asset Actual Cost	\$48,000.00
		Percent Replacement	100%
Category	Misc. Components	Future Cost	\$60,804.96
Placed in Service	January 2020		
Useful Life	15		
Replacement Year	34-35		
Remaining Life	8		

Pool Furniture Allowance (annual) - 2026

Asset ID	1021	1 Lump Sum	@ \$3,000.00
		Asset Actual Cost	\$3,000.00
		Percent Replacement	100%
Category	Misc. Components	Future Cost	\$3,000.00
Placed in Service	January 2018		
Useful Life	1		
Replacement Year	26-27		
Remaining Life	0		



**Ridgewood Trails Community Development District
Component Detail**

Pool Umbrellas (2023) - 2032

		5 Each	@ \$2,500.00
Asset ID	1105	Asset Actual Cost	\$12,500.00
		Percent Replacement	100%
Category	Misc. Components	Future Cost	\$14,925.65
Placed in Service	May 2023		
Useful Life	10		
Replacement Year	32-33		
Remaining Life	6		

Pool Umbrellas (2025) - 2034

		4 Each	@ \$2,500.00
Asset ID	1106	Asset Actual Cost	\$10,000.00
		Percent Replacement	100%
Category	Misc. Components	Future Cost	\$12,667.70
Placed in Service	January 2025		
Useful Life	10		
Replacement Year	34-35		
Remaining Life	8		

**Ridgewood Trails Community Development District
Component Detail**

Heat Pump - Clubhouse Addition - 2030

		4 Ton	@ \$1,600.00
Asset ID	1084	Asset Actual Cost	\$6,400.00
		Percent Replacement	100%
Category	HVAC	Future Cost	\$7,203.26
Placed in Service	January 2019		
Useful Life	12		
Replacement Year	30-31		
Remaining Life	4		



Heat Pump- Fitness - 2026

		4 Ton	@ \$1,600.00
Asset ID	1011	Asset Actual Cost	\$6,400.00
		Percent Replacement	100%
Category	HVAC	Future Cost	\$6,400.00
Placed in Service	January 2014		
Useful Life	12		
Replacement Year	26-27		
Remaining Life	0		

**Ridgewood Trails Community Development District
Component Detail**

Heat Pump- Fitness continued...



**Ridgewood Trails Community Development District
Component Detail**

Concrete Pavers - Pool Deck - 2043

Asset ID	1019	2,015 Square Feet	@ \$9.30
		Asset Actual Cost	\$18,739.50
		Percent Replacement	100%
Category	Swim Pool - Phase I	Future Cost	\$30,973.54
Placed in Service	January 2014		
Useful Life	30		
Replacement Year	43-44		
Remaining Life	17		



Filtration Refurbishment Allowance - 2043

Asset ID	1076	1 Lump Sum	@ \$25,000.00
		Asset Actual Cost	\$25,000.00
		Percent Replacement	100%
Category	Swim Pool - Phase I	Future Cost	\$41,321.19
Placed in Service	January 2014		
Useful Life	30		
Replacement Year	43-44		
Remaining Life	17		

**Ridgewood Trails Community Development District
Component Detail**

Pool Lift - 2028

		1 Each	@ \$6,800.00
Asset ID	1065	Asset Actual Cost	\$6,800.00
		Percent Replacement	100%
Category	Swim Pool - Phase I	Future Cost	\$7,214.12
Placed in Service	January 2014		
Useful Life	15		
Replacement Year	28-29		
Remaining Life	2		



Pool Resurfacing/Tile - 2026

		1,212 Square Feet	@ \$32.00
Asset ID	1029	Asset Actual Cost	\$38,784.00
		Percent Replacement	100%
Category	Swim Pool - Phase I	Future Cost	\$38,784.00
Placed in Service	January 2014		
Useful Life	12		
Replacement Year	26-27		
Remaining Life	0		

**Ridgewood Trails Community Development District
Component Detail**

Pool Resurfacing/Tile continued...



**Ridgewood Trails Community Development District
Component Detail**

Concrete Pavers - Pool Deck - 2047

Asset ID	1057	5,792 Square Feet	@ \$9.30
Category	Swim Pool - Phase II	Asset Actual Cost	\$53,865.60
Placed in Service	April 2018	Percent Replacement	100%
Useful Life	30	Future Cost	\$100,205.88
Replacement Year	47-48		
Remaining Life	21		



Filtration Refurbishment Allowance - 2047

Asset ID	1077	1 Lump Sum	@ \$25,000.00
Category	Swim Pool - Phase II	Asset Actual Cost	\$25,000.00
Placed in Service	June 2018	Percent Replacement	100%
Useful Life	30	Future Cost	\$46,507.36
Replacement Year	47-48		
Remaining Life	21		

**Ridgewood Trails Community Development District
Component Detail**

Pool Lift - 2032

		1 Each	@ \$7,800.00
Asset ID	1028	Asset Actual Cost	\$7,800.00
		Percent Replacement	100%
Category	Swim Pool - Phase II	Future Cost	\$9,313.61
Placed in Service	June 2018		
Useful Life	15		
Replacement Year	32-33		
Remaining Life	6		



Pool Resurfacing - 2029

		3,800 Square Feet	@ \$32.00
Asset ID	1060	Asset Actual Cost	\$121,600.00
		Percent Replacement	100%
Category	Swim Pool - Phase II	Future Cost	\$132,875.60
Placed in Service	June 2018		
Useful Life	12		
Replacement Year	29-30		
Remaining Life	3		

**Ridgewood Trails Community Development District
Component Detail**

Pool Resurfacing continued...



Pool Slide & Tower Refurbishment Allowance - 2029

Asset ID	1061	1 Lump Sum	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
Category	Swim Pool - Phase II	Future Cost	\$21,854.54
Placed in Service	June 2018		
Useful Life	12		
Replacement Year	29-30		
Remaining Life	3		

**Ridgewood Trails Community Development District
Component Detail**

Pool Slide & Tower Refurbishment Allowance continued...



**Ridgewood Trails Community Development District
Component Detail**

Plastic Mulch Border - 2033

Asset ID	1033	228 Linear Feet	@ \$22.00
		Asset Actual Cost	\$5,016.00
		Percent Replacement	100%
Category	Playground Azalea Rig	Future Cost	\$6,169.05
Placed in Service	January 2014		
Useful Life	20		
Replacement Year	33-34		
Remaining Life	7		



Play Equipment Allowance - 2028

Asset ID	1035	1 Lump Sum	@ \$65,000.00
		Asset Actual Cost	\$65,000.00
		Percent Replacement	100%
Category	Playground Azalea Rig	Future Cost	\$68,958.50
Placed in Service	January 2014		
Useful Life	15		
Replacement Year	28-29		
Remaining Life	2		

**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%
Category	Playground Azalea Rig	Future Cost	\$3,182.70
Placed in Service	January 2014		
Useful Life	15		
Replacement Year	28-29		
Remaining Life	2		

**Ridgewood Trails Community Development District
Component Detail**

Plastic Mulch Border - 2045

Asset ID	1090	226 Linear Feet	@ \$22.00
		Asset Actual Cost	\$4,972.00
		Percent Replacement	100%
Category	Playground Bronco	Future Cost	\$8,718.43
Placed in Service	November 2025		
Useful Life	20		
Replacement Year	45-46		
Remaining Life	19		

Play Equipment Allowance - 2040

Asset ID	1091	1 Lump Sum	@ \$68,000.00
		Asset Actual Cost	\$68,000.00
		Percent Replacement	100%
Category	Playground Bronco	Future Cost	\$102,856.10
Placed in Service	November 2025		
Useful Life	15		
Replacement Year	40-41		
Remaining Life	14		

Shade Structure - 2045

Asset ID	1093	1 Each	@ \$9,200.00
		Asset Actual Cost	\$9,200.00
		Percent Replacement	100%
Category	Playground Bronco	Future Cost	\$16,132.25
Placed in Service	November 2025		
Useful Life	20		
Replacement Year	45-46		
Remaining Life	19		

**Ridgewood Trails Community Development District
Component Detail**

Mulch Border - 2036

Asset ID	1098	222 Linear Feet	@ \$22.00
		Asset Actual Cost	\$4,884.00
		Percent Replacement	100%
Category	Playground Warm Sp	Future Cost	\$6,563.69
Placed in Service	June 2022		
Useful Life	15		
Replacement Year	36-37		
Remaining Life	10		



Play Equipment Allowance - 2036

Asset ID	1097	1 Lump Sum	@ \$60,000.00
		Asset Actual Cost	\$60,000.00
		Percent Replacement	100%
Category	Playground Warm Sp	Future Cost	\$80,634.98
Placed in Service	June 2022		
Useful Life	15		
Replacement Year	36-37		
Remaining Life	10		

**Ridgewood Trails Community Development District
Component Detail**

Play Equipment Allowance continued...



**Ridgewood Trails Community Development District
Component Detail**

Electrical Panels/Wiring

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

Fire Detection System

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

Message Board

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

Pool Furniture Full Replacement

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

**Ridgewood Trails Community Development District
Component Detail**

Pool Pumps/Equip Partial Replacement

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

Site Utilities

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

Water Coolers - Cabana

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

SPECIAL NOTICE

THIS RESERVE ANALYSIS INCLUDED A VISUAL OBSERVATION OF MAJOR COMPONENTS FOR YOUR PROPERTY. NO DISTRUCTIVE 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.

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.

Components must be 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. 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.

The 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 structures 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 serve as a budgeting tool. This reserve study reflects the information provided by this client and is not for the purpose 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. Reserving 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 conditions 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. 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 to produce 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 the 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 of 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.