

# **Reserve Study Update Middle Village CDD Orange Park, Florida**



**Prepared for FY 2022  
Report Date: May 10, 2022**



May 10, 2022

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

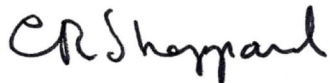
Re: Reserve Study Report for Middle Village CDD

Dear Ms. Giles:

Community Advisors is pleased to provide this Reserve Study report for the above referenced District. A site visit was conducted to determine the condition of your major components and provide an opinion of their remaining useful life.

We have developed a plan to fund future capital component replacements which is dependent on adequate funding, component maintenance, usage, weather and other factors. Component replacement cost is determined using local vendors and industry standard publications. This Reserve Study was prepared under the guidelines of the National Reserve Study Standards which is administrated by CAI and the Standards of Practice establish by APRA. Once you have reviewed this report and considered recent expenditures and any historic cost data, we will make necessary adjustments

Respectively submitted,



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

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## **SPECIAL NOTICE**

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

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

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# Executive Summary

## Account Information

Account Name	Middle Village CDD	Account Number	1802
City	Orange Park	Last Site Visit	April, 6 2022
State	Florida	Report Date	May, 10 2022
In Service Date	June, 1 2006	Report Version	1
Total Units	1	Fiscal Year Start	October, 1 2022
Study Level	Level II Update	Fiscal year End	September, 30 2023

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## Reserve Fund Information

Current Component Replacement Cost	\$3,193,245
Number of Components	181
Reserve Fund Beginning Balance	\$1,344,627
Billing Term	Annually

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## Component Funding (Straight Line)

Recommended First Year Reserve Fund Contribution	\$168,631
Interest Rate on Reserve Deposits	0%
Inflation Rate on Replacement Cost	0%

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## Pooled Cash (Current Funding Plan)

Current Year Reserve Fund Contribution	\$19,556
Interest Rate on Reserve Deposits	Variable
Inflation Rate on Replacement Cost	Variable
Annual Contribution Increases	1.0%

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## Pooled Cash (Recommended Funding Plan)

Recommended First Year Reserve Fund Contribution	\$263,917
Interest Rate on Reserve Deposits	Variable
Inflation Rate on Replacement Cost	Variable
Annual Contribution Increases	1.0%

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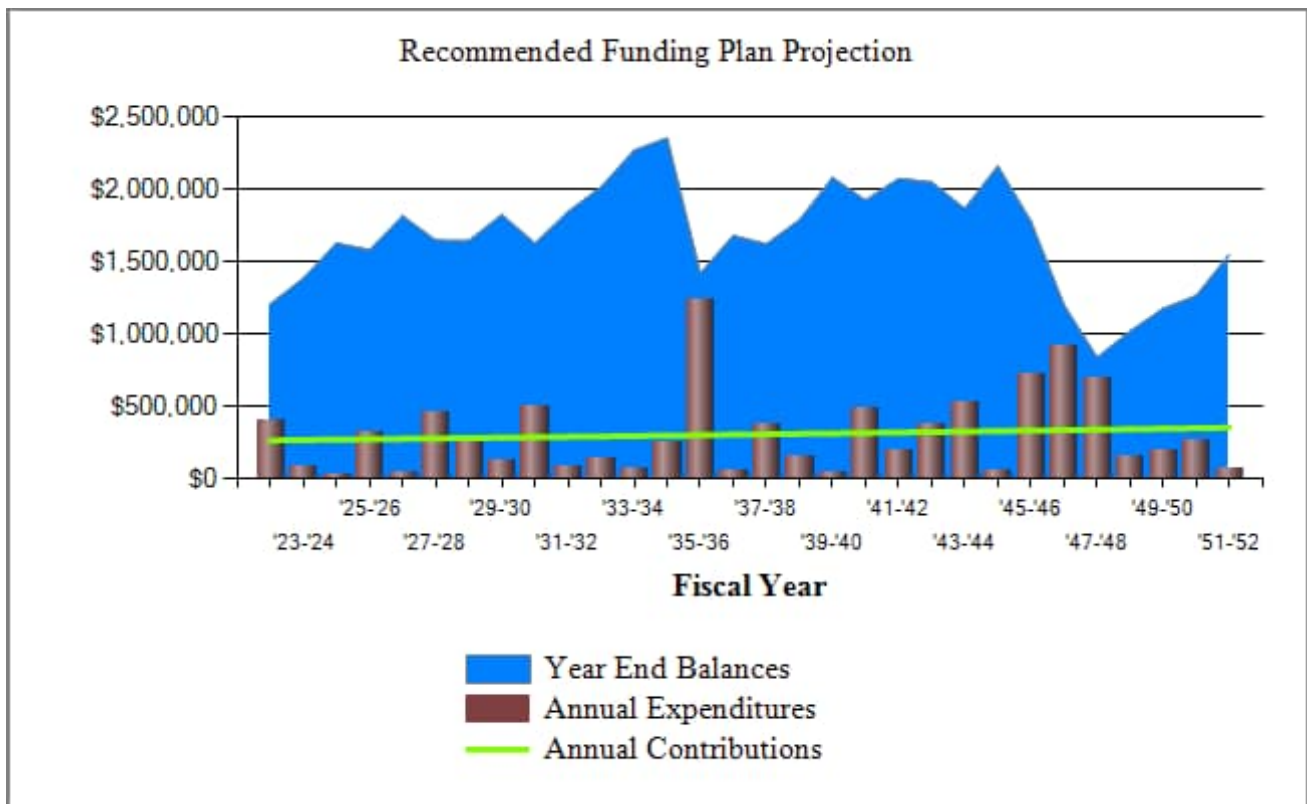
## Comments

- Current funding level is not adequate for future component replacement.
- Recommended funding plan requires larger contributions for adequate funding.

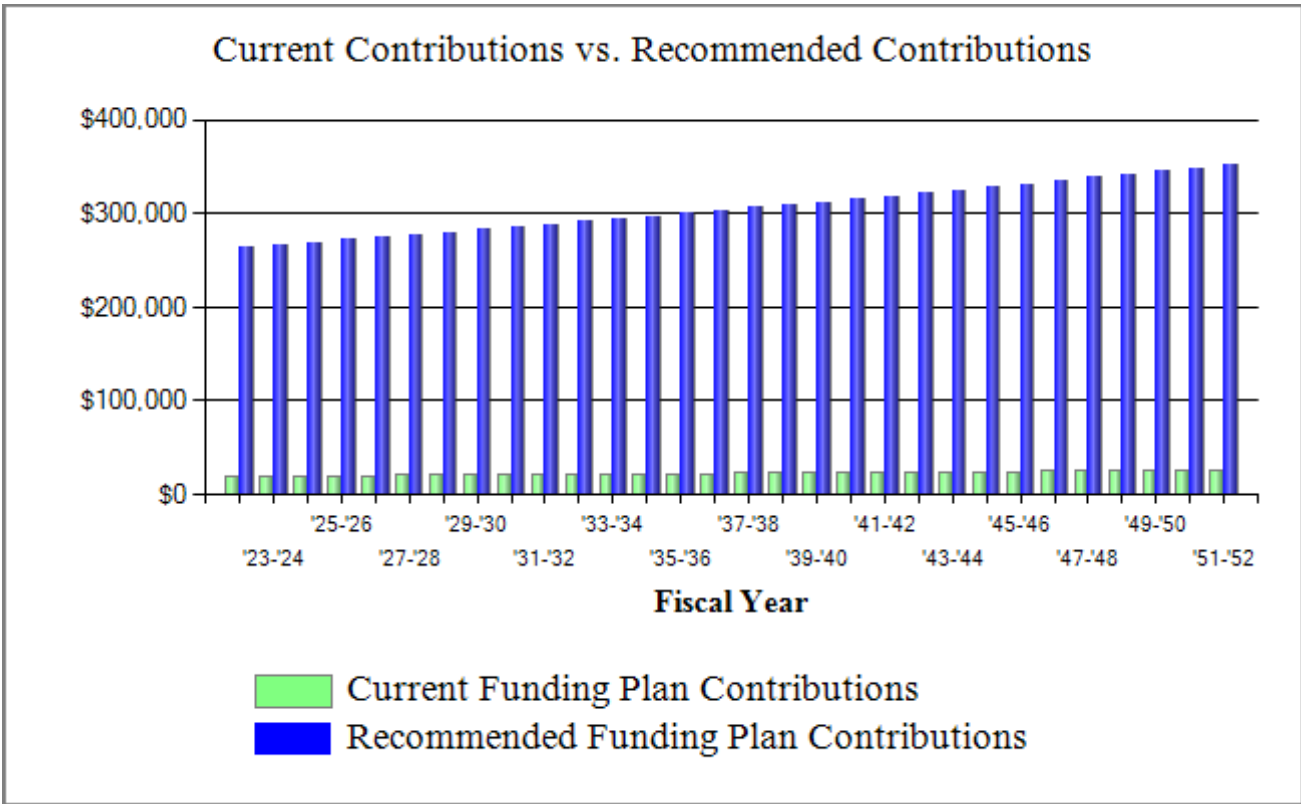
**Middle Village CDD**  
**Financial Summary - Recommended Funding Plan**

Beginning Balance: \$1,344,627    Fully Funded: \$1,928,005    Tax Rate:0%

Year	Replacement Cost	Inflation Rate	Annual Reserve Contribution	Other Income	Interest Rate	Net Interest	Projected Expenditure	Year End Balance	Year End Fully Funded	Year End % Funded
22-23	3,193,245	6.0%	263,917	0	3.50%		400,775	1,207,770	1,807,128	67%
23-24	3,384,839	5.0%	266,557	0	0.50%	208	88,044	1,386,491	2,002,377	69%
24-25	3,554,081	4.0%	269,222	0	1.00%	2,806	30,483	1,628,036	2,255,886	72%
25-26	3,696,244	3.0%	271,914	0	1.50%	3,497	322,211	1,581,237	2,205,463	72%
26-27	3,807,132	3.0%	274,634	0	2.00%	9,264	48,047	1,817,087	2,442,329	74%
27-28	3,921,346	3.0%	277,380	0	2.50%	7,399	453,899	1,647,966	2,276,243	72%
28-29	4,038,986	3.0%	280,154	0	3.00%	8,740	292,156	1,644,704	2,278,865	72%
29-30	4,160,156	3.0%	282,955	0	3.50%	16,249	118,776	1,825,132	2,467,204	74%
30-31	4,284,960	3.0%	285,785	0	3.50%	9,547	493,520	1,626,944	2,283,206	71%
31-32	4,413,509	3.0%	288,643	0	3.50%	16,931	87,213	1,845,304	2,519,695	73%
32-33	4,545,914	3.0%	291,529	0	3.50%	22,708	143,395	2,016,147	2,713,146	74%
33-34	4,682,292	3.0%	294,444	0	3.50%	31,316	71,233	2,270,673	2,994,693	76%
34-35	4,822,761	3.0%	297,389	0	3.50%	34,172	247,091	2,355,143	3,111,759	76%
35-36	4,967,443	3.0%	300,363	0	3.50%	2,540	1,238,305	1,419,740	2,219,839	64%
36-37	5,116,467	3.0%	303,366	0	3.50%	11,363	53,821	1,680,649	2,529,885	66%
37-38	5,269,961	3.0%	306,400	0	3.50%	9,424	373,160	1,623,313	2,529,280	64%
38-39	5,428,060	3.0%	309,464	0	3.50%	14,996	159,691	1,788,082	2,757,765	65%
39-40	5,590,901	3.0%	312,559	0	3.50%	24,898	44,647	2,080,891	3,121,113	67%
40-41	5,758,628	3.0%	315,684	0	3.50%	19,622	491,323	1,924,874	3,045,083	63%
41-42	5,931,387	3.0%	318,841	0	3.50%	24,698	193,438	2,074,975	3,283,686	63%
42-43	6,109,329	3.0%	322,029	0	3.50%	23,833	371,442	2,049,395	3,356,497	61%
43-44	6,292,609	3.0%	325,250	0	3.50%	17,670	525,165	1,867,149	3,283,864	57%
44-45	6,481,387	3.0%	328,502	0	3.50%	27,633	61,500	2,161,784	3,697,655	58%
45-46	6,675,828	3.0%	331,787	0	3.50%	14,717	728,458	1,779,830	3,448,252	52%
46-47	6,876,103	3.0%	335,105	0	3.50%		914,387	1,200,548	3,011,559	40%
47-48	7,082,386	3.0%	338,456	0	3.50%		700,888	838,116	2,793,719	30%
48-49	7,294,858	3.0%	341,841	0	3.50%		159,428	1,020,529	3,139,460	33%
49-50	7,513,704	3.0%	345,259	0	3.50%		189,911	1,175,877	3,476,961	34%
50-51	7,739,115	3.0%	348,712	0	3.50%		259,833	1,264,756	3,765,735	34%
51-52	7,971,288	3.0%	352,199	0	3.50%	6,954	73,641	1,550,268	4,268,512	36%



This chart illustrates how the recommended funding plan performs over time.

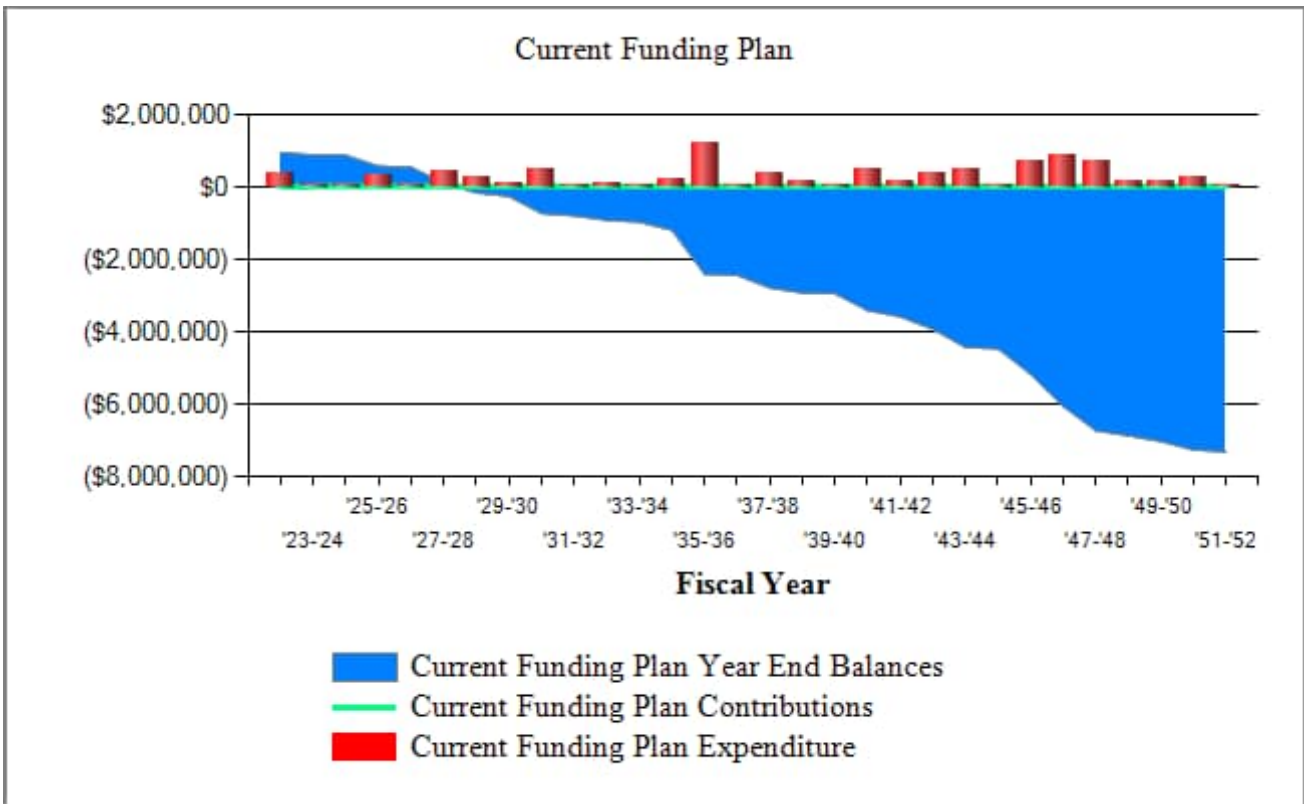


This chart illustrates annual expenditures and compares the current funding plan to the recommended funding plan.

**Middle Village CDD**  
**Financial Summary - Current Funding Plan**

Beginning Balance: \$1,344,627    Fully Funded: \$1,928,005    Tax Rate:0%

Year	Replacement Cost	Inflation Rate	Annual Reserve Contribution	Other Income	Interest Rate	Net Interest	Projected Expenditure	Year End Balance	Year End Fully Funded	Year End %Funded
22-23	3,193,245	6.0%	19,556	0	3.50%		400,775	963,408	1,807,128	53%
23-24	3,384,839	5.0%	19,752	0	0.50%		88,044	895,116	2,002,377	45%
24-25	3,554,081	4.0%	19,949	0	1.00%		30,483	884,582	2,255,886	39%
25-26	3,696,244	3.0%	20,149	0	1.50%		322,211	582,520	2,205,463	26%
26-27	3,807,132	3.0%	20,350	0	2.00%		48,047	554,823	2,442,329	23%
27-28	3,921,346	3.0%	20,554	0	2.50%		453,899	121,478	2,276,243	5%
28-29	4,038,986	3.0%	20,759	0	3.00%		292,156	-149,919	2,278,865	
29-30	4,160,156	3.0%	20,967	0	3.50%		118,776	-247,729	2,467,204	
30-31	4,284,960	3.0%	21,176	0	3.50%		493,520	-720,073	2,283,206	
31-32	4,413,509	3.0%	21,388	0	3.50%		87,213	-785,897	2,519,695	
32-33	4,545,914	3.0%	21,602	0	3.50%		143,395	-907,691	2,713,146	
33-34	4,682,292	3.0%	21,818	0	3.50%		71,233	-957,106	2,994,693	
34-35	4,822,761	3.0%	22,036	0	3.50%		247,091	-1,182,161	3,111,759	
35-36	4,967,443	3.0%	22,257	0	3.50%		1,238,305	-2,398,210	2,219,839	
36-37	5,116,467	3.0%	22,479	0	3.50%		53,821	-2,429,551	2,529,885	
37-38	5,269,961	3.0%	22,704	0	3.50%		373,160	-2,780,007	2,529,280	
38-39	5,428,060	3.0%	22,931	0	3.50%		159,691	-2,916,767	2,757,765	
39-40	5,590,901	3.0%	23,160	0	3.50%		44,647	-2,938,254	3,121,113	
40-41	5,758,628	3.0%	23,392	0	3.50%		491,323	-3,406,185	3,045,083	
41-42	5,931,387	3.0%	23,626	0	3.50%		193,438	-3,575,997	3,283,686	
42-43	6,109,329	3.0%	23,862	0	3.50%		371,442	-3,923,578	3,356,497	
43-44	6,292,609	3.0%	24,101	0	3.50%		525,165	-4,424,642	3,283,864	
44-45	6,481,387	3.0%	24,342	0	3.50%		61,500	-4,461,801	3,697,655	
45-46	6,675,828	3.0%	24,585	0	3.50%		728,458	-5,165,674	3,448,252	
46-47	6,876,103	3.0%	24,831	0	3.50%		914,387	-6,055,230	3,011,559	
47-48	7,082,386	3.0%	25,079	0	3.50%		700,888	-6,731,039	2,793,719	
48-49	7,294,858	3.0%	25,330	0	3.50%		159,428	-6,865,138	3,139,460	
49-50	7,513,704	3.0%	25,583	0	3.50%		189,911	-7,029,465	3,476,961	
50-51	7,739,115	3.0%	25,839	0	3.50%		259,833	-7,263,459	3,765,735	
51-52	7,971,288	3.0%	26,098	0	3.50%		73,641	-7,311,002	4,268,512	



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

**Middle Village CDD  
Income & Expense Spreadsheet**

	<b>22-23</b>	<b>23-24</b>	<b>24-25</b>	<b>25-26</b>	<b>26-27</b>	<b>27-28</b>	<b>28-29</b>	<b>29-30</b>	<b>30-31</b>	<b>31-32</b>
<b>Beginning Balance</b>	1,344,627	1,207,770	1,386,491	1,628,036	1,581,237	1,817,087	1,647,966	1,644,704	1,825,132	1,626,944
<b>Annual Assessment</b>	263,917	266,557	269,222	271,914	274,634	277,380	280,154	282,955	285,785	288,643
<b>Interest Earned</b>		208	2,806	3,497	9,264	7,399	8,740	16,249	9,547	16,931
<b>Expenditures</b>	400,775	88,044	30,483	322,211	48,047	453,899	292,156	118,776	493,520	87,213
<b>Fully Funded Reserves</b>	1,807,128	2,002,377	2,255,886	2,205,463	2,442,329	2,276,243	2,278,865	2,467,204	2,283,206	2,519,695
<b>Percent Fully Funded</b>	67%	69%	72%	72%	74%	72%	72%	74%	71%	73%
<b>Ending Balance</b>	1,207,770	1,386,491	1,628,036	1,581,237	1,817,087	1,647,966	1,644,704	1,825,132	1,626,944	1,845,304

**Description**

**Site Components - General**

Decorative Fountain Refurbishment Allowance	3,000									
Irrigation System Repair Allowance	3,000					3,684				
Well 4" Pump - Tennis Courts	4,500									
Well 6" Pump - Oakleaf Plantation Parkway	6,200									
Well 6" Pump - Plantation Oaks Blvd. West	6,200									
Wood Boardwalk Replacement										
<b>Site Components - General Total:</b>	<b>22,900</b>					<b>3,684</b>				

**Site Components - Monuments**

Brick Tuck Point & Seal - Bell Tower				21,530						
Brick Tuck Point & Seal - Clock Tower				24,401						
Exterior Paint - Bell Tower	6,000									
Exterior Paint - Clock Tower	6,000									
Metal Roof - Bell Tower										
Metal Roof - Clock Tower										
<b>Site Components - Monuments Total:</b>	<b>12,000</b>			<b>45,930</b>						

**Site Components - Signage**

Refurbishment Allowance - Amenity Monument Si..								3,908		
Refurbishment Allowance - Deerview Lane entry								3,908		
Refurbishment Allowance - Hamilton Glen Entry								3,908		
Refurbishment Allowance - Whitfield Entry								3,908		
<b>Site Components - Signage Total:</b>								<b>15,634</b>		



**Middle Village CDD**  
**Income & Expense Spreadsheet**

	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32
<b>Description</b>										
Site Components - Fencing										
Aluminum Fence 8 Ft - Amenity										
Chain Link Fence - Maintenance Shed										
Dumpster Enclosure Gates	6,400									
Vinyl Fencing - Deerview										
Vinyl Fencing - Hamilton Glen										
Vinyl Fencing - Whitfield										
<b>Site Components - Fencing Total:</b>	<b>6,400</b>									
Site Components - Parking Lots										
Concrete Pavers - Parking Lot										
Light Poles									15,029	
Light Poles									33,815	
Parking Lot Mill & Resurface						267,192				
<b>Site Components - Parking Lots Total:</b>						<b>267,192</b>			<b>48,845</b>	
Clubhouse - General										
Access Control Panel							4,806			
Exterior Painting - Clubhouse				47,449						
Guard Rail									30,783	
Kitchen Cabinet & Equipment - Snack Bar				9,723						
Monument Stair Railings										
Painting - Guard Rails	3,162									
Painting - Monument Stair Rails	4,055									
Security Camera System Allowance	15,000									
Water Coolers									8,454	
Water Heater	3,060									
<b>Clubhouse - General Total:</b>	<b>25,277</b>			<b>57,172</b>			<b>4,806</b>		<b>39,237</b>	
Clubhouse - Roofing										
Asphalt Shingles		64,830								
Standing Seam Metal Roof										
<b>Clubhouse - Roofing Total:</b>		<b>64,830</b>								

**Middle Village CDD**  
**Income & Expense Spreadsheet**

	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32
<b>Description</b>										
<b>Clubhouse - Fitness Center</b>										
Carpet Tile	6,270									
Fitness Equip Partial Allowance	3,000	3,180	3,339	3,473	3,577	3,684	3,795	3,908	4,026	4,146
Interior Painting - Fitness	2,304								3,092	
Wall Mounted Televisions		2,544								
<b>Clubhouse - Fitness Center Total:</b>	<b>11,574</b>	<b>5,724</b>	<b>3,339</b>	<b>3,473</b>	<b>3,577</b>	<b>3,684</b>	<b>3,795</b>	<b>3,908</b>	<b>7,117</b>	<b>4,146</b>
<b>Clubhouse - Locker Rooms</b>										
Refurbishment Allowance - Locker Rooms				77,785						
<b>Clubhouse - Locker Rooms Total:</b>				<b>77,785</b>						
<b>Clubhouse - Second Floor Components</b>										
Cabinets & Laminate Top - Kitchen									4,468	
Floor Tile - Kitchen									3,757	
Folding Tables & Chairs Allowance	3,000									
Freezer										
Ice Machine				3,704						
Interior Wall Painting	6,930					8,510				
Microwave - Kitchen				695						
Range - Kitchen				1,852						
Refrigerator - Kitchen										
Refurbishment Allowance - Restrooms							37,237			
Vinyl Flooring										
Window Treatment Allowance				7,408						
<b>Clubhouse - Second Floor Components Total:</b>	<b>9,930</b>			<b>13,659</b>		<b>8,510</b>	<b>37,237</b>		<b>8,226</b>	
<b>Clubhouse - Mechanical Systems</b>										
HVAC Unit 1										11,057
HVAC Unit 2										26,537
HVAC Unit 3										
<b>Clubhouse - Mechanical Systems Total:</b>										<b>37,594</b>

**Middle Village CDD  
Income & Expense Spreadsheet**

Description	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32
Clubhouse - Elevator										
Elevator Cab Refurbishment									11,540	
Elevator Equipment Modernization										
<b>Clubhouse - Elevator Total:</b>									<b>11,540</b>	
Lake Pavilion										
Composit Deck & Rails										
Exterior Painting - Pavilion	2,400									
Metal Roof - Pavilion										
Wood Bulkhead										
Wood Repair - Pavilion									20,853	
<b>Lake Pavilion Total:</b>	<b>2,400</b>								<b>20,853</b>	
Lawn Pavilions										
Asphalt Shingles				6,112						
Exterior Painting					5,723					
<b>Lawn Pavilions Total:</b>				<b>6,112</b>	<b>5,723</b>					
Sports Pavilion										
Exterior Painting	3,600									
Metal Roof										
Restroom Refurbishment				8,103						
Water Cooler	2,200									
<b>Sports Pavilion Total:</b>	<b>5,800</b>			<b>8,103</b>						
Ball Fields										
Chain Link Back Stops						22,104				
Chain Link Dugouts & Roof						15,719				
Chain Link Fencing 4 Ft						17,794				
Chain Link Fencing 6 Ft						10,217				
<b>Ball Fields Total:</b>						<b>65,834</b>				
Basketball Courts										
Basketball Court Resurfacing	8,400					10,315				
Basketball Pole & Backboard	7,200									

**Middle Village CDD  
Income & Expense Spreadsheet**

Description	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32
<i>Basketball Courts continued...</i>										
Chain Link Fencing			15,457							
Light Poles									16,639	
<b>Basketball Courts Total:</b>	<b>15,600</b>		<b>15,457</b>			<b>10,315</b>			<b>16,639</b>	
<b>Tennis Complex</b>										
Asphalt Shingles - Maintenance Building				7,130						
Exterior Painting - Maintenance Building	2,200									
Exterior Painting - Pavilion	5,600					6,877				
HVAC Unit - Tennis Office	4,800									
Metal Roof - Pavilion										
Refurbishment Allowance - Restrooms				23,150						
Water Coolers										
Wood Pergola - Pavilion						13,754				
<b>Tennis Complex Total:</b>	<b>12,600</b>			<b>30,281</b>		<b>20,631</b>				
<b>Tennis Courts</b>										
Aluminium Fence - Patio										
Aluminum Bleachers										
Chain Link Fencing - 10 Ft										
Chain Link Fencing - 4 Ft								7,387		
Light Poles									94,469	
Shade Pavilions				9,260						
Tennis Court Replenishment Allowance	17,600				20,984				23,617	
Wind Screens							11,131			
Wood Bulkheads										
<b>Tennis Courts Total:</b>	<b>17,600</b>			<b>9,260</b>	<b>20,984</b>		<b>11,131</b>	<b>7,387</b>	<b>118,086</b>	
<b>Swimming Pools - General</b>										
Aluminium Fencing										
Asphalt Shingles - Sidewalk Pavilion				2,037						
Concrete Pavers - Pool Decks										
Exterior Painting - Pool Slide Tower							15,178			
HVAC Unit - Pool Office	3,200									

**Middle Village CDD**  
**Income & Expense Spreadsheet**

	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32
<b>Description</b>										
<i>Swimming Pools - General continued...</i>										
Lifeguard Chairs	4,200									
Light Poles									14,492	
Metal Roof - Pool Slide Building										
Pool Furniture Annual Allowance	2,500	2,650	2,782	2,894	2,981	3,070	3,162	3,257	3,355	3,455
Pool Pumps & Equipment Annual Allowance	8,000	8,480	8,904	9,260	9,538	9,824	10,119	10,422	10,735	11,057
Pool Shade Structures										
Pool Slide Railing									17,176	
Pool Slide Refurbishment										22,114
Vinyl Fence - Pool Equipment Yard										
<b>Swimming Pools - General Total:</b>	<b>17,900</b>	<b>11,130</b>	<b>11,686</b>	<b>14,191</b>	<b>12,519</b>	<b>12,894</b>	<b>28,459</b>	<b>13,679</b>	<b>45,758</b>	<b>36,627</b>
<b>Family Pool Complex</b>										
Exterior Painting - Pavilion	6,800									
Metal Roof - Pavilion										
Pool Resurfacing							159,372			
Refurbishment Allowance - Restrooms				13,890						
Wood Pergola									60,116	
<b>Family Pool Complex Total:</b>	<b>6,800</b>			<b>13,890</b>			<b>159,372</b>		<b>60,116</b>	
<b>Lap Pool Complex</b>										
Exterior Painting - Pavilion					3,815					
Exterior Painting - Restroom Pavilion	2,250									
Lane Divider Reel									2,603	
Lane Dividers	4,160									
Light Poles										
Metal Roof - Pavilion										
Metal Roof - Restroom Pavilion										
Pool Heater Allowance						50,840				
Pool Lift		3,392								
Pool Resurfacing	86,044									
Pool Solar Blanket	5,040								6,763	
Pool Solar Blanket Reel					1,431					
Refurbishment Allowance - Lap Pool Restrooms				18,520						

**Middle Village CDD  
Income & Expense Spreadsheet**

	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32
<b>Description</b>										
<i>Lap Pool Complex continued...</i>										
Starting Platforms									21,739	
Water Coolers	2,200									
<b>Lap Pool Complex Total:</b>	<b>99,694</b>	<b>3,392</b>		<b>18,520</b>	<b>5,246</b>	<b>50,840</b>			<b>31,105</b>	
<b>Splash Pool</b>										
Pool Play Equipment Allowance									53,675	
Pool Resurfacing							28,383			
<b>Splash Pool Total:</b>							<b>28,383</b>		<b>53,675</b>	
<b>Playground - Clubhouse</b>										
Bipod Swings - 2 Bay										4,423
Crescent Climber										
Park Benches									17,444	
Picnic Tables						10,315				
Plastic Play Surface Border										
Play Equipment Allowance								58,626		
Speedy Spinner							6,324			
Spring Riders										4,423
Wood Park Benches										
Wood Play Equipment								19,542		
<b>Playground - Clubhouse Total:</b>						<b>10,315</b>	<b>6,324</b>	<b>78,168</b>	<b>17,444</b>	<b>8,846</b>
<b>Playground - Deerview Park</b>										
Bi-Pod Swing Set	3,200									
Crescent Climber		2,968								
Gazebo Roof										
Park Benches	1,200									
Picnic Tables	2,600									
Plastic Play Surface Border				7,074						
Play Equipment Allowance	30,000									
Spring Rider	1,600									
Vinyl Privacy Fence										
Vinyl Ranch Fence									14,879	
<b>Playground - Deerview Park Total:</b>	<b>38,600</b>	<b>2,968</b>		<b>7,074</b>					<b>14,879</b>	

**Middle Village CDD  
Income & Expense Spreadsheet**

	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32
<b>Description</b>										
<b>Playground - Hamilton Glen Park</b>										
Bi-Pod Swing Set	3,200									
Gazebo Roof										
Park Bench	1,300									
Picnic Tables	2,600									
Plastic Play Surface Border				2,917						
Play Equipment Allowance	30,000									
Vinyl Privacy Fence										
<b>Playground - Hamilton Glen Park Total:</b>	<b>37,100</b>			<b>2,917</b>						
<b>Playgrounds - Whitfield Park</b>										
Bi-Pod Swing Set	3,200									
Gazebo Roof										
Park Bench	1,200									
Picnic Tables	2,600									
Plastic Play Surface Border				6,320						
Play Equipment Allowance	30,000									
Vinyl Privacy Fence										
Vinyl Ranch Fence										
<b>Playgrounds - Whitfield Park Total:</b>	<b>37,000</b>			<b>6,320</b>						
<b>Maintenance Shop &amp; Equipment</b>										
All Terrain Vehicle							12,649			
Exterior Painting	6,600									
Golf Cart	15,000									
Jon Boat & Motor Allowance				7,524						
Metal Roof										
<b>Maintenance Shop &amp; Equipment Total:</b>	<b>21,600</b>			<b>7,524</b>			<b>12,649</b>			
<b>Operating Expense</b>										
Flooring - Office	<i>Unfunded</i>									
Furniture - Second Floor Clubhouse	<i>Unfunded</i>									
Interior Painting - Office	<i>Unfunded</i>									
Office Equipment & Furniture Allowance	<i>Unfunded</i>									



**Middle Village CDD  
Income & Expense Spreadsheet**

	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32
<b>Description</b>										
<i>Operating Expense continued...</i>										
Parking Lot Seal Coat	<i>Unfunded</i>									
Steel Trash Cans	<i>Unfunded</i>									
Wood Mulch - Play Areas	<i>Unfunded</i>									
<b>Components Not Included</b>										
Clock Tower Clock	<i>Unfunded</i>									
Fabric Shade Awnings - Tennis Curts	<i>Unfunded</i>									
<b>Year Total:</b>	<b>400,775</b>	<b>88,044</b>	<b>30,483</b>	<b>322,211</b>	<b>48,047</b>	<b>453,899</b>	<b>292,156</b>	<b>118,776</b>	<b>493,520</b>	<b>87,213</b>

**Middle Village CDD  
Income & Expense Spreadsheet**

	<b>32-33</b>	<b>33-34</b>	<b>34-35</b>	<b>35-36</b>	<b>36-37</b>	<b>37-38</b>	<b>38-39</b>	<b>39-40</b>	<b>40-41</b>	<b>41-42</b>
<b>Beginning Balance</b>	1,845,304	2,016,147	2,270,673	2,355,143	1,419,740	1,680,649	1,623,313	1,788,082	2,080,891	1,924,874
<b>Annual Assessment</b>	291,529	294,444	297,389	300,363	303,366	306,400	309,464	312,559	315,684	318,841
<b>Interest Earned</b>	22,708	31,316	34,172	2,540	11,363	9,424	14,996	24,898	19,622	24,698
<b>Expenditures</b>	143,395	71,233	247,091	1,238,305	53,821	373,160	159,691	44,647	491,323	193,438
<b>Fully Funded Reserves</b>	2,713,146	2,994,693	3,111,759	2,219,839	2,529,885	2,529,280	2,757,765	3,121,113	3,045,083	3,283,686
<b>Percent Fully Funded</b>	74%	76%	76%	64%	66%	64%	65%	67%	63%	63%
<b>Ending Balance</b>	2,016,147	2,270,673	2,355,143	1,419,740	1,680,649	1,623,313	1,788,082	2,080,891	1,924,874	2,074,975

**Description**

**Site Components - General**

Decorative Fountain Refurbishment Allowance	4,271									
Irrigation System Repair Allowance	4,271					4,951				
Well 4" Pump - Tennis Courts			6,796							
Well 6" Pump - Oakleaf Plantation Parkway			9,364							
Well 6" Pump - Plantation Oaks Blvd. West			9,364							
Wood Boardwalk Replacement										
<b>Site Components - General Total:</b>	<b>8,542</b>		<b>25,524</b>			<b>4,951</b>				

**Site Components - Monuments**

Brick Tuck Point & Seal - Bell Tower										
Brick Tuck Point & Seal - Clock Tower										
Exterior Paint - Bell Tower			9,062							
Exterior Paint - Clock Tower			9,062							
Metal Roof - Bell Tower									14,699	
Metal Roof - Clock Tower									14,699	
<b>Site Components - Monuments Total:</b>			<b>18,124</b>						<b>29,399</b>	

**Site Components - Signage**

Refurbishment Allowance - Amenity Monument Si..								5,253		
Refurbishment Allowance - Deerview Lane entry								5,253		
Refurbishment Allowance - Hamilton Glen Entry								5,253		
Refurbishment Allowance - Whitfield Entry								5,253		
<b>Site Components - Signage Total:</b>								<b>21,010</b>		

**Middle Village CDD**  
**Income & Expense Spreadsheet**

	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42
<b>Description</b>										
Site Components - Fencing										
Aluminum Fence 8 Ft - Amenity										
Chain Link Fence - Maintenance Shed										
Dumpster Enclosure Gates										
Vinyl Fencing - Deerview				356,857						
Vinyl Fencing - Hamilton Glen				116,991						
Vinyl Fencing - Whitfield				183,251						
<b>Site Components - Fencing Total:</b>				<b>657,099</b>						
Site Components - Parking Lots										
Concrete Pavers - Parking Lot				10,143						
Light Poles										
Light Poles										
Parking Lot Mill & Resurface										
<b>Site Components - Parking Lots Total:</b>				<b>10,143</b>						
Clubhouse - General										
Access Control Panel										
Exterior Painting - Clubhouse				63,768						
Guard Rail										
Kitchen Cabinet & Equipment - Snack Bar										
Monument Stair Railings									64,474	
Painting - Guard Rails	4,501									
Painting - Monument Stair Rails	5,772									
Security Camera System Allowance	21,354									
Water Coolers										
Water Heater				4,622						
<b>Clubhouse - General Total:</b>	<b>31,628</b>		<b>4,622</b>	<b>63,768</b>					<b>64,474</b>	
Clubhouse - Roofing										
Asphalt Shingles										
Standing Seam Metal Roof									89,448	
<b>Clubhouse - Roofing Total:</b>									<b>89,448</b>	

**Middle Village CDD  
Income & Expense Spreadsheet**

Description	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42
Clubhouse - Fitness Center										
Carpet Tile	8,926									
Fitness Equip Partial Allowance	4,271	4,399	4,531	4,667	4,807	4,951	5,100	5,253	5,410	5,572
Interior Painting - Fitness							3,916			
Wall Mounted Televisions		3,519								
<b>Clubhouse - Fitness Center Total:</b>	<b>13,197</b>	<b>7,918</b>	<b>4,531</b>	<b>4,667</b>	<b>4,807</b>	<b>4,951</b>	<b>9,016</b>	<b>5,253</b>	<b>5,410</b>	<b>5,572</b>
Clubhouse - Locker Rooms										
Refurbishment Allowance - Locker Rooms										
<b>Clubhouse - Locker Rooms Total:</b>										
Clubhouse - Second Floor Components										
Cabinets & Laminate Top - Kitchen										
Floor Tile - Kitchen										
Folding Tables & Chairs Allowance						4,951				
Freezer	5,410									
Ice Machine										
Interior Wall Painting	9,866					11,437				
Microwave - Kitchen				933						
Range - Kitchen						2,641				
Refrigerator - Kitchen				5,445						
Refurbishment Allowance - Restrooms										
Vinyl Flooring						24,887				
Window Treatment Allowance										
<b>Clubhouse - Second Floor Components Total:</b>	<b>15,275</b>			<b>6,378</b>		<b>43,916</b>				
Clubhouse - Mechanical Systems										
HVAC Unit 1										
HVAC Unit 2										
HVAC Unit 3		28,153								
<b>Clubhouse - Mechanical Systems Total:</b>		<b>28,153</b>								

**Middle Village CDD  
Income & Expense Spreadsheet**

Description	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42
Clubhouse - Elevator										
Elevator Cab Refurbishment										
Elevator Equipment Modernization									56,265	
<b>Clubhouse - Elevator Total:</b>									<b>56,265</b>	
Lake Pavilion										
Composit Deck & Rails										21,993
Exterior Painting - Pavilion	3,417									
Metal Roof - Pavilion									18,467	
Wood Bulkhead		15,953								
Wood Repair - Pavilion									28,025	
<b>Lake Pavilion Total:</b>	<b>3,417</b>	<b>15,953</b>							<b>46,491</b>	<b>21,993</b>
Lawn Pavilions										
Asphalt Shingles										
Exterior Painting					7,691					
<b>Lawn Pavilions Total:</b>					<b>7,691</b>					
Sports Pavilion										
Exterior Painting	5,125									
Metal Roof									25,103	
Restroom Refurbishment										
Water Cooler			3,323							
<b>Sports Pavilion Total:</b>	<b>5,125</b>		<b>3,323</b>						<b>25,103</b>	
Ball Fields										
Chain Link Back Stops										
Chain Link Dugouts & Roof										
Chain Link Fencing 4 Ft										
Chain Link Fencing 6 Ft										
<b>Ball Fields Total:</b>										
Basketball Courts										
Basketball Court Resurfacing	11,958					13,863				
Basketball Pole & Backboard						11,882				

**Middle Village CDD**  
**Income & Expense Spreadsheet**

	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42
<b>Description</b>										
<i>Basketball Courts continued...</i>										
Chain Link Fencing										
Light Poles										
<b>Basketball Courts Total:</b>	<b>11,958</b>					<b>25,745</b>				
<b>Tennis Complex</b>										
Asphalt Shingles - Maintenance Building										
Exterior Painting - Maintenance Building	3,132									
Exterior Painting - Pavilion	7,972					9,242				
HVAC Unit - Tennis Office			7,249							
Metal Roof - Pavilion									58,603	
Refurbishment Allowance - Restrooms										
Water Coolers				6,534						
Wood Pergola - Pavilion										
<b>Tennis Complex Total:</b>	<b>11,104</b>		<b>7,249</b>	<b>6,534</b>		<b>9,242</b>			<b>58,603</b>	
<b>Tennis Courts</b>										
Aluminium Fence - Patio										
Aluminum Bleachers		3,812								
Chain Link Fencing - 10 Ft										
Chain Link Fencing - 4 Ft										
Light Poles										
Shade Pavilions										
Tennis Court Replenishment Allowance			26,581				29,917			
Wind Screens							14,959			
Wood Bulkheads				37,521						
<b>Tennis Courts Total:</b>		<b>3,812</b>	<b>26,581</b>	<b>37,521</b>			<b>44,876</b>			
<b>Swimming Pools - General</b>										
Aluminium Fencing				47,378						
Asphalt Shingles - Sidewalk Pavilion										
Concrete Pavers - Pool Decks				168,644						
Exterior Painting - Pool Slide Tower							20,398			
HVAC Unit - Pool Office			4,833							

**Middle Village CDD  
Income & Expense Spreadsheet**

	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42
<b>Description</b>										
<i>Swimming Pools - General continued...</i>										
Lifeguard Chairs						6,931				
Light Poles										
Metal Roof - Pool Slide Building				22,401						
Pool Furniture Annual Allowance	3,559	3,666	3,776	3,889	4,006	4,126	4,250	4,377	4,508	4,644
Pool Pumps & Equipment Annual Allowance	11,389	11,730	12,082	12,445	12,818	13,203	13,599	14,007	14,427	14,860
Pool Shade Structures							33,997			
Pool Slide Railing										
Pool Slide Refurbishment										29,720
Vinyl Fence - Pool Equipment Yard				6,944						
<b>Swimming Pools - General Total:</b>	<b>14,948</b>	<b>15,396</b>	<b>20,691</b>	<b>261,701</b>	<b>16,824</b>	<b>24,260</b>	<b>72,244</b>	<b>18,384</b>	<b>18,935</b>	<b>49,223</b>
<b>Family Pool Complex</b>										
Exterior Painting - Pavilion	9,681									
Metal Roof - Pavilion				79,996						
Pool Resurfacing										
Refurbishment Allowance - Restrooms										
Wood Pergola										
<b>Family Pool Complex Total:</b>	<b>9,681</b>			<b>79,996</b>						
<b>Lap Pool Complex</b>										
Exterior Painting - Pavilion					5,127					
Exterior Painting - Restroom Pavilion	3,203									
Lane Divider Reel										
Lane Dividers	5,922									
Light Poles				28,001						
Metal Roof - Pavilion										
Metal Roof - Restroom Pavilion										
Pool Heater Allowance						68,324				
Pool Lift							5,440			
Pool Resurfacing			129,952							
Pool Solar Blanket							8,567			
Pool Solar Blanket Reel										
Refurbishment Allowance - Lap Pool Restrooms										



**Middle Village CDD  
Income & Expense Spreadsheet**

	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42
<b>Description</b>										
<i>Lap Pool Complex continued...</i>										
Starting Platforms										
Water Coolers			3,323							
<b>Lap Pool Complex Total:</b>	<b>9,125</b>		<b>133,275</b>	<b>28,001</b>	<b>5,127</b>	<b>68,324</b>	<b>14,007</b>			
<b>Splash Pool</b>										
Pool Play Equipment Allowance										
Pool Resurfacing										
<b>Splash Pool Total:</b>										
<b>Playground - Clubhouse</b>										
Bipod Swings - 2 Bay										
Crescent Climber			3,172							
Park Benches										
Picnic Tables										
Plastic Play Surface Border					16,487					
Play Equipment Allowance										83,587
Speedy Spinner									9,017	
Spring Riders										
Wood Park Benches					2,884					
Wood Play Equipment										27,862
<b>Playground - Clubhouse Total:</b>			<b>3,172</b>		<b>19,372</b>				<b>9,017</b>	<b>111,449</b>
<b>Playground - Deerview Park</b>										
Bi-Pod Swing Set						5,281				
Crescent Climber										5,201
Gazebo Roof				7,467						
Park Benches							2,040			
Picnic Tables							4,420			
Plastic Play Surface Border										
Play Equipment Allowance						49,510				
Spring Rider						2,641				
Vinyl Privacy Fence				9,645						
Vinyl Ranch Fence										
<b>Playground - Deerview Park Total:</b>				<b>17,112</b>		<b>57,432</b>	<b>6,459</b>			<b>5,201</b>

**Middle Village CDD  
Income & Expense Spreadsheet**

	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42
<b>Description</b>										
Playground - Hamilton Glen Park										
Bi-Pod Swing Set						5,281				
Gazebo Roof				7,467						
Park Bench							2,210			
Picnic Tables							4,420			
Plastic Play Surface Border										
Play Equipment Allowance						49,510				
Vinyl Privacy Fence				11,429						
<b>Playground - Hamilton Glen Park Total:</b>				<b>18,896</b>		<b>54,792</b>	<b>6,629</b>			
Playgrounds - Whitfield Park										
Bi-Pod Swing Set						5,281				
Gazebo Roof				7,467						
Park Bench							2,040			
Picnic Tables							4,420			
Plastic Play Surface Border										
Play Equipment Allowance						49,510				
Vinyl Privacy Fence				20,543						
Vinyl Ranch Fence				18,481						
<b>Playgrounds - Whitfield Park Total:</b>				<b>46,491</b>		<b>54,792</b>	<b>6,459</b>			
Maintenance Shop & Equipment										
All Terrain Vehicle										
Exterior Painting	9,396									
Golf Cart						24,755				
Jon Boat & Motor Allowance										
Metal Roof									88,178	
<b>Maintenance Shop &amp; Equipment Total:</b>	<b>9,396</b>					<b>24,755</b>			<b>88,178</b>	
Operating Expense										
Flooring - Office	Unfunded									
Furniture - Second Floor Clubhouse	Unfunded									
Interior Painting - Office	Unfunded									
Office Equipment & Furniture Allowance	Unfunded									

**Middle Village CDD  
Income & Expense Spreadsheet**

<b>Description</b>	<b>32-33</b>	<b>33-34</b>	<b>34-35</b>	<b>35-36</b>	<b>36-37</b>	<b>37-38</b>	<b>38-39</b>	<b>39-40</b>	<b>40-41</b>	<b>41-42</b>
<i>Operating Expense continued...</i>										
Parking Lot Seal Coat	<i>Unfunded</i>									
Steel Trash Cans	<i>Unfunded</i>									
Wood Mulch - Play Areas	<i>Unfunded</i>									
<b>Components Not Included</b>										
Clock Tower Clock	<i>Unfunded</i>									
Fabric Shade Awnings - Tennis Curts	<i>Unfunded</i>									
<b>Year Total:</b>	<b>143,395</b>	<b>71,233</b>	<b>247,091</b>	<b>1,238,305</b>	<b>53,821</b>	<b>373,160</b>	<b>159,691</b>	<b>44,647</b>	<b>491,323</b>	<b>193,438</b>

**Middle Village CDD  
Income & Expense Spreadsheet**

	<b>42-43</b>	<b>43-44</b>	<b>44-45</b>	<b>45-46</b>	<b>46-47</b>	<b>47-48</b>	<b>48-49</b>	<b>49-50</b>	<b>50-51</b>	<b>51-52</b>
<b>Beginning Balance</b>	2,074,975	2,049,395	1,867,149	2,161,784	1,779,830	1,200,548	838,116	1,020,529	1,175,877	1,264,756
<b>Annual Assessment</b>	322,029	325,250	328,502	331,787	335,105	338,456	341,841	345,259	348,712	352,199
<b>Interest Earned</b>	23,833	17,670	27,633	14,717						6,954
<b>Expenditures</b>	371,442	525,165	61,500	728,458	914,387	700,888	159,428	189,911	259,833	73,641
<b>Fully Funded Reserves</b>	3,356,497	3,283,864	3,697,655	3,448,252	3,011,559	2,793,719	3,139,460	3,476,961	3,765,735	4,268,512
<b>Percent Fully Funded</b>	61%	57%	58%	52%	40%	30%	33%	34%	34%	36%
<b>Ending Balance</b>	2,049,395	1,867,149	2,161,784	1,779,830	1,200,548	838,116	1,020,529	1,175,877	1,264,756	1,550,268

**Description**

**Site Components - General**

Decorative Fountain Refurbishment Allowance	5,740									
Irrigation System Repair Allowance	5,740					6,654				
Well 4" Pump - Tennis Courts					9,690					
Well 6" Pump - Oakleaf Plantation Parkway					13,351					
Well 6" Pump - Plantation Oaks Blvd. West					13,351					
Wood Boardwalk Replacement					307,149					
<b>Site Components - General Total:</b>	<b>11,479</b>				<b>343,540</b>	<b>6,654</b>				

**Site Components - Monuments**

Brick Tuck Point & Seal - Bell Tower				38,885						
Brick Tuck Point & Seal - Clock Tower				44,070						
Exterior Paint - Bell Tower					12,920					
Exterior Paint - Clock Tower					12,920					
Metal Roof - Bell Tower										
Metal Roof - Clock Tower										
<b>Site Components - Monuments Total:</b>				<b>82,955</b>	<b>25,840</b>					

**Site Components - Signage**

Refurbishment Allowance - Amenity Monument Si..								7,059		
Refurbishment Allowance - Deerview Lane entry								7,059		
Refurbishment Allowance - Hamilton Glen Entry								7,059		
Refurbishment Allowance - Whitfield Entry								7,059		
<b>Site Components - Signage Total:</b>								<b>28,236</b>		

**Middle Village CDD**  
**Income & Expense Spreadsheet**

	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52
<b>Description</b>										
Site Components - Fencing										
Aluminum Fence 8 Ft - Amenity					182,740					
Chain Link Fence - Maintenance Shed	16,607									
Dumpster Enclosure Gates	12,245									
Vinyl Fencing - Deerview										
Vinyl Fencing - Hamilton Glen										
Vinyl Fencing - Whitfield										
<b>Site Components - Fencing Total:</b>	<b>28,851</b>				<b>182,740</b>					
Site Components - Parking Lots										
Concrete Pavers - Parking Lot										
Light Poles										
Light Poles										
Parking Lot Mill & Resurface						482,578				
<b>Site Components - Parking Lots Total:</b>						<b>482,578</b>				
Clubhouse - General										
Access Control Panel		7,488								
Exterior Painting - Clubhouse				85,698						
Guard Rail										
Kitchen Cabinet & Equipment - Snack Bar				17,561						
Monument Stair Railings										
Painting - Guard Rails	6,050									
Painting - Monument Stair Rails	7,758									
Security Camera System Allowance	28,698									
Water Coolers	12,053									
Water Heater					6,589					
<b>Clubhouse - General Total:</b>	<b>54,558</b>	<b>7,488</b>		<b>103,259</b>	<b>6,589</b>					
Clubhouse - Roofing										
Asphalt Shingles		120,522								
Standing Seam Metal Roof										
<b>Clubhouse - Roofing Total:</b>		<b>120,522</b>								

**Middle Village CDD  
Income & Expense Spreadsheet**

<b>Description</b>	<b>42-43</b>	<b>43-44</b>	<b>44-45</b>	<b>45-46</b>	<b>46-47</b>	<b>47-48</b>	<b>48-49</b>	<b>49-50</b>	<b>50-51</b>	<b>51-52</b>
<b>Clubhouse - Fitness Center</b>										
Carpet Tile	11,996									
Fitness Equip Partial Allowance	5,740	5,912	6,089	6,272	6,460	6,654	6,853	7,059	7,271	7,489
Interior Painting - Fitness					4,961					
Wall Mounted Televisions		4,729								
<b>Clubhouse - Fitness Center Total:</b>	<b>17,735</b>	<b>10,641</b>	<b>6,089</b>	<b>6,272</b>	<b>11,421</b>	<b>6,654</b>	<b>6,853</b>	<b>7,059</b>	<b>7,271</b>	<b>7,489</b>
<b>Clubhouse - Locker Rooms</b>										
Refurbishment Allowance - Locker Rooms				140,489						
<b>Clubhouse - Locker Rooms Total:</b>				<b>140,489</b>						
<b>Clubhouse - Second Floor Components</b>										
Cabinets & Laminate Top - Kitchen									8,071	
Floor Tile - Kitchen									6,786	
Folding Tables & Chairs Allowance										
Freezer			7,713							
Ice Machine				6,690						
Interior Wall Painting	13,259					15,370				
Microwave - Kitchen				1,254						
Range - Kitchen								3,765		
Refrigerator - Kitchen									8,483	
Refurbishment Allowance - Restrooms							67,255			
Vinyl Flooring										
Window Treatment Allowance				13,380						
<b>Clubhouse - Second Floor Components Total:</b>	<b>13,259</b>		<b>7,713</b>	<b>21,324</b>		<b>15,370</b>	<b>67,255</b>	<b>3,765</b>	<b>23,339</b>	
<b>Clubhouse - Mechanical Systems</b>										
HVAC Unit 1		15,765								
HVAC Unit 2		37,836								
HVAC Unit 3				40,140						
<b>Clubhouse - Mechanical Systems Total:</b>		<b>53,600</b>		<b>40,140</b>						

**Middle Village CDD  
Income & Expense Spreadsheet**

Description	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52
Clubhouse - Elevator										
Elevator Cab Refurbishment										
Elevator Equipment Modernization										
<b>Clubhouse - Elevator Total:</b>										
Lake Pavilion										
Composit Deck & Rails										
Exterior Painting - Pavilion	4,592									
Metal Roof - Pavilion										
Wood Bulkhead										
Wood Repair - Pavilion									37,663	
<b>Lake Pavilion Total:</b>	<b>4,592</b>								<b>37,663</b>	
Lawn Pavilions										
Asphalt Shingles				11,038						
Exterior Painting					10,336					
<b>Lawn Pavilions Total:</b>				<b>11,038</b>	<b>10,336</b>					
Sports Pavilion										
Exterior Painting	6,888									
Metal Roof										
Restroom Refurbishment				14,634						
Water Cooler					4,737					
<b>Sports Pavilion Total:</b>	<b>6,888</b>			<b>14,634</b>	<b>4,737</b>					
Ball Fields										
Chain Link Back Stops								42,354		
Chain Link Dugouts & Roof								30,118		
Chain Link Fencing 4 Ft								34,095		
Chain Link Fencing 6 Ft								19,577		
<b>Ball Fields Total:</b>								<b>126,144</b>		
Basketball Courts										
Basketball Court Resurfacing	16,071					18,631				
Basketball Pole & Backboard										



**Middle Village CDD  
Income & Expense Spreadsheet**

	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52
<b>Description</b>										
<i>Basketball Courts continued...</i>										
Chain Link Fencing					29,905					
Light Poles										
<b>Basketball Courts Total:</b>	<b>16,071</b>				<b>29,905</b>	<b>18,631</b>				
<b>Tennis Complex</b>										
Asphalt Shingles - Maintenance Building				12,878						
Exterior Painting - Maintenance Building	4,209									
Exterior Painting - Pavilion	10,714					12,420				
HVAC Unit - Tennis Office					10,336					
Metal Roof - Pavilion										
Refurbishment Allowance - Restrooms				41,812						
Water Coolers									10,179	
Wood Pergola - Pavilion						24,841				
<b>Tennis Complex Total:</b>	<b>14,923</b>			<b>54,690</b>	<b>10,336</b>	<b>37,261</b>			<b>10,179</b>	
<b>Tennis Courts</b>										
Aluminium Fence - Patio							13,816			
Aluminum Bleachers										
Chain Link Fencing - 10 Ft	109,129									
Chain Link Fencing - 4 Ft										
Light Poles										
Shade Pavilions				16,725						
Tennis Court Replenishment Allowance	33,672				37,899				42,655	
Wind Screens							20,103			
Wood Bulkheads										
<b>Tennis Courts Total:</b>	<b>142,802</b>			<b>16,725</b>	<b>37,899</b>		<b>33,920</b>		<b>42,655</b>	
<b>Swimming Pools - General</b>										
Aluminium Fencing										
Asphalt Shingles - Sidewalk Pavilion				3,679						
Concrete Pavers - Pool Decks										
Exterior Painting - Pool Slide Tower							27,414			
HVAC Unit - Pool Office					6,891					

**Middle Village CDD**  
**Income & Expense Spreadsheet**

	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52
<b>Description</b>										
<i>Swimming Pools - General continued...</i>										
Lifeguard Chairs										
Light Poles										
Metal Roof - Pool Slide Building										
Pool Furniture Annual Allowance	4,783	4,926	5,074	5,227	5,383	5,545	5,711	5,882	6,059	6,241
Pool Pumps & Equipment Annual Allowance	15,306	15,765	16,238	16,725	17,227	17,743	18,276	18,824	19,389	19,970
Pool Shade Structures										
Pool Slide Railing										
Pool Slide Refurbishment										39,941
Vinyl Fence - Pool Equipment Yard										
<b>Swimming Pools - General Total:</b>	<b>20,089</b>	<b>20,691</b>	<b>21,312</b>	<b>25,631</b>	<b>29,501</b>	<b>23,288</b>	<b>51,400</b>	<b>24,706</b>	<b>25,448</b>	<b>66,152</b>
<b>Family Pool Complex</b>										
Exterior Painting - Pavilion	13,010									
Metal Roof - Pavilion										
Pool Resurfacing		248,296								
Refurbishment Allowance - Restrooms				25,087						
Wood Pergola									108,577	
<b>Family Pool Complex Total:</b>	<b>13,010</b>	<b>248,296</b>		<b>25,087</b>					<b>108,577</b>	
<b>Lap Pool Complex</b>										
Exterior Painting - Pavilion					6,891					
Exterior Painting - Restroom Pavilion	4,305									
Lane Divider Reel									4,702	
Lane Dividers	7,959									
Light Poles										
Metal Roof - Pavilion				54,189						
Metal Roof - Restroom Pavilion				55,527						
Pool Heater Allowance						91,822				
Pool Lift										
Pool Resurfacing					185,281					
Pool Solar Blanket					10,853					
Pool Solar Blanket Reel	2,296									
Refurbishment Allowance - Lap Pool Restrooms				33,450						

**Middle Village CDD  
Income & Expense Spreadsheet**

	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52
<b>Description</b>										
<i>Lap Pool Complex continued...</i>										
Starting Platforms										
Water Coolers					4,737					
<b>Lap Pool Complex Total:</b>	<b>14,559</b>			<b>143,165</b>	<b>207,762</b>	<b>91,822</b>			<b>4,702</b>	
<b>Splash Pool</b>										
Pool Play Equipment Allowance										
Pool Resurfacing		44,220								
<b>Splash Pool Total:</b>		<b>44,220</b>								
<b>Playground - Clubhouse</b>										
Bipod Swings - 2 Bay					6,891					
Crescent Climber										
Park Benches			26,386							
Picnic Tables						18,631				
Plastic Play Surface Border										
Play Equipment Allowance										
Speedy Spinner										
Spring Riders					6,891					
Wood Park Benches										
Wood Play Equipment										
<b>Playground - Clubhouse Total:</b>			<b>26,386</b>		<b>13,781</b>	<b>18,631</b>				
<b>Playground - Deerview Park</b>										
Bi-Pod Swing Set										
Crescent Climber										
Gazebo Roof										
Park Benches										
Picnic Tables										
Plastic Play Surface Border				12,776						
Play Equipment Allowance										
Spring Rider										
Vinyl Privacy Fence										
Vinyl Ranch Fence										
<b>Playground - Deerview Park Total:</b>				<b>12,776</b>						

**Middle Village CDD  
Income & Expense Spreadsheet**

	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52
<b>Description</b>										
Playground - Hamilton Glen Park										
Bi-Pod Swing Set										
Gazebo Roof										
Park Bench										
Picnic Tables										
Plastic Play Surface Border				5,268						
Play Equipment Allowance										
Vinyl Privacy Fence										
<b>Playground - Hamilton Glen Park Total:</b>				<b>5,268</b>						
Playgrounds - Whitfield Park										
Bi-Pod Swing Set										
Gazebo Roof										
Park Bench										
Picnic Tables										
Plastic Play Surface Border				11,415						
Play Equipment Allowance										
Vinyl Privacy Fence										
Vinyl Ranch Fence										
<b>Playgrounds - Whitfield Park Total:</b>				<b>11,415</b>						
Maintenance Shop & Equipment										
All Terrain Vehicle		19,706								
Exterior Painting	12,627									
Golf Cart										
Jon Boat & Motor Allowance				13,589						
Metal Roof										
<b>Maintenance Shop &amp; Equipment Total:</b>	<b>12,627</b>	<b>19,706</b>		<b>13,589</b>						
Operating Expense										
Flooring - Office	Unfunded									
Furniture - Second Floor Clubhouse	Unfunded									
Interior Painting - Office	Unfunded									
Office Equipment & Furniture Allowance	Unfunded									

**Middle Village CDD  
Income & Expense Spreadsheet**

<b>Description</b>	<b>42-43</b>	<b>43-44</b>	<b>44-45</b>	<b>45-46</b>	<b>46-47</b>	<b>47-48</b>	<b>48-49</b>	<b>49-50</b>	<b>50-51</b>	<b>51-52</b>
<i>Operating Expense continued...</i>										
Parking Lot Seal Coat	<i>Unfunded</i>									
Steel Trash Cans	<i>Unfunded</i>									
Wood Mulch - Play Areas	<i>Unfunded</i>									
<b>Components Not Included</b>										
Clock Tower Clock	<i>Unfunded</i>									
Fabric Shade Awnings - Tennis Curts	<i>Unfunded</i>									
<b>Year Total:</b>	<b>371,442</b>	<b>525,165</b>	<b>61,500</b>	<b>728,458</b>	<b>914,387</b>	<b>700,888</b>	<b>159,428</b>	<b>189,911</b>	<b>259,833</b>	<b>73,641</b>

**Middle Village CDD  
Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 22-23</b>	
<b>Site Components - General</b>	
Decorative Fountain Refurbishment Allowance	3,000
Irrigation System Repair Allowance	3,000
Well 4" Pump - Tennis Courts	4,500
Well 6" Pump - Oakleaf Plantation Parkway	6,200
Well 6" Pump - Plantation Oaks Blvd. West	6,200
<b>Site Components - Monuments</b>	
Exterior Paint - Bell Tower	6,000
Exterior Paint - Clock Tower	6,000
<b>Site Components - Fencing</b>	
Dumpster Enclosure Gates	6,400
<b>Clubhouse - General</b>	
Painting - Guard Rails	3,162
Painting - Monument Stair Rails	4,055
Security Camera System Allowance	15,000
Water Heater	3,060
<b>Clubhouse - Fitness Center</b>	
Carpet Tile	6,270
Fitness Equip Partial Allowance	3,000
Interior Painting - Fitness	2,304
<b>Clubhouse - Second Floor Components</b>	
Folding Tables & Chairs Allowance	3,000
Interior Wall Painting	6,930
<b>Lake Pavilion</b>	
Exterior Painting - Pavilion	2,400
<b>Sports Pavilion</b>	
Exterior Painting	3,600
Water Cooler	2,200
<b>Basketball Courts</b>	
Basketball Court Resurfacing	8,400
Basketball Pole & Backboard	7,200
<b>Tennis Complex</b>	
Exterior Painting - Maintenance Building	2,200
Exterior Painting - Pavilion	5,600

**Middle Village CDD  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 22-23 continued...</i></b>	
HVAC Unit - Tennis Office	4,800
<b>Tennis Courts</b>	
Tennis Court Replenishment Allowance	17,600
<b>Swimming Pools - General</b>	
HVAC Unit - Pool Office	3,200
Lifeguard Chairs	4,200
Pool Furniture Annual Allowance	2,500
Pool Pumps & Equipment Annual Allowance	8,000
<b>Family Pool Complex</b>	
Exterior Painting - Pavilion	6,800
<b>Lap Pool Complex</b>	
Exterior Painting - Restroom Pavilion	2,250
Lane Dividers	4,160
Pool Resurfacing	86,044
Pool Solar Blanket	5,040
Water Coolers	2,200
<b>Playground - Deerview Park</b>	
Bi-Pod Swing Set	3,200
Park Benches	1,200
Picnic Tables	2,600
Play Equipment Allowance	30,000
Spring Rider	1,600
<b>Playground - Hamilton Glen Park</b>	
Bi-Pod Swing Set	3,200
Park Bench	1,300
Picnic Tables	2,600
Play Equipment Allowance	30,000
<b>Playgrounds - Whitfield Park</b>	
Bi-Pod Swing Set	3,200
Park Bench	1,200
Picnic Tables	2,600
Play Equipment Allowance	30,000
<b>Maintenance Shop &amp; Equipment</b>	
Exterior Painting	6,600

**Middle Village CDD  
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 22-23 continued...</i>	
Golf Cart	15,000
<b>Total for 2022 - 2023</b>	<b>\$400,775</b>
 <b>Replacement Year 23-24</b>	
<b>Clubhouse - Roofing</b>	
Asphalt Shingles	64,830
<b>Clubhouse - Fitness Center</b>	
Fitness Equip Partial Allowance	3,180
Wall Mounted Televisions	2,544
<b>Swimming Pools - General</b>	
Pool Furniture Annual Allowance	2,650
Pool Pumps & Equipment Annual Allowance	8,480
<b>Lap Pool Complex</b>	
Pool Lift	3,392
<b>Playground - Deerview Park</b>	
Crescent Climber	2,968
<b>Total for 2023 - 2024</b>	<b>\$88,044</b>
 <b>Replacement Year 24-25</b>	
<b>Clubhouse - Fitness Center</b>	
Fitness Equip Partial Allowance	3,339
<b>Basketball Courts</b>	
Chain Link Fencing	15,457
<b>Swimming Pools - General</b>	
Pool Furniture Annual Allowance	2,782
Pool Pumps & Equipment Annual Allowance	8,904
<b>Total for 2024 - 2025</b>	<b>\$30,483</b>
 <b>Replacement Year 25-26</b>	
<b>Site Components - Monuments</b>	
Brick Tuck Point & Seal - Bell Tower	21,530
Brick Tuck Point & Seal - Clock Tower	24,401
<b>Clubhouse - General</b>	
Exterior Painting - Clubhouse	47,449



**Middle Village CDD  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 25-26 continued...</i></b>	
Kitchen Cabinet & Equipment - Snack Bar	9,723
<b>Clubhouse - Fitness Center</b>	
Fitness Equip Partial Allowance	3,473
<b>Clubhouse - Locker Rooms</b>	
Refurbishment Allowance - Locker Rooms	77,785
<b>Clubhouse - Second Floor Components</b>	
Ice Machine	3,704
Microwave - Kitchen	695
Range - Kitchen	1,852
Window Treatment Allowance	7,408
<b>Lawn Pavilions</b>	
Asphalt Shingles	6,112
<b>Sports Pavilion</b>	
Restroom Refurbishment	8,103
<b>Tennis Complex</b>	
Asphalt Shingles - Maintenance Building	7,130
Refurbishment Allowance - Restrooms	23,150
<b>Tennis Courts</b>	
Shade Pavilions	9,260
<b>Swimming Pools - General</b>	
Asphalt Shingles - Sidewalk Pavilion	2,037
Pool Furniture Annual Allowance	2,894
Pool Pumps & Equipment Annual Allowance	9,260
<b>Family Pool Complex</b>	
Refurbishment Allowance - Restrooms	13,890
<b>Lap Pool Complex</b>	
Refurbishment Allowance - Lap Pool Restrooms	18,520
<b>Playground - Deerview Park</b>	
Plastic Play Surface Border	7,074
<b>Playground - Hamilton Glen Park</b>	
Plastic Play Surface Border	2,917
<b>Playgrounds - Whitfield Park</b>	
Plastic Play Surface Border	6,320

**Middle Village CDD  
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 25-26 continued...</i>	
<b>Maintenance Shop &amp; Equipment</b>	
Jon Boat & Motor Allowance	7,524
<b>Total for 2025 - 2026</b>	<b>\$322,211</b>
<b>Replacement Year 26-27</b>	
<b>Clubhouse - Fitness Center</b>	
Fitness Equip Partial Allowance	3,577
<b>Lawn Pavilions</b>	
Exterior Painting	5,723
<b>Tennis Courts</b>	
Tennis Court Replenishment Allowance	20,984
<b>Swimming Pools - General</b>	
Pool Furniture Annual Allowance	2,981
Pool Pumps & Equipment Annual Allowance	9,538
<b>Lap Pool Complex</b>	
Exterior Painting - Pavilion	3,815
Pool Solar Blanket Reel	1,431
<b>Total for 2026 - 2027</b>	<b>\$48,047</b>
<b>Replacement Year 27-28</b>	
<b>Site Components - General</b>	
Irrigation System Repair Allowance	3,684
<b>Site Components - Parking Lots</b>	
Parking Lot Mill & Resurface	267,192
<b>Clubhouse - Fitness Center</b>	
Fitness Equip Partial Allowance	3,684
<b>Clubhouse - Second Floor Components</b>	
Interior Wall Painting	8,510
<b>Ball Fields</b>	
Chain Link Back Stops	22,104
Chain Link Dugouts & Roof	15,719
Chain Link Fencing 4 Ft	17,794
Chain Link Fencing 6 Ft	10,217

**Middle Village CDD  
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 27-28 continued...</i>	
<b>Basketball Courts</b>	
Basketball Court Resurfacing	10,315
<b>Tennis Complex</b>	
Exterior Painting - Pavilion	6,877
Wood Pergola - Pavilion	13,754
<b>Swimming Pools - General</b>	
Pool Furniture Annual Allowance	3,070
Pool Pumps & Equipment Annual Allowance	9,824
<b>Lap Pool Complex</b>	
Pool Heater Allowance	50,840
<b>Playground - Clubhouse</b>	
Picnic Tables	10,315
<b>Total for 2027 - 2028</b>	<b>\$453,899</b>
 <b>Replacement Year 28-29</b>	
<b>Clubhouse - General</b>	
Access Control Panel	4,806
<b>Clubhouse - Fitness Center</b>	
Fitness Equip Partial Allowance	3,795
<b>Clubhouse - Second Floor Components</b>	
Refurbishment Allowance - Restrooms	37,237
<b>Tennis Courts</b>	
Wind Screens	11,131
<b>Swimming Pools - General</b>	
Exterior Painting - Pool Slide Tower	15,178
Pool Furniture Annual Allowance	3,162
Pool Pumps & Equipment Annual Allowance	10,119
<b>Family Pool Complex</b>	
Pool Resurfacing	159,372
<b>Splash Pool</b>	
Pool Resurfacing	28,383
<b>Playground - Clubhouse</b>	
Speedy Spinner	6,324

**Middle Village CDD  
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 28-29 continued...</i>	
<b>Maintenance Shop &amp; Equipment</b>	
All Terrain Vehicle	12,649
<b>Total for 2028 - 2029</b>	<b>\$292,156</b>
 <b>Replacement Year 29-30</b>	
<b>Site Components - Signage</b>	
Refurbishment Allowance - Amenity Monument Sign	3,908
Refurbishment Allowance - Deerview Lane entry	3,908
Refurbishment Allowance - Hamilton Glen Entry	3,908
Refurbishment Allowance - Whitfield Entry	3,908
<b>Clubhouse - Fitness Center</b>	
Fitness Equip Partial Allowance	3,908
<b>Tennis Courts</b>	
Chain Link Fencing - 4 Ft	7,387
<b>Swimming Pools - General</b>	
Pool Furniture Annual Allowance	3,257
Pool Pumps & Equipment Annual Allowance	10,422
<b>Playground - Clubhouse</b>	
Play Equipment Allowance	58,626
Wood Play Equipment	19,542
<b>Total for 2029 - 2030</b>	<b>\$118,776</b>
 <b>Replacement Year 30-31</b>	
<b>Site Components - Parking Lots</b>	
Light Poles	15,029
Light Poles	33,815
<b>Clubhouse - General</b>	
Guard Rail	30,783
Water Coolers	8,454
<b>Clubhouse - Fitness Center</b>	
Fitness Equip Partial Allowance	4,026
Interior Painting - Fitness	3,092
<b>Clubhouse - Second Floor Components</b>	
Cabinets & Laminate Top - Kitchen	4,468

**Middle Village CDD  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 30-31 continued...</i></b>	
Floor Tile - Kitchen	3,757
<b>Clubhouse - Elevator</b>	
Elevator Cab Refurbishment	11,540
<b>Lake Pavilion</b>	
Wood Repair - Pavilion	20,853
<b>Basketball Courts</b>	
Light Poles	16,639
<b>Tennis Courts</b>	
Light Poles	94,469
Tennis Court Replenishment Allowance	23,617
<b>Swimming Pools - General</b>	
Light Poles	14,492
Pool Furniture Annual Allowance	3,355
Pool Pumps & Equipment Annual Allowance	10,735
Pool Slide Railing	17,176
<b>Family Pool Complex</b>	
Wood Pergola	60,116
<b>Lap Pool Complex</b>	
Lane Divider Reel	2,603
Pool Solar Blanket	6,763
Starting Platforms	21,739
<b>Splash Pool</b>	
Pool Play Equipment Allowance	53,675
<b>Playground - Clubhouse</b>	
Park Benches	17,444
<b>Playground - Deerview Park</b>	
Vinyl Ranch Fence	14,879
<b>Total for 2030 - 2031</b>	<b>\$493,520</b>
 <b>Replacement Year 31-32</b>	
<b>Clubhouse - Fitness Center</b>	
Fitness Equip Partial Allowance	4,146
<b>Clubhouse - Mechanical Systems</b>	
HVAC Unit 1	11,057

**Middle Village CDD  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 31-32 continued...</i></b>	
HVAC Unit 2	26,537
<b>Swimming Pools - General</b>	
Pool Furniture Annual Allowance	3,455
Pool Pumps & Equipment Annual Allowance	11,057
Pool Slide Refurbishment	22,114
<b>Playground - Clubhouse</b>	
Bipod Swings - 2 Bay	4,423
Spring Riders	4,423
<b>Total for 2031 - 2032</b>	<b>\$87,213</b>
 <b>Replacement Year 32-33</b>	
<b>Site Components - General</b>	
Decorative Fountain Refurbishment Allowance	4,271
Irrigation System Repair Allowance	4,271
<b>Clubhouse - General</b>	
Painting - Guard Rails	4,501
Painting - Monument Stair Rails	5,772
Security Camera System Allowance	21,354
<b>Clubhouse - Fitness Center</b>	
Carpet Tile	8,926
Fitness Equip Partial Allowance	4,271
<b>Clubhouse - Second Floor Components</b>	
Freezer	5,410
Interior Wall Painting	9,866
<b>Lake Pavilion</b>	
Exterior Painting - Pavilion	3,417
<b>Sports Pavilion</b>	
Exterior Painting	5,125
<b>Basketball Courts</b>	
Basketball Court Resurfacing	11,958
<b>Tennis Complex</b>	
Exterior Painting - Maintenance Building	3,132
Exterior Painting - Pavilion	7,972
<b>Swimming Pools - General</b>	
Pool Furniture Annual Allowance	3,559

**Middle Village CDD  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 32-33 continued...</i></b>	
Pool Pumps & Equipment Annual Allowance	11,389
<b>Family Pool Complex</b>	
Exterior Painting - Pavilion	9,681
<b>Lap Pool Complex</b>	
Exterior Painting - Restroom Pavilion	3,203
Lane Dividers	5,922
<b>Maintenance Shop &amp; Equipment</b>	
Exterior Painting	9,396
<b>Total for 2032 - 2033</b>	<b>\$143,395</b>
 <b>Replacement Year 33-34</b>	
<b>Clubhouse - Fitness Center</b>	
Fitness Equip Partial Allowance	4,399
Wall Mounted Televisions	3,519
<b>Clubhouse - Mechanical Systems</b>	
HVAC Unit 3	28,153
<b>Lake Pavilion</b>	
Wood Bulkhead	15,953
<b>Tennis Courts</b>	
Aluminum Bleachers	3,812
<b>Swimming Pools - General</b>	
Pool Furniture Annual Allowance	3,666
Pool Pumps & Equipment Annual Allowance	11,730
<b>Total for 2033 - 2034</b>	<b>\$71,233</b>
 <b>Replacement Year 34-35</b>	
<b>Site Components - General</b>	
Well 4" Pump - Tennis Courts	6,796
Well 6" Pump - Oakleaf Plantation Parkway	9,364
Well 6" Pump - Plantation Oaks Blvd. West	9,364
<b>Site Components - Monuments</b>	
Exterior Paint - Bell Tower	9,062
Exterior Paint - Clock Tower	9,062

**Middle Village CDD  
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 34-35 continued...</i>	
<b>Clubhouse - General</b>	
Water Heater	4,622
<b>Clubhouse - Fitness Center</b>	
Fitness Equip Partial Allowance	4,531
<b>Sports Pavilion</b>	
Water Cooler	3,323
<b>Tennis Complex</b>	
HVAC Unit - Tennis Office	7,249
<b>Tennis Courts</b>	
Tennis Court Replenishment Allowance	26,581
<b>Swimming Pools - General</b>	
HVAC Unit - Pool Office	4,833
Pool Furniture Annual Allowance	3,776
Pool Pumps & Equipment Annual Allowance	12,082
<b>Lap Pool Complex</b>	
Pool Resurfacing	129,952
Water Coolers	3,323
<b>Playground - Clubhouse</b>	
Crescent Climber	3,172
<b>Total for 2034 - 2035</b>	<b>\$247,091</b>
 <b>Replacement Year 35-36</b>	
<b>Site Components - Fencing</b>	
Vinyl Fencing - Deerview	356,857
Vinyl Fencing - Hamilton Glen	116,991
Vinyl Fencing - Whitfield	183,251
<b>Site Components - Parking Lots</b>	
Concrete Pavers - Parking Lot	10,143
<b>Clubhouse - General</b>	
Exterior Painting - Clubhouse	63,768
<b>Clubhouse - Fitness Center</b>	
Fitness Equip Partial Allowance	4,667
<b>Clubhouse - Second Floor Components</b>	
Microwave - Kitchen	933



**Middle Village CDD  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 35-36 continued...</i></b>	
Refrigerator - Kitchen	5,445
<b>Tennis Complex</b>	
Water Coolers	6,534
<b>Tennis Courts</b>	
Wood Bulkheads	37,521
<b>Swimming Pools - General</b>	
Aluminium Fencing	47,378
Concrete Pavers - Pool Decks	168,644
Metal Roof - Pool Slide Building	22,401
Pool Furniture Annual Allowance	3,889
Pool Pumps & Equipment Annual Allowance	12,445
Vinyl Fence - Pool Equipment Yard	6,944
<b>Family Pool Complex</b>	
Metal Roof - Pavilion	79,996
<b>Lap Pool Complex</b>	
Light Poles	28,001
<b>Playground - Deerview Park</b>	
Gazebo Roof	7,467
Vinyl Privacy Fence	9,645
<b>Playground - Hamilton Glen Park</b>	
Gazebo Roof	7,467
Vinyl Privacy Fence	11,429
<b>Playgrounds - Whitfield Park</b>	
Gazebo Roof	7,467
Vinyl Privacy Fence	20,543
Vinyl Ranch Fence	18,481
<b>Total for 2035 - 2036</b>	<b>\$1,238,305</b>
<b>Replacement Year 36-37</b>	
<b>Clubhouse - Fitness Center</b>	
Fitness Equip Partial Allowance	4,807
<b>Lawn Pavilions</b>	
Exterior Painting	7,691
<b>Swimming Pools - General</b>	
Pool Furniture Annual Allowance	4,006

**Middle Village CDD  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 36-37 continued...</i></b>	
Pool Pumps & Equipment Annual Allowance	12,818
<b>Lap Pool Complex</b>	
Exterior Painting - Pavilion	5,127
<b>Playground - Clubhouse</b>	
Plastic Play Surface Border	16,487
Wood Park Benches	2,884
<b>Total for 2036 - 2037</b>	<b>\$53,821</b>
 <b>Replacement Year 37-38</b>	
<b>Site Components - General</b>	
Irrigation System Repair Allowance	4,951
<b>Clubhouse - Fitness Center</b>	
Fitness Equip Partial Allowance	4,951
<b>Clubhouse - Second Floor Components</b>	
Folding Tables & Chairs Allowance	4,951
Interior Wall Painting	11,437
Range - Kitchen	2,641
Vinyl Flooring	24,887
<b>Basketball Courts</b>	
Basketball Court Resurfacing	13,863
Basketball Pole & Backboard	11,882
<b>Tennis Complex</b>	
Exterior Painting - Pavilion	9,242
<b>Swimming Pools - General</b>	
Lifeguard Chairs	6,931
Pool Furniture Annual Allowance	4,126
Pool Pumps & Equipment Annual Allowance	13,203
<b>Lap Pool Complex</b>	
Pool Heater Allowance	68,324
<b>Playground - Deerview Park</b>	
Bi-Pod Swing Set	5,281
Play Equipment Allowance	49,510
Spring Rider	2,641
<b>Playground - Hamilton Glen Park</b>	
Bi-Pod Swing Set	5,281

**Middle Village CDD  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 37-38 continued...</i></b>	
Play Equipment Allowance	49,510
<b>Playgrounds - Whitfield Park</b>	
Bi-Pod Swing Set	5,281
Play Equipment Allowance	49,510
<b>Maintenance Shop &amp; Equipment</b>	
Golf Cart	24,755
<b>Total for 2037 - 2038</b>	<b>\$373,160</b>
 <b>Replacement Year 38-39</b>	
<b>Clubhouse - Fitness Center</b>	
Fitness Equip Partial Allowance	5,100
Interior Painting - Fitness	3,916
<b>Tennis Courts</b>	
Tennis Court Replenishment Allowance	29,917
Wind Screens	14,959
<b>Swimming Pools - General</b>	
Exterior Painting - Pool Slide Tower	20,398
Pool Furniture Annual Allowance	4,250
Pool Pumps & Equipment Annual Allowance	13,599
Pool Shade Structures	33,997
<b>Lap Pool Complex</b>	
Pool Lift	5,440
Pool Solar Blanket	8,567
<b>Playground - Deerview Park</b>	
Park Benches	2,040
Picnic Tables	4,420
<b>Playground - Hamilton Glen Park</b>	
Park Bench	2,210
Picnic Tables	4,420
<b>Playgrounds - Whitfield Park</b>	
Park Bench	2,040
Picnic Tables	4,420
<b>Total for 2038 - 2039</b>	<b>\$159,691</b>

**Middle Village CDD  
Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 39-40</b>	
<b>Site Components - Signage</b>	
Refurbishment Allowance - Amenity Monument Sign	5,253
Refurbishment Allowance - Deerview Lane entry	5,253
Refurbishment Allowance - Hamilton Glen Entry	5,253
Refurbishment Allowance - Whitfield Entry	5,253
<b>Clubhouse - Fitness Center</b>	
Fitness Equip Partial Allowance	5,253
<b>Swimming Pools - General</b>	
Pool Furniture Annual Allowance	4,377
Pool Pumps & Equipment Annual Allowance	14,007
<b>Total for 2039 - 2040</b>	<b>\$44,647</b>
<b>Replacement Year 40-41</b>	
<b>Site Components - Monuments</b>	
Metal Roof - Bell Tower	14,699
Metal Roof - Clock Tower	14,699
<b>Clubhouse - General</b>	
Monument Stair Railings	64,474
<b>Clubhouse - Roofing</b>	
Standing Seam Metal Roof	89,448
<b>Clubhouse - Fitness Center</b>	
Fitness Equip Partial Allowance	5,410
<b>Clubhouse - Elevator</b>	
Elevator Equipment Modernization	56,265
<b>Lake Pavilion</b>	
Metal Roof - Pavilion	18,467
Wood Repair - Pavilion	28,025
<b>Sports Pavilion</b>	
Metal Roof	25,103
<b>Tennis Complex</b>	
Metal Roof - Pavilion	58,603
<b>Swimming Pools - General</b>	
Pool Furniture Annual Allowance	4,508

**Middle Village CDD  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 40-41 continued...</i></b>	
Pool Pumps & Equipment Annual Allowance	14,427
<b>Playground - Clubhouse</b>	
Speedy Spinner	9,017
<b>Maintenance Shop &amp; Equipment</b>	
Metal Roof	88,178
<b>Total for 2040 - 2041</b>	<b><u>\$491,323</u></b>
<b>Replacement Year 41-42</b>	
<b>Clubhouse - Fitness Center</b>	
Fitness Equip Partial Allowance	5,572
<b>Lake Pavilion</b>	
Composit Deck & Rails	21,993
<b>Swimming Pools - General</b>	
Pool Furniture Annual Allowance	4,644
Pool Pumps & Equipment Annual Allowance	14,860
Pool Slide Refurbishment	29,720
<b>Playground - Clubhouse</b>	
Play Equipment Allowance	83,587
Wood Play Equipment	27,862
<b>Playground - Deerview Park</b>	
Crescent Climber	5,201
<b>Total for 2041 - 2042</b>	<b><u>\$193,438</u></b>
<b>Replacement Year 42-43</b>	
<b>Site Components - General</b>	
Decorative Fountain Refurbishment Allowance	5,740
Irrigation System Repair Allowance	5,740
<b>Site Components - Fencing</b>	
Chain Link Fence - Maintenance Shed	16,607
Dumpster Enclosure Gates	12,245
<b>Clubhouse - General</b>	
Painting - Guard Rails	6,050
Painting - Monument Stair Rails	7,758

**Middle Village CDD  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 42-43 continued...</i></b>	
Security Camera System Allowance	28,698
Water Coolers	12,053
<b>Clubhouse - Fitness Center</b>	
Carpet Tile	11,996
Fitness Equip Partial Allowance	5,740
<b>Clubhouse - Second Floor Components</b>	
Interior Wall Painting	13,259
<b>Lake Pavilion</b>	
Exterior Painting - Pavilion	4,592
<b>Sports Pavilion</b>	
Exterior Painting	6,888
<b>Basketball Courts</b>	
Basketball Court Resurfacing	16,071
<b>Tennis Complex</b>	
Exterior Painting - Maintenance Building	4,209
Exterior Painting - Pavilion	10,714
<b>Tennis Courts</b>	
Chain Link Fencing - 10 Ft	109,129
Tennis Court Replenishment Allowance	33,672
<b>Swimming Pools - General</b>	
Pool Furniture Annual Allowance	4,783
Pool Pumps & Equipment Annual Allowance	15,306
<b>Family Pool Complex</b>	
Exterior Painting - Pavilion	13,010
<b>Lap Pool Complex</b>	
Exterior Painting - Restroom Pavilion	4,305
Lane Dividers	7,959
Pool Solar Blanket Reel	2,296
<b>Maintenance Shop &amp; Equipment</b>	
Exterior Painting	12,627
<b>Total for 2042 - 2043</b>	<b>\$371,442</b>
 <b>Replacement Year 43-44</b>	
<b>Clubhouse - General</b>	
Access Control Panel	7,488

**Middle Village CDD  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 43-44 continued...</i></b>	
<b>Clubhouse - Roofing</b>	
Asphalt Shingles	120,522
<b>Clubhouse - Fitness Center</b>	
Fitness Equip Partial Allowance	5,912
Wall Mounted Televisions	4,729
<b>Clubhouse - Mechanical Systems</b>	
HVAC Unit 1	15,765
HVAC Unit 2	37,836
<b>Swimming Pools - General</b>	
Pool Furniture Annual Allowance	4,926
Pool Pumps & Equipment Annual Allowance	15,765
<b>Family Pool Complex</b>	
Pool Resurfacing	248,296
<b>Splash Pool</b>	
Pool Resurfacing	44,220
<b>Maintenance Shop &amp; Equipment</b>	
All Terrain Vehicle	19,706
<b>Total for 2043 - 2044</b>	<b><u>\$525,165</u></b>
<b>Replacement Year 44-45</b>	
<b>Clubhouse - Fitness Center</b>	
Fitness Equip Partial Allowance	6,089
<b>Clubhouse - Second Floor Components</b>	
Freezer	7,713
<b>Swimming Pools - General</b>	
Pool Furniture Annual Allowance	5,074
Pool Pumps & Equipment Annual Allowance	16,238
<b>Playground - Clubhouse</b>	
Park Benches	26,386
<b>Total for 2044 - 2045</b>	<b><u>\$61,500</u></b>
<b>Replacement Year 45-46</b>	
<b>Site Components - Monuments</b>	
Brick Tuck Point & Seal - Bell Tower	38,885

**Middle Village CDD  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 45-46 continued...</i></b>	
Brick Tuck Point & Seal - Clock Tower	44,070
<b>Clubhouse - General</b>	
Exterior Painting - Clubhouse	85,698
Kitchen Cabinet & Equipment - Snack Bar	17,561
<b>Clubhouse - Fitness Center</b>	
Fitness Equip Partial Allowance	6,272
<b>Clubhouse - Locker Rooms</b>	
Refurbishment Allowance - Locker Rooms	140,489
<b>Clubhouse - Second Floor Components</b>	
Ice Machine	6,690
Microwave - Kitchen	1,254
Window Treatment Allowance	13,380
<b>Clubhouse - Mechanical Systems</b>	
HVAC Unit 3	40,140
<b>Lawn Pavilions</b>	
Asphalt Shingles	11,038
<b>Sports Pavilion</b>	
Restroom Refurbishment	14,634
<b>Tennis Complex</b>	
Asphalt Shingles - Maintenance Building	12,878
Refurbishment Allowance - Restrooms	41,812
<b>Tennis Courts</b>	
Shade Pavilions	16,725
<b>Swimming Pools - General</b>	
Asphalt Shingles - Sidewalk Pavilion	3,679
Pool Furniture Annual Allowance	5,227
Pool Pumps & Equipment Annual Allowance	16,725
<b>Family Pool Complex</b>	
Refurbishment Allowance - Restrooms	25,087
<b>Lap Pool Complex</b>	
Metal Roof - Pavilion	54,189
Metal Roof - Restroom Pavilion	55,527
Refurbishment Allowance - Lap Pool Restrooms	33,450



**Middle Village CDD  
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 45-46 continued...</i>	
<b>Playground - Deerview Park</b>	
Plastic Play Surface Border	12,776
<b>Playground - Hamilton Glen Park</b>	
Plastic Play Surface Border	5,268
<b>Playgrounds - Whitfield Park</b>	
Plastic Play Surface Border	11,415
<b>Maintenance Shop &amp; Equipment</b>	
Jon Boat & Motor Allowance	13,589
<b>Total for 2045 - 2046</b>	<b>\$728,458</b>
 <b>Replacement Year 46-47</b>	
<b>Site Components - General</b>	
Well 4" Pump - Tennis Courts	9,690
Well 6" Pump - Oakleaf Plantation Parkway	13,351
Well 6" Pump - Plantation Oaks Blvd. West	13,351
Wood Boardwalk Replacement	307,149
<b>Site Components - Monuments</b>	
Exterior Paint - Bell Tower	12,920
Exterior Paint - Clock Tower	12,920
<b>Site Components - Fencing</b>	
Aluminum Fence 8 Ft - Amenity	182,740
<b>Clubhouse - General</b>	
Water Heater	6,589
<b>Clubhouse - Fitness Center</b>	
Fitness Equip Partial Allowance	6,460
Interior Painting - Fitness	4,961
<b>Lawn Pavilions</b>	
Exterior Painting	10,336
<b>Sports Pavilion</b>	
Water Cooler	4,737
<b>Basketball Courts</b>	
Chain Link Fencing	29,905
<b>Tennis Complex</b>	
HVAC Unit - Tennis Office	10,336

**Middle Village CDD  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 46-47 continued...</i></b>	
<b>Tennis Courts</b>	
Tennis Court Replenishment Allowance	37,899
<b>Swimming Pools - General</b>	
HVAC Unit - Pool Office	6,891
Pool Furniture Annual Allowance	5,383
Pool Pumps & Equipment Annual Allowance	17,227
<b>Lap Pool Complex</b>	
Exterior Painting - Pavilion	6,891
Pool Resurfacing	185,281
Pool Solar Blanket	10,853
Water Coolers	4,737
<b>Playground - Clubhouse</b>	
Bipod Swings - 2 Bay	6,891
Spring Riders	6,891
<b>Total for 2046 - 2047</b>	<b><u>\$914,387</u></b>
 <b>Replacement Year 47-48</b>	
<b>Site Components - General</b>	
Irrigation System Repair Allowance	6,654
<b>Site Components - Parking Lots</b>	
Parking Lot Mill & Resurface	482,578
<b>Clubhouse - Fitness Center</b>	
Fitness Equip Partial Allowance	6,654
<b>Clubhouse - Second Floor Components</b>	
Interior Wall Painting	15,370
<b>Basketball Courts</b>	
Basketball Court Resurfacing	18,631
<b>Tennis Complex</b>	
Exterior Painting - Pavilion	12,420
Wood Pergola - Pavilion	24,841
<b>Swimming Pools - General</b>	
Pool Furniture Annual Allowance	5,545
Pool Pumps & Equipment Annual Allowance	17,743

**Middle Village CDD  
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 47-48 continued...</i>	
<b>Lap Pool Complex</b>	
Pool Heater Allowance	91,822
<b>Playground - Clubhouse</b>	
Picnic Tables	18,631
<b>Total for 2047 - 2048</b>	<b>\$700,888</b>
 <b>Replacement Year 48-49</b>	
<b>Clubhouse - Fitness Center</b>	
Fitness Equip Partial Allowance	6,853
<b>Clubhouse - Second Floor Components</b>	
Refurbishment Allowance - Restrooms	67,255
<b>Tennis Courts</b>	
Aluminium Fence - Patio	13,816
Wind Screens	20,103
<b>Swimming Pools - General</b>	
Exterior Painting - Pool Slide Tower	27,414
Pool Furniture Annual Allowance	5,711
Pool Pumps & Equipment Annual Allowance	18,276
<b>Total for 2048 - 2049</b>	<b>\$159,428</b>
 <b>Replacement Year 49-50</b>	
<b>Site Components - Signage</b>	
Refurbishment Allowance - Amenity Monument Sign	7,059
Refurbishment Allowance - Deerview Lane entry	7,059
Refurbishment Allowance - Hamilton Glen Entry	7,059
Refurbishment Allowance - Whitfield Entry	7,059
<b>Clubhouse - Fitness Center</b>	
Fitness Equip Partial Allowance	7,059
<b>Clubhouse - Second Floor Components</b>	
Range - Kitchen	3,765
<b>Ball Fields</b>	
Chain Link Back Stops	42,354
Chain Link Dugouts & Roof	30,118

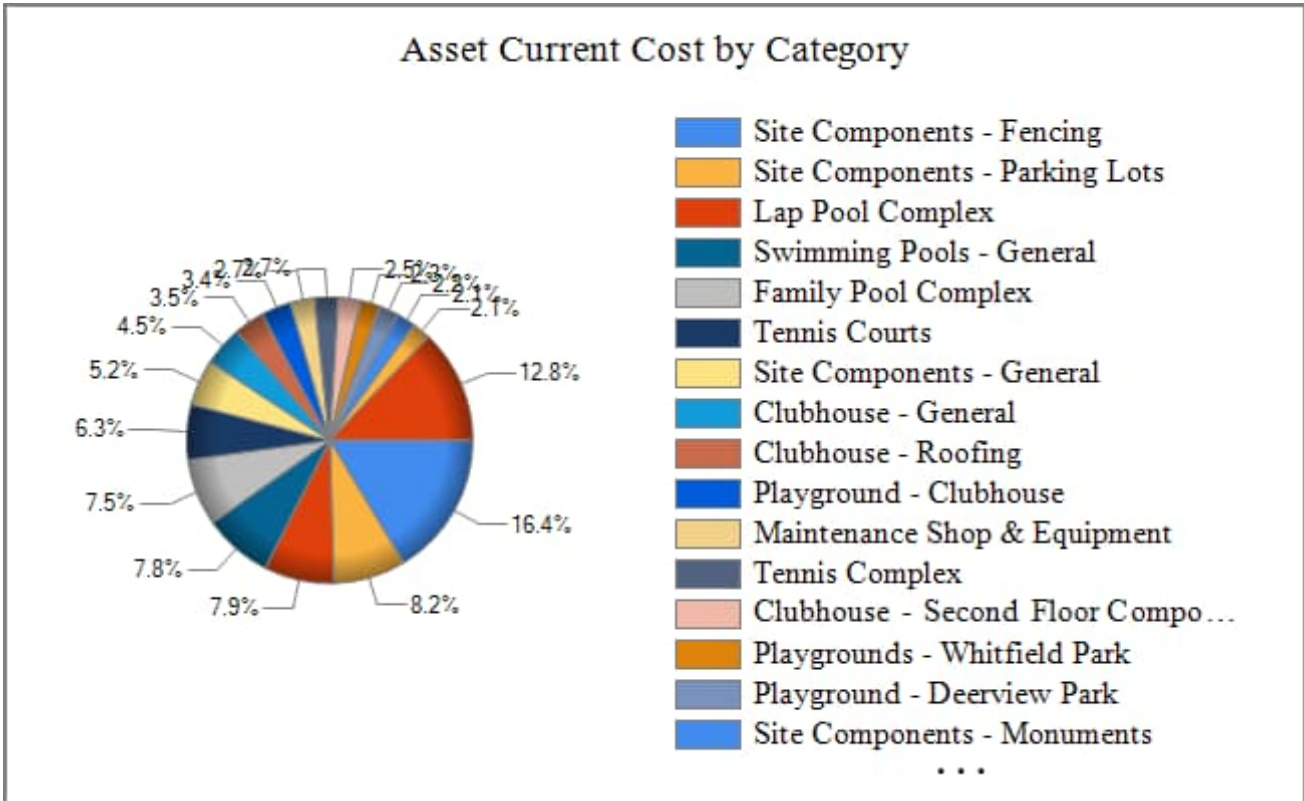
**Middle Village CDD  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 49-50 continued...</i></b>	
Chain Link Fencing 4 Ft	34,095
Chain Link Fencing 6 Ft	19,577
<b>Swimming Pools - General</b>	
Pool Furniture Annual Allowance	5,882
Pool Pumps & Equipment Annual Allowance	18,824
<b>Total for 2049 - 2050</b>	<b><u>\$189,911</u></b>
<b>Replacement Year 50-51</b>	
<b>Clubhouse - Fitness Center</b>	
Fitness Equip Partial Allowance	7,271
<b>Clubhouse - Second Floor Components</b>	
Cabinets & Laminate Top - Kitchen	8,071
Floor Tile - Kitchen	6,786
Refrigerator - Kitchen	8,483
<b>Lake Pavilion</b>	
Wood Repair - Pavilion	37,663
<b>Tennis Complex</b>	
Water Coolers	10,179
<b>Tennis Courts</b>	
Tennis Court Replenishment Allowance	42,655
<b>Swimming Pools - General</b>	
Pool Furniture Annual Allowance	6,059
Pool Pumps & Equipment Annual Allowance	19,389
<b>Family Pool Complex</b>	
Wood Pergola	108,577
<b>Lap Pool Complex</b>	
Lane Divider Reel	4,702
<b>Total for 2050 - 2051</b>	<b><u>\$259,833</u></b>
<b>Replacement Year 51-52</b>	
<b>Clubhouse - Fitness Center</b>	
Fitness Equip Partial Allowance	7,489
<b>Swimming Pools - General</b>	
Pool Furniture Annual Allowance	6,241

**Middle Village CDD  
Annual Expenditure Detail**

Description	Expenditures
<i><b>Replacement Year 51-52 continued...</b></i>	
Pool Pumps & Equipment Annual Allowance	19,970
Pool Slide Refurbishment	39,941
<b>Total for 2051 - 2052</b>	<b><u>\$73,641</u></b>

**Middle Village CDD**  
**Orange Park, Florida**  
**Asset Current Cost by Category**



## Middle Village CDD Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>Site Components - General</b>								
Decorative Fountain Refurbishment Allowa..	2006	22-23	10	0	0	1 Lump Sum	3,000.00	3,000
Irrigation System Repair Allowance	2012	22-23	5	0	0	1 Lump Sum	3,000.00	3,000
Well 4" Pump - Tennis Courts	2006	22-23	12	0	0	1 Lump Sum	4,500.00	4,500
Well 6" Pump - Oakleaf Plantation Parkway	2006	22-23	12	2	0	1 Each	6,200.00	6,200
Well 6" Pump - Plantation Oaks Blvd. West	2006	22-23	12	3	0	1 Lump Sum	6,200.00	6,200
Wood Boardwalk Replacement	2022	46-47	25	0	24	3,479 Square Feet	41.00	142,639
Site Components - General - Total								\$165,539
<b>Site Components - Monuments</b>								
Brick Tuck Point & Seal - Bell Tower	2006	25-26	20	0	3	3,000 Square Feet	6.20	18,600
Brick Tuck Point & Seal - Clock Tower	2006	25-26	20	0	3	3,400 Square Feet	6.20	21,080
Exterior Paint - Bell Tower	2006	22-23	12	0	0	1,200 Square Feet	5.00	6,000
Exterior Paint - Clock Tower	2006	22-23	12	0	0	1,200 Square Feet	5.00	6,000
Metal Roof - Bell Tower	2006	40-41	35	0	18	429 Square Feet	19.00	8,151
Metal Roof - Clock Tower	2006	40-41	35	0	18	429 Square Feet	19.00	8,151
Site Components - Monuments - Total								\$67,982
<b>Site Components - Signage</b>								
Refurbishment Allowance - Amenity Monu..	2020	29-30	10	0	7	1 Lump Sum	3,000.00	3,000
Refurbishment Allowance - Deerview Lane ..	2020	29-30	10	0	7	1 Lump Sum	3,000.00	3,000
Refurbishment Allowance - Hamilton Glen ..	2020	29-30	10	0	7	1 Lump Sum	3,000.00	3,000
Refurbishment Allowance - Whitfield Entry	2020	29-30	10	0	7	1 Lump Sum	3,000.00	3,000
Site Components - Signage - Total								\$12,000
<b>Site Components - Fencing</b>								
Aluminum Fence 8 Ft - Amenity	2022	46-47	25	0	24	884 Linear Feet	96.00	84,864
Chain Link Fence - Maintenance Shed	2019	42-43	24	0	20	280 Linear Feet	31.00	8,680
Dumpster Enclosure Gates	2006	22-23	20	-3	0	4 EA	1,600.00	6,400
Vinyl Fencing - Deerview	2006	35-36	30	0	13	7,400 Linear Feet	31.00	229,400
Vinyl Fencing - Hamilton Glen	2006	35-36	30	0	13	2,426 Linear Feet	31.00	75,206
Vinyl Fencing - Whitfield	2006	35-36	30	0	13	3,800 Linear Feet	31.00	117,800
Site Components - Fencing - Total								\$522,350
<b>Site Components - Parking Lots</b>								
Concrete Pavers - Parking Lot	2006	35-36	30	0	13	800 Square Feet	8.15	6,520
Light Poles	2006	30-31	25	0	8	8 Each	1,400.00	11,200
Light Poles	2006	30-31	25	0	8	14 EA	1,800.00	25,200
Parking Lot Mill & Resurface	2006	27-28	20	2	5	12,724 Square Yards	17.10	217,580
Site Components - Parking Lots - Total								\$260,500
<b>Clubhouse - General</b>								
Access Control Panel	2014	28-29	15	0	6	1 Each	3,800.00	3,800
Exterior Painting - Clubhouse	2006	25-26	10	10	3	14,640 Square Feet	2.80	40,992
Guard Rail	2006	30-31	25	0	8	310 Linear Feet	74.00	22,940

## Middle Village CDD Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Clubhouse - General continued...</i>								
Kitchen Cabinet & Equipment - Snack Bar	2006	25-26	20	0	3	1 Lump Sum	8,400.00	8,400
Monument Stair Railings	2006	40-41	35	0	18	436 Linear Feet	82.00	35,752
Painting - Guard Rails	2012	22-23	10	0	0	340 Linear Feet	9.30	3,162
Painting - Monument Stair Rails	2006	22-23	10	1	0	436 Linear Feet	9.30	4,055
Security Camera System Allowance	2010	22-23	10	0	0	1 Lump Sum	15,000.00	15,000
Water Coolers	2019	30-31	12	0	8	3 Each	2,100.00	6,300
Water Heater	2006	22-23	12	0	0	85 Gallon	36.00	3,060
Clubhouse - General - Total								\$143,461
<b>Clubhouse - Roofing</b>								
Asphalt Shingles	2006	23-24	20	-2	1	139 Squares	440.00	61,160
Standing Seam Metal Roof	2006	40-41	35	0	18	3,100 Square Feet	16.00	49,600
Clubhouse - Roofing - Total								\$110,760
<b>Clubhouse - Fitness Center</b>								
Carpet Tile	2013	22-23	10	0	0	165 SY	38.00	6,270
Fitness Equip Partial Allowance	2014	22-23	1	0	0	1 Lump Sum	3,000.00	3,000
Interior Painting - Fitness	2013	22-23	8	0	0	1,152 Square Feet	2.00	2,304
Wall Mounted Televisions	2014	23-24	10	0	1	3 Each	800.00	2,400
Clubhouse - Fitness Center - Total								\$13,974
<b>Clubhouse - Locker Rooms</b>								
Refurbishment Allowance - Locker Rooms	2006	25-26	20	0	3	1,400 Square Feet	48.00	67,200
Clubhouse - Locker Rooms - Total								\$67,200
<b>Clubhouse - Second Floor Components</b>								
Cabinets & Laminate Top - Kitchen	2006	30-31	20	5	8	18 Linear Feet	185.00	3,330
Floor Tile - Kitchen	2006	30-31	20	5	8	200 Square Feet	14.00	2,800
Folding Tables & Chairs Allowance	2006	22-23	15	0	0	1 LS	3,000.00	3,000
Freezer	2021	32-33	12	0	10	1 Each	3,800.00	3,800
Ice Machine	2006	25-26	20	0	3	1 Each	3,200.00	3,200
Interior Wall Painting	2006	22-23	5	12	0	6,300 Square Feet	1.10	6,930
Microwave - Kitchen	2016	25-26	10	0	3	1 Each	600.00	600
Range - Kitchen	2006	25-26	12	8	3	1 Each	1,600.00	1,600
Refrigerator - Kitchen	2021	35-36	15	0	13	1 Each	3,500.00	3,500
Refurbishment Allowance - Restrooms	2006	28-29	20	3	6	460 Square Feet	64.00	29,440
Vinyl Flooring	2018	37-38	20	0	15	2,600 Square Feet	5.80	15,080
Window Treatment Allowance	2006	25-26	20	0	3	16 Each	400.00	6,400
Clubhouse - Second Floor Components - Total								\$79,680
<b>Clubhouse - Mechanical Systems</b>								
HVAC Unit 1	2020	31-32	12	0	9	5 Tons	1,600.00	8,000
HVAC Unit 2	2020	31-32	12	0	9	12 Tons	1,600.00	19,200
HVAC Unit 3	2022	33-34	12	0	11	12 Tons	1,600.00	19,200
Clubhouse - Mechanical Systems - Total								\$46,400



## Middle Village CDD Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>Clubhouse - Elevator</b>								
Elevator Cab Refurbishment	2006	30-31	25	0	8	1 Lump Sum	8,600.00	8,600
Elevator Equipment Modernization	2006	40-41	35	0	18	2 Stops	15,600.00	<u>31,200</u>
Clubhouse - Elevator - Total								\$39,800
<b>Lake Pavilion</b>								
Composit Deck & Rails	2022	41-42	20	0	19	740 Square Feet	16.00	11,840
Exterior Painting - Pavilion	2006	22-23	10	0	0	1,200 Square Feet	2.00	2,400
Metal Roof - Pavilion	2006	40-41	35	0	18	640 Square Feet	16.00	10,240
Wood Bulkhead	2006	33-34	28	0	11	160 Square Feet	68.00	10,880
Wood Repair - Pavilion	2021	30-31	10	0	8	740 Square Feet	21.00	<u>15,540</u>
Lake Pavilion - Total								\$50,900
<b>Lawn Pavilions</b>								
Asphalt Shingles	2006	25-26	20	0	3	12 Squares	440.00	5,280
Exterior Painting	2017	26-27	10	0	4	2,400 Square Feet	2.00	<u>4,800</u>
Lawn Pavilions - Total								\$10,080
<b>Sports Pavilion</b>								
Exterior Painting	2006	22-23	10	4	0	1,800 Square Feet	2.00	3,600
Metal Roof	2006	40-41	35	0	18	870 Square Feet	16.00	13,920
Restroom Refurbishment	2006	25-26	20	0	3	2 Each	3,500.00	7,000
Water Cooler	2006	22-23	12	0	0	2 Each	1,100.00	<u>2,200</u>
Sports Pavilion - Total								\$26,720
<b>Ball Fields</b>								
Chain Link Back Stops	2006	27-28	22	0	5	2 Each	9,000.00	18,000
Chain Link Dugouts & Roof	2006	27-28	22	0	5	4 Each	3,200.00	12,800
Chain Link Fencing 4 Ft	2006	27-28	22	0	5	805 Linear Feet	18.00	14,490
Chain Link Fencing 6 Ft	2006	27-28	22	0	5	320 Linear Feet	26.00	<u>8,320</u>
Ball Fields - Total								\$53,610
<b>Basketball Courts</b>								
Basketball Court Resurfacing	2013	22-23	5	0	0	1,200 Each	7.00	8,400
Basketball Pole & Backboard	2006	22-23	15	0	0	4 EA	1,800.00	7,200
Chain Link Fencing	2006	24-25	22	-3	2	448 LF	31.00	13,888
Light Poles	2006	30-31	25	0	8	4 EA	3,100.00	<u>12,400</u>
Basketball Courts - Total								\$41,888
<b>Tennis Complex</b>								
Asphalt Shingles - Maintenance Building	2006	25-26	20	0	3	14 Squares	440.00	6,160
Exterior Painting - Maintenance Building	2006	22-23	10	7	0	1,100 Square Feet	2.00	2,200
Exterior Painting - Pavilion	2006	22-23	5	10	0	2,800 Square Feet	2.00	5,600
HVAC Unit - Tennis Office	2006	22-23	12	0	0	3 Tons	1,600.00	4,800
Metal Roof - Pavilion	2006	40-41	35	0	18	2,031 SF	16.00	<u>32,496</u>

## Middle Village CDD Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Tennis Complex continued...</i>								
Refurbishment Allowance - Restrooms	2006	25-26	20	0	3	1 Lump Sum	20,000.00	20,000
Water Coolers	2021	35-36	15	0	13	2 Each	2,100.00	4,200
Wood Pergola - Pavilion	2006	27-28	20	2	5	400 Square Feet	28.00	<u>11,200</u>
Tennis Complex - Total								\$86,656
<b>Tennis Courts</b>								
Aluminium Fence - Patio	2019	48-49	30	0	26	168 Linear Feet	36.00	6,048
Aluminum Bleachers	2006	33-34	28	0	11	1 Unit	2,600.00	2,600
Chain Link Fencing - 10 Ft	2019	42-43	24	0	20	1,840 Linear Feet	31.00	57,040
Chain Link Fencing - 4 Ft	2006	29-30	24	0	7	270 Linear Feet	21.00	5,670
Light Poles	2006	30-31	25	0	8	16 Each	4,400.00	70,400
Shade Pavilions	2006	25-26	20	0	3	2 Each	4,000.00	8,000
Tennis Court Replenishment Allowance	2014	22-23	4	1	0	8 Each	2,200.00	17,600
Wind Screens	2019	28-29	10	0	6	8 Courts	1,100.00	8,800
Wood Bulkheads	2006	35-36	30	0	13	670 Linear Feet	36.00	<u>24,120</u>
Tennis Courts - Total								\$200,278
<b>Swimming Pools - General</b>								
Aluminium Fencing	2006	35-36	30	0	13	846 Linear Feet	36.00	30,456
Asphalt Shingles - Sidewalk Pavilion	2006	25-26	20	0	3	4 Squares	440.00	1,760
Concrete Pavers - Pool Decks	2006	35-36	30	0	13	13,384 Square Feet	8.10	108,410
Exterior Painting - Pool Slide Tower	2019	28-29	10	0	6	1 Lump Sum	12,000.00	12,000
HVAC Unit - Pool Office	2006	22-23	12	0	0	2 Tons	1,600.00	3,200
Lifeguard Chairs	2006	22-23	15	0	0	3 Each	1,400.00	4,200
Light Poles	2006	30-31	25	0	8	6 Each	1,800.00	10,800
Metal Roof - Pool Slide Building	2006	35-36	30	0	13	900 Square Feet	16.00	14,400
Pool Furniture Annual Allowance	2006	22-23	1	0	0	1 Lump Sum	2,500.00	2,500
Pool Pumps & Equipment Annual Allowance	2006	22-23	1	0	0	1 Lump Sum	8,000.00	8,000
Pool Shade Structures	2019	38-39	20	0	16	1 Lump Sum	20,000.00	20,000
Pool Slide Railing	2006	30-31	25	0	8	200 Linear Feet	64.00	12,800
Pool Slide Refurbishment	2022	31-32	10	0	9	1 Lump Sum	16,000.00	16,000
Vinyl Fence - Pool Equipment Yard	2006	35-36	30	0	13	144 Linear Feet	31.00	<u>4,464</u>
Swimming Pools - General - Total								\$248,990
<b>Family Pool Complex</b>								
Exterior Painting - Pavilion	2006	22-23	10	5	0	3,400 Square Feet	2.00	6,800
Metal Roof - Pavilion	2006	35-36	30	0	13	3,214 Square Feet	16.00	51,424
Pool Resurfacing	2014	28-29	15	0	6	9,000 Square Feet	14.00	126,000
Refurbishment Allowance - Restrooms	2006	25-26	20	0	3	1 Lump Sum	12,000.00	12,000
Wood Pergola	2006	30-31	20	5	8	1,600 Square Feet	28.00	<u>44,800</u>
Family Pool Complex - Total								\$241,024

## Middle Village CDD Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>Lap Pool Complex</b>								
Exterior Painting - Pavilion	2017	26-27	10	0	4	1 Lump Sum	3,200.00	3,200
Exterior Painting - Restroom Pavilion	2011	22-23	10	0	0	1,800 Square Feet	1.25	2,250
Lane Divider Reel	2006	30-31	20	5	8	1 Each	1,940.00	1,940
Lane Dividers	2006	22-23	10	6	0	8 Lanes	520.00	4,160
Light Poles	2011	35-36	25	0	13	6 EA	3,000.00	18,000
Metal Roof - Pavilion	2011	45-46	35	0	23	1,620 Square Feet	16.00	25,920
Metal Roof - Restroom Pavilion	2011	45-46	35	0	23	1,660 Square Feet	16.00	26,560
Pool Heater Allowance	2018	27-28	10	0	52,070,000 BTU		0.02	41,400
Pool Lift	2006	23-24	15	3	1	1 Each	3,200.00	3,200
Pool Resurfacing	2011	22-23	12	0	0	6,146 Square Feet	14.00	86,044
Pool Solar Blanket	2011	22-23	8	0	0	4,200 Square Feet	1.20	5,040
Pool Solar Blanket Reel	2011	26-27	16	0	4	1 Each	1,200.00	1,200
Refurbishment Allowance - Lap Pool Restro..	2006	25-26	20	0	3	2 Each	8,000.00	16,000
Starting Platforms	2006	30-31	25	0	8	6 Each	2,700.00	16,200
Water Coolers	2006	22-23	12	0	0	2 Each	1,100.00	2,200
Lap Pool Complex - Total								<u>\$253,314</u>
<b>Splash Pool</b>								
Pool Play Equipment Allowance	2006	30-31	25	0	8	1 Lump Sum	40,000.00	40,000
Pool Resurfacing	2014	28-29	15	0	6	1,870 Square Feet	12.00	22,440
Splash Pool - Total								<u>\$62,440</u>
<b>Playground - Clubhouse</b>								
Bipod Swings - 2 Bay	2017	31-32	15	0	9	1 Each	3,200.00	3,200
Crescent Climber	2017	34-35	18	0	12	1 Each	2,100.00	2,100
Park Benches	2017	30-31	14	0	8	10 Each	1,300.00	13,000
Picnic Tables	2006	27-28	20	2	5	4 Each	2,100.00	8,400
Plastic Play Surface Border	2017	36-37	20	0	14	490 Linear Feet	21.00	10,290
Play Equipment Allowance	2017	29-30	12	0	7	1 Lump Sum	45,000.00	45,000
Speedy Spinner	2017	28-29	12	0	6	1 Each	5,000.00	5,000
Spring Riders	2017	31-32	15	0	9	2 Each	1,600.00	3,200
Wood Park Benches	2017	36-37	20	0	14	1 Lump Sum	1,800.00	1,800
Wood Play Equipment	2017	29-30	12	0	7	1 Lump Sum	15,000.00	15,000
Playground - Clubhouse - Total								<u>\$106,990</u>
<b>Playground - Deerview Park</b>								
Bi-Pod Swing Set	2006	22-23	15	0	0	1 Each	3,200.00	3,200
Crescent Climber	2006	23-24	18	0	1	1 Each	2,800.00	2,800
Gazebo Roof	2006	35-36	30	0	13	600 Square Feet	8.00	4,800
Park Benches	2006	22-23	16	0	0	1 Each	1,200.00	1,200
Picnic Tables	2006	22-23	16	0	0	2 Each	1,300.00	2,600
Plastic Play Surface Border	2006	25-26	20	0	3	291 Linear Feet	21.00	6,111
Play Equipment Allowance	2006	22-23	15	0	0	1 Lump Sum	30,000.00	30,000
Spring Rider	2006	22-23	15	0	0	1 Each	1,600.00	1,600

## Middle Village CDD Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Playground - Deerview Park continued...</i>								
Vinyl Privacy Fence	2006	35-36	30	0	13	200 Linear Feet	31.00	6,200
Vinyl Ranch Fence	2006	30-31	25	0	8	462 Linear Feet	24.00	<u>11,088</u>
Playground - Deerview Park - Total								\$69,599
<b>Playground - Hamilton Glen Park</b>								
Bi-Pod Swing Set	2006	22-23	15	0	0	1 Each	3,200.00	3,200
Gazebo Roof	2006	35-36	30	0	13	600 SF	8.00	4,800
Park Bench	2006	22-23	16	0	0	1 Each	1,300.00	1,300
Picnic Tables	2006	22-23	16	0	0	2 Each	1,300.00	2,600
Plastic Play Surface Border	2006	25-26	20	0	3	120 Linear Feet	21.00	2,520
Play Equipment Allowance	2006	22-23	15	0	0	1 Lump Sum	30,000.00	30,000
Vinyl Privacy Fence	2006	35-36	30	0	13	237 Linear Feet	31.00	<u>7,347</u>
Playground - Hamilton Glen Park - Total								\$51,767
<b>Playgrounds - Whitfield Park</b>								
Bi-Pod Swing Set	2006	22-23	15	0	0	1 Each	3,200.00	3,200
Gazebo Roof	2006	35-36	30	0	13	600 Square Feet	8.00	4,800
Park Bench	2006	22-23	16	0	0	1 Each	1,200.00	1,200
Picnic Tables	2006	22-23	16	0	0	2 Each	1,300.00	2,600
Plastic Play Surface Border	2006	25-26	20	0	3	260 Linear Feet	21.00	5,460
Play Equipment Allowance	2006	22-23	15	0	0	1 Lump Sum	30,000.00	30,000
Vinyl Privacy Fence	2006	35-36	30	0	13	426 Linear Feet	31.00	13,206
Vinyl Ranch Fence	2006	35-36	30	0	13	495 Linear Feet	24.00	<u>11,880</u>
Playgrounds - Whitfield Park - Total								\$72,346
<b>Maintenance Shop &amp; Equipment</b>								
All Terrain Vehicle	2014	28-29	15	0	6	1 Lump Sum	10,000.00	10,000
Exterior Painting	2011	22-23	10	0	0	3,300 Square Feet	2.00	6,600
Golf Cart	2006	22-23	15	0	0	3 Each	5,000.00	15,000
Jon Boat & Motor Allowance	2006	25-26	20	0	3	1 Each	6,500.00	6,500
Metal Roof	2011	40-41	30	0	18	3,056 Square Feet	16.00	<u>48,896</u>
Maintenance Shop & Equipment - Total								\$86,996
<b>Operating Expense</b>								
Flooring - Office	<i>Unfunded</i>							
Furniture - Second Floor Clubhouse	<i>Unfunded</i>							
Interior Painting - Office	<i>Unfunded</i>							
Office Equipment & Furniture Allowance	<i>Unfunded</i>							
Parking Lot Seal Coat	<i>Unfunded</i>							
Steel Trash Cans	<i>Unfunded</i>							
Wood Mulch - Play Areas	<i>Unfunded</i>							
Operating Expense - Total								

# **Middle Village CDD Component Inventory**

Description	Date in Service	Replacement Year	Useful Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>Components Not Included</b>							
Clock Tower Clock				<i>Unfunded</i>			
Fabric Shade Awnings - Tennis Curts				<i>Unfunded</i>			
Components Not Included - Total							
Total Asset Summary							\$3,193,245

## Middle Village CDD Component Detail Index

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1024	Well 6" Pump - Oakleaf Plantation Parkway	22-23	5-16
1026	Well 6" Pump - Plantation Oaks Blvd. West	22-23	5-16
1021	Wood Boardwalk Replacement	46-47	5-16
<b>Site Components - Monuments</b>			
1208	Brick Tuck Point & Seal - Bell Tower	25-26	5-18
1195	Brick Tuck Point & Seal - Clock Tower	25-26	5-18
1209	Exterior Paint - Bell Tower	22-23	5-18
1196	Exterior Paint - Clock Tower	22-23	5-19
1207	Metal Roof - Bell Tower	40-41	5-20
1194	Metal Roof - Clock Tower	40-41	5-20
<b>Site Components - Signage</b>			
1071	Refurbishment Allowance - Amenity Monument Sign	29-30	5-21
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1074	Refurbishment Allowance - Hamilton Glen Entry	29-30	5-21
1073	Refurbishment Allowance - Whitfield Entry	29-30	5-22
<b>Site Components - Fencing</b>			
1238	Aluminum Fence 8 Ft - Amenity	46-47	5-23
1239	Chain Link Fence - Maintenance Shed	42-43	5-23
1004	Dumpster Enclosure Gates	22-23	5-24
1204	Vinyl Fencing - Deerview	35-36	5-24
1006	Vinyl Fencing - Hamilton Glen	35-36	5-25
1205	Vinyl Fencing - Whitfield	35-36	5-25
<b>Site Components - Parking Lots</b>			
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1027	Light Poles	30-31	5-26
1126	Light Poles	30-31	5-26
1125	Parking Lot Mill & Resurface	27-28	5-27
<b>Clubhouse - General</b>			
1003	Access Control Panel	28-29	5-28

## Middle Village CDD Component Detail Index

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<i>Clubhouse - General Continued...</i>			
1091	Exterior Painting - Clubhouse	25-26	5-28
1206	Guard Rail	30-31	5-28
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1075	Monument Stair Railings	40-41	5-30
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1002	Security Camera System Allowance	22-23	5-31
1103	Water Coolers	30-31	5-31
1104	Water Heater	22-23	5-32
<b>Clubhouse - Roofing</b>			
1108	Asphalt Shingles	23-24	5-33
1109	Standing Seam Metal Roof	40-41	5-33
<b>Clubhouse - Fitness Center</b>			
1086	Carpet Tile	22-23	5-34
1115	Fitness Equip Partial Allowance	22-23	5-34
1094	Interior Painting - Fitness	22-23	5-34
1121	Wall Mounted Televisions	23-24	5-35
<b>Clubhouse - Locker Rooms</b>			
1234	Refurbishment Allowance - Locker Rooms	25-26	5-36
<b>Clubhouse - Second Floor Components</b>			
1100	Cabinets & Laminate Top - Kitchen	30-31	5-37
1090	Floor Tile - Kitchen	30-31	5-37
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1117	Freezer	32-33	5-38
1244	Ice Machine	25-26	5-38
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1116	Microwave - Kitchen	25-26	5-39
1120	Range - Kitchen	25-26	5-40
1124	Refrigerator - Kitchen	35-36	5-40
1235	Refurbishment Allowance - Restrooms	28-29	5-41
1084	Vinyl Flooring	37-38	5-41
1077	Window Treatment Allowance	25-26	5-42

## Middle Village CDD Component Detail Index

Asset ID	Description	Replacement	Page
<b>Clubhouse - Mechanical Systems</b>			
1030	HVAC Unit 1	31-32	5-43
1029	HVAC Unit 2	31-32	5-43
1031	HVAC Unit 3	33-34	5-43
<b>Clubhouse - Elevator</b>			
1033	Elevator Cab Refurbishment	30-31	5-44
1034	Elevator Equipment Modernization	40-41	5-44
<b>Lake Pavilion</b>			
1217	Composit Deck & Rails	41-42	5-45
1193	Exterior Painting - Pavilion	22-23	5-45
1191	Metal Roof - Pavilion	40-41	5-46
1218	Wood Bulkhead	33-34	5-46
1192	Wood Repair - Pavilion	30-31	5-47
<b>Lawn Pavilions</b>			
1081	Asphalt Shingles	25-26	5-48
1082	Exterior Painting	26-27	5-48
<b>Sports Pavilion</b>			
1068	Exterior Painting	22-23	5-49
1066	Metal Roof	40-41	5-49
1067	Restroom Refurbishment	25-26	5-50
1069	Water Cooler	22-23	5-50
<b>Ball Fields</b>			
1065	Chain Link Back Stops	27-28	5-51
1070	Chain Link Dugouts & Roof	27-28	5-51
1063	Chain Link Fencing 4 Ft	27-28	5-51
1064	Chain Link Fencing 6 Ft	27-28	5-52
<b>Basketball Courts</b>			
1045	Basketball Court Resurfacing	22-23	5-53
1046	Basketball Pole & Backboard	22-23	5-53
1048	Chain Link Fencing	24-25	5-54
1047	Light Poles	30-31	5-54



## Middle Village CDD Component Detail Index

Asset ID	Description	Replacement	Page
<b>Tennis Complex</b>			
1043	Asphalt Shingles - Maintenance Building	25-26	5-55
1037	Exterior Painting - Maintenance Building	22-23	5-55
1041	Exterior Painting - Pavilion	22-23	5-56
1036	HVAC Unit - Tennis Office	22-23	5-56
1040	Metal Roof - Pavilion	40-41	5-56
1236	Refurbishment Allowance - Restrooms	25-26	5-57
1044	Water Coolers	35-36	5-58
1219	Wood Pergola - Pavilion	27-28	5-58
<b>Tennis Courts</b>			
1162	Aluminium Fence - Patio	48-49	5-59
1163	Aluminum Bleachers	33-34	5-59
1155	Chain Link Fencing - 10 Ft	42-43	5-59
1157	Chain Link Fencing - 4 Ft	29-30	5-60
1154	Light Poles	30-31	5-60
1159	Shade Pavilions	25-26	5-61
1153	Tennis Court Replenishment Allowance	22-23	5-61
1156	Wind Screens	28-29	5-62
1158	Wood Bulkheads	35-36	5-62
<b>Swimming Pools - General</b>			
1010	Aluminium Fencing	35-36	5-63
1018	Asphalt Shingles - Sidewalk Pavilion	25-26	5-63
1243	Concrete Pavers - Pool Decks	35-36	5-64
1230	Exterior Painting - Pool Slide Tower	28-29	5-64
1015	HVAC Unit - Pool Office	22-23	5-65
1170	Lifeguard Chairs	22-23	5-65
1008	Light Poles	30-31	5-65
1017	Metal Roof - Pool Slide Building	35-36	5-66
1007	Pool Furniture Annual Allowance	22-23	5-66
1009	Pool Pumps & Equipment Annual Allowance	22-23	5-67
1013	Pool Shade Structures	38-39	5-67
1016	Pool Slide Railing	30-31	5-68
1014	Pool Slide Refurbishment	31-32	5-68
1019	Vinyl Fence - Pool Equipment Yard	35-36	5-68
<b>Family Pool Complex</b>			
1164	Exterior Painting - Pavilion	22-23	5-69

## Middle Village CDD Component Detail Index

Asset ID	Description	Replacement	Page
<i>Family Pool Complex Continued...</i>			
1168	Metal Roof - Pavilion	35-36	5-69
1166	Pool Resurfacing	28-29	5-70
1237	Refurbishment Allowance - Restrooms	25-26	5-70
1165	Wood Pergola	30-31	5-71
<b>Lap Pool Complex</b>			
1210	Exterior Painting - Pavilion	26-27	5-72
1180	Exterior Painting - Restroom Pavilion	22-23	5-72
1211	Lane Divider Reel	30-31	5-73
1188	Lane Dividers	22-23	5-74
1178	Light Poles	35-36	5-74
1181	Metal Roof - Pavilion	45-46	5-75
1179	Metal Roof - Restroom Pavilion	45-46	5-75
1189	Pool Heater Allowance	27-28	5-76
1187	Pool Lift	23-24	5-76
1175	Pool Resurfacing	22-23	5-77
1182	Pool Solar Blanket	22-23	5-77
1212	Pool Solar Blanket Reel	26-27	5-78
1242	Refurbishment Allowance - Lap Pool Restrooms	25-26	5-78
1233	Starting Platforms	30-31	5-79
1216	Water Coolers	22-23	5-79
<b>Splash Pool</b>			
1213	Pool Play Equipment Allowance	30-31	5-80
1190	Pool Resurfacing	28-29	5-80
<b>Playground - Clubhouse</b>			
1052	Bipod Swings - 2 Bay	31-32	5-81
1054	Crescent Climber	34-35	5-81
1058	Park Benches	30-31	5-82
1059	Picnic Tables	27-28	5-82
1057	Plastic Play Surface Border	36-37	5-82
1049	Play Equipment Allowance	29-30	5-83
1051	Speedy Spinner	28-29	5-83
1050	Spring Riders	31-32	5-84
1053	Wood Park Benches	36-37	5-84
1055	Wood Play Equipment	29-30	5-85

**Middle Village CDD  
Component Detail Index**

Asset ID	Description	Replacement	Page
<b>Playground - Deerview Park</b>			
1136	Bi-Pod Swing Set	22-23	5-86
1249	Crescent Climber	23-24	5-86
1131	Gazebo Roof	35-36	5-87
1132	Park Benches	22-23	5-87
1225	Picnic Tables	22-23	5-88
1135	Plastic Play Surface Border	25-26	5-88
1130	Play Equipment Allowance	22-23	5-89
1247	Spring Rider	22-23	5-89
1224	Vinyl Privacy Fence	35-36	5-90
1129	Vinyl Ranch Fence	30-31	5-90
<b>Playground - Hamilton Glen Park</b>			
1141	Bi-Pod Swing Set	22-23	5-91
1137	Gazebo Roof	35-36	5-91
1142	Park Bench	22-23	5-92
1143	Picnic Tables	22-23	5-92
1140	Plastic Play Surface Border	25-26	5-93
1138	Play Equipment Allowance	22-23	5-93
1144	Vinyl Privacy Fence	35-36	5-94
<b>Playgrounds - Whitfield Park</b>			
1152	Bi-Pod Swing Set	22-23	5-95
1147	Gazebo Roof	35-36	5-95
1150	Park Bench	22-23	5-95
1148	Picnic Tables	22-23	5-96
1151	Plastic Play Surface Border	25-26	5-96
1146	Play Equipment Allowance	22-23	5-97
1222	Vinyl Privacy Fence	35-36	5-97
1145	Vinyl Ranch Fence	35-36	5-98
<b>Maintenance Shop &amp; Equipment</b>			
1113	All Terrain Vehicle	28-29	5-99
1080	Exterior Painting	22-23	5-99
1111	Golf Cart	22-23	5-99
1112	Jon Boat & Motor Allowance	25-26	5-99
1079	Metal Roof	40-41	5-100

**Middle Village CDD  
Component Detail Index**

Asset ID	Description	Replacement	Page
<b>Operating Expense</b>			
1083	Flooring - Office	22-23	5-101
1119	Furniture - Second Floor Clubhouse	22-23	5-101
1093	Interior Painting - Office	22-23	5-101
1118	Office Equipment & Furniture Allowance	22-23	5-101
1127	Parking Lot Seal Coat	22-23	5-102
1149	Steel Trash Cans	22-23	5-102
1056	Wood Mulch - Play Areas	22-23	5-102
<b>Components Not Included</b>			
1245	Clock Tower Clock	22-23	5-103
1160	Fabric Shade Awnings - Tennis Curts	27-28	5-103
	Total Funded Assets	172	
	Total Unfunded Assets	<u>9</u>	
	Total Assets	181	

**Middle Village CDD  
Component Detail**

**Decorative Fountain Refurbishment Allowance - 2022**

Asset ID	1062	1 Lump Sum	@ \$3,000.00
		Asset Actual Cost	\$3,000.00
		Percent Replacement	100%
Site Components - General		Future Cost	\$3,000.00
Placed in Service	June 2006		
Useful Life	10		
Replacement Year	22-23		
Remaining Life	0		



**Irrigation System Repair Allowance - 2022**

Asset ID	1020	1 Lump Sum	@ \$3,000.00
		Asset Actual Cost	\$3,000.00
		Percent Replacement	100%
Site Components - General		Future Cost	\$3,000.00
Placed in Service	June 2012		
Useful Life	5		
Replacement Year	22-23		
Remaining Life	0		

**Well 4" Pump - Tennis Courts - 2022**

Asset ID	1025	1 Lump Sum	@ \$4,500.00
		Asset Actual Cost	\$4,500.00
		Percent Replacement	100%
Site Components - General		Future Cost	\$4,500.00
Placed in Service	June 2006		
Useful Life	12		
Replacement Year	22-23		
Remaining Life	0		

**Middle Village CDD  
Component Detail**

**Well 6" Pump - Oakleaf Plantation Parkway - 2022**

Asset ID	1024	1 Each	@ \$6,200.00
		Asset Actual Cost	\$6,200.00
		Percent Replacement	100%
Site Components - General		Future Cost	\$6,200.00
Placed in Service	June 2006		
Useful Life	12		
Adjustment	2		
Replacement Year	22-23		
Remaining Life	0		

**Well 6" Pump - Plantation Oaks Blvd. West - 2022**

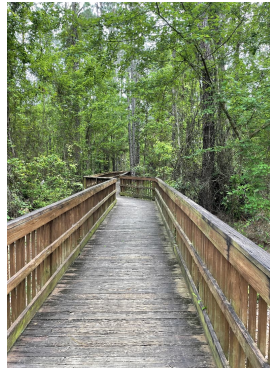
Asset ID	1026	1 Lump Sum	@ \$6,200.00
		Asset Actual Cost	\$6,200.00
		Percent Replacement	100%
Site Components - General		Future Cost	\$6,200.00
Placed in Service	June 2006		
Useful Life	12		
Adjustment	3		
Replacement Year	22-23		
Remaining Life	0		

**Wood Boardwalk Replacement - 2046**

Asset ID	1021	3,479 Square Feet	@ \$41.00
		Asset Actual Cost	\$142,639.00
		Percent Replacement	100%
Site Components - General		Future Cost	\$307,148.58
Placed in Service	June 2022		
Useful Life	25		
Replacement Year	46-47		
Remaining Life	24		

## **Middle Village CDD Component Detail**

*Wood Boardwalk Replacement continued...*



**Middle Village CDD  
Component Detail**

**Brick Tuck Point & Seal - Bell Tower - 2025**

Asset ID	1208	3,000 Square Feet	@ \$6.20
		Asset Actual Cost	\$18,600.00
		Percent Replacement	100%
Site Components - Monuments		Future Cost	\$21,529.87
Placed in Service	June 2006		
Useful Life	20		
Replacement Year	25-26		
Remaining Life	3		



**Brick Tuck Point & Seal - Clock Tower - 2025**

Asset ID	1195	3,400 Square Feet	@ \$6.20
		Asset Actual Cost	\$21,080.00
		Percent Replacement	100%
Site Components - Monuments		Future Cost	\$24,400.52
Placed in Service	June 2006		
Useful Life	20		
Replacement Year	25-26		
Remaining Life	3		

**Exterior Paint - Bell Tower - 2022**

Asset ID	1209	1,200 Square Feet	@ \$5.00
		Asset Actual Cost	\$6,000.00
		Percent Replacement	100%
Site Components - Monuments		Future Cost	\$6,000.00
Placed in Service	June 2006		
Useful Life	12		
Replacement Year	22-23		
Remaining Life	0		



## Middle Village CDD Component Detail

*Exterior Paint - Bell Tower continued...*



### Exterior Paint - Clock Tower - 2022

Asset ID	1196	1,200 Square Feet	@ \$5.00
		Asset Actual Cost	\$6,000.00
		Percent Replacement	100%
		Future Cost	\$6,000.00
Site Components - Monuments			
Placed in Service	June 2006		
Useful Life	12		
Replacement Year	22-23		
Remaining Life	0		



## Middle Village CDD Component Detail

### Metal Roof - Bell Tower - 2040

Asset ID	1207	429 Square Feet	@ \$19.00
		Asset Actual Cost	\$8,151.00
		Percent Replacement	100%
		Future Cost	\$14,699.34
Site Components - Monuments			
Placed in Service	June 2006		
Useful Life	35		
Replacement Year	40-41		
Remaining Life	18		



### Metal Roof - Clock Tower - 2040

Asset ID	1194	429 Square Feet	@ \$19.00
		Asset Actual Cost	\$8,151.00
		Percent Replacement	100%
		Future Cost	\$14,699.34
Site Components - Monuments			
Placed in Service	June 2006		
Useful Life	35		
Replacement Year	40-41		
Remaining Life	18		



Clock mechanism replacement not included

**Middle Village CDD  
Component Detail**

**Refurbishment Allowance - Amenity Monument Sign - 2029**

Asset ID	1071	1 Lump Sum	@ \$3,000.00
		Asset Actual Cost	\$3,000.00
		Percent Replacement	100%
Site Components - Signage		Future Cost	\$3,908.40
Placed in Service	June 2020		
Useful Life	10		
Replacement Year	29-30		
Remaining Life	7		

**Refurbishment Allowance - Deerview Lane entry - 2029**

Asset ID	1072	1 Lump Sum	@ \$3,000.00
		Asset Actual Cost	\$3,000.00
		Percent Replacement	100%
Site Components - Signage		Future Cost	\$3,908.40
Placed in Service	June 2020		
Useful Life	10		
Replacement Year	29-30		
Remaining Life	7		

**Refurbishment Allowance - Hamilton Glen Entry - 2029**

Asset ID	1074	1 Lump Sum	@ \$3,000.00
		Asset Actual Cost	\$3,000.00
		Percent Replacement	100%
Site Components - Signage		Future Cost	\$3,908.40
Placed in Service	June 2020		
Useful Life	10		
Replacement Year	29-30		
Remaining Life	7		

## Middle Village CDD Component Detail

*Refurbishment Allowance - Hamilton Glen Entry continued...*



### Refurbishment Allowance - Whitfield Entry - 2029

Asset ID	1073	1 Lump Sum	@ \$3,000.00
		Asset Actual Cost	\$3,000.00
		Percent Replacement	100%
		Future Cost	\$3,908.40
Site Components - Signage			
Placed in Service	June 2020		
Useful Life	10		
Replacement Year	29-30		
Remaining Life	7		



**Middle Village CDD  
Component Detail**

**Aluminum Fence 8 Ft - Amenity - 2046**

Asset ID	1238	884 Linear Feet	@ \$96.00
		Asset Actual Cost	\$84,864.00
		Percent Replacement	100%
Site Components - Fencing		Future Cost	\$182,740.04
Placed in Service	May 2022		
Useful Life	25		
Replacement Year	46-47		
Remaining Life	24		



**Chain Link Fence - Maintenance Shed - 2042**

Asset ID	1239	280 Linear Feet	@ \$31.00
		Asset Actual Cost	\$8,680.00
		Percent Replacement	100%
Site Components - Fencing		Future Cost	\$16,606.61
Placed in Service	June 2019		
Useful Life	24		
Replacement Year	42-43		
Remaining Life	20		





**Middle Village CDD  
Component Detail**

**Dumpster Enclosure Gates - 2022**

Asset ID	1004	4 EA	@ \$1,600.00
		Asset Actual Cost	\$6,400.00
		Percent Replacement	100%
		Future Cost	\$6,400.00
Site Components - Fencing			
Placed in Service	June 2006		
Useful Life	20		
Adjustment	-3		
Replacement Year	22-23		
Remaining Life	0		



**Vinyl Fencing - Deerview - 2035**

Asset ID	1204	7,400 Linear Feet	@ \$31.00
		Asset Actual Cost	\$229,400.00
		Percent Replacement	100%
		Future Cost	\$356,856.95
Site Components - Fencing			
Placed in Service	June 2006		
Useful Life	30		
Replacement Year	35-36		
Remaining Life	13		



**Middle Village CDD  
Component Detail**

**Vinyl Fencing - Hamilton Glen - 2035**

Asset ID	1006	2,426 Linear Feet	@ \$31.00
		Asset Actual Cost	\$75,206.00
		Percent Replacement	100%
Site Components - Fencing		Future Cost	\$116,991.21
Placed in Service	June 2006		
Useful Life	30		
Replacement Year	35-36		
Remaining Life	13		

**Vinyl Fencing - Whitfield - 2035**

Asset ID	1205	3,800 Linear Feet	@ \$31.00
		Asset Actual Cost	\$117,800.00
		Percent Replacement	100%
Site Components - Fencing		Future Cost	\$183,250.87
Placed in Service	June 2006		
Useful Life	30		
Replacement Year	35-36		
Remaining Life	13		

**Middle Village CDD  
Component Detail**

**Concrete Pavers - Parking Lot - 2035**

Asset ID	1241	800 Square Feet	@ \$8.15
		Asset Actual Cost	\$6,520.00
		Percent Replacement	100%
Site Components - Parking Lots		Future Cost	\$10,142.58
Placed in Service	June 2006		
Useful Life	30		
Replacement Year	35-36		
Remaining Life	13		



**Light Poles - 2030**

Asset ID	1027	8 Each	@ \$1,400.00
		Asset Actual Cost	\$11,200.00
		Percent Replacement	100%
Site Components - Parking Lots		Future Cost	\$15,029.09
Placed in Service	June 2006		
Useful Life	25		
Replacement Year	30-31		
Remaining Life	8		

**Light Poles - 2030**

Asset ID	1126	14 EA	@ \$1,800.00
		Asset Actual Cost	\$25,200.00
		Percent Replacement	100%
Site Components - Parking Lots		Future Cost	\$33,815.45
Placed in Service	June 2006		
Useful Life	25		
Replacement Year	30-31		
Remaining Life	8		



## Middle Village CDD Component Detail

*Light Poles continued...*



### Parking Lot Mill & Resurface - 2027

Asset ID	1125	12,724 Square Yards	@ \$17.10
		Asset Actual Cost	\$217,580.40
		Percent Replacement	100%
Site Components - Parking Lots		Future Cost	\$267,191.55
Placed in Service	June 2006		
Useful Life	20		
Adjustment	2		
Replacement Year	27-28		
Remaining Life	5		

**Middle Village CDD  
Component Detail**

**Access Control Panel - 2028**

Asset ID	1003	1 Each	@ \$3,800.00
		Asset Actual Cost	\$3,800.00
		Percent Replacement	100%
		Future Cost	\$4,806.44
Clubhouse - General			
Placed in Service	June 2014		
Useful Life	15		
Replacement Year	28-29		
Remaining Life	6		

**Exterior Painting - Clubhouse - 2025**

Asset ID	1091	14,640 Square Feet	@ \$2.80
		Asset Actual Cost	\$40,992.00
		Percent Replacement	100%
		Future Cost	\$47,449.06
Clubhouse - General			
Placed in Service	June 2006		
Useful Life	10		
Adjustment	10		
Replacement Year	25-26		
Remaining Life	3		



**Guard Rail - 2030**

Asset ID	1206	310 Linear Feet	@ \$74.00
		Asset Actual Cost	\$22,940.00
		Percent Replacement	100%
		Future Cost	\$30,782.79
Clubhouse - General			
Placed in Service	June 2006		
Useful Life	25		
Replacement Year	30-31		
Remaining Life	8		

## Middle Village CDD Component Detail

*Guard Rail continued...*



### Kitchen Cabinet & Equipment - Snack Bar - 2025

Asset ID	1114	1 Lump Sum	@ \$8,400.00
		Asset Actual Cost	\$8,400.00
		Percent Replacement	100%
		Future Cost	\$9,723.17
Clubhouse - General			
Placed in Service	June 2006		
Useful Life	20		
Replacement Year	25-26		
Remaining Life	3		



1 Refrigerator  
 1 Freezer  
 1 Microwave  
 1 Three Compartment sink  
 1 Bar sink  
 Cabinets and Tops

## Middle Village CDD Component Detail

### Monument Stair Railings - 2040

Asset ID	1075	436 Linear Feet	@ \$82.00
		Asset Actual Cost	\$35,752.00
		Percent Replacement	100%
		Future Cost	\$64,474.39
Clubhouse - General			
Placed in Service	June 2006		
Useful Life	35		
Replacement Year	40-41		
Remaining Life	18		



### Painting - Guard Rails - 2022

Asset ID	1232	340 Linear Feet	@ \$9.30
		Asset Actual Cost	\$3,162.00
		Percent Replacement	100%
		Future Cost	\$3,162.00
Clubhouse - General			
Placed in Service	June 2012		
Useful Life	10		
Replacement Year	22-23		
Remaining Life	0		



**Middle Village CDD  
Component Detail**

**Painting - Monument Stair Rails - 2022**

Asset ID	1227	436 Linear Feet	@ \$9.30
		Asset Actual Cost	\$4,054.80
		Percent Replacement	100%
		Future Cost	\$4,054.80
Clubhouse - General			
Placed in Service	June 2006		
Useful Life	10		
Adjustment	1		
Replacement Year	22-23		
Remaining Life	0		



**Security Camera System Allowance - 2022**

Asset ID	1002	1 Lump Sum	@ \$15,000.00
		Asset Actual Cost	\$15,000.00
		Percent Replacement	100%
		Future Cost	\$15,000.00
Clubhouse - General			
Placed in Service	June 2010		
Useful Life	10		
Replacement Year	22-23		
Remaining Life	0		

**Water Coolers - 2030**

Asset ID	1103	3 Each	@ \$2,100.00
		Asset Actual Cost	\$6,300.00
		Percent Replacement	100%
		Future Cost	\$8,453.86
Clubhouse - General			
Placed in Service	June 2019		
Useful Life	12		
Replacement Year	30-31		
Remaining Life	8		

## Middle Village CDD Component Detail

*Water Coolers continued...*



### Water Heater - 2022

Asset ID	1104	85 Gallon	@ \$36.00
		Asset Actual Cost	\$3,060.00
		Percent Replacement	100%
		Future Cost	\$3,060.00
Clubhouse - General			
Placed in Service	June 2006		
Useful Life	12		
Replacement Year	22-23		
Remaining Life	0		



## Middle Village CDD Component Detail

### Asphalt Shingles - 2023

Asset ID	1108	139 Squares	@ \$440.00
		Asset Actual Cost	\$61,160.00
		Percent Replacement	100%
		Future Cost	\$64,829.60
Clubhouse - Roofing			
Placed in Service	June 2006		
Useful Life	20		
Adjustment	-2		
Replacement Year	23-24		
Remaining Life	1		



### Standing Seam Metal Roof - 2040

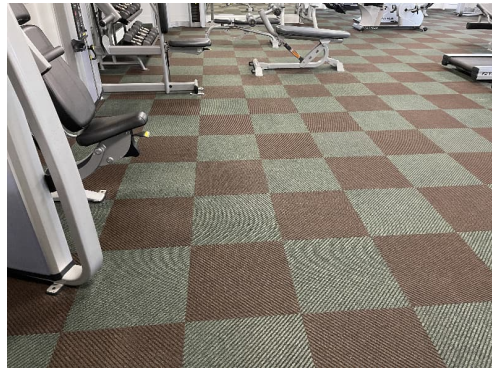
Asset ID	1109	3,100 Square Feet	@ \$16.00
		Asset Actual Cost	\$49,600.00
		Percent Replacement	100%
		Future Cost	\$89,447.57
Clubhouse - Roofing			
Placed in Service	June 2006		
Useful Life	35		
Replacement Year	40-41		
Remaining Life	18		



**Middle Village CDD  
Component Detail**

**Carpet Tile - 2022**

Asset ID	1086	165 SY	@ \$38.00
		Asset Actual Cost	\$6,270.00
		Percent Replacement	100%
		Future Cost	\$6,270.00
Clubhouse - Fitness Center			
Placed in Service	June 2013		
Useful Life	10		
Replacement Year	22-23		
Remaining Life	0		



**Fitness Equip Partial Allowance - 2022**

Asset ID	1115	1 Lump Sum	@ \$3,000.00
		Asset Actual Cost	\$3,000.00
		Percent Replacement	100%
		Future Cost	\$3,000.00
Clubhouse - Fitness Center			
Placed in Service	June 2014		
Useful Life	1		
Replacement Year	22-23		
Remaining Life	0		

**Interior Painting - Fitness - 2022**

Asset ID	1094	1,152 Square Feet	@ \$2.00
		Asset Actual Cost	\$2,304.00
		Percent Replacement	100%
		Future Cost	\$2,304.00
Clubhouse - Fitness Center			
Placed in Service	June 2013		
Useful Life	8		
Replacement Year	22-23		
Remaining Life	0		



**Middle Village CDD  
Component Detail**

**Wall Mounted Televisions - 2023**

Asset ID	1121	3 Each	@ \$800.00
		Asset Actual Cost	\$2,400.00
		Percent Replacement	100%
Clubhouse - Fitness Center		Future Cost	\$2,544.00
Placed in Service	June 2014		
Useful Life	10		
Replacement Year	23-24		
Remaining Life	1		

# **Middle Village CDD** **Component Detail**

## **Refurbishment Allowance - Locker Rooms - 2025**

Asset ID	1234	1,400 Square Feet	@ \$48.00
		Asset Actual Cost	\$67,200.00
		Percent Replacement	100%
Clubhouse - Locker Rooms		Future Cost	\$77,785.34
Placed in Service	June 2006		
Useful Life	20		
Replacement Year	25-26		
Remaining Life	3		



**Middle Village CDD  
Component Detail**

**Cabinets & Laminate Top - Kitchen - 2030**

Asset ID	1100	18 Linear Feet	@ \$185.00
		Asset Actual Cost	\$3,330.00
		Percent Replacement	100%
		Future Cost	\$4,468.47
Clubhouse - Second Floor Components			
Placed in Service	June 2006		
Useful Life	20		
Adjustment	5		
Replacement Year	30-31		
Remaining Life	8		



**Floor Tile - Kitchen - 2030**

Asset ID	1090	200 Square Feet	@ \$14.00
		Asset Actual Cost	\$2,800.00
		Percent Replacement	100%
		Future Cost	\$3,757.27
Clubhouse - Second Floor Components			
Placed in Service	June 2006		
Useful Life	20		
Adjustment	5		
Replacement Year	30-31		
Remaining Life	8		

**Folding Tables & Chairs Allowance - 2022**

Asset ID	1123	1 LS	@ \$3,000.00
		Asset Actual Cost	\$3,000.00
		Percent Replacement	100%
		Future Cost	\$3,000.00
Clubhouse - Second Floor Components			
Placed in Service	June 2006		
Useful Life	15		
Replacement Year	22-23		
Remaining Life	0		

## Middle Village CDD Component Detail

### Freezer - 2032

Asset ID	1117	1 Each	@ \$3,800.00
		Asset Actual Cost	\$3,800.00
		Percent Replacement	100%
Clubhouse - Second Floor Components		Future Cost	\$5,409.69
Placed in Service	June 2021		
Useful Life	12		
Replacement Year	32-33		
Remaining Life	10		



### Ice Machine - 2025

Asset ID	1244	1 Each	@ \$3,200.00
		Asset Actual Cost	\$3,200.00
		Percent Replacement	100%
Clubhouse - Second Floor Components		Future Cost	\$3,704.06
Placed in Service	June 2006		
Useful Life	20		
Replacement Year	25-26		
Remaining Life	3		



**Middle Village CDD  
Component Detail**

**Interior Wall Painting - 2022**

Asset ID	1092	6,300 Square Feet	@ \$1.10
		Asset Actual Cost	\$6,930.00
		Percent Replacement	100%
		Future Cost	\$6,930.00
Clubhouse - Second Floor Components			
Placed in Service	June 2006		
Useful Life	5		
Adjustment	12		
Replacement Year	22-23		
Remaining Life	0		



**Microwave - Kitchen - 2025**

Asset ID	1116	1 Each	@ \$600.00
		Asset Actual Cost	\$600.00
		Percent Replacement	100%
		Future Cost	\$694.51
Clubhouse - Second Floor Components			
Placed in Service	June 2016		
Useful Life	10		
Replacement Year	25-26		
Remaining Life	3		



**Middle Village CDD  
Component Detail**

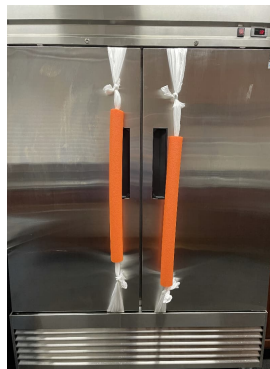
**Range - Kitchen - 2025**

Asset ID	1120	1 Each	@ \$1,600.00
		Asset Actual Cost	\$1,600.00
		Percent Replacement	100%
		Future Cost	\$1,852.03
Clubhouse - Second Floor Components			
Placed in Service	June 2006		
Useful Life	12		
Adjustment	8		
Replacement Year	25-26		
Remaining Life	3		



**Refrigerator - Kitchen - 2035**

Asset ID	1124	1 Each	@ \$3,500.00
		Asset Actual Cost	\$3,500.00
		Percent Replacement	100%
		Future Cost	\$5,444.63
Clubhouse - Second Floor Components			
Placed in Service	June 2021		
Useful Life	15		
Replacement Year	35-36		
Remaining Life	13		



**Middle Village CDD  
Component Detail**

**Refurbishment Allowance - Restrooms - 2028**

Asset ID	1235	460 Square Feet	@ \$64.00
		Asset Actual Cost	\$29,440.00
		Percent Replacement	100%
Clubhouse - Second Floor Components		Future Cost	\$37,237.28
Placed in Service	June 2006		
Useful Life	20		
Adjustment	3		
Replacement Year	28-29		
Remaining Life	6		



**Vinyl Flooring - 2037**

Asset ID	1084	2,600 Square Feet	@ \$5.80
		Asset Actual Cost	\$15,080.00
		Percent Replacement	100%
Clubhouse - Second Floor Components		Future Cost	\$24,887.23
Placed in Service	June 2018		
Useful Life	20		
Replacement Year	37-38		
Remaining Life	15		



**Middle Village CDD  
Component Detail**

**Window Treatment Allowance - 2025**

Asset ID	1077	16 Each	@ \$400.00
		Asset Actual Cost	\$6,400.00
		Percent Replacement	100%
Clubhouse - Second Floor Components		Future Cost	\$7,408.13
Placed in Service	June 2006		
Useful Life	20		
Replacement Year	25-26		
Remaining Life	3		





**Middle Village CDD  
Component Detail**

**HVAC Unit 1 - 2031**

Asset ID	1030	5 Tons	@ \$1,600.00
		Asset Actual Cost	\$8,000.00
		Percent Replacement	100%
Clubhouse - Mechanical Systems		Future Cost	\$11,057.12
Placed in Service	June 2020		
Useful Life	12		
Replacement Year	31-32		
Remaining Life	9		

**HVAC Unit 2 - 2031**

Asset ID	1029	12 Tons	@ \$1,600.00
		Asset Actual Cost	\$19,200.00
		Percent Replacement	100%
Clubhouse - Mechanical Systems		Future Cost	\$26,537.08
Placed in Service	June 2020		
Useful Life	12		
Replacement Year	31-32		
Remaining Life	9		

**HVAC Unit 3 - 2033**

Asset ID	1031	12 Tons	@ \$1,600.00
		Asset Actual Cost	\$19,200.00
		Percent Replacement	100%
Clubhouse - Mechanical Systems		Future Cost	\$28,153.18
Placed in Service	June 2022		
Useful Life	12		
Replacement Year	33-34		
Remaining Life	11		

## Middle Village CDD Component Detail

### Elevator Cab Refurbishment - 2030

Asset ID	1033	1 Lump Sum	@ \$8,600.00
		Asset Actual Cost	\$8,600.00
		Percent Replacement	100%
		Future Cost	\$11,540.19
Clubhouse - Elevator			
Placed in Service	June 2006		
Useful Life	25		
Replacement Year	30-31		
Remaining Life	8		



Interior of elevator cab is stainless steel and will require refurbishment or wall panel replacement due to the catering use and delivering of equipment to the ballroom.

### Elevator Equipment Modernization - 2040

Asset ID	1034	2 Stops	@ \$15,600.00
		Asset Actual Cost	\$31,200.00
		Percent Replacement	100%
		Future Cost	\$56,265.41
Clubhouse - Elevator			
Placed in Service	June 2006		
Useful Life	35		
Replacement Year	40-41		
Remaining Life	18		

One hydraulic elevator serves the upper floor walkway and kitchen. This replacement allowance is for controls and pump equipment. It is assumed the piston can be utilized in this modernization.

**Middle Village CDD  
Component Detail**

**Composit Deck & Rails - 2041**

Asset ID	1217	740 Square Feet	@ \$16.00
		Asset Actual Cost	\$11,840.00
		Percent Replacement	100%
		Future Cost	\$21,992.56
Placed in Service	Lake Pavilion		
Useful Life	January 2022		
Replacement Year	20		
Remaining Life	41-42		
	19		



**Exterior Painting - Pavilion - 2022**

Asset ID	1193	1,200 Square Feet	@ \$2.00
		Asset Actual Cost	\$2,400.00
		Percent Replacement	100%
		Future Cost	\$2,400.00
Placed in Service	Lake Pavilion		
Useful Life	June 2006		
Replacement Year	10		
Remaining Life	22-23		
	0		



**Middle Village CDD  
Component Detail**

**Metal Roof - Pavilion - 2040**

Asset ID	1191	640 Square Feet	@ \$16.00
		Asset Actual Cost	\$10,240.00
		Percent Replacement	100%
		Future Cost	\$18,466.59
Placed in Service	Lake Pavilion		
Useful Life	June 2006		
Replacement Year	35		
Remaining Life	40-41		
	18		



**Wood Bulkhead - 2033**

Asset ID	1218	160 Square Feet	@ \$68.00
		Asset Actual Cost	\$10,880.00
		Percent Replacement	100%
		Future Cost	\$15,953.47
Placed in Service	Lake Pavilion		
Useful Life	June 2006		
Replacement Year	28		
Remaining Life	33-34		
	11		



# **Middle Village CDD** **Component Detail**

## **Wood Repair - Pavilion - 2030**

Asset ID	1192	740 Square Feet	@ \$21.00
		Asset Actual Cost	\$15,540.00
		Percent Replacement	100%
		Future Cost	\$20,852.86
Placed in Service	Lake Pavilion		
Useful Life	June 2021		
Replacement Year	10		
Remaining Life	30-31		
	8		



## Middle Village CDD Component Detail

### Asphalt Shingles - 2025

Asset ID	1081	12 Squares	@ \$440.00
		Asset Actual Cost	\$5,280.00
		Percent Replacement	100%
		Future Cost	\$6,111.71
Placed in Service	Lawn Pavilions		
Useful Life	June 2006		
Replacement Year	20		
Remaining Life	25-26		
	3		



### Exterior Painting - 2026

Asset ID	1082	2,400 Square Feet	@ \$2.00
		Asset Actual Cost	\$4,800.00
		Percent Replacement	100%
		Future Cost	\$5,722.78
Placed in Service	Lawn Pavilions		
Useful Life	June 2017		
Replacement Year	10		
Remaining Life	26-27		
	4		





**Middle Village CDD  
Component Detail**

**Exterior Painting - 2022**

Asset ID	1068	1,800 Square Feet	@ \$2.00
		Asset Actual Cost	\$3,600.00
		Percent Replacement	100%
		Future Cost	\$3,600.00
Placed in Service	Sports Pavilion		
	June 2006		
Useful Life	10		
Adjustment	4		
Replacement Year	22-23		
Remaining Life	0		



**Metal Roof - 2040**

Asset ID	1066	870 Square Feet	@ \$16.00
		Asset Actual Cost	\$13,920.00
		Percent Replacement	100%
		Future Cost	\$25,103.03
Placed in Service	Sports Pavilion		
	June 2006		
Useful Life	35		
Replacement Year	40-41		
Remaining Life	18		



**Middle Village CDD  
Component Detail**

**Restroom Refurbishment - 2025**

Asset ID	1067	2 Each	@ \$3,500.00
		Asset Actual Cost	\$7,000.00
		Percent Replacement	100%
		Future Cost	\$8,102.64
Placed in Service	Sports Pavilion		
Useful Life	June 2006		
Replacement Year	20		
Remaining Life	25-26		
	3		

**Water Cooler - 2022**

Asset ID	1069	2 Each	@ \$1,100.00
		Asset Actual Cost	\$2,200.00
		Percent Replacement	100%
		Future Cost	\$2,200.00
Placed in Service	Sports Pavilion		
Useful Life	June 2006		
Replacement Year	12		
Remaining Life	22-23		
	0		





**Middle Village CDD  
Component Detail**

**Chain Link Back Stops - 2027**

Asset ID	1065	2 Each	@ \$9,000.00
		Asset Actual Cost	\$18,000.00
		Percent Replacement	100%
		Future Cost	\$22,104.23
Placed in Service	Ball Fields		
Useful Life	June 2006		
Replacement Year	22		
Remaining Life	27-28		
	5		

**Chain Link Dugouts & Roof - 2027**

Asset ID	1070	4 Each	@ \$3,200.00
		Asset Actual Cost	\$12,800.00
		Percent Replacement	100%
		Future Cost	\$15,718.57
Placed in Service	Ball Fields		
Useful Life	June 2006		
Replacement Year	22		
Remaining Life	27-28		
	5		



**Chain Link Fencing 4 Ft - 2027**

Asset ID	1063	805 Linear Feet	@ \$18.00
		Asset Actual Cost	\$14,490.00
		Percent Replacement	100%
		Future Cost	\$17,793.91
Placed in Service	Ball Fields		
Useful Life	June 2006		
Replacement Year	22		
Remaining Life	27-28		
	5		

## Middle Village CDD Component Detail

*Chain Link Fencing 4 Ft continued...*



### Chain Link Fencing 6 Ft - 2027

Asset ID	1064	320 Linear Feet	@ \$26.00
		Asset Actual Cost	\$8,320.00
		Percent Replacement	100%
		Future Cost	\$10,217.07
Placed in Service	Ball Fields		
Useful Life	June 2006		
Replacement Year	22		
Remaining Life	27-28		
	5		

**Middle Village CDD  
Component Detail**

**Basketball Court Resurfacing - 2022**

Asset ID	1045	1,200 Each	@ \$7.00
		Asset Actual Cost	\$8,400.00
		Percent Replacement	100%
		Future Cost	\$8,400.00
Basketball Courts			
Placed in Service	June 2013		
Useful Life	5		
Replacement Year	22-23		
Remaining Life	0		



**Basketball Pole & Backboard - 2022**

Asset ID	1046	4 EA	@ \$1,800.00
		Asset Actual Cost	\$7,200.00
		Percent Replacement	100%
		Future Cost	\$7,200.00
Basketball Courts			
Placed in Service	June 2006		
Useful Life	15		
Replacement Year	22-23		
Remaining Life	0		



**Middle Village CDD  
Component Detail**

**Chain Link Fencing - 2024**

Asset ID	1048	448 LF	@ \$31.00
		Asset Actual Cost	\$13,888.00
		Percent Replacement	100%
		Future Cost	\$15,457.34
Basketball Courts			
Placed in Service	June 2006		
Useful Life	22		
Adjustment	-3		
Replacement Year	24-25		
Remaining Life	2		



**Light Poles - 2030**

Asset ID	1047	4 EA	@ \$3,100.00
		Asset Actual Cost	\$12,400.00
		Percent Replacement	100%
		Future Cost	\$16,639.35
Basketball Courts			
Placed in Service	June 2006		
Useful Life	25		
Replacement Year	30-31		
Remaining Life	8		

**Middle Village CDD  
Component Detail**

**Asphalt Shingles - Maintenance Building - 2025**

Asset ID	1043	14 Squares	@ \$440.00
		Asset Actual Cost	\$6,160.00
		Percent Replacement	100%
		Future Cost	\$7,130.32
Placed in Service	Tennis Complex		
Useful Life	June 2006		
Replacement Year	20		
Remaining Life	25-26		
	3		



**Exterior Painting - Maintenance Building - 2022**

Asset ID	1037	1,100 Square Feet	@ \$2.00
		Asset Actual Cost	\$2,200.00
		Percent Replacement	100%
		Future Cost	\$2,200.00
Placed in Service	Tennis Complex		
Useful Life	June 2006		
Adjustment	10		
Replacement Year	7		
Remaining Life	22-23		
	0		

**Middle Village CDD  
Component Detail**

**Exterior Painting - Pavilion - 2022**

Asset ID	1041	2,800 Square Feet	@ \$2.00
		Asset Actual Cost	\$5,600.00
		Percent Replacement	100%
		Future Cost	\$5,600.00
	Tennis Complex		
Placed in Service	June 2006		
Useful Life	5		
Adjustment	10		
Replacement Year	22-23		
Remaining Life	0		



**HVAC Unit - Tennis Office - 2022**

Asset ID	1036	3 Tons	@ \$1,600.00
		Asset Actual Cost	\$4,800.00
		Percent Replacement	100%
		Future Cost	\$4,800.00
	Tennis Complex		
Placed in Service	June 2006		
Useful Life	12		
Replacement Year	22-23		
Remaining Life	0		

**Metal Roof - Pavilion - 2040**

Asset ID	1040	2,031 SF	@ \$16.00
		Asset Actual Cost	\$32,496.00
		Percent Replacement	100%
		Future Cost	\$58,602.58
	Tennis Complex		
Placed in Service	June 2006		
Useful Life	35		
Replacement Year	40-41		
Remaining Life	18		



## Middle Village CDD Component Detail

*Metal Roof - Pavilion continued...*



### Refurbishment Allowance - Restrooms - 2025

Asset ID	1236	1 Lump Sum	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
		Future Cost	\$23,150.40
	Tennis Complex		
Placed in Service	June 2006		
Useful Life	20		
Replacement Year	25-26		
Remaining Life	3		



## Middle Village CDD Component Detail

### Water Coolers - 2035

Asset ID	1044	2 Each	@ \$2,100.00
		Asset Actual Cost	\$4,200.00
		Percent Replacement	100%
		Future Cost	\$6,533.56
Placed in Service	Tennis Complex		
Useful Life	June 2021		
Replacement Year	15		
Remaining Life	35-36		
	13		



### Wood Pergola - Pavilion - 2027

Asset ID	1219	400 Square Feet	@ \$28.00
		Asset Actual Cost	\$11,200.00
		Percent Replacement	100%
		Future Cost	\$13,753.75
Placed in Service	Tennis Complex		
Useful Life	June 2006		
Adjustment	20		
Replacement Year	2		
Remaining Life	27-28		
	5		





**Middle Village CDD  
Component Detail**

**Aluminium Fence - Patio - 2048**

Asset ID	1162	168 Linear Feet	@ \$36.00
		Asset Actual Cost	\$6,048.00
		Percent Replacement	100%
		Future Cost	\$13,816.45
	Tennis Courts		
Placed in Service	June 2019		
Useful Life	30		
Replacement Year	48-49		
Remaining Life	26		

**Aluminum Bleachers - 2033**

Asset ID	1163	1 Unit	@ \$2,600.00
		Asset Actual Cost	\$2,600.00
		Percent Replacement	100%
		Future Cost	\$3,812.41
	Tennis Courts		
Placed in Service	June 2006		
Useful Life	28		
Replacement Year	33-34		
Remaining Life	11		

**Chain Link Fencing - 10 Ft - 2042**

Asset ID	1155	1,840 Linear Feet	@ \$31.00
		Asset Actual Cost	\$57,040.00
		Percent Replacement	100%
		Future Cost	\$109,129.17
	Tennis Courts		
Placed in Service	June 2019		
Useful Life	24		
Replacement Year	42-43		
Remaining Life	20		



# **Middle Village CDD** **Component Detail**

## **Chain Link Fencing - 4 Ft - 2029**

Asset ID	1157	270 Linear Feet	@ \$21.00
		Asset Actual Cost	\$5,670.00
		Percent Replacement	100%
		Future Cost	\$7,386.87
Placed in Service	Tennis Courts		
Useful Life	June 2006		
Replacement Year	24		
Remaining Life	29-30		
	7		



## **Light Poles - 2030**

Asset ID	1154	16 Each	@ \$4,400.00
		Asset Actual Cost	\$70,400.00
		Percent Replacement	100%
		Future Cost	\$94,468.56
Placed in Service	Tennis Courts		
Useful Life	June 2006		
Replacement Year	25		
Remaining Life	30-31		
	8		



## Middle Village CDD Component Detail

### Shade Pavilions - 2025

Asset ID	1159	2 Each	@ \$4,000.00
		Asset Actual Cost	\$8,000.00
		Percent Replacement	100%
		Future Cost	\$9,260.16
Placed in Service	Tennis Courts		
Useful Life	June 2006		
Replacement Year	20		
Remaining Life	25-26		
	3		



### Tennis Court Replenishment Allowance - 2022

Asset ID	1153	8 Each	@ \$2,200.00
		Asset Actual Cost	\$17,600.00
		Percent Replacement	100%
		Future Cost	\$17,600.00
Placed in Service	Tennis Courts		
Useful Life	June 2014		
Adjustment	4		
Replacement Year	1		
Remaining Life	22-23		
	0		



**Middle Village CDD  
Component Detail**

**Wind Screens - 2028**

Asset ID	1156	8 Courts	@ \$1,100.00
		Asset Actual Cost	\$8,800.00
		Percent Replacement	100%
		Future Cost	\$11,130.71
Placed in Service	Tennis Courts		
Useful Life	June 2019		
Replacement Year	10		
Remaining Life	28-29		
	6		



**Wood Bulkheads - 2035**

Asset ID	1158	670 Linear Feet	@ \$36.00
		Asset Actual Cost	\$24,120.00
		Percent Replacement	100%
		Future Cost	\$37,521.31
Placed in Service	Tennis Courts		
Useful Life	June 2006		
Replacement Year	30		
Remaining Life	35-36		
	13		

**Middle Village CDD  
Component Detail**

**Aluminium Fencing - 2035**

Asset ID	1010	846 Linear Feet	@ \$36.00
		Asset Actual Cost	\$30,456.00
		Percent Replacement	100%
Swimming Pools - General		Future Cost	\$47,377.66
Placed in Service	June 2006		
Useful Life	30		
Replacement Year	35-36		
Remaining Life	13		



**Asphalt Shingles - Sidewalk Pavilion - 2025**

Asset ID	1018	4 Squares	@ \$440.00
		Asset Actual Cost	\$1,760.00
		Percent Replacement	100%
Swimming Pools - General		Future Cost	\$2,037.24
Placed in Service	June 2006		
Useful Life	20		
Replacement Year	25-26		
Remaining Life	3		





## Middle Village CDD Component Detail

### Concrete Pavers - Pool Decks - 2035

Asset ID	1243	13,384 Square Feet	@ \$8.10
		Asset Actual Cost	\$108,410.40
		Percent Replacement	100%
Swimming Pools - General		Future Cost	\$168,644.31
Placed in Service	June 2006		
Useful Life	30		
Replacement Year	35-36		
Remaining Life	13		



### Exterior Painting - Pool Slide Tower - 2028

Asset ID	1230	1 Lump Sum	@ \$12,000.00
		Asset Actual Cost	\$12,000.00
		Percent Replacement	100%
Swimming Pools - General		Future Cost	\$15,178.24
Placed in Service	June 2019		
Useful Life	10		
Replacement Year	28-29		
Remaining Life	6		



**Middle Village CDD  
Component Detail**

**HVAC Unit - Pool Office - 2022**

Asset ID	1015	2 Tons	@ \$1,600.00
		Asset Actual Cost	\$3,200.00
		Percent Replacement	100%
Swimming Pools - General		Future Cost	\$3,200.00
Placed in Service	June 2006		
Useful Life	12		
Replacement Year	22-23		
Remaining Life	0		

**Lifeguard Chairs - 2022**

Asset ID	1170	3 Each	@ \$1,400.00
		Asset Actual Cost	\$4,200.00
		Percent Replacement	100%
Swimming Pools - General		Future Cost	\$4,200.00
Placed in Service	June 2006		
Useful Life	15		
Replacement Year	22-23		
Remaining Life	0		



**Light Poles - 2030**

Asset ID	1008	6 Each	@ \$1,800.00
		Asset Actual Cost	\$10,800.00
		Percent Replacement	100%
Swimming Pools - General		Future Cost	\$14,492.34
Placed in Service	June 2006		
Useful Life	25		
Replacement Year	30-31		
Remaining Life	8		

**Middle Village CDD  
Component Detail**

**Metal Roof - Pool Slide Building - 2035**

Asset ID	1017	900 Square Feet	@ \$16.00
		Asset Actual Cost	\$14,400.00
		Percent Replacement	100%
		Future Cost	\$22,400.78
Swimming Pools - General			
Placed in Service	June 2006		
Useful Life	30		
Replacement Year	35-36		
Remaining Life	13		



**Pool Furniture Annual Allowance - 2022**

Asset ID	1007	1 Lump Sum	@ \$2,500.00
		Asset Actual Cost	\$2,500.00
		Percent Replacement	100%
		Future Cost	\$2,500.00
Swimming Pools - General			
Placed in Service	June 2006		
Useful Life	1		
Replacement Year	22-23		
Remaining Life	0		





**Middle Village CDD  
Component Detail**

**Pool Pumps & Equipment Annual Allowance - 2022**

Asset ID	1009	1 Lump Sum	@ \$8,000.00
		Asset Actual Cost	\$8,000.00
		Percent Replacement	100%
Swimming Pools - General		Future Cost	\$8,000.00
Placed in Service	June 2006		
Useful Life	1		
Replacement Year	22-23		
Remaining Life	0		



**Pool Shade Structures - 2038**

Asset ID	1013	1 Lump Sum	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
Swimming Pools - General		Future Cost	\$33,997.14
Placed in Service	June 2019		
Useful Life	20		
Replacement Year	38-39		
Remaining Life	16		



**Middle Village CDD  
Component Detail**

**Pool Slide Railing - 2030**

Asset ID	1016	200 Linear Feet	@ \$64.00
		Asset Actual Cost	\$12,800.00
		Percent Replacement	100%
		Future Cost	\$17,176.10
Swimming Pools - General			
Placed in Service	June 2006		
Useful Life	25		
Replacement Year	30-31		
Remaining Life	8		

**Pool Slide Refurbishment - 2031**

Asset ID	1014	1 Lump Sum	@ \$16,000.00
		Asset Actual Cost	\$16,000.00
		Percent Replacement	100%
		Future Cost	\$22,114.23
Swimming Pools - General			
Placed in Service	April 2022		
Useful Life	10		
Replacement Year	31-32		
Remaining Life	9		

**Vinyl Fence - Pool Equipment Yard - 2035**

Asset ID	1019	144 Linear Feet	@ \$31.00
		Asset Actual Cost	\$4,464.00
		Percent Replacement	100%
		Future Cost	\$6,944.24
Swimming Pools - General			
Placed in Service	June 2006		
Useful Life	30		
Replacement Year	35-36		
Remaining Life	13		



**Middle Village CDD  
Component Detail**

**Exterior Painting - Pavilion - 2022**

Asset ID	1164	3,400 Square Feet	@ \$2.00
		Asset Actual Cost	\$6,800.00
		Percent Replacement	100%
		Future Cost	\$6,800.00
Family Pool Complex			
Placed in Service	June 2006		
Useful Life	10		
Adjustment	5		
Replacement Year	22-23		
Remaining Life	0		



**Metal Roof - Pavilion - 2035**

Asset ID	1168	3,214 Square Feet	@ \$16.00
		Asset Actual Cost	\$51,424.00
		Percent Replacement	100%
		Future Cost	\$79,995.69
Family Pool Complex			
Placed in Service	June 2006		
Useful Life	30		
Replacement Year	35-36		
Remaining Life	13		



## Middle Village CDD Component Detail

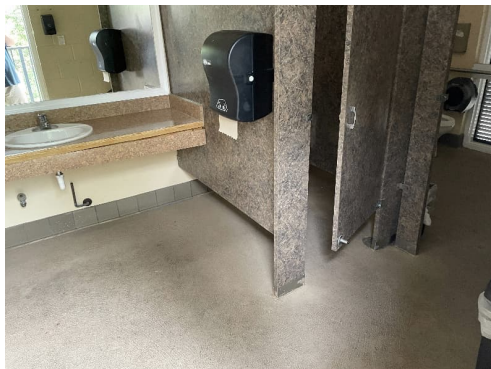
### Pool Resurfacing - 2028

Asset ID	1166	9,000 Square Feet	@ \$14.00
		Asset Actual Cost	\$126,000.00
		Percent Replacement	100%
		Future Cost	\$159,371.52
Placed in Service	Family Pool Complex		
Useful Life	January 2014		
Replacement Year	15		
Remaining Life	28-29		
	6		



### Refurbishment Allowance - Restrooms - 2025

Asset ID	1237	1 Lump Sum	@ \$12,000.00
		Asset Actual Cost	\$12,000.00
		Percent Replacement	100%
		Future Cost	\$13,890.24
Placed in Service	Family Pool Complex		
Useful Life	June 2006		
Replacement Year	20		
Remaining Life	25-26		
	3		



# **Middle Village CDD** **Component Detail**

## **Wood Pergola - 2030**

Asset ID	1165	1,600 Square Feet	@ \$28.00
		Asset Actual Cost	\$44,800.00
		Percent Replacement	100%
		Future Cost	\$60,116.35
Placed in Service	Family Pool Complex		
Useful Life	June 2006		
Adjustment	20		
Replacement Year	5		
Remaining Life	30-31		
	8		





**Middle Village CDD  
Component Detail**

**Exterior Painting - Pavilion - 2026**

Asset ID	1210	1 Lump Sum	@ \$3,200.00
		Asset Actual Cost	\$3,200.00
		Percent Replacement	100%
		Future Cost	\$3,815.19
Placed in Service	Lap Pool Complex		
Useful Life	June 2017		
Replacement Year	10		
Remaining Life	26-27		
	4		



Structure is 24 x 44 with metal roof material

**Exterior Painting - Restroom Pavilion - 2022**

Asset ID	1180	1,800 Square Feet	@ \$1.25
		Asset Actual Cost	\$2,250.00
		Percent Replacement	100%
		Future Cost	\$2,250.00
Placed in Service	Lap Pool Complex		
Useful Life	June 2011		
Replacement Year	10		
Remaining Life	22-23		
	0		

## Middle Village CDD Component Detail

### *Exterior Painting - Restroom Pavilion continued...*



#### Lane Divider Reel - 2030

Asset ID	1211	1 Each	@ \$1,940.00
		Asset Actual Cost	\$1,940.00
		Percent Replacement	100%
		Future Cost	\$2,603.25
Placed in Service	Lap Pool Complex		
Useful Life	June 2006		
Adjustment	20		
Replacement Year	5		
Remaining Life	30-31		
	8		



# **Middle Village CDD** **Component Detail**

## **Lane Dividers - 2022**

Asset ID	1188	8 Lanes	@ \$520.00
		Asset Actual Cost	\$4,160.00
		Percent Replacement	100%
		Future Cost	\$4,160.00
Placed in Service	Lap Pool Complex		
Useful Life	June 2006		
Adjustment	10		
Replacement Year	6		
Remaining Life	22-23		
	0		



## **Light Poles - 2035**

Asset ID	1178	6 EA	@ \$3,000.00
		Asset Actual Cost	\$18,000.00
		Percent Replacement	100%
		Future Cost	\$28,000.98
Placed in Service	Lap Pool Complex		
Useful Life	June 2011		
Replacement Year	25		
Remaining Life	35-36		
	13		





**Middle Village CDD  
Component Detail**

**Metal Roof - Pavilion - 2045**

Asset ID	1181	1,620 Square Feet	@ \$16.00
		Asset Actual Cost	\$25,920.00
		Percent Replacement	100%
		Future Cost	\$54,188.61
Placed in Service	Lap Pool Complex		
Useful Life	June 2011		
Replacement Year	35		
Remaining Life	45-46		
	23		



**Metal Roof - Restroom Pavilion - 2045**

Asset ID	1179	1,660 Square Feet	@ \$16.00
		Asset Actual Cost	\$26,560.00
		Percent Replacement	100%
		Future Cost	\$55,526.60
Placed in Service	Lap Pool Complex		
Useful Life	June 2011		
Replacement Year	35		
Remaining Life	45-46		
	23		



## Middle Village CDD Component Detail

### Pool Heater Allowance - 2027

Asset ID	1189	2,070,000 BTU	@ \$0.02
		Asset Actual Cost	\$41,400.00
		Percent Replacement	100%
		Future Cost	\$50,839.74
Placed in Service	Lap Pool Complex		
Useful Life	June 2018		
Replacement Year	10		
Remaining Life	27-28		
	5		



### Pool Lift - 2023

Asset ID	1187	1 Each	@ \$3,200.00
		Asset Actual Cost	\$3,200.00
		Percent Replacement	100%
		Future Cost	\$3,392.00
Placed in Service	Lap Pool Complex		
Useful Life	June 2006		
Adjustment	15		
Replacement Year	3		
Remaining Life	23-24		
	1		



**Middle Village CDD  
Component Detail**

**Pool Resurfacing - 2022**

Asset ID	1175	6,146 Square Feet	@ \$14.00
		Asset Actual Cost	\$86,044.00
		Percent Replacement	100%
		Future Cost	\$86,044.00
Placed in Service	Lap Pool Complex		
Useful Life	June 2011		
Replacement Year	12		
Remaining Life	22-23		
	0		



**Pool Solar Blanket - 2022**

Asset ID	1182	4,200 Square Feet	@ \$1.20
		Asset Actual Cost	\$5,040.00
		Percent Replacement	100%
		Future Cost	\$5,040.00
Placed in Service	Lap Pool Complex		
Useful Life	June 2011		
Replacement Year	8		
Remaining Life	22-23		
	0		



**Middle Village CDD  
Component Detail**

**Pool Solar Blanket Reel - 2026**

Asset ID	1212	1 Each	@ \$1,200.00
		Asset Actual Cost	\$1,200.00
		Percent Replacement	100%
		Future Cost	\$1,430.69
Placed in Service	Lap Pool Complex		
Useful Life	June 2011		
Replacement Year	16		
Remaining Life	26-27		
	4		



**Refurbishment Allowance - Lap Pool Restrooms - 2025**

Asset ID	1242	2 Each	@ \$8,000.00
		Asset Actual Cost	\$16,000.00
		Percent Replacement	100%
		Future Cost	\$18,520.32
Placed in Service	Lap Pool Complex		
Useful Life	June 2006		
Replacement Year	20		
Remaining Life	25-26		
	3		



## Middle Village CDD Component Detail

### Starting Platforms - 2030

Asset ID	1233	6 Each	@ \$2,700.00
		Asset Actual Cost	\$16,200.00
		Percent Replacement	100%
		Future Cost	\$21,738.50
Lap Pool Complex			
Placed in Service	June 2006		
Useful Life	25		
Replacement Year	30-31		
Remaining Life	8		



### Water Coolers - 2022

Asset ID	1216	2 Each	@ \$1,100.00
		Asset Actual Cost	\$2,200.00
		Percent Replacement	100%
		Future Cost	\$2,200.00
Lap Pool Complex			
Placed in Service	June 2006		
Useful Life	12		
Replacement Year	22-23		
Remaining Life	0		





**Middle Village CDD  
Component Detail**

**Pool Play Equipment Allowance - 2030**

Asset ID	1213	1 Lump Sum	@ \$40,000.00
		Asset Actual Cost	\$40,000.00
		Percent Replacement	100%
		Future Cost	\$53,675.32
Placed in Service	Splash Pool		
Useful Life	June 2006		
Replacement Year	25		
Remaining Life	30-31		
	8		



**Pool Resurfacing - 2028**

Asset ID	1190	1,870 Square Feet	@ \$12.00
		Asset Actual Cost	\$22,440.00
		Percent Replacement	100%
		Future Cost	\$28,383.31
Placed in Service	Splash Pool		
Useful Life	January 2014		
Replacement Year	15		
Remaining Life	28-29		
	6		



**Middle Village CDD  
Component Detail**

**Bipod Swings - 2 Bay - 2031**

Asset ID	1052	1 Each	@ \$3,200.00
		Asset Actual Cost	\$3,200.00
		Percent Replacement	100%
Playground - Clubhouse		Future Cost	\$4,422.85
Placed in Service	June 2017		
Useful Life	15		
Replacement Year	31-32		
Remaining Life	9		



**Crescent Climber - 2034**

Asset ID	1054	1 Each	@ \$2,100.00
		Asset Actual Cost	\$2,100.00
		Percent Replacement	100%
Playground - Clubhouse		Future Cost	\$3,171.63
Placed in Service	June 2017		
Useful Life	18		
Replacement Year	34-35		
Remaining Life	12		



**Middle Village CDD  
Component Detail**

**Park Benches - 2030**

Asset ID	1058	10 Each	@ \$1,300.00
		Asset Actual Cost	\$13,000.00
		Percent Replacement	100%
Playground - Clubhouse		Future Cost	\$17,444.48
Placed in Service	June 2017		
Useful Life	14		
Replacement Year	30-31		
Remaining Life	8		

**Picnic Tables - 2027**

Asset ID	1059	4 Each	@ \$2,100.00
		Asset Actual Cost	\$8,400.00
		Percent Replacement	100%
Playground - Clubhouse		Future Cost	\$10,315.31
Placed in Service	June 2006		
Useful Life	20		
Adjustment	2		
Replacement Year	27-28		
Remaining Life	5		



**Plastic Play Surface Border - 2036**

Asset ID	1057	490 Linear Feet	@ \$21.00
		Asset Actual Cost	\$10,290.00
		Percent Replacement	100%
Playground - Clubhouse		Future Cost	\$16,487.44
Placed in Service	June 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	14		



## Middle Village CDD Component Detail

*Plastic Play Surface Border continued...*



### Play Equipment Allowance - 2029

Asset ID	1049	1 Lump Sum	@ \$45,000.00
		Asset Actual Cost	\$45,000.00
		Percent Replacement	100%
		Future Cost	\$58,625.95
Playground - Clubhouse			
Placed in Service	October 2017		
Useful Life	12		
Replacement Year	29-30		
Remaining Life	7		



### Speedy Spinner - 2028

Asset ID	1051	1 Each	@ \$5,000.00
		Asset Actual Cost	\$5,000.00
		Percent Replacement	100%
		Future Cost	\$6,324.27
Playground - Clubhouse			
Placed in Service	June 2017		
Useful Life	12		
Replacement Year	28-29		
Remaining Life	6		

# Middle Village CDD Component Detail

*Speedy Spinner continued...*



## Spring Riders - 2031

Asset ID	1050	2 Each	@ \$1,600.00
		Asset Actual Cost	\$3,200.00
		Percent Replacement	100%
		Future Cost	\$4,422.85
Playground - Clubhouse			
Placed in Service	June 2017		
Useful Life	15		
Replacement Year	31-32		
Remaining Life	9		



## Wood Park Benches - 2036

Asset ID	1053	1 Lump Sum	@ \$1,800.00
		Asset Actual Cost	\$1,800.00
		Percent Replacement	100%
		Future Cost	\$2,884.10
Playground - Clubhouse			
Placed in Service	June 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	14		

# Middle Village CDD Component Detail

*Wood Park Benches continued...*



## Wood Play Equipment - 2029

Asset ID	1055	1 Lump Sum	@ \$15,000.00
		Asset Actual Cost	\$15,000.00
		Percent Replacement	100%
		Future Cost	\$19,541.98
Placed in Service	Playground - Clubhouse		
Useful Life	October 2017		
Replacement Year	12		
Remaining Life	29-30		
	7		



**Middle Village CDD  
Component Detail**

**Bi-Pod Swing Set - 2022**

Asset ID	1136	1 Each	@ \$3,200.00
		Asset Actual Cost	\$3,200.00
		Percent Replacement	100%
		Future Cost	\$3,200.00
Playground - Deerview Park			
Placed in Service	June 2006		
Useful Life	15		
Replacement Year	22-23		
Remaining Life	0		



**Crescent Climber - 2023**

Asset ID	1249	1 Each	@ \$2,800.00
		Asset Actual Cost	\$2,800.00
		Percent Replacement	100%
		Future Cost	\$2,968.00
Playground - Deerview Park			
Placed in Service	June 2006		
Useful Life	18		
Replacement Year	23-24		
Remaining Life	1		





## Middle Village CDD Component Detail

### Gazebo Roof - 2035

Asset ID	1131	600 Square Feet	@ \$8.00
		Asset Actual Cost	\$4,800.00
		Percent Replacement	100%
		Future Cost	\$7,466.93
Playground - Deerview Park			
Placed in Service	June 2006		
Useful Life	30		
Replacement Year	35-36		
Remaining Life	13		



### Park Benches - 2022

Asset ID	1132	1 Each	@ \$1,200.00
		Asset Actual Cost	\$1,200.00
		Percent Replacement	100%
		Future Cost	\$1,200.00
Playground - Deerview Park			
Placed in Service	June 2006		
Useful Life	16		
Replacement Year	22-23		
Remaining Life	0		



## Middle Village CDD Component Detail

### Picnic Tables - 2022

Asset ID	1225	2 Each	@ \$1,300.00
		Asset Actual Cost	\$2,600.00
		Percent Replacement	100%
		Future Cost	\$2,600.00
Playground - Deerview Park			
Placed in Service	June 2006		
Useful Life	16		
Replacement Year	22-23		
Remaining Life	0		



### Plastic Play Surface Border - 2025

Asset ID	1135	291 Linear Feet	@ \$21.00
		Asset Actual Cost	\$6,111.00
		Percent Replacement	100%
		Future Cost	\$7,073.60
Playground - Deerview Park			
Placed in Service	June 2006		
Useful Life	20		
Replacement Year	25-26		
Remaining Life	3		



**Middle Village CDD  
Component Detail**

**Play Equipment Allowance - 2022**

Asset ID	1130	1 Lump Sum	@ \$30,000.00
		Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
		Future Cost	\$30,000.00
Playground - Deerview Park			
Placed in Service	June 2006		
Useful Life	15		
Replacement Year	22-23		
Remaining Life	0		



**Spring Rider - 2022**

Asset ID	1247	1 Each	@ \$1,600.00
		Asset Actual Cost	\$1,600.00
		Percent Replacement	100%
		Future Cost	\$1,600.00
Playground - Deerview Park			
Placed in Service	June 2006		
Useful Life	15		
Replacement Year	22-23		
Remaining Life	0		



**Middle Village CDD  
Component Detail**

**Vinyl Privacy Fence - 2035**

Asset ID	1224	200 Linear Feet	@ \$31.00
		Asset Actual Cost	\$6,200.00
		Percent Replacement	100%
		Future Cost	\$9,644.78
Playground - Deerview Park			
Placed in Service	June 2006		
Useful Life	30		
Replacement Year	35-36		
Remaining Life	13		

**Vinyl Ranch Fence - 2030**

Asset ID	1129	462 Linear Feet	@ \$24.00
		Asset Actual Cost	\$11,088.00
		Percent Replacement	100%
		Future Cost	\$14,878.80
Playground - Deerview Park			
Placed in Service	June 2006		
Useful Life	25		
Replacement Year	30-31		
Remaining Life	8		





## Middle Village CDD Component Detail

### Bi-Pod Swing Set - 2022

Asset ID	1141	1 Each	@ \$3,200.00
		Asset Actual Cost	\$3,200.00
		Percent Replacement	100%
		Future Cost	\$3,200.00
Playground - Hamilton Glen Park			
Placed in Service	June 2006		
Useful Life	15		
Replacement Year	22-23		
Remaining Life	0		



### Gazebo Roof - 2035

Asset ID	1137	600 SF	@ \$8.00
		Asset Actual Cost	\$4,800.00
		Percent Replacement	100%
		Future Cost	\$7,466.93
Playground - Hamilton Glen Park			
Placed in Service	June 2006		
Useful Life	30		
Replacement Year	35-36		
Remaining Life	13		



## Middle Village CDD Component Detail

### Park Bench - 2022

Asset ID	1142	1 Each	@ \$1,300.00
		Asset Actual Cost	\$1,300.00
		Percent Replacement	100%
		Future Cost	\$1,300.00
Playground - Hamilton Glen Park			
Placed in Service	June 2006		
Useful Life	16		
Replacement Year	22-23		
Remaining Life	0		



### Picnic Tables - 2022

Asset ID	1143	2 Each	@ \$1,300.00
		Asset Actual Cost	\$2,600.00
		Percent Replacement	100%
		Future Cost	\$2,600.00
Playground - Hamilton Glen Park			
Placed in Service	June 2006		
Useful Life	16		
Replacement Year	22-23		
Remaining Life	0		



**Middle Village CDD  
Component Detail**

**Plastic Play Surface Border - 2025**

Asset ID	1140	120 Linear Feet	@ \$21.00
		Asset Actual Cost	\$2,520.00
		Percent Replacement	100%
		Future Cost	\$2,916.95
Playground - Hamilton Glen Park			
Placed in Service	June 2006		
Useful Life	20		
Replacement Year	25-26		
Remaining Life	3		



**Play Equipment Allowance - 2022**

Asset ID	1138	1 Lump Sum	@ \$30,000.00
		Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
		Future Cost	\$30,000.00
Playground - Hamilton Glen Park			
Placed in Service	June 2006		
Useful Life	15		
Replacement Year	22-23		
Remaining Life	0		



**Middle Village CDD  
Component Detail**

**Vinyl Privacy Fence - 2035**

Asset ID	1144	237 Linear Feet	@ \$31.00
		Asset Actual Cost	\$7,347.00
		Percent Replacement	100%
		Future Cost	\$11,429.07
Playground - Hamilton Glen Park			
Placed in Service	June 2006		
Useful Life	30		
Replacement Year	35-36		
Remaining Life	13		

**Middle Village CDD  
Component Detail**

**Bi-Pod Swing Set - 2022**

Asset ID	1152	1 Each	@ \$3,200.00
		Asset Actual Cost	\$3,200.00
		Percent Replacement	100%
		Future Cost	\$3,200.00
Playgrounds - Whitfield Park			
Placed in Service	June 2006		
Useful Life	15		
Replacement Year	22-23		
Remaining Life	0		



**Gazebo Roof - 2035**

Asset ID	1147	600 Square Feet	@ \$8.00
		Asset Actual Cost	\$4,800.00
		Percent Replacement	100%
		Future Cost	\$7,466.93
Playgrounds - Whitfield Park			
Placed in Service	June 2006		
Useful Life	30		
Replacement Year	35-36		
Remaining Life	13		

**Park Bench - 2022**

Asset ID	1150	1 Each	@ \$1,200.00
		Asset Actual Cost	\$1,200.00
		Percent Replacement	100%
		Future Cost	\$1,200.00
Playgrounds - Whitfield Park			
Placed in Service	June 2006		
Useful Life	16		
Replacement Year	22-23		
Remaining Life	0		



## Middle Village CDD Component Detail

### Picnic Tables - 2022

Asset ID	1148	2 Each	@ \$1,300.00
		Asset Actual Cost	\$2,600.00
		Percent Replacement	100%
		Future Cost	\$2,600.00
Playgrounds - Whitfield Park			
Placed in Service	June 2006		
Useful Life	16		
Replacement Year	22-23		
Remaining Life	0		



### Plastic Play Surface Border - 2025

Asset ID	1151	260 Linear Feet	@ \$21.00
		Asset Actual Cost	\$5,460.00
		Percent Replacement	100%
		Future Cost	\$6,320.06
Playgrounds - Whitfield Park			
Placed in Service	June 2006		
Useful Life	20		
Replacement Year	25-26		
Remaining Life	3		



**Middle Village CDD  
Component Detail**

**Play Equipment Allowance - 2022**

Asset ID	1146	1 Lump Sum	@ \$30,000.00
		Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
		Future Cost	\$30,000.00
Playgrounds - Whitfield Park			
Placed in Service	June 2006		
Useful Life	15		
Replacement Year	22-23		
Remaining Life	0		



**Vinyl Privacy Fence - 2035**

Asset ID	1222	426 Linear Feet	@ \$31.00
		Asset Actual Cost	\$13,206.00
		Percent Replacement	100%
		Future Cost	\$20,543.39
Playgrounds - Whitfield Park			
Placed in Service	June 2006		
Useful Life	30		
Replacement Year	35-36		
Remaining Life	13		



**Middle Village CDD  
Component Detail**

**Vinyl Ranch Fence - 2035**

Asset ID	1145	495 Linear Feet	@ \$24.00
		Asset Actual Cost	\$11,880.00
		Percent Replacement	100%
		Future Cost	\$18,480.65
Playgrounds - Whitfield Park			
Placed in Service	June 2006		
Useful Life	30		
Replacement Year	35-36		
Remaining Life	13		





**Middle Village CDD  
Component Detail**

**All Terrain Vehicle - 2028**

Asset ID	1113	1 Lump Sum	@ \$10,000.00
		Asset Actual Cost	\$10,000.00
		Percent Replacement	100%
Maintenance Shop & Equipment		Future Cost	\$12,648.53
Placed in Service	May 2014		
Useful Life	15		
Replacement Year	28-29		
Remaining Life	6		

**Exterior Painting - 2022**

Asset ID	1080	3,300 Square Feet	@ \$2.00
		Asset Actual Cost	\$6,600.00
		Percent Replacement	100%
Maintenance Shop & Equipment		Future Cost	\$6,600.00
Placed in Service	June 2011		
Useful Life	10		
Replacement Year	22-23		
Remaining Life	0		

**Golf Cart - 2022**

Asset ID	1111	3 Each	@ \$5,000.00
		Asset Actual Cost	\$15,000.00
		Percent Replacement	100%
Maintenance Shop & Equipment		Future Cost	\$15,000.00
Placed in Service	June 2006		
Useful Life	15		
Replacement Year	22-23		
Remaining Life	0		

**Jon Boat & Motor Allowance - 2025**

Asset ID	1112	1 Each	@ \$6,500.00
		Asset Actual Cost	\$6,500.00
		Percent Replacement	100%
Maintenance Shop & Equipment		Future Cost	\$7,523.88
Placed in Service	June 2006		
Useful Life	20		
Replacement Year	25-26		
Remaining Life	3		

# **Middle Village CDD** **Component Detail**

## **Metal Roof - 2040**

Asset ID	1079	3,056 Square Feet	@ \$16.00
		Asset Actual Cost	\$48,896.00
		Percent Replacement	100%
Maintenance Shop & Equipment		Future Cost	\$88,177.99
Placed in Service	June 2011		
Useful Life	30		
Replacement Year	40-41		
Remaining Life	18		



**Middle Village CDD  
Component Detail**

**Flooring - Office**

Asset ID	1083	Asset Actual Cost	
		Percent Replacement	100%
Placed in Service	Operating Expense	Future Cost	
No Useful Life	June 2006		

Approx 26 SY

**Furniture - Second Floor Clubhouse**

Asset ID	1119	Asset Actual Cost	
		Percent Replacement	100%
Placed in Service	Operating Expense	Future Cost	
No Useful Life	June 2006		

**Interior Painting - Office**

Asset ID	1093	Asset Actual Cost	
		Percent Replacement	100%
Placed in Service	Operating Expense	Future Cost	
No Useful Life	June 2006		

**Office Equipment & Furniture Allowance**

Asset ID	1118	Asset Actual Cost	
		Percent Replacement	100%
Placed in Service	Operating Expense	Future Cost	
No Useful Life	June 2006		

**Middle Village CDD  
Component Detail**

**Parking Lot Seal Coat**

Asset ID	1127	Asset Actual Cost	
		Percent Replacement	100%
Placed in Service	Operating Expense	Future Cost	
No Useful Life	June 2006		

**Steel Trash Cans**

Asset ID	1149	Asset Actual Cost	\$1,000.00
		Percent Replacement	100%
Placed in Service	Operating Expense	Future Cost	\$1,000.00
No Useful Life	June 2006		

**Wood Mulch - Play Areas**

Asset ID	1056	Asset Actual Cost	
		Percent Replacement	100%
Placed in Service	Operating Expense	Future Cost	
No Useful Life	June 2006		

**Middle Village CDD  
Component Detail**

**Clock Tower Clock**

Asset ID	1245	Asset Actual Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	June 2006		
No Useful Life			

**Fabric Shade Awnings - Tennis Curts**

Asset ID	1160	Asset Actual Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	June 2006		
Useful Life	22		
Replacement Year	27-28		
Remaining Life	5		

# Report Navigation

- **Executive Summary** provides information about projected year end reserve balance, current annual contribution, interest, and inflation rates:
  - Level of Service is the type of reserve study
  - Funding Method is either Component Funding or Pooled Cash
  - Component Funding Contribution is a year one only amount
  - Current Funding Plan currently used by the Association
  - Recommended Funding Plan maintains adequate funding
- **Funding Model Projections** include both your current plan and our recommended plan. The information included in each column is described below:
  - Year begins with your study year generally for a 30-year term
  - Current cost is the current replacement of all components
  - Annual contribution is the amount placed in reserves each year
  - Annual interest earned on your funds
  - Annual expenditures are the projected component replacement cost by year
  - Projected ending balance is the year end reserve fund balance
  - Fully funded reserves are the fully funded balance for that year. Fully Funded formula is  $\text{Fully Funded Balance} = \text{Component cost} \times \text{Age/Useful Life}$
  - Percent Funded is a measure of fund strength
- **Current Funding Projection** is your current funding plan and how it performs
- **Recommended Funding Model Projection** is the plan we recommend
- **Cash Flow** is a 30-year statement that provides both income and expense information to quickly find when expenditures occur and the resulting financial status of your reserves
- **Annual Expenditure Detail** provides a year to year list of your projected expenditures This is a good section to review each year when preparing your budgets
- **Condition Assessment (if included)** is a brief description of major component condition
- **Component Inventory** contains a list of your components, remaining useful life and quantities we determined from our site visit and other means of measurement
- **Component Detail Index** allows quick access to the detail we have included for each component separated into categories
- **Component Detail** provides a listing of each component, quantities or allowances and photographs of major ones
- **Methodology - Terms of Service – Company Profile** are our Disclosure sections with information about our assumptions, methods of work and our credentials

## METHODOLOGY

Reserve Analysis is a process that identifies capital expenses the Association 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 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 High-rise Condominiums, Homeowner Associations, Churches, Private Schools, Time Shares, Active Adult, Municipal Utility Plants, Marinas, Historic Buildings & Museums and commercial investment properties.

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

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

*Detailed Site Evaluation is Conducted* to make sure we know your property and include all your assets in our analysis. With our years of experience with community development and commercial construction projects we understand both horizontal and vertical construction and utilize realistic replacement cost and useful life projections in our analysis. *Financial Plan Meets CAI & APRA Standards* with information obtained during the site visit we build a custom-made financial plan to ensure adequate funding for future component replacement which equates to maintaining community value.

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

## TERMS OF SERVICE

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

We are not responsible for any hidden defects or determining the condition of hidden or underground components or systems. Observing environmental conditions, hazardous materials or determine compliance with building codes or other regulations is not included in our scope of work. Our site visit is not a safety inspection and we are not responsible for any hazards that exist. Destructive testing is not conducted. It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications.

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

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



## DEFINITIONS

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

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

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

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

**Effective Age:** Difference of useful and remaining useful life.

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

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

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

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

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

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

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