

# **Full Reserve Study Amelia Walk CDD No Streets Fernandina Beach, Florida**



**Prepared for FY 2020  
Report Date: June 4, 2020**



June 4, 2020

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

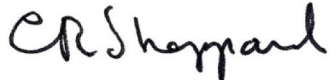
Re: Reserve Study Report for Amelia Walk CDD No Streets

Dear Mr. Laughlin:

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

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

Respectively submitted,



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

10459 Hunters Creek Court  
Jacksonville, FL 32256  
(904) 303-3275  
[www.communityadvisors.com](http://www.communityadvisors.com)



# TABLE OF CONTENTS

## EXECUTIVE SUMMARY

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

## FUNDING PLAN

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

## CASH FLOW

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

## EXPENDITURE DETAIL

Annual Expenditure Detail .....	4-1
Asset Current Cost by Category .....	4-6

## COMPONENT INVENTORY

Condition Assessment .....	5-1
Component Inventory .....	5-3
Component Detail Index .....	5-6
Component Detail .....	5-9

## DISCLOSURES & INFORMATION

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

**Amelia Walk CDD No Streets**  
 Fernandina Beach, Florida  
**Executive Summary**

Report Date	June 4, 2020
Account Number	1590
Version	1
Budget Year Beginning	October 1, 2020
Budget Year Ending	September 30, 2021
Total Units	749

<b>Report Parameters</b>	
Inflation	2.50%
Annual Assessment Increase	3.00%
Interest Rate on Reserve Deposit	2.00%
2020 Beginning Balance	\$50,000

**PROPERTY INFORMATION**

- Date of Completion: January 1, 2008
- Date of site visit: April 2, 2020
- Components Included: 29
- Current replacement cost: \$557,819

**FINANCIAL INFORMATION**

- Level of Service: Level I Full Reserve Study
- Funding Method: The Cash Flow Method
- Funding Goal: Adequate funding with moderate contributions
- Percent Funded Beginning of Year: 21%
- Balance Required to Begin Year One Fully Funded: \$233,119
- Full Funding Contribution for Year One: Deficit of \$183,119 + Annual Contribution of \$31,263 = \$214,382 for FY 2020-2021
- Current Funding Projection: Contribution: \$100,000 for year one with annual increases of 3%. Projection on page 1-2.
- Recommend Funding Contribution: \$39,158 for year one provides adequate funding with lower contributions in subsequent years. Projection found on page 1-4.

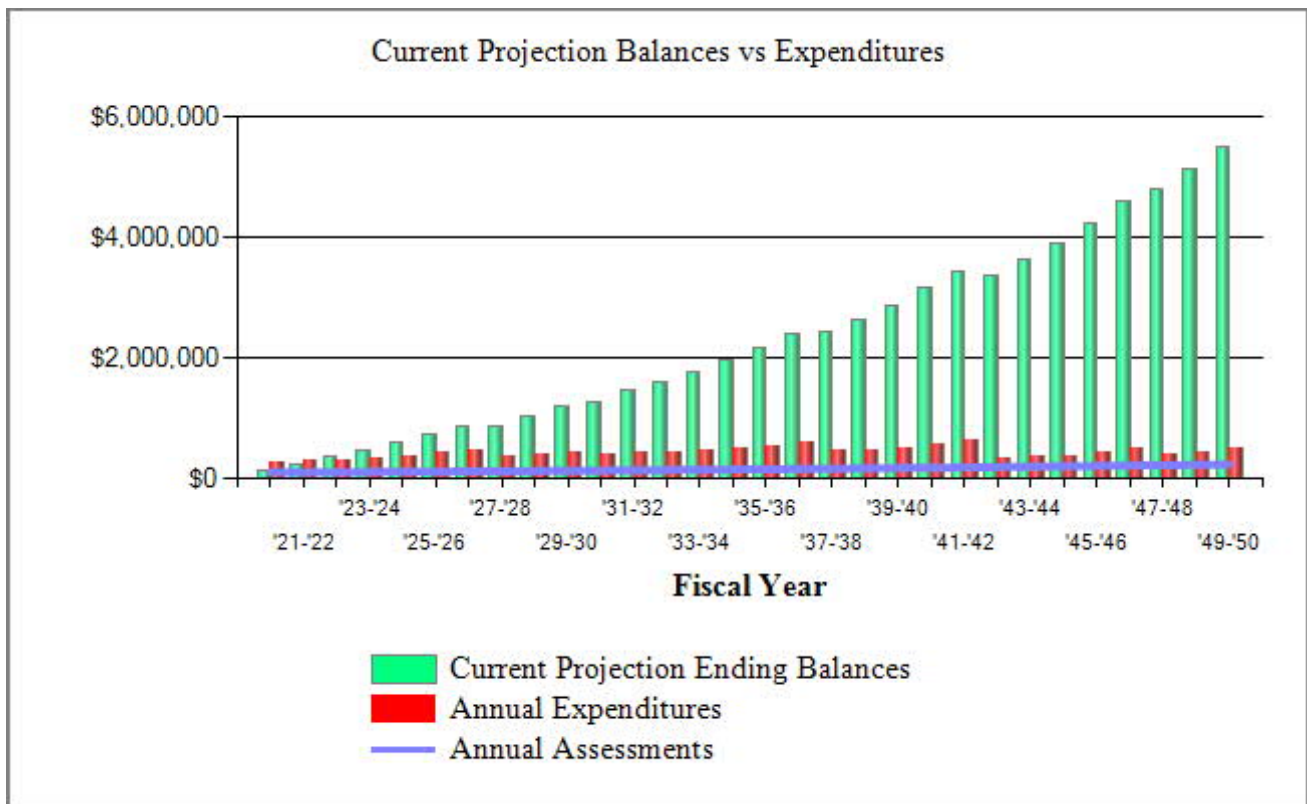
<b>Threshold Funding Model Summary of Calculations</b>	
Required Annual Contribution <i>\$52.28 per unit annually</i>	\$39,157.92
Average Net Annual Interest Earned	<u>\$1,475.16</u>
Total Annual Allocation to Reserves <i>\$54.25 per unit annually</i>	\$40,633.07



**Amelia Walk CDD No Streets  
Current Funding Projection**

Beginning Balance: \$50,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
20-21	557,819	100,000	4,038	15,400	138,638	250,777	55%
21-22	571,765	103,000	7,249		248,887	285,351	87%
22-23	586,059	106,090	10,431	7,270	358,138	314,045	114%
23-24	600,710	109,273	13,697	10,854	470,254	341,403	138%
24-25	615,728	112,551	17,484		600,289	381,335	157%
25-26	631,121	115,927	21,486		737,703	423,051	174%
26-27	646,899	119,405	25,428	9,509	873,026	456,867	191%
27-28	663,072	122,987	25,617	142,119	879,511	357,241	246%
28-29	679,649	126,677	30,186		1,036,374	401,661	258%
29-30	696,640	130,477	35,006		1,201,857	448,080	268%
30-31	714,056	134,392	37,232	95,178	1,278,303	399,010	320%
31-32	731,907	138,423	42,502		1,459,228	447,204	326%
32-33	750,205	142,576	46,334	57,346	1,590,792	438,778	363%
33-34	768,960	146,853	51,457	22,404	1,766,699	466,937	378%
34-35	788,184	151,259	57,191	11,586	1,963,562	507,892	387%
35-36	807,889	155,797	62,775	26,857	2,155,277	535,246	403%
36-37	828,086	160,471	69,472		2,385,220	591,868	403%
37-38	848,788	165,285	71,103	180,396	2,441,212	466,080	524%
38-39	870,008	170,243	76,346	66,597	2,621,204	454,900	576%
39-40	891,758	175,351	83,897		2,880,451	512,837	562%
40-41	914,052	180,611	91,832		3,152,894	573,388	550%
41-42	936,903	186,029	100,168		3,439,091	636,645	540%
42-43	960,326	191,610	97,971	365,004	3,363,668	328,578	1024%
43-44	984,334	197,359	105,881	31,675	3,635,232	355,725	1022%
44-45	1,008,942	203,279	113,773	46,084	3,906,201	370,067	1056%
45-46	1,034,166	209,378	123,467		4,239,046	433,320	978%
46-47	1,060,020	215,659	133,641		4,588,346	499,504	919%
47-48	1,086,521	222,129	139,665	154,967	4,795,173	409,886	1170%
48-49	1,113,684	228,793	149,171	51,613	5,121,523	425,383	1204%
49-50	1,141,526	235,657	160,715		5,517,895	495,626	1113%

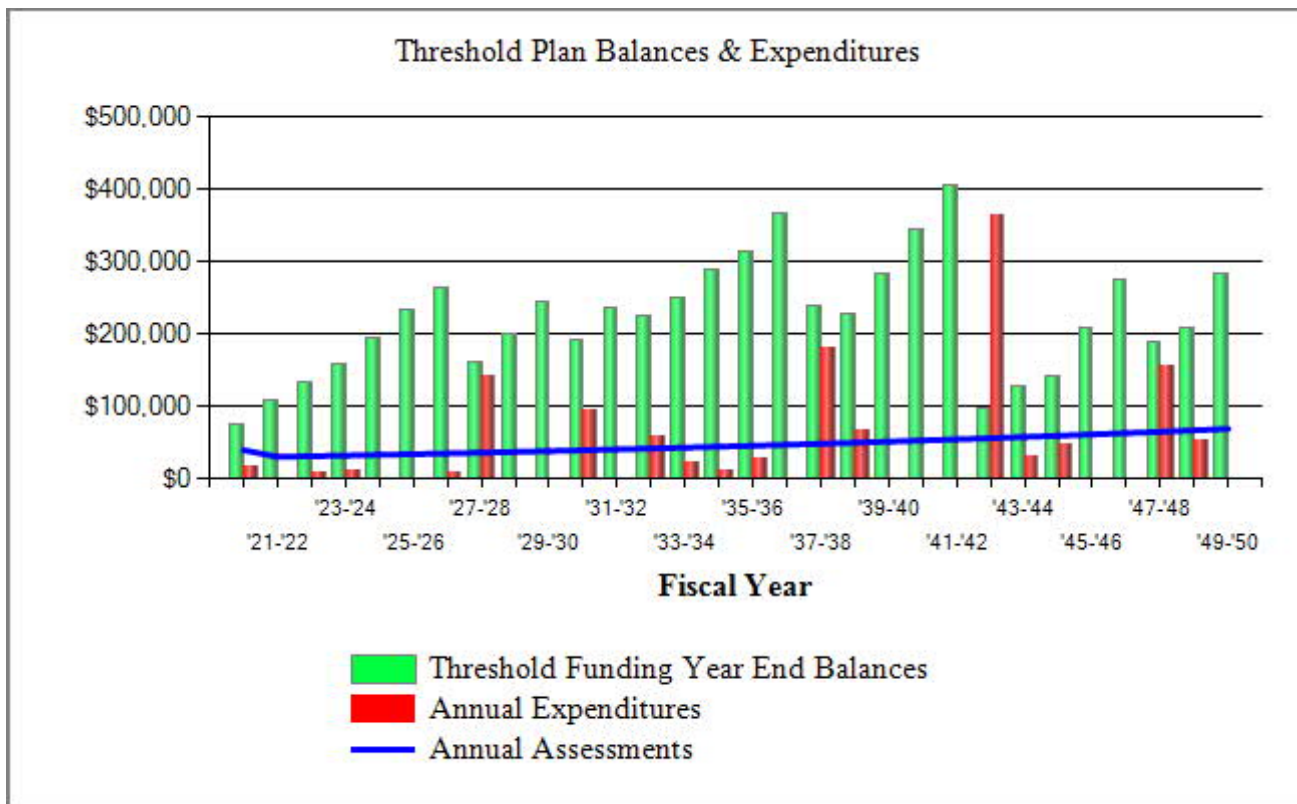


This chart illustrates the current funding plan performance.

**Amelia Walk CDD No Streets  
Threshold Funded Plan**

Beginning Balance: \$50,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
20-21	557,819	39,158	1,475	15,400	75,233	250,777	30%
21-22	571,765	30,034	2,105		107,373	285,351	38%
22-23	586,059	30,935	2,621	7,270	133,658	314,045	43%
23-24	600,710	31,863	3,093	10,854	157,761	341,403	46%
24-25	615,728	32,819	3,812		194,392	381,335	51%
25-26	631,121	33,804	4,564		232,759	423,051	55%
26-27	646,899	34,818	5,161	9,509	263,229	456,867	58%
27-28	663,072	35,862	3,139	142,119	160,111	357,241	45%
28-29	679,649	36,938	3,941		200,990	401,661	50%
29-30	696,640	38,046	4,781		243,817	448,080	54%
30-31	714,056	39,188	3,757	95,178	191,584	399,010	48%
31-32	731,907	40,363	4,639		236,586	447,204	53%
32-33	750,205	41,574	4,416	57,346	225,231	438,778	51%
33-34	768,960	42,821	4,913	22,404	250,561	466,937	54%
34-35	788,184	44,106	5,662	11,586	288,743	507,892	57%
35-36	807,889	45,429	6,146	26,857	313,461	535,246	59%
36-37	828,086	46,792	7,205		367,458	591,868	62%
37-38	848,788	48,196	4,705	180,396	239,963	466,080	51%
38-39	870,008	49,642	4,460	66,597	227,468	454,900	50%
39-40	891,758	51,131	5,572		284,171	512,837	55%
40-41	914,052	52,665	6,737		343,573	573,388	60%
41-42	936,903	54,245	7,956		405,774	636,645	64%
42-43	960,326	55,872	1,933	365,004	98,575	328,578	30%
43-44	984,334	57,548	2,489	31,675	126,938	355,725	36%
44-45	1,008,942	59,275	2,803	46,084	142,931	370,067	39%
45-46	1,034,166	61,053	4,080		208,064	433,320	48%
46-47	1,060,020	62,885	5,419		276,368	499,504	55%
47-48	1,086,521	64,771	3,723	154,967	189,895	409,886	46%
48-49	1,113,684	66,714	4,100	51,613	209,096	425,383	49%
49-50	1,141,526	68,716	5,556		283,368	495,626	57%



This chart shows the recommended funding plan annual balances, annual expenditures and assessments.

**Amelia Walk CDD No Streets  
Income & Expense Spreadsheet**

	<b>20-21</b>	<b>21-22</b>	<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>Beginning Balance</b>	50,000	75,233	107,373	133,658	157,761	194,392	232,759	263,229	160,111	200,990
<b>Annual Assessment</b>	39,158	30,034	30,935	31,863	32,819	33,804	34,818	35,862	36,938	38,046
<b>Interest Earned</b>	1,475	2,105	2,621	3,093	3,812	4,564	5,161	3,139	3,941	4,781
<b>Expenditures</b>	15,400		7,270	10,854			9,509	142,119		
<b>Fully Funded Reserves</b>	250,777	285,351	314,045	341,403	381,335	423,051	456,867	357,241	401,661	448,080
<b>Percent Fully Funded</b>	30%	38%	43%	46%	51%	55%	58%	45%	50%	54%
<b>Ending Balance</b>	75,233	107,373	133,658	157,761	194,392	232,759	263,229	160,111	200,990	243,817

**Description**

Misc. Site Components

Street Signs/Poles

Wood Bulkhead - Retention Pond

Wood Pergola Entry Feature Repair/Replace

Wood Pilings 50%/Stringers/Deck - Pier

**Misc. Site Components Total:**

Fencing & Gates

Aluminum Fence - Pool

Aluminum Railing - Rear Patio/Ramp

Chain Link Coated Fence 10 Ft - Tennis Courts

Vinyl Ranch Fence - Entry

**Fencing & Gates Total:**

Site Lighting

Decorative Light Poles - Pool

Decorative Light Poles - Site

Wall Laterns - Entry Feature

**Site Lighting Total:**

Misc. Building Components

Restroom Refurbish Allowance - Club Room

17,117

Restroom Refurbish Allowance - Pool/Fitness

41,010

Wood Cabinets/Stone Top - Kitchen

Wood Decking - Covered Porch

**Misc. Building Components Total:**

**58,127**

**Amelia Walk CDD No Streets  
Income & Expense Spreadsheet**

Description	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
<b>Roofing</b>										
Asphalt Shingles (Arch) - Clubhouse								36,445		
Standing Seam Metal Panels - Clubhouse										
<b>Roofing Total:</b>								<b>36,445</b>		
<b>Exterior Painting</b>										
Clubhouse							9,509			
<b>Exterior Painting Total:</b>							<b>9,509</b>			
<b>Furniture Fixtures &amp; Equipment</b>										
Furniture Allowance - Club Room										
Furniture Allowance - Patio/Deck										
Furniture Allowance - Pool Deck										
Shade Structure Fabric			7,270							
<b>Furniture Fixtures &amp; Equipment Total:</b>			<b>7,270</b>							
<b>HVAC</b>										
Heat Pump 5 Ton	7,000									
Heat Pump 6 Ton	8,400									
<b>HVAC Total:</b>	<b>15,400</b>									
<b>Swimming Pool</b>										
Concrete Pavers/Pool Deck/Patio										
Filtration Refurbishment Allowance										
Pool Resurfacing/Tile										
<b>Swimming Pool Total:</b>										
<b>Tennis Courts</b>										
Asphalt Resurfacing (Color Coat)				10,854						
<b>Tennis Courts Total:</b>				<b>10,854</b>						
<b>Playground</b>										
Play Equipment Allowance								47,547		
<b>Playground Total:</b>								<b>47,547</b>		

**Amelia Walk CDD No Streets  
Income & Expense Spreadsheet**

<b>Description</b>	<b>20-21</b>	<b>21-22</b>	<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>Components Not Included</b>										
Access Controller/Devices - Amenity	<i>Unfunded</i>									
Aluminum Gutters/DS - Clubhouse	<i>Unfunded</i>									
Asphalt Seal Coat - Parking Lot	<i>Unfunded</i>									
Asphalt Shingles (Arch) - Pier Pavilion	<i>Unfunded</i>									
Asphalt Shingles (Arch) - Tennis Pavilion	<i>Unfunded</i>									
Backstop - Tennis Courts	<i>Unfunded</i>									
Brick Wall Cleaning/Repair/Replace	<i>Unfunded</i>									
Carpet - Office/Storage	<i>Unfunded</i>									
Catch Basin Repair	<i>Unfunded</i>									
Concrete Curb/Walk Allowance - Parking Lot	<i>Unfunded</i>									
Concrete Pavers Majestic Walk Blvd.	<i>Unfunded</i>									
Drainage Structures/Pipe	<i>Unfunded</i>									
Entry Feature	<i>Unfunded</i>									
Fitness Equipment (Partial Replacement)	<i>Unfunded</i>									
Fitness Equipment Allowance (Full Replacemen..	<i>Unfunded</i>									
Floor Tile - Kitchen	<i>Unfunded</i>									
Ground Light Allowance	<i>Unfunded</i>									
Interior Painting	<i>Unfunded</i>									
Irrigation System	<i>Unfunded</i>									
Landscaping	<i>Unfunded</i>									
Mail Box Pedestals	<i>Unfunded</i>									
Metal Benches - Playground	<i>Unfunded</i>									
Metal Benches - Tennis	<i>Unfunded</i>									
Metal Picnic Tables - Playground	<i>Unfunded</i>									
Metal Picnic Tables - Tennis Pavilion	<i>Unfunded</i>									
Plastic Play Surface Border	<i>Unfunded</i>									
Plumbing Piping In Building	<i>Unfunded</i>									
Pond Fountain Allowance ( 4 year cycle)	<i>Unfunded</i>									
Pool Lift	<i>Unfunded</i>									
Pool Shell	<i>Unfunded</i>									
Post Swing Single Bay	<i>Unfunded</i>									
Refrigerator	<i>Unfunded</i>									



**Amelia Walk CDD No Streets  
Income & Expense Spreadsheet**

	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
<b>Description</b>										
<i>Components Not Included continued...</i>										
Refurbishment Allowance - Sign Monuments	<i>Unfunded</i>									
Rubber Flooring - Fitness Center	<i>Unfunded</i>									
Shade Structure Frame	<i>Unfunded</i>									
Standing Seam Metal Panels - Entry Feature	<i>Unfunded</i>									
Street Resurfacing	<i>Unfunded</i>									
Tennis Court Replacement	<i>Unfunded</i>									
Utility Lines to Building	<i>Unfunded</i>									
Vinyl Ceiling - Tennis Pavilion	<i>Unfunded</i>									
Vinyl Gates - Dumpster	<i>Unfunded</i>									
Wall Mirrors	<i>Unfunded</i>									
Wall Over/Microwave	<i>Unfunded</i>									
Water Coolers	<i>Unfunded</i>									
Water Heater	<i>Unfunded</i>									
Wiring In Building	<i>Unfunded</i>									
Wood Flooring Refinish - Club Room	<i>Unfunded</i>									
Wood Siding/Brick - Clubhouse	<i>Unfunded</i>									
<b>Year Total:</b>	<b>15,400</b>		<b>7,270</b>	<b>10,854</b>			<b>9,509</b>	<b>142,119</b>		

**Amelia Walk CDD No Streets  
Income & Expense Spreadsheet**

	<b>30-31</b>	<b>31-32</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>Beginning Balance</b>	243,817	191,584	236,586	225,231	250,561	288,743	313,461	367,458	239,963	227,468
<b>Annual Assessment</b>	39,188	40,363	41,574	42,821	44,106	45,429	46,792	48,196	49,642	51,131
<b>Interest Earned</b>	3,757	4,639	4,416	4,913	5,662	6,146	7,205	4,705	4,460	5,572
<b>Expenditures</b>	95,178		57,346	22,404	11,586	26,857		180,396	66,597	
<b>Fully Funded Reserves</b>	399,010	447,204	438,778	466,937	507,892	535,246	591,868	466,080	454,900	512,837
<b>Percent Fully Funded</b>	48%	53%	51%	54%	57%	59%	62%	51%	50%	55%
<b>Ending Balance</b>	191,584	236,586	225,231	250,561	288,743	313,461	367,458	239,963	227,468	284,171

**Description**

**Misc. Site Components**

Street Signs/Poles								25,563		
Wood Bulkhead - Retention Pond								9,434		
Wood Pergola Entry Feature Repair/Replace			18,290							
Wood Pilings 50%/Stringers/Deck - Pier				13,443						
<b>Misc. Site Components Total:</b>			<b>18,290</b>	<b>13,443</b>				<b>34,997</b>		

**Fencing & Gates**

Aluminum Fence - Pool						26,857				
Aluminum Railing - Rear Patio/Ramp									12,009	
Chain Link Coated Fence 10 Ft - Tennis Courts			18,344							
Vinyl Ranch Fence - Entry								29,240		
<b>Fencing &amp; Gates Total:</b>			<b>18,344</b>			<b>26,857</b>		<b>29,240</b>	<b>12,009</b>	

**Site Lighting**

Decorative Light Poles - Pool								21,911		
Decorative Light Poles - Site								49,300		
Wall Laterns - Entry Feature								10,043		
<b>Site Lighting Total:</b>								<b>81,254</b>		

**Misc. Building Components**

Restroom Refurbish Allowance - Club Room										
Restroom Refurbish Allowance - Pool/Fitness										
Wood Cabinets/Stone Top - Kitchen										
Wood Decking - Covered Porch										
<b>Misc. Building Components Total:</b>										

**Amelia Walk CDD No Streets  
Income & Expense Spreadsheet**

Description	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40
<b>Roofing</b>										
Asphalt Shingles (Arch) - Clubhouse										
Standing Seam Metal Panels - Clubhouse								9,038		
<b>Roofing Total:</b>								<b>9,038</b>		
<b>Exterior Painting</b>										
Clubhouse					11,586					
<b>Exterior Painting Total:</b>					<b>11,586</b>					
<b>Furniture Fixtures &amp; Equipment</b>										
Furniture Allowance - Club Room										
Furniture Allowance - Patio/Deck				8,960						
Furniture Allowance - Pool Deck									54,588	
Shade Structure Fabric								10,530		
<b>Furniture Fixtures &amp; Equipment Total:</b>				<b>8,960</b>				<b>10,530</b>	<b>54,588</b>	
<b>HVAC</b>										
Heat Pump 5 Ton			9,414							
Heat Pump 6 Ton			11,297							
<b>HVAC Total:</b>			<b>20,711</b>							
<b>Swimming Pool</b>										
Concrete Pavers/Pool Deck/Patio										
Filtration Refurbishment Allowance										
Pool Resurfacing/Tile	82,276									
<b>Swimming Pool Total:</b>	<b>82,276</b>									
<b>Tennis Courts</b>										
Asphalt Resurfacing (Color Coat)	12,902							15,336		
<b>Tennis Courts Total:</b>	<b>12,902</b>							<b>15,336</b>		
<b>Playground</b>										
Play Equipment Allowance										
<b>Playground Total:</b>										

**Amelia Walk CDD No Streets  
Income & Expense Spreadsheet**

	<b>30-31</b>	<b>31-32</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>Description</b>										
<b>Components Not Included</b>										
Access Controller/Devices - Amenity	<i>Unfunded</i>									
Aluminum Gutters/DS - Clubhouse	<i>Unfunded</i>									
Asphalt Seal Coat - Parking Lot	<i>Unfunded</i>									
Asphalt Shingles (Arch) - Pier Pavilion	<i>Unfunded</i>									
Asphalt Shingles (Arch) - Tennis Pavilion	<i>Unfunded</i>									
Backstop - Tennis Courts	<i>Unfunded</i>									
Brick Wall Cleaning/Repair/Replace	<i>Unfunded</i>									
Carpet - Office/Storage	<i>Unfunded</i>									
Catch Basin Repair	<i>Unfunded</i>									
Concrete Curb/Walk Allowance - Parking Lot	<i>Unfunded</i>									
Concrete Pavers Majestic Walk Blvd.	<i>Unfunded</i>									
Drainage Structures/Pipe	<i>Unfunded</i>									
Entry Feature	<i>Unfunded</i>									
Fitness Equipment (Partial Replacement)	<i>Unfunded</i>									
Fitness Equipment Allowance (Full Replacemen..	<i>Unfunded</i>									
Floor Tile - Kitchen	<i>Unfunded</i>									
Ground Light Allowance	<i>Unfunded</i>									
Interior Painting	<i>Unfunded</i>									
Irrigation System	<i>Unfunded</i>									
Landscaping	<i>Unfunded</i>									
Mail Box Pedestals	<i>Unfunded</i>									
Metal Benches - Playground	<i>Unfunded</i>									
Metal Benches - Tennis	<i>Unfunded</i>									
Metal Picnic Tables - Playground	<i>Unfunded</i>									
Metal Picnic Tables - Tennis Pavilion	<i>Unfunded</i>									
Plastic Play Surface Border	<i>Unfunded</i>									
Plumbing Piping In Building	<i>Unfunded</i>									
Pond Fountain Allowance ( 4 year cycle)	<i>Unfunded</i>									
Pool Lift	<i>Unfunded</i>									
Pool Shell	<i>Unfunded</i>									
Post Swing Single Bay	<i>Unfunded</i>									
Refrigerator	<i>Unfunded</i>									

**Amelia Walk CDD No Streets  
Income & Expense Spreadsheet**

<b>Description</b>	<b>30-31</b>	<b>31-32</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>
<i>Components Not Included continued...</i>										
Refurbishment Allowance - Sign Monuments	<i>Unfunded</i>									
Rubber Flooring - Fitness Center	<i>Unfunded</i>									
Shade Structure Frame	<i>Unfunded</i>									
Standing Seam Metal Panels - Entry Feature	<i>Unfunded</i>									
Street Resurfacing	<i>Unfunded</i>									
Tennis Court Replacement	<i>Unfunded</i>									
Utility Lines to Building	<i>Unfunded</i>									
Vinyl Ceiling - Tennis Pavilion	<i>Unfunded</i>									
Vinyl Gates - Dumpster	<i>Unfunded</i>									
Wall Mirrors	<i>Unfunded</i>									
Wall Over/Microwave	<i>Unfunded</i>									
Water Coolers	<i>Unfunded</i>									
Water Heater	<i>Unfunded</i>									
Wiring In Building	<i>Unfunded</i>									
Wood Flooring Refinish - Club Room	<i>Unfunded</i>									
Wood Siding/Brick - Clubhouse	<i>Unfunded</i>									
<b>Year Total:</b>	<b>95,178</b>		<b>57,346</b>	<b>22,404</b>	<b>11,586</b>	<b>26,857</b>		<b>180,396</b>	<b>66,597</b>	

# **Amelia Walk CDD No Streets Income & Expense Spreadsheet**

	<b>40-41</b>	<b>41-42</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>Beginning Balance</b>	284,171	343,573	405,774	98,575	126,938	142,931	208,064	276,368	189,895	209,096
<b>Annual Assessment</b>	52,665	54,245	55,872	57,548	59,275	61,053	62,885	64,771	66,714	68,716
<b>Interest Earned</b>	6,737	7,956	1,933	2,489	2,803	4,080	5,419	3,723	4,100	5,556
<b>Expenditures</b>			365,004	31,675	46,084			154,967	51,613	
<b>Fully Funded Reserves</b>	573,388	636,645	328,578	355,725	370,067	433,320	499,504	409,886	425,383	495,626
<b>Percent Fully Funded</b>	60%	64%	30%	36%	39%	48%	55%	46%	49%	57%
<b>Ending Balance</b>	343,573	405,774	98,575	126,938	142,931	208,064	276,368	189,895	209,096	283,368

## **Description**

### Misc. Site Components

Street Signs/Poles

Wood Bulkhead - Retention Pond

Wood Pergola Entry Feature Repair/Replace

Wood Pilings 50%/Stringers/Deck - Pier

19,470

**Misc. Site Components Total:**

**19,470**

### Fencing & Gates

Aluminum Fence - Pool

Aluminum Railing - Rear Patio/Ramp

Chain Link Coated Fence 10 Ft - Tennis Courts

Vinyl Ranch Fence - Entry

**Fencing & Gates Total:**

### Site Lighting

Decorative Light Poles - Pool

Decorative Light Poles - Site

Wall Laterns - Entry Feature

**Site Lighting Total:**

### Misc. Building Components

Restroom Refurbish Allowance - Club Room

28,048

Restroom Refurbish Allowance - Pool/Fitness

67,199

Wood Cabinets/Stone Top - Kitchen

16,676

Wood Decking - Covered Porch

19,166

**Misc. Building Components Total:**

**16,676**

**95,247**

**19,166**

**Amelia Walk CDD No Streets  
Income & Expense Spreadsheet**

Description	40-41	41-42	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50
<b>Roofing</b>										
Asphalt Shingles (Arch) - Clubhouse								59,720		
Standing Seam Metal Panels - Clubhouse										
<b>Roofing Total:</b>								<b>59,720</b>		
<b>Exterior Painting</b>										
Clubhouse			14,117							
<b>Exterior Painting Total:</b>			<b>14,117</b>							
<b>Furniture Fixtures &amp; Equipment</b>										
Furniture Allowance - Club Room				14,999						
Furniture Allowance - Patio/Deck								12,977		
Furniture Allowance - Pool Deck										
Shade Structure Fabric										
<b>Furniture Fixtures &amp; Equipment Total:</b>				<b>14,999</b>				<b>12,977</b>		
<b>HVAC</b>										
Heat Pump 5 Ton					12,661					
Heat Pump 6 Ton					15,193					
<b>HVAC Total:</b>					<b>27,854</b>					
<b>Swimming Pool</b>										
Concrete Pavers/Pool Deck/Patio			130,054							
Filtration Refurbishment Allowance			41,318							
Pool Resurfacing/Tile			110,652							
<b>Swimming Pool Total:</b>			<b>282,024</b>							
<b>Tennis Courts</b>										
Asphalt Resurfacing (Color Coat)					18,230					
<b>Tennis Courts Total:</b>					<b>18,230</b>					
<b>Playground</b>										
Play Equipment Allowance			68,863							
<b>Playground Total:</b>			<b>68,863</b>							



**Amelia Walk CDD No Streets  
Income & Expense Spreadsheet**

	<b>40-41</b>	<b>41-42</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>Description</b>										
<b>Components Not Included</b>										
Access Controller/Devices - Amenity	<i>Unfunded</i>									
Aluminum Gutters/DS - Clubhouse	<i>Unfunded</i>									
Asphalt Seal Coat - Parking Lot	<i>Unfunded</i>									
Asphalt Shingles (Arch) - Pier Pavilion	<i>Unfunded</i>									
Asphalt Shingles (Arch) - Tennis Pavilion	<i>Unfunded</i>									
Backstop - Tennis Courts	<i>Unfunded</i>									
Brick Wall Cleaning/Repair/Replace	<i>Unfunded</i>									
Carpet - Office/Storage	<i>Unfunded</i>									
Catch Basin Repair	<i>Unfunded</i>									
Concrete Curb/Walk Allowance - Parking Lot	<i>Unfunded</i>									
Concrete Pavers Majestic Walk Blvd.	<i>Unfunded</i>									
Drainage Structures/Pipe	<i>Unfunded</i>									
Entry Feature	<i>Unfunded</i>									
Fitness Equipment (Partial Replacement)	<i>Unfunded</i>									
Fitness Equipment Allowance (Full Replacemen..	<i>Unfunded</i>									
Floor Tile - Kitchen	<i>Unfunded</i>									
Ground Light Allowance	<i>Unfunded</i>									
Interior Painting	<i>Unfunded</i>									
Irrigation System	<i>Unfunded</i>									
Landscaping	<i>Unfunded</i>									
Mail Box Pedestals	<i>Unfunded</i>									
Metal Benches - Playground	<i>Unfunded</i>									
Metal Benches - Tennis	<i>Unfunded</i>									
Metal Picnic Tables - Playground	<i>Unfunded</i>									
Metal Picnic Tables - Tennis Pavilion	<i>Unfunded</i>									
Plastic Play Surface Border	<i>Unfunded</i>									
Plumbing Piping In Building	<i>Unfunded</i>									
Pond Fountain Allowance ( 4 year cycle)	<i>Unfunded</i>									
Pool Lift	<i>Unfunded</i>									
Pool Shell	<i>Unfunded</i>									
Post Swing Single Bay	<i>Unfunded</i>									
Refrigerator	<i>Unfunded</i>									

**Amelia Walk CDD No Streets  
Income & Expense Spreadsheet**

<b>Description</b>	<b>40-41</b>	<b>41-42</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>
<i>Components Not Included continued...</i>										
Refurbishment Allowance - Sign Monuments	<i>Unfunded</i>									
Rubber Flooring - Fitness Center	<i>Unfunded</i>									
Shade Structure Frame	<i>Unfunded</i>									
Standing Seam Metal Panels - Entry Feature	<i>Unfunded</i>									
Street Resurfacing	<i>Unfunded</i>									
Tennis Court Replacement	<i>Unfunded</i>									
Utility Lines to Building	<i>Unfunded</i>									
Vinyl Ceiling - Tennis Pavilion	<i>Unfunded</i>									
Vinyl Gates - Dumpster	<i>Unfunded</i>									
Wall Mirrors	<i>Unfunded</i>									
Wall Over/Microwave	<i>Unfunded</i>									
Water Coolers	<i>Unfunded</i>									
Water Heater	<i>Unfunded</i>									
Wiring In Building	<i>Unfunded</i>									
Wood Flooring Refinish - Club Room	<i>Unfunded</i>									
Wood Siding/Brick - Clubhouse	<i>Unfunded</i>									
<b>Year Total:</b>			<b>365,004</b>	<b>31,675</b>	<b>46,084</b>			<b>154,967</b>	<b>51,613</b>	

**Amelia Walk CDD No Streets  
Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 20-21</b>	
<b>HVAC</b>	
Heat Pump 5 Ton	7,000
Heat Pump 6 Ton	8,400
<b>Total for 2020 - 2021</b>	<b>\$15,400</b>
<i>No Replacement in 21-22</i>	
<b>Replacement Year 22-23</b>	
<b>Furniture Fixtures &amp; Equipment</b>	
Shade Structure Fabric	7,270
<b>Total for 2022 - 2023</b>	<b>\$7,270</b>
<b>Replacement Year 23-24</b>	
<b>Tennis Courts</b>	
Asphalt Resurfacing (Color Coat)	10,854
<b>Total for 2023 - 2024</b>	<b>\$10,854</b>
<i>No Replacement in 24-25</i>	
<i>No Replacement in 25-26</i>	
<b>Replacement Year 26-27</b>	
<b>Exterior Painting</b>	
Clubhouse	9,509
<b>Total for 2026 - 2027</b>	<b>\$9,509</b>
<b>Replacement Year 27-28</b>	
<b>Misc. Building Components</b>	
Restroom Refurbish Allowance - Club Room	17,117
Restroom Refurbish Allowance - Pool/Fitness	41,010
<b>Roofing</b>	
Asphalt Shingles (Arch) - Clubhouse	36,445
<b>Playground</b>	
Play Equipment Allowance	47,547
<b>Total for 2027 - 2028</b>	<b>\$142,119</b>

**Amelia Walk CDD No Streets  
Annual Expenditure Detail**

Description	Expenditures
<i>No Replacement in 28-29</i>	
<i>No Replacement in 29-30</i>	
<b>Replacement Year 30-31</b>	
<b>Swimming Pool</b>	
Pool Resurfacing/Tile	82,276
<b>Tennis Courts</b>	
Asphalt Resurfacing (Color Coat)	12,902
<b>Total for 2030 - 2031</b>	<b>\$95,178</b>
<i>No Replacement in 31-32</i>	
<b>Replacement Year 32-33</b>	
<b>Misc. Site Components</b>	
Wood Pergola Entry Feature Repair/Replace	18,290
<b>Fencing &amp; Gates</b>	
Chain Link Coated Fence 10 Ft - Tennis Courts	18,344
<b>HVAC</b>	
Heat Pump 5 Ton	9,414
Heat Pump 6 Ton	11,297
<b>Total for 2032 - 2033</b>	<b>\$57,346</b>
<b>Replacement Year 33-34</b>	
<b>Misc. Site Components</b>	
Wood Pilings 50%/Stringers/Deck - Pier	13,443
<b>Furniture Fixtures &amp; Equipment</b>	
Furniture Allowance - Patio/Deck	8,960
<b>Total for 2033 - 2034</b>	<b>\$22,404</b>
<b>Replacement Year 34-35</b>	
<b>Exterior Painting</b>	
Clubhouse	11,586
<b>Total for 2034 - 2035</b>	<b>\$11,586</b>

**Amelia Walk CDD No Streets  
Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 35-36</b>	
<b>Fencing &amp; Gates</b>	
Aluminum Fence - Pool	26,857
<b>Total for 2035 - 2036</b>	<b>\$26,857</b>
<i>No Replacement in 36-37</i>	
<b>Replacement Year 37-38</b>	
<b>Misc. Site Components</b>	
Street Signs/Poles	25,563
Wood Bulkhead - Retention Pond	9,434
<b>Fencing &amp; Gates</b>	
Vinyl Ranch Fence - Entry	29,240
<b>Site Lighting</b>	
Decorative Light Poles - Pool	21,911
Decorative Light Poles - Site	49,300
Wall Laterns - Entry Feature	10,043
<b>Roofing</b>	
Standing Seam Metal Panels - Clubhouse	9,038
<b>Furniture Fixtures &amp; Equipment</b>	
Shade Structure Fabric	10,530
<b>Tennis Courts</b>	
Asphalt Resurfacing (Color Coat)	15,336
<b>Total for 2037 - 2038</b>	<b>\$180,396</b>
<b>Replacement Year 38-39</b>	
<b>Fencing &amp; Gates</b>	
Aluminum Railing - Rear Patio/Ramp	12,009
<b>Furniture Fixtures &amp; Equipment</b>	
Furniture Allowance - Pool Deck	54,588
<b>Total for 2038 - 2039</b>	<b>\$66,597</b>
<i>No Replacement in 39-40</i>	
<i>No Replacement in 40-41</i>	

**Amelia Walk CDD No Streets  
Annual Expenditure Detail**

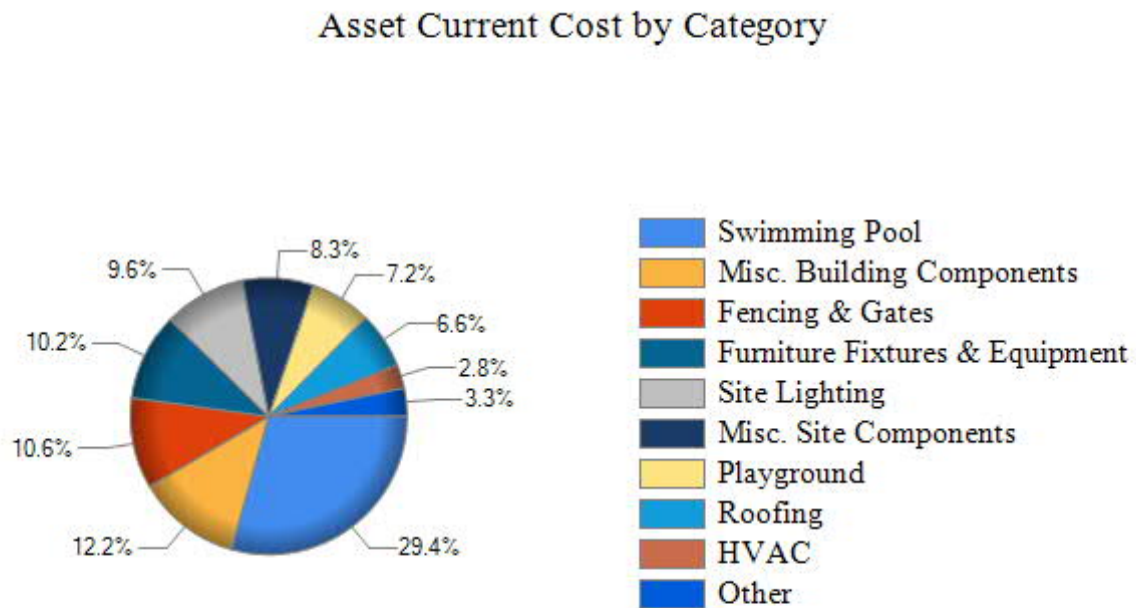
Description	Expenditures
<i>No Replacement in 41-42</i>	
<b>Replacement Year 42-43</b>	
<b>Exterior Painting</b>	
Clubhouse	14,117
<b>Swimming Pool</b>	
Concrete Pavers/Pool Deck/Patio	130,054
Filtration Refurbishment Allowance	41,318
Pool Resurfacing/Tile	110,652
<b>Playground</b>	
Play Equipment Allowance	68,863
<b>Total for 2042 - 2043</b>	<b>\$365,004</b>
<b>Replacement Year 43-44</b>	
<b>Misc. Building Components</b>	
Wood Cabinets/Stone Top - Kitchen	16,676
<b>Furniture Fixtures &amp; Equipment</b>	
Furniture Allowance - Club Room	14,999
<b>Total for 2043 - 2044</b>	<b>\$31,675</b>
<b>Replacement Year 44-45</b>	
<b>HVAC</b>	
Heat Pump 5 Ton	12,661
Heat Pump 6 Ton	15,193
<b>Tennis Courts</b>	
Asphalt Resurfacing (Color Coat)	18,230
<b>Total for 2044 - 2045</b>	<b>\$46,084</b>
<i>No Replacement in 45-46</i>	
<i>No Replacement in 46-47</i>	
<b>Replacement Year 47-48</b>	
<b>Misc. Building Components</b>	
Restroom Refurbish Allowance - Club Room	28,048

**Amelia Walk CDD No Streets  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 47-48 continued...</i></b>	
Restroom Refurbish Allowance - Pool/Fitness	67,199
<b>Roofing</b>	
Asphalt Shingles (Arch) - Clubhouse	59,720
<b>Total for 2047 - 2048</b>	<b><u>\$154,967</u></b>
<b>Replacement Year 48-49</b>	
<b>Misc. Site Components</b>	
Wood Pilings 50%/Stringers/Deck - Pier	19,470
<b>Misc. Building Components</b>	
Wood Decking - Covered Porch	19,166
<b>Furniture Fixtures &amp; Equipment</b>	
Furniture Allowance - Patio/Deck	12,977
<b>Total for 2048 - 2049</b>	<b><u>\$51,613</u></b>
<i>No Replacement in 49-50</i>	



**Amelia Walk CDD No Streets**  
**Asset Current Cost by Category**



## Component Condition Assessment

### Misc. Site Components

- Street signs and poles should be cleaned and painted upon inspection.
- Wood bulkhead and pier appear good condition from visual inspection of above waterline areas.

### Fencing & Gates

- Fencing, gates, railings appear in good condition.
- Tennis court fencing requires some immediate cleaning and repair.

### Site Lighting

- District has variety of site lighting that appears in good condition. Site visit was conducted during daytime hours, so performance of lights is unknown.

### Misc. Building Components

- Restroom refurbishment allowance is included to allow flexibility for material selection determined at the time of replacement.
- Wood cabinets and top are like new.
- Wood decking at covered porch is like new.

### Roofing

- Asphalt shingles have been installed on the new section of the clubhouse and do not match the existing. At the time of replacement of the original roof this area is included. Shingle areas should be inspected annually, and repairs completed.
- Metal roofing appears in good condition and should be inspected annually, and repairs completed.

### Exterior Painting

- Exterior walls should be properly prepared prior to painting with all material joints sealed, window and door connections to siding sealed.

### FF&E

- Furniture allowances for interior and exterior spaces in included.
- Shade structures at pool should not need replacement with regular repair. Immediate repair and painting are needed.
- Shade fabric is near end of its useful life.

## HVAC

- Clubhouse has two heat pumps that we assume are original equipment. Generally, this component has a 12-year life. Annual inspection and cleaning of units is recommended.

## Swimming Pool

- Concrete pool deck pavers appear structurally sound, but we find over time the aggregate begins to appear due to wear and do not provide the level of quality the District will expect.
- An allowance for major filtration refurbishment is included for pumps, motors and other equipment.
- Pool was resurfaced in 2019 and in good condition.

## Tennis Court

- Tennis court resurfacing is included on a 7-year cycle.

## Playground

- Play equipment and swings appear in good condition. An inspection is recommended annually with needed repairs completed.

## Amelia Walk CDD No Streets Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>Misc. Site Components</b>								
Street Signs/Poles	07-08	37-38	30	0	17	14 Each	1,200.00	16,800
Wood Bulkhead - Retention Pond	07-08	37-38	30	0	17	40 Linear Feet	155.00	6,200
Wood Pergola Entry Feature Repair/Replace	07-08	32-33	25	0	12	2 Each	6,800.00	13,600
Wood Pilings 50%/Stringers/Deck - Pier	18-19	33-34	15	0	13	106 Square Feet	92.00	<u>9,752</u>
Misc. Site Components - Total								\$46,352
<b>Fencing &amp; Gates</b>								
Aluminum Fence - Pool	10-11	35-36	25	0	15	488 Linear Feet	38.00	18,544
Aluminum Railing - Rear Patio/Ramp	10-11	38-39	28	0	18	140 Linear Feet	55.00	7,700
Chain Link Coated Fence 10 Ft - Tennis C..	07-08	32-33	25	0	12	440 Linear Feet	31.00	13,640
Vinyl Ranch Fence - Entry	07-08	37-38	30	0	17	778 Linear Feet	24.70	<u>19,217</u>
Fencing & Gates - Total								\$59,101
<b>Site Lighting</b>								
Decorative Light Poles - Pool	07-08	37-38	30	0	17	4 Each	3,600.00	14,400
Decorative Light Poles - Site	07-08	37-38	30	0	17	9 Each	3,600.00	32,400
Wall Laterns - Entry Feature	07-08	37-38	30	0	17	3 Each	2,200.00	<u>6,600</u>
Site Lighting - Total								\$53,400
<b>Misc. Building Components</b>								
Restroom Refurbish Allowance - Club Roo..	07-08	27-28	20	0	7	200 Square Feet	72.00	14,400
Restroom Refurbish Allowance - Pool/Fitn..	07-08	27-28	20	0	7	460 Square Feet	75.00	34,500
Wood Cabinets/Stone Top - Kitchen	18-19	43-44	25	0	23	21 Linear Feet	450.00	9,450
Wood Decking - Covered Porch	18-19	48-49	30	0	28	800 Square Feet	12.00	<u>9,600</u>
Misc. Building Components - Total								\$67,950
<b>Roofing</b>								
Asphalt Shingles (Arch) - Clubhouse	07-08	27-28	20	0	7	73 Squares	420.00	30,660
Standing Seam Metal Panels - Clubhouse	07-08	37-38	30	0	17	540 Square Feet	11.00	<u>5,940</u>
Roofing - Total								\$36,600
<b>Exterior Painting</b>								
Clubhouse	18-19	26-27	8	0	6	1 Lump Sum	8,200.00	<u>8,200</u>
Exterior Painting - Total								\$8,200
<b>Furniture Fixtures &amp; Equipment</b>								
Furniture Allowance - Club Room	18-19	43-44	25	0	23	1 Lump Sum	8,500.00	8,500
Furniture Allowance - Patio/Deck	18-19	33-34	15	0	13	1 Lump Sum	6,500.00	6,500
Furniture Allowance - Pool Deck	18-19	38-39	20	0	18	1 Lump Sum	35,000.00	35,000
Shade Structure Fabric	07-08	22-23	15	0	2	2 Each	3,460.00	<u>6,920</u>
Furniture Fixtures & Equipment - Total								\$56,920

## Amelia Walk CDD No Streets Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>HVAC</b>								
Heat Pump 5 Ton	07-08	20-21	12	0	0	1 Each	7,000.00	7,000
Heat Pump 6 Ton	07-08	20-21	12	0	0	1 Each	8,400.00	8,400
HVAC - Total								<u>\$15,400</u>
<b>Swimming Pool</b>								
Concrete Pavers/Pool Deck/Patio	07-08	42-43	35	0	22	9,443 Square Feet	8.00	75,544
Filtration Refurbishment Allowance	07-08	42-43	35	0	22	1 Lump Sum	24,000.00	24,000
Pool Resurfacing/Tile	18-19	30-31	12	0	10	4,591 Square Feet	14.00	64,274
Swimming Pool - Total								<u>\$163,818</u>
<b>Tennis Courts</b>								
Asphalt Resurfacing (Color Coat)	07-08	23-24	7	9	3	1,362 Square Yards	7.40	10,079
Tennis Courts - Total								<u>\$10,079</u>
<b>Playground</b>								
Play Equipment Allowance	07-08	27-28	15	5	7	1 Lump Sum	40,000.00	40,000
Playground - Total								<u>\$40,000</u>
<b>Components Not Included</b>								
Access Controller/Devices - Amenity	Unfunded							
Aluminum Gutters/DS - Clubhouse	Unfunded							
Asphalt Seal Coat - Parking Lot	Unfunded							
Asphalt Shingles (Arch) - Pier Pavilion	Unfunded							
Asphalt Shingles (Arch) - Tennis Pavilion	Unfunded							
Backstop - Tennis Courts	Unfunded							
Brick Wall Cleaning/Repair/Replace	Unfunded							
Carpet - Office/Storage	Unfunded							
Catch Basin Repair	Unfunded							
Concrete Curb/Walk Allowance - Parking ..	Unfunded							
Concrete Pavers Majestic Walk Blvd.	Unfunded							
Drainage Structures/Pipe	Unfunded							
Entry Feature	Unfunded							
Fitness Equipment (Partial Replacement)	Unfunded							
Fitness Equipment Allowance (Full Replac..	Unfunded							
Floor Tile - Kitchen	Unfunded							
Ground Light Allowance	Unfunded							
Interior Painting	Unfunded							
Irrigation System	Unfunded							
Landscaping	Unfunded							
Mail Box Pedestals	Unfunded							
Metal Benches - Playground	Unfunded							
Metal Benches - Tennis	Unfunded							
Metal Picnic Tables - Playground	Unfunded							
Metal Picnic Tables - Tennis Pavilion	Unfunded							

# **Amelia Walk CDD No Streets Component Inventory**

Description	Date in Service	Replacement Year	Useful Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Components Not Included continued...</i>							
Plastic Play Surface Border							
Plumbing Piping In Building							
Pond Fountain Allowance ( 4 year cycle)							
Pool Lift							
Pool Shell							
Post Swing Single Bay							
Refrigerator							
Refurbishment Allowance - Sign Monume..							
Rubber Flooring - Fitness Center							
Shade Structure Frame							
Standing Seam Metal Panels - Entry Featu..							
Street Resurfacing							
Tennis Court Replacement							
Utility Lines to Building							
Vinyl Ceiling - Tennis Pavilion							
Vinyl Gates - Dumpster							
Wall Mirrors							
Wall Over/Microwave							
Water Coolers							
Water Heater							
Wiring In Building							
Wood Flooring Refinish - Club Room							
Wood Siding/Brick - Clubhouse							
Components Not Included - Total							
Total Asset Summary							\$557,819

## Amelia Walk CDD No Streets Component Detail Index

Asset ID	Description	Replacement	Page
<b>Misc. Site Components</b>			
1064	Street Signs/Poles	37-38	5-9
1044	Wood Bulkhead - Retention Pond	37-38	5-9
1067	Wood Pergola Entry Feature Repair/Replace	32-33	5-10
1043	Wood Pilings 50%/Stringers/Deck - Pier	33-34	5-10
<b>Fencing &amp; Gates</b>			
1026	Aluminum Fence - Pool	35-36	5-11
1034	Aluminum Railing - Rear Patio/Ramp	38-39	5-11
1060	Chain Link Coated Fence 10 Ft - Tennis Courts	32-33	5-12
1053	Vinyl Ranch Fence - Entry	37-38	5-12
<b>Site Lighting</b>			
1035	Decorative Light Poles - Pool	37-38	5-13
1046	Decorative Light Poles - Site	37-38	5-13
1066	Wall Laterns - Entry Feature	37-38	5-14
<b>Misc. Building Components</b>			
1014	Restroom Refurbish Allowance - Club Room	27-28	5-15
1015	Restroom Refurbish Allowance - Pool/Fitness	27-28	5-15
1016	Wood Cabinets/Stone Top - Kitchen	43-44	5-16
1017	Wood Decking - Covered Porch	48-49	5-16
<b>Roofing</b>			
1003	Asphalt Shingles (Arch) - Clubhouse	27-28	5-17
1004	Standing Seam Metal Panels - Clubhouse	37-38	5-17
<b>Exterior Painting</b>			
1006	Clubhouse	26-27	5-18
<b>Furniture Fixtures &amp; Equipment</b>			
1022	Furniture Allowance - Club Room	43-44	5-19
1028	Furniture Allowance - Patio/Deck	33-34	5-19
1040	Furniture Allowance - Pool Deck	38-39	5-20
1038	Shade Structure Fabric	22-23	5-20
<b>HVAC</b>			
1010	Heat Pump 5 Ton	20-21	5-21



## Amelia Walk CDD No Streets Component Detail Index

Asset ID	Description	Replacement	Page
<i>HVAC Continued...</i>			
1009	Heat Pump 6 Ton	20-21	5-21
<b>Swimming Pool</b>			
1029	Concrete Pavers/Pool Deck/Patio	42-43	5-22
1051	Filtration Refurbishment Allowance	42-43	5-22
1036	Pool Resurfacing/Tile	30-31	5-22
<b>Tennis Courts</b>			
1061	Asphalt Resurfacing (Color Coat)	23-24	5-24
<b>Playground</b>			
1055	Play Equipment Allowance	27-28	5-25
<b>Components Not Included</b>			
1019	Access Controller/Devices - Amenity	Unfunded	5-26
1024	Aluminum Gutters/DS - Clubhouse	Unfunded	5-26
1074	Asphalt Seal Coat - Parking Lot	Unfunded	5-26
1001	Asphalt Shingles (Arch) - Pier Pavilion	Unfunded	5-27
1002	Asphalt Shingles (Arch) - Tennis Pavilion	Unfunded	5-27
1062	Backstop - Tennis Courts	Unfunded	5-28
1076	Brick Wall Cleaning/Repair/Replace	Unfunded	5-28
1057	Carpet - Office/Storage	Unfunded	5-28
1047	Catch Basin Repair	Unfunded	5-29
1008	Concrete Curb/Walk Allowance - Parking Lot	Unfunded	5-29
1070	Concrete Pavers Majestic Walk Blvd.	Unfunded	5-29
1058	Drainage Structures/Pipe	Unfunded	5-30
1065	Entry Feature	Unfunded	5-30
1031	Fitness Equipment (Partial Replacement)	Unfunded	5-30
1030	Fitness Equipment Allowance (Full Replacement)	Unfunded	5-31
1013	Floor Tile - Kitchen	Unfunded	5-31
1050	Ground Light Allowance	Unfunded	5-32
1077	Interior Painting	Unfunded	5-32
1079	Irrigation System	Unfunded	5-32
1078	Landscaping	Unfunded	5-32
1068	Mail Box Pedestals	Unfunded	5-33
1054	Metal Benches - Playground	Unfunded	5-33
1063	Metal Benches - Tennis	Unfunded	5-33

**Amelia Walk CDD No Streets  
Component Detail Index**

Asset ID	Description	Replacement	Page
<i>Components Not Included Continued...</i>			
1075	Metal Picnic Tables - Playground	Unfunded	5-34
1059	Metal Picnic Tables - Tennis Pavilion	Unfunded	5-34
1052	Plastic Play Surface Border	Unfunded	5-35
1081	Plumbing Piping In Building	Unfunded	5-35
1041	Pond Fountain Allowance ( 4 year cycle)	Unfunded	5-35
1039	Pool Lift	Unfunded	5-36
1072	Pool Shell	Unfunded	5-36
1056	Post Swing Single Bay	Unfunded	5-37
1021	Refrigerator	Unfunded	5-37
1023	Refurbishment Allowance - Sign Monuments	Unfunded	5-38
1033	Rubber Flooring - Fitness Center	Unfunded	5-38
1037	Shade Structure Frame	Unfunded	5-39
1005	Standing Seam Metal Panels - Entry Feature	Unfunded	5-39
1088	Street Resurfacing	Unfunded	5-39
1071	Tennis Court Replacement	Unfunded	5-40
1080	Utility Lines to Building	Unfunded	5-40
1073	Vinyl Ceiling - Tennis Pavilion	Unfunded	5-40
1048	Vinyl Gates - Dumpster	Unfunded	5-41
1032	Wall Mirrors	Unfunded	5-41
1020	Wall Over/Microwave	Unfunded	5-41
1011	Water Coolers	Unfunded	5-42
1012	Water Heater	Unfunded	5-42
1082	Wiring In Building	Unfunded	5-42
1018	Wood Flooring Refinish - Club Room	Unfunded	5-43
1025	Wood Siding/Brick - Clubhouse	Unfunded	5-43
	Total Funded Assets	29	
	Total Unfunded Assets	<u>48</u>	
	Total Assets	77	

## Amelia Walk CDD No Streets Component Detail

### Street Signs/Poles - 2037

Asset ID	1064	14 Each	@ \$1,200.00
		Asset Cost	\$16,800.00
		Percent Replacement	100%
		Future Cost	\$25,563.19
Misc. Site Components			
Placed in Service	January 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	17		



### Wood Bulkhead - Retention Pond - 2037

Asset ID	1044	40 Linear Feet	@ \$155.00
		Asset Cost	\$6,200.00
		Percent Replacement	100%
		Future Cost	\$9,434.03
Misc. Site Components			
Placed in Service	January 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	17		



**Amelia Walk CDD No Streets  
Component Detail**

**Wood Pergola Entry Feature Repair/Replace - 2032**

Asset ID	1067	2 Each	@ \$6,800.00
		Asset Cost	\$13,600.00
		Percent Replacement	100%
		Future Cost	\$18,290.49
Misc. Site Components			
Placed in Service	January 2008		
Useful Life	25		
Replacement Year	32-33		
Remaining Life	12		



**Wood Pilings 50%/Stringers/Deck - Pier - 2033**

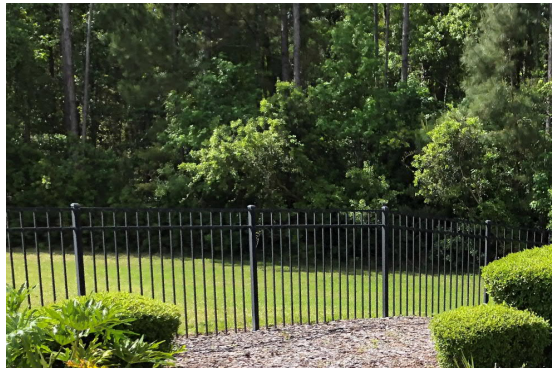
Asset ID	1043	106 Square Feet	@ \$92.00
		Asset Cost	\$9,752.00
		Percent Replacement	100%
		Future Cost	\$13,443.24
Misc. Site Components			
Placed in Service	January 2019		
Useful Life	15		
Replacement Year	33-34		
Remaining Life	13		



**Amelia Walk CDD No Streets  
Component Detail**

**Aluminum Fence - Pool - 2035**

Asset ID	1026	488 Linear Feet	@ \$38.00
		Asset Cost	\$18,544.00
		Percent Replacement	100%
		Future Cost	\$26,857.24
Placed in Service	Fencing & Gates		
Useful Life	January 2011		
Replacement Year	25		
Remaining Life	35-36		
	15		



**Aluminum Railing - Rear Patio/Ramp - 2038**

Asset ID	1034	140 Linear Feet	@ \$55.00
		Asset Cost	\$7,700.00
		Percent Replacement	100%
		Future Cost	\$12,009.37
Placed in Service	Fencing & Gates		
Useful Life	January 2011		
Replacement Year	28		
Remaining Life	38-39		
	18		





**Amelia Walk CDD No Streets  
Component Detail**

**Chain Link Coated Fence 10 Ft - Tennis Courts - 2032**

Asset ID	1060	440 Linear Feet	@ \$31.00
		Asset Cost	\$13,640.00
		Percent Replacement	100%
		Future Cost	\$18,344.28
Placed in Service	Fencing & Gates		
	January 2008		
Useful Life	25		
Replacement Year	32-33		
Remaining Life	12		



**Vinyl Ranch Fence - Entry - 2037**

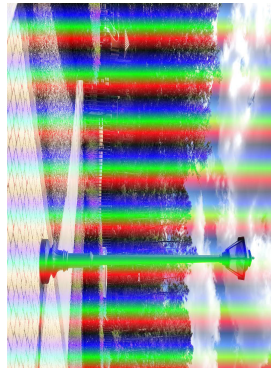
Asset ID	1053	778 Linear Feet	@ \$24.70
		Asset Cost	\$19,216.60
		Percent Replacement	100%
		Future Cost	\$29,240.33
Placed in Service	Fencing & Gates		
	January 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	17		



# **Amelia Walk CDD No Streets Component Detail**

## **Decorative Light Poles - Pool - 2037**

Asset ID	1035	4 Each	@ \$3,600.00
		Asset Cost	\$14,400.00
		Percent Replacement	100%
		Future Cost	\$21,911.30
Placed in Service	Site Lighting		
	January 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	17		



## **Decorative Light Poles - Site - 2037**

Asset ID	1046	9 Each	@ \$3,600.00
		Asset Cost	\$32,400.00
		Percent Replacement	100%
		Future Cost	\$49,300.43
Placed in Service	Site Lighting		
	January 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	17		



# **Amelia Walk CDD No Streets Component Detail**

## **Wall Laterns - Entry Feature - 2037**

Asset ID	1066	3 Each	@ \$2,200.00
		Asset Cost	\$6,600.00
		Percent Replacement	100%
		Future Cost	\$10,042.68
Placed in Service	Site Lighting		
Useful Life	January 2008		
Replacement Year	30		
Remaining Life	37-38		
	17		





# **Amelia Walk CDD No Streets Component Detail**

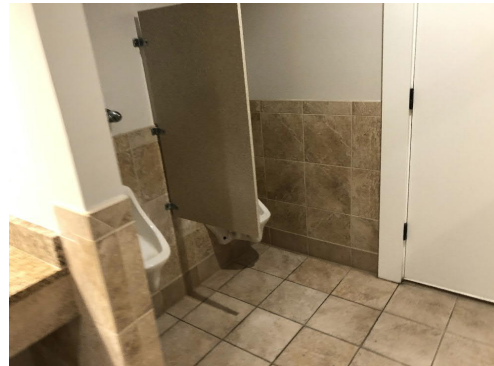
## **Restroom Refurbish Allowance - Club Room - 2027**

Asset ID	1014	200 Square Feet	@ \$72.00
		Asset Cost	\$14,400.00
		Percent Replacement	100%
		Future Cost	\$17,117.07
Misc. Building Components			
Placed in Service	January 2008		
Useful Life	20		
Replacement Year	27-28		
Remaining Life	7		



## **Restroom Refurbish Allowance - Pool/Fitness - 2027**

Asset ID	1015	460 Square Feet	@ \$75.00
		Asset Cost	\$34,500.00
		Percent Replacement	100%
		Future Cost	\$41,009.66
Misc. Building Components			
Placed in Service	January 2008		
Useful Life	20		
Replacement Year	27-28		
Remaining Life	7		



**Amelia Walk CDD No Streets  
Component Detail**

**Wood Cabinets/Stone Top - Kitchen - 2043**

Asset ID	1016	21 Linear Feet	@ \$450.00
		Asset Cost	\$9,450.00
		Percent Replacement	100%
		Future Cost	\$16,675.57
Misc. Building Components			
Placed in Service	January 2019		
Useful Life	25		
Replacement Year	43-44		
Remaining Life	23		



**Wood Decking - Covered Porch - 2048**

Asset ID	1017	800 Square Feet	@ \$12.00
		Asset Cost	\$9,600.00
		Percent Replacement	100%
		Future Cost	\$19,166.35
Misc. Building Components			
Placed in Service	January 2019		
Useful Life	30		
Replacement Year	48-49		
Remaining Life	28		



**Amelia Walk CDD No Streets  
Component Detail**

**Asphalt Shingles (Arch) - Clubhouse - 2027**

Asset ID	1003	73 Squares	@ \$420.00
		Asset Cost	\$30,660.00
		Percent Replacement	100%
		Future Cost	\$36,445.10
	Roofing		
Placed in Service	January 2008		
Useful Life	20		
Replacement Year	27-28		
Remaining Life	7		



**Standing Seam Metal Panels - Clubhouse - 2037**

Asset ID	1004	540 Square Feet	@ \$11.00
		Asset Cost	\$5,940.00
		Percent Replacement	100%
		Future Cost	\$9,038.41
	Roofing		
Placed in Service	January 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	17		



# **Amelia Walk CDD No Streets Component Detail**

## **Clubhouse - 2026**

Asset ID	1006	1 Lump Sum	@ \$8,200.00
		Asset Cost	\$8,200.00
		Percent Replacement	100%
		Future Cost	\$9,509.49
Placed in Service	Exterior Painting		
Useful Life	January 2019		
Replacement Year	8		
Remaining Life	26-27		
	6		





## Amelia Walk CDD No Streets Component Detail

### Furniture Allowance - Club Room - 2043

Asset ID	1022	1 Lump Sum	@ \$8,500.00
		Asset Cost	\$8,500.00
		Percent Replacement	100%
		Future Cost	\$14,999.19
Furniture Fixtures & Equipment			
Placed in Service	January 2019		
Useful Life	25		
Replacement Year	43-44		
Remaining Life	23		



### Furniture Allowance - Patio/Deck - 2033

Asset ID	1028	1 Lump Sum	@ \$6,500.00
		Asset Cost	\$6,500.00
		Percent Replacement	100%
		Future Cost	\$8,960.32
Furniture Fixtures & Equipment			
Placed in Service	January 2019		
Useful Life	15		
Replacement Year	33-34		
Remaining Life	13		



# **Amelia Walk CDD No Streets Component Detail**

## **Furniture Allowance - Pool Deck - 2038**

Asset ID	1040	1 Lump Sum	@ \$35,000.00
		Asset Cost	\$35,000.00
		Percent Replacement	100%
		Future Cost	\$54,588.05
Furniture Fixtures & Equipment			
Placed in Service	January 2019		
Useful Life	20		
Replacement Year	38-39		
Remaining Life	18		



## **Shade Structure Fabric - 2022**

Asset ID	1038	2 Each	@ \$3,460.00
		Asset Cost	\$6,920.00
		Percent Replacement	100%
		Future Cost	\$7,270.32
Furniture Fixtures & Equipment			
Placed in Service	January 2008		
Useful Life	15		
Replacement Year	22-23		
Remaining Life	2		



**Amelia Walk CDD No Streets  
Component Detail**

**Heat Pump 5 Ton - 2020**

Asset ID	1010	1 Each	@ \$7,000.00
		Asset Cost	\$7,000.00
		Percent Replacement	100%
		Future Cost	\$7,000.00
Placed in Service	January 2008		
Useful Life	12		
Replacement Year	20-21		
Remaining Life	0		

**Heat Pump 6 Ton - 2020**

Asset ID	1009	1 Each	@ \$8,400.00
		Asset Cost	\$8,400.00
		Percent Replacement	100%
		Future Cost	\$8,400.00
Placed in Service	January 2008		
Useful Life	12		
Replacement Year	20-21		
Remaining Life	0		

**Amelia Walk CDD No Streets  
Component Detail**

**Concrete Pavers/Pool Deck/Patio - 2042**

Asset ID	1029	9,443 Square Feet	@ \$8.00
		Asset Cost	\$75,544.00
		Percent Replacement	100%
		Future Cost	\$130,054.39
Placed in Service	Swimming Pool		
	January 2008		
Useful Life	35		
Replacement Year	42-43		
Remaining Life	22		



**Filtration Refurbishment Allowance - 2042**

Asset ID	1051	1 Lump Sum	@ \$24,000.00
		Asset Cost	\$24,000.00
		Percent Replacement	100%
		Future Cost	\$41,317.71
Placed in Service	Swimming Pool		
	January 2008		
Useful Life	35		
Replacement Year	42-43		
Remaining Life	22		

**Pool Resurfacing/Tile - 2030**

Asset ID	1036	4,591 Square Feet	@ \$14.00
		Asset Cost	\$64,274.00
		Percent Replacement	100%
		Future Cost	\$82,276.15
Placed in Service	Swimming Pool		
	January 2019		
Useful Life	12		
Replacement Year	30-31		
Remaining Life	10		



**Amelia Walk CDD No Streets  
Component Detail**

*Pool Resurfacing/Tile continued...*



**Amelia Walk CDD No Streets  
Component Detail**

**Asphalt Resurfacing (Color Coat) - 2023**

Asset ID	1061	1,362 Square Yards	@ \$7.40
		Asset Cost	\$10,078.80
		Percent Replacement	100%
		Future Cost	\$10,853.77
Placed in Service	Tennis Courts		
Useful Life	January 2008		
Adjustment	7		
Replacement Year	9		
Remaining Life	23-24		
	3		



# **Amelia Walk CDD No Streets Component Detail**

## **Play Equipment Allowance - 2027**

Asset ID	1055	1 Lump Sum	@ \$40,000.00
		Asset Cost	\$40,000.00
		Percent Replacement	100%
		Future Cost	\$47,547.43
Placed in Service	Playground		
Useful Life	January 2008		
Adjustment	15		
Replacement Year	5		
Remaining Life	27-28		
	7		



# **Amelia Walk CDD No Streets Component Detail**

## **Access Controller/Devices - Amenity**

Asset ID	1019	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

## **Aluminum Gutters/DS - Clubhouse**

Asset ID	1024	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



## **Asphalt Seal Coat - Parking Lot**

Asset ID	1074	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2027		
No Useful Life			

## Amelia Walk CDD No Streets Component Detail

*Asphalt Seal Coat - Parking Lot continued...*



### Asphalt Shingles (Arch) - Pier Pavilion

Asset ID	1001	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



### Asphalt Shingles (Arch) - Tennis Pavilion

Asset ID	1002	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

# **Amelia Walk CDD No Streets Component Detail**

*Asphalt Shingles (Arch) - Tennis Pavilion continued...*



## **Backstop - Tennis Courts**

Asset ID	1062	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

## **Brick Wall Cleaning/Repair/Replace**

Asset ID	1076	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

## **Carpet - Office/Storage**

Asset ID	1057	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

## Amelia Walk CDD No Streets Component Detail

### Catch Basin Repair

Asset ID	1047	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



### Concrete Curb/Walk Allowance - Parking Lot

Asset ID	1008	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2017		
No Useful Life			

### Concrete Pavers Majestic Walk Blvd.

Asset ID	1070	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



## Amelia Walk CDD No Streets Component Detail

### Drainage Structures/Pipe

Asset ID	1058	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

### Entry Feature

Asset ID	1065	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2019		
No Useful Life			



### Fitness Equipment (Partial Replacement)

Asset ID	1031	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



## Amelia Walk CDD No Streets Component Detail

### Fitness Equipment Allowance (Full Replacement)

Asset ID	1030	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



### Floor Tile - Kitchen

Asset ID	1013	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2019		
No Useful Life			



**Amelia Walk CDD No Streets  
Component Detail**

**Ground Light Allowance**

Asset ID	1050	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

**Interior Painting**

Asset ID	1077	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

**Irrigation System**

Asset ID	1079	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

**Landscaping**

Asset ID	1078	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

## Amelia Walk CDD No Streets Component Detail

### Mail Box Pedestals

Asset ID	1068	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

### Metal Benches - Playground

Asset ID	1054	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



### Metal Benches - Tennis

Asset ID	1063	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

## Amelia Walk CDD No Streets Component Detail

*Metal Benches - Tennis continued...*



### Metal Picnic Tables - Playground

Asset ID	1075	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

### Metal Picnic Tables - Tennis Pavilion

Asset ID	1059	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



## Amelia Walk CDD No Streets Component Detail

### Plastic Play Surface Border

Asset ID	1052	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



### Plumbing Piping In Building

Asset ID	1081	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

### Pond Fountain Allowance ( 4 year cycle)

Asset ID	1041	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



## Amelia Walk CDD No Streets Component Detail

*Pond Fountain Allowance ( 4 year cycle) continued...*



### Pool Lift

Asset ID	1039	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2020		
No Useful Life			



### Pool Shell

Asset ID	1072	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

## Amelia Walk CDD No Streets Component Detail

### Post Swing Single Bay

Asset ID	1056	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



### Refrigerator

Asset ID	1021	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2019		
No Useful Life			



## Amelia Walk CDD No Streets Component Detail

### Refurbishment Allowance - Sign Monuments

Asset ID	1023	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



### Rubber Flooring - Fitness Center

Asset ID	1033	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2019		
No Useful Life			





## Amelia Walk CDD No Streets Component Detail

### Shade Structure Frame

Asset ID	1037	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

### Standing Seam Metal Panels - Entry Feature

Asset ID	1005	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



### Street Resurfacing

Asset ID	1088	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

**Amelia Walk CDD No Streets  
Component Detail**

**Tennis Court Replacement**

Asset ID	1071	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

**Utility Lines to Building**

Asset ID	1080	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

**Vinyl Ceiling - Tennis Pavilion**

Asset ID	1073	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



## Amelia Walk CDD No Streets Component Detail

### Vinyl Gates - Dumpster

Asset ID	1048	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



### Wall Mirrors

Asset ID	1032	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

### Wall Over/Microwave

Asset ID	1020	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2019		
No Useful Life			

## Amelia Walk CDD No Streets Component Detail

*Wall Over/Microwave continued...*



### Water Coolers

Asset ID	1011	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

### Water Heater

Asset ID	1012	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

### Wiring In Building

Asset ID	1082	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

## Amelia Walk CDD No Streets Component Detail

### Wood Flooring Refinish - Club Room

Asset ID	1018	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



### Wood Siding/Brick - Clubhouse

Asset ID	1025	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

## METHODOLOGY

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

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

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

## CREDENTIALS

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

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

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

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

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

## TERMS OF SERVICE

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

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

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

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

## DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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