

Full Reserve Study Rolling Hills CDD Green Cove Springs, Florida



Prepared for FY 2021
Report Date: March 26, 2021





March 26, 2021

Mr. Jim Oliver, District Manager
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine Florida 32092

Re: Reserve Study Report for Rolling Hills CDD

Dear Mr. Oliver:

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 Community Associations Institute (CAI) and the Standards of Practice establish by the Association of Professional Reserve Analysts (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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- **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 Cash Flow or Component Funding
 - Funding Goal is the funding plan the Association has or one we recommend
 - Fully Funded Reserve Balance is the 100% balance to begin fully funded
 - Full Funding Contribution is the necessary contribution to maintain full funding for year one. Total is the amount required for year one full funding
 - Current Funding Plan currently used by the District
 - Recommended Funding Plan maintains adequate funding
- **Funding Model Projections** include both your current plan and our recommended plan. The information included in each column is described below:
 - Year begins with your study year generally for a 30-year term
 - Current cost is the current replacement of all components
 - Annual contribution is the amount placed in reserves each year
 - Annual interest earned on your funds
 - Annual expenditures are the projected component replacement cost by year
 - Projected ending balance is the year end reserve fund balance
 - Fully funded reserves are the fully funded balance for that year. Fully Funded formula is Fully Funded Balance= Component cost x Age/Useful Life
 - Percent Funded is a measure of fund strength or risk
- **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** 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

Important Information

Level of Service: Level I Full Reserve Study with a site visit, Level II Update with a site visit or Level III Financial Update with no site visit as defined by the National Reserve Study Standards established by the Community Associations Institute. Component quantity, condition and projected remaining useful life were determined with a visual inspection by the Analyst if a site visit was conducted.

Purpose: This study provides an inventory of major components above a threshold value as determined by the Association that require regular replacement and a plan to fund them.

Basis: Our analysis follows the guidelines for Reserve Studies established by the Association of Professional Reserve Analysts (APRA) and the Community Associations Institute (CAI). Components included in this analysis generally meet the following criteria:

- Component must be owned or maintained by the District
- Component must have a limited life
- Component must have a predictable useful life
- Component must have a replacement cost above a threshold cost

These guidelines limit reserve components to predictable expenses and do not consider large expenses such as stormwater systems or dredging of the stormwater ponds. While their replacement cost and remaining useful life may not be predictable they can be expensive, therefore we recommend consideration for funding.

Useful life and remaining useful life projections are determined by our visual inspection of each component, our experience with similar communities, your historical records and if required vendor evaluation. The District may have experienced some replacement cycles for various components with historical cost therefore this information is considered in our analysis. Each cost and useful life was reviewed and compared to similar project we have completed and adjusted as needed. Components with replacement cost over \$1,000 are typically included.

The various component replacement cycles experienced by the District are driven by the level of quality required by the community, cost of maintenance vs replacement, existing condition, and use. All useful life projections found in this analysis are in the acceptable range for this specific type of community.

Replacement cost for components is driven by local market conditions and availability of similar materials. Many components have included repair and refurbishment to extend their useful life and reduce holding cost over time.

Funding Goal: The District may elect for the following goals

- Fully Funded Reserve – 100% funding for each component
- Threshold Funded Reserve – Annual ending balances are maintained above an adequate or “Threshold” level.

Funding Methods: Reserve analysis typically uses two methods of determining necessary funding levels for component replacement; the Component Method the Cash Flow Method.

- **The Component Method** provides a reserve contribution amount by estimating the current

replacement cost for each component, subtracting that component's current balance which provides the unfunded balance then dividing that total by the number of remaining years of useful life. Each component's contribution is then total for the annual contribution. This method includes inflation of replacement cost and interest on invested funds and provides the least risk of deferred maintenance or special assessment.

- Another version of the Component Method is referred to as "Straight Line Method" which follows the same calculation as above but does not consider interest on funds or inflation on replacement cost. This method only provides a one-year contribution amount and may result in large changes in annual contribution from year to year.
- **The Cash Flow Method** or pooled method of reserve funding uses the same calculation as the Component Method to determine full funding but rather than 100% funding this method maintains a minimum year-end balance or percent funded that is acceptable to the Association. While this method requires lower contributions, it does have an increased measure of risk for deferred maintenance or special assessment. Managing that risk can be accomplished by annual updates to address changes in inflation and interest rates and component remaining useful life.
- **Cash Flow Method Models** include the Current Assessment Funding Model (AFM) and the Threshold Funding Model (TFM) among others.
 - The AFM Model illustrates the current funding projections adopted by the District and how these perform over time. This model is also used to develop a funding plan with annual contributions entered for each year which allows a custom funding plan.
 - The TFM maintains minimum annual balances or percent funded which are determined by the Analyst or requested by the District. The year with the lowest ending balance is considered the "Threshold Year" for the total funding plan period. This method does not fully fund reserves and has a higher risk of deferred maintenance or special assessment than full funding requiring annual updates.

Conclusion

There are several factors to consider when determining reserve funding levels that include maintaining the quality and value of the community, the ability of the District to respond to unpredictable component failures and to maintain an acceptable level of risk. Full funding provides the lowest risk of deferred maintenance or special assessment but requires large contributions. We recommend the Threshold Funding Plan which keeps reserve balances above a minimum year end balance that is adequate for the District.

Rolling Hills CDD
Green Cove Springs, Florida
Executive Summary

| | |
|-----------------------|--------------------|
| Report Date | March 26, 2021 |
| Account Number | 1651 |
| Version | 1 |
| Budget Year Beginning | October 1, 2021 |
| Budget Year Ending | September 30, 2022 |

| <i>Report Parameters</i> | |
|----------------------------------|-------|
| Inflation | 2.50% |
| Annual Assessment Increase | 1.00% |
| Interest Rate on Reserve Deposit | 1.00% |
| 2021 Beginning Balance | |

GENERAL INFORMATION

- Date of Completion: January 1, 2007
- Date of site visit: March 4, 2021
- Components Included: 73
- Current replacement cost: \$1,944,722
- Level of Service: Level I Reserve Study
- Funding Method: The Cash Flow Method
- Funding Goal: Adequate funding with moderate contributions

FINANCIAL INFORMATION

- Fully Funded Reserve Balance: \$1,131,555
- Current Funding Plan %: 0%
- Full Funding Surplus/Deficit: Deficit of \$1,131,555
- Full Funding Contribution: \$77,664
- Total Full Funding Contribution: \$1,209,219
- Current Contribution: \$75,000
- Current Plan Performance: Inadequate for future component funding
- Recommend Contribution: \$387,050 provides adequate funding

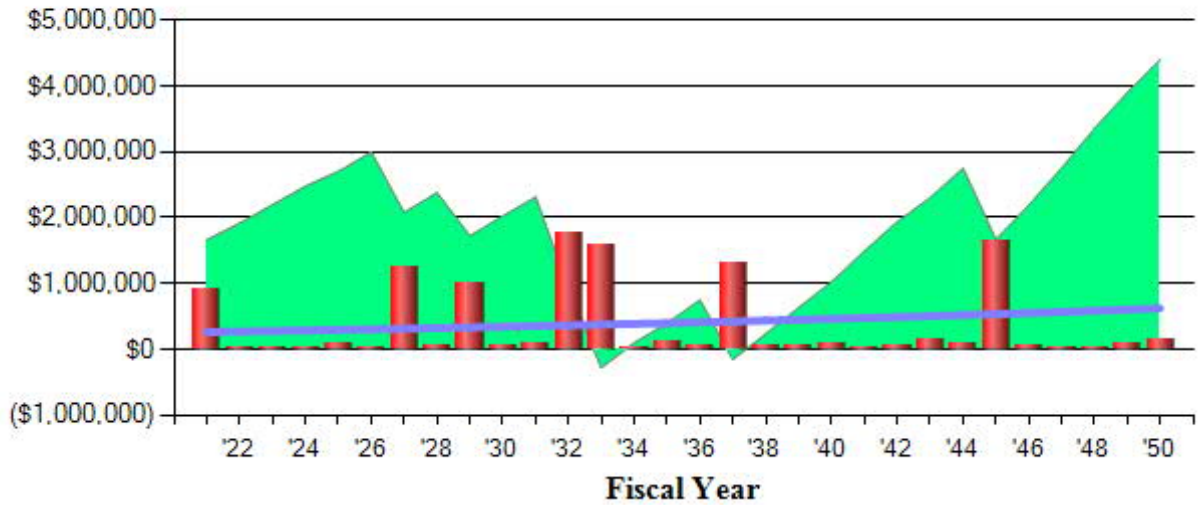
| <i>Threshold Funding Model Summary of Calculations</i> | |
|--|-------------------|
| Required Annual Contribution | \$387,050.10 |
| Average Net Annual Interest Earned | <u>\$3,647.64</u> |
| Total Annual Allocation to Reserves | \$390,697.75 |

**Rolling Hills CDD
Current Funding Projection**

Beginning Balance: \$0

| Year | Current Cost | Annual Contribution | Annual Interest | Annual Expenditures | Projected Ending Reserves | Fully Funded Reserves | Percent Funded |
|------|--------------|---------------------|-----------------|---------------------|---------------------------|-----------------------|----------------|
| 2021 | 1,944,722 | 75,000 | 527 | 22,286 | 53,241 | 1,228,039 | 4% |
| 2022 | 1,993,340 | 75,750 | 1,290 | | 130,281 | 1,352,054 | 10% |
| 2023 | 2,043,174 | 76,507 | 874 | 119,339 | 88,324 | 1,361,268 | 6% |
| 2024 | 2,094,253 | 77,273 | 1,656 | | 167,252 | 1,495,478 | 11% |
| 2025 | 2,146,610 | 78,045 | 2,389 | 6,402 | 241,284 | 1,629,147 | 15% |
| 2026 | 2,200,275 | 78,826 | 1,402 | 179,939 | 141,573 | 1,595,976 | 9% |
| 2027 | 2,255,282 | 79,614 | 2,212 | | 223,399 | 1,749,177 | 13% |
| 2028 | 2,311,664 | 80,410 | 1,269 | 176,912 | 128,165 | 1,728,400 | 7% |
| 2029 | 2,369,455 | 81,214 | 2,094 | | 211,474 | 1,891,360 | 11% |
| 2030 | 2,428,692 | 82,026 | | 965,792 | -672,292 | 1,075,002 | |
| 2031 | 2,489,409 | 82,847 | | 24,196 | -613,641 | 1,206,529 | |
| 2032 | 2,551,644 | 83,675 | | 190,213 | -720,179 | 1,174,413 | |
| 2033 | 2,615,435 | 84,512 | | 195,921 | -831,588 | 1,138,960 | |
| 2034 | 2,680,821 | 85,357 | | | -746,231 | 1,306,841 | |
| 2035 | 2,747,842 | 86,211 | | 106,227 | -766,247 | 1,373,520 | |
| 2036 | 2,816,538 | 87,073 | | 94,139 | -773,314 | 1,457,988 | |
| 2037 | 2,886,951 | 87,943 | | 65,628 | -750,999 | 1,577,457 | |
| 2038 | 2,959,125 | 88,823 | | 708,447 | -1,370,624 | 1,044,780 | |
| 2039 | 3,033,103 | 89,711 | | | -1,280,913 | 1,228,796 | |
| 2040 | 3,108,931 | 90,608 | | | -1,190,304 | 1,421,360 | |
| 2041 | 3,186,654 | 91,514 | | 186,703 | -1,285,493 | 1,435,404 | |
| 2042 | 3,266,320 | 92,429 | | | -1,193,064 | 1,645,417 | |
| 2043 | 3,347,978 | 93,354 | | 58,878 | -1,158,588 | 1,804,683 | |
| 2044 | 3,431,678 | 94,287 | | 79,070 | -1,143,371 | 1,951,696 | |
| 2045 | 3,517,470 | 95,230 | | 6,121 | -1,054,262 | 2,181,732 | |
| 2046 | 3,605,407 | 96,182 | | | -958,079 | 2,428,479 | |
| 2047 | 3,695,542 | 97,144 | | 142,864 | -1,003,799 | 2,539,765 | |
| 2048 | 3,787,930 | 98,116 | | 223,277 | -1,128,960 | 2,576,335 | |
| 2049 | 3,882,628 | 99,097 | | 11,580 | -1,041,443 | 2,835,858 | |
| 2050 | 3,979,694 | 100,088 | | 1,574,714 | -2,516,069 | 1,504,830 | |

Current Projection Balances vs Expenditures



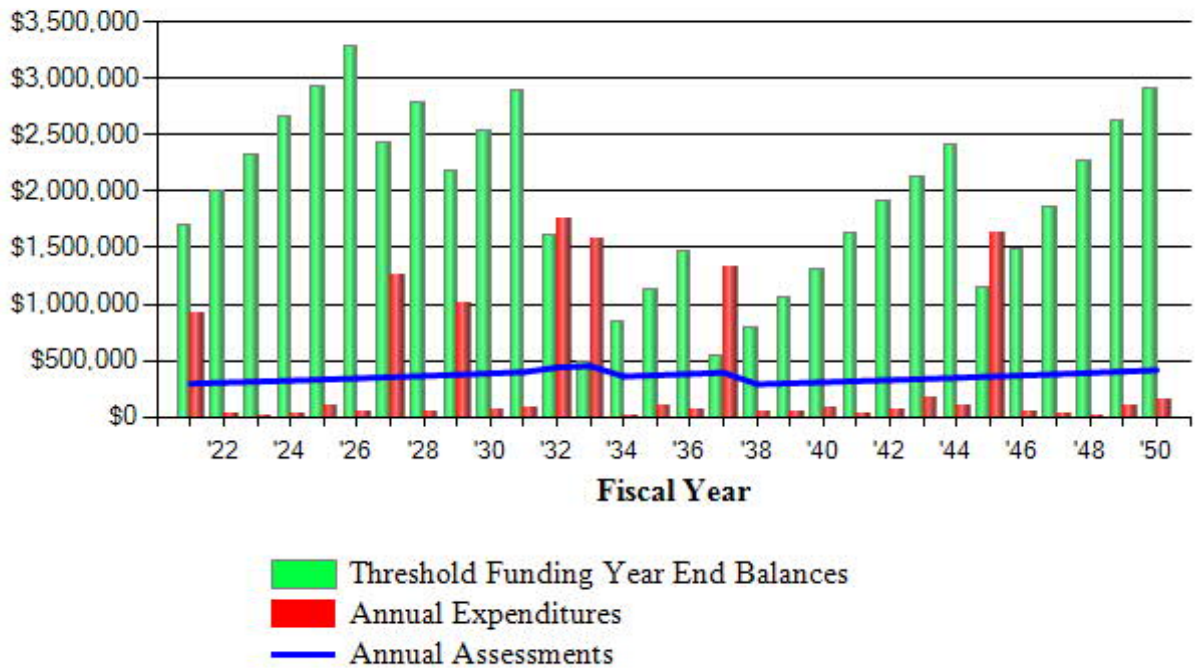
- Current Projection Ending Balances
- Annual Expenditures
- Annual Assessments

**Rolling Hills CDD
Recommended Funding Model Projection**

Beginning Balance: \$0

| Year | Current Cost | Annual Contribution | Annual Interest | Annual Expenditures | Projected Ending Reserves | Fully Funded Reserves | Percent Funded |
|------|--------------|---------------------|-----------------|---------------------|---------------------------|-----------------------|----------------|
| 2021 | 1,944,722 | 387,050 | 3,648 | 22,286 | 368,412 | 1,228,039 | 30% |
| 2022 | 1,993,340 | 144,586 | 5,130 | | 518,128 | 1,352,054 | 38% |
| 2023 | 2,043,174 | 146,032 | 5,448 | 119,339 | 550,268 | 1,361,268 | 40% |
| 2024 | 2,094,253 | 147,492 | 6,978 | | 704,738 | 1,495,478 | 47% |
| 2025 | 2,146,610 | 148,967 | 8,473 | 6,402 | 855,776 | 1,629,147 | 53% |
| 2026 | 2,200,275 | 150,457 | 8,263 | 179,939 | 834,556 | 1,595,976 | 52% |
| 2027 | 2,255,282 | 151,961 | 9,865 | | 996,382 | 1,749,177 | 57% |
| 2028 | 2,311,664 | 153,481 | 9,730 | 176,912 | 982,680 | 1,728,400 | 57% |
| 2029 | 2,369,455 | 155,016 | 11,377 | | 1,149,073 | 1,891,360 | 61% |
| 2030 | 2,428,692 | 156,566 | 3,398 | 965,792 | 343,246 | 1,075,002 | 32% |
| 2031 | 2,489,409 | 158,131 | 4,772 | 24,196 | 481,953 | 1,206,529 | 40% |
| 2032 | 2,551,644 | 159,713 | 4,515 | 190,213 | 455,967 | 1,174,413 | 39% |
| 2033 | 2,615,435 | 161,310 | 4,214 | 195,921 | 425,570 | 1,138,960 | 37% |
| 2034 | 2,680,821 | 162,923 | 5,885 | | 594,378 | 1,306,841 | 45% |
| 2035 | 2,747,842 | 164,552 | 6,527 | 106,227 | 659,230 | 1,373,520 | 48% |
| 2036 | 2,816,538 | 166,198 | 7,313 | 94,139 | 738,601 | 1,457,988 | 51% |
| 2037 | 2,886,951 | 167,860 | 8,408 | 65,628 | 849,241 | 1,577,457 | 54% |
| 2038 | 2,959,125 | 169,538 | 3,103 | 708,447 | 313,435 | 1,044,780 | 30% |
| 2039 | 3,033,103 | 171,234 | 4,847 | | 489,515 | 1,228,796 | 40% |
| 2040 | 3,108,931 | 172,946 | 6,625 | | 669,086 | 1,421,360 | 47% |
| 2041 | 3,186,654 | 174,675 | 6,571 | 186,703 | 663,628 | 1,435,404 | 46% |
| 2042 | 3,266,320 | 176,422 | 8,401 | | 848,451 | 1,645,417 | 52% |
| 2043 | 3,347,978 | 178,186 | 9,678 | 58,878 | 977,437 | 1,804,683 | 54% |
| 2044 | 3,431,678 | 179,968 | 10,783 | 79,070 | 1,089,119 | 1,951,696 | 56% |
| 2045 | 3,517,470 | 181,768 | 12,648 | 6,121 | 1,277,414 | 2,181,732 | 59% |
| 2046 | 3,605,407 | 183,586 | 14,610 | | 1,475,610 | 2,428,479 | 61% |
| 2047 | 3,695,542 | 185,422 | 15,182 | 142,864 | 1,533,349 | 2,539,765 | 60% |
| 2048 | 3,787,930 | 187,276 | 14,973 | 223,277 | 1,512,321 | 2,576,335 | 59% |
| 2049 | 3,882,628 | 189,148 | 16,899 | 11,580 | 1,706,789 | 2,835,858 | 60% |
| 2050 | 3,979,694 | 191,040 | 3,231 | 1,574,714 | 326,346 | 1,504,830 | 22% |

Threshold Plan Balances & Expenditures



The recommended funding plan provides adequate funding with moderate contributions over time.

**Rolling Hills CDD
Income & Expense Spreadsheet**

| | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 |
|------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Beginning Balance | | 368,412 | 518,128 | 550,268 | 704,738 | 855,776 | 834,556 | 996,382 | 982,680 | 1,149,073 |
| Annual Assessment | 387,050 | 144,586 | 146,032 | 147,492 | 148,967 | 150,457 | 151,961 | 153,481 | 155,016 | 156,566 |
| Interest Earned | 3,648 | 5,130 | 5,448 | 6,978 | 8,473 | 8,263 | 9,865 | 9,730 | 11,377 | 3,398 |
| Expenditures | 22,286 | | 119,339 | | 6,402 | 179,939 | | 176,912 | | 965,792 |
| Fully Funded Reserves | 1,228,039 | 1,352,054 | 1,361,268 | 1,495,478 | 1,629,147 | 1,595,976 | 1,749,177 | 1,728,400 | 1,891,360 | 1,075,002 |
| Percent Fully Funded | 30% | 38% | 40% | 47% | 53% | 52% | 57% | 57% | 61% | 32% |
| Ending Balance | 368,412 | 518,128 | 550,268 | 704,738 | 855,776 | 834,556 | 996,382 | 982,680 | 1,149,073 | 343,246 |

Description

Misc. Site Components

Concrete Pavers - Entry

Concrete Pavers - Resident's Club

Mail Box Pedestals

Street Signs/Poles

Wood Boardwalk Frame/Rails/Deck (not pilings)

Misc. Site Components Total:

Streets & Parking Lots

Asphalt Mill/Overlay 1 1/2" - Parking Lot

Bradley Creek Parkway - 2 Lift

Bradley Creek Pkwy - 1 Lift

Connector Street

Hidden Meadow Court

Holly Green Court

Laurel Springs Drive - 1 Lift

Paddle Creek Drive

Ridgeview Drive

Sandy Point Court

Spring Valley Court

Woodbridge Crossing Court

Streets & Parking Lots Total:

117,976

250,176

13,701

149,342

34,178

98,778

95,757

15,442

80,483

24,527

880,358

**Rolling Hills CDD
Income & Expense Spreadsheet**

| Description | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 |
|--|---------------|------|------|------|------|------|------|---------------|------|------|
| Site Lighting | | | | | | | | | | |
| Decorative Light Poles - Amenity | | | | | | | | | | |
| Light Poles Shoebox Fixtures - Tennis Courts | | | | | | | | | | |
| Site Lighting Total: | | | | | | | | | | |
| Fencing | | | | | | | | | | |
| Aluminum Fence - Pool | | | | | | | | | | |
| Chain Link Fence VC 10 Ft - Tennis Courts | | | | | | | | | | |
| Fencing Total: | | | | | | | | | | |
| Misc. Building Components | | | | | | | | | | |
| Aluminum Gutters/DS - Resident's Club & Pavi.. | | | | | | | | | | |
| Refurbishment Allowance - Family Restroom | | | | | | | | 5,230 | | |
| Refurbishment Allowance - Fitness Locker Roo.. | | | | | | | | 23,179 | | |
| Refurbishment Allowance - Pavilion Restrooms | | | | | | | | 19,780 | | |
| Refurbishment Allowance - Pool Restrooms | | | | | | | | 40,950 | | |
| Vinyl Railings - Porch | | | | | | | | | | |
| Wood Deck - Porch | | | | | | | | 2,034 | | |
| Misc. Building Components Total: | | | | | | | | 91,174 | | |
| Roofing | | | | | | | | | | |
| Asphalt Shingles - Pavilion | | | | | | | | | | |
| Asphalt Shingles - Resident's Club | | | | | | | | | | |
| Metal Roof - Picnic Pavilion | | | | | | | | | | |
| Metal Roof - Pool Monitor | | | | | | | | | | |
| Metal Roof - Resident's Club | | | | | | | | | | |
| Metal Roof - Tennis Pavilion | | | | | | | | | | |
| Roofing Total: | | | | | | | | | | |
| Exterior Painting | | | | | | | | | | |
| Picnic Pavilion | 1,600 | | | | | | | | | |
| Pool Pavilion | 5,472 | | | | | | | | | |
| Resident's Club | 10,230 | | | | | | | | | |
| Tennis Pavilion | 1,600 | | | | | | | | | |
| Exterior Painting Total: | 18,902 | | | | | | | | | |

**Rolling Hills CDD
Income & Expense Spreadsheet**

| Description | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 |
|--|--------------|------|---------------|------|--------------|------|------|--------------|------|---------------|
| Flooring | | | | | | | | | | |
| Carpet - Resident's Club Great Room | 1,656 | | | | | | | | | |
| Carpet - Resident's Club Offices | 1,728 | | | | | | | | | |
| Floor Tile - 1st Floor | | | | | | | | | | |
| Floor Tile - Lobby | | | | | | | | | | |
| Rubber Flooring - Fitness Room | | | | | | | | | | |
| Vinyl Flooring - Kids Zone | | | | | | | | | | |
| Flooring Total: | 3,384 | | | | | | | | | |
| Cabinets & Tops | | | | | | | | | | |
| Top/Sink - Pavilion | | | | | | | | | | |
| Wood Cabinets & SS Tops - Kitchen | | | | | | | | 3,530 | | |
| Wood Cabinets & SS Tops - Reception/Conf. Rm | | | | | | | | 6,080 | | |
| Cabinets & Tops Total: | | | | | | | | 9,611 | | |
| Furniture Fixtures & Equipment | | | | | | | | | | |
| Appliance Package - Kitchen | | | | | 4,305 | | | | | |
| Fitness Equip. Full Replace Allowance | | | | | | | | | | |
| Furniture Allowance - Resident's Club | | | | | | | | 5,943 | | |
| Pool/Deck Furniture Full Replacement Allowan.. | | | | | | | | | | 37,466 |
| Wall Oven Double | | | | | 2,097 | | | | | |
| Furniture Fixtures & Equipment Total: | | | | | 6,402 | | | 5,943 | | 37,466 |
| HVAC Equipment | | | | | | | | | | |
| Heat Pump 1 - 10 Ton | | | 16,810 | | | | | | | |
| Heat Pump 2 - 8 Ton | | | 13,448 | | | | | | | |
| Heat Pump 3 - 7 Ton | | | 11,767 | | | | | | | |
| HVAC Equipment Total: | | | 42,025 | | | | | | | |
| Swimming Pool | | | | | | | | | | |
| Concrete Pavers - Pool | | | | | | | | | | |
| Fiberglass Refurbishment Allow - Pool Slide | | | 15,759 | | | | | | | |
| Lane Divider Reel | | | | | | | | | | |
| Lane Dividers | | | 3,341 | | | | | | | |

**Rolling Hills CDD
Income & Expense Spreadsheet**

| Description | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 |
|---|------|------|---------------|------|------|----------------|------|---------------|------|-----------------|
| <i>Swimming Pool continued...</i> | | | | | | | | | | |
| Play Equip. Refurbishment Allow - Splash Pool | | | 5,253 | | | | | | | |
| Pool Filtration Refurbishment Allowance | | | | | | | | | | |
| Pool Lift | | | | | | | | 7,608 | | |
| Pool Resurfacing/Tile | | | | | | 179,939 | | | | |
| Shade Structure Fabric - Pool | | | 12,607 | | | | | | | |
| Shade Structure Frame - Pool | | | | | | | | | | |
| Starting Blocks | | | | | | | | 14,977 | | |
| Steel Stair Refurbishment Allowance | | | | | | | | | | |
| Swimming Pool Total: | | | 36,961 | | | 179,939 | | 22,585 | | |
| Tennis Courts | | | | | | | | | | |
| Asphalt Resurfacing (color coat) | | | 40,353 | | | | | | | 47,967 |
| Shade Structure Frame - Tennis Courts | | | | | | | | | | |
| Tennis Courts Total: | | | 40,353 | | | | | | | 47,967 |
| Playground | | | | | | | | | | |
| Park Bench Expanded Metal | | | | | | | | 2,853 | | |
| Plastic Play Surface Border | | | | | | | | 4,094 | | |
| Play Equipment Allowance | | | | | | | | 35,661 | | |
| Swings Two Bay Arched | | | | | | | | 4,992 | | |
| Playground Total: | | | | | | | | 47,600 | | |
| Components Not Included | | | | | | | | | | |
| Asphalt Seal Coat | | | | | | | | | | <i>Unfunded</i> |
| Building Sign | | | | | | | | | | <i>Unfunded</i> |
| Ceiling Fans | | | | | | | | | | <i>Unfunded</i> |
| Community Signs | | | | | | | | | | <i>Unfunded</i> |
| Concrete Curbs/Walks | | | | | | | | | | <i>Unfunded</i> |
| Doors/Windows | | | | | | | | | | <i>Unfunded</i> |
| Dumpster Enclosure/Gates | | | | | | | | | | <i>Unfunded</i> |
| Electric Lift | | | | | | | | | | <i>Unfunded</i> |
| Fitness Equipment Partial Replace Allowance | | | | | | | | | | <i>Unfunded</i> |
| Flag Pole | | | | | | | | | | <i>Unfunded</i> |

**Rolling Hills CDD
Income & Expense Spreadsheet**

| Description | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 |
|---|-----------------|-------------|----------------|-------------|--------------|----------------|-------------|----------------|-------------|----------------|
| <i>Components Not Included continued...</i> | | | | | | | | | | |
| Gas Grill | <i>Unfunded</i> | | | | | | | | | |
| Irrigation System | <i>Unfunded</i> | | | | | | | | | |
| Landscaping | <i>Unfunded</i> | | | | | | | | | |
| Light Poles - Parking Lot | <i>Unfunded</i> | | | | | | | | | |
| Monument Sign Refurbishment | <i>Unfunded</i> | | | | | | | | | |
| Nets/Poles - Tennis Courts | <i>Unfunded</i> | | | | | | | | | |
| Pond Fountains/Aerators | <i>Unfunded</i> | | | | | | | | | |
| Pool Filtration Partial Replacement | <i>Unfunded</i> | | | | | | | | | |
| Pool/Deck Furniture Partial Replacement | <i>Unfunded</i> | | | | | | | | | |
| Railings | <i>Unfunded</i> | | | | | | | | | |
| Rubber Play Surface - Playground | <i>Unfunded</i> | | | | | | | | | |
| Shade Structure Fabric - Tennis Courts | <i>Unfunded</i> | | | | | | | | | |
| Stormwater Pond Dredging/Pipe/Structures | <i>Unfunded</i> | | | | | | | | | |
| Tennis Court Replacement | <i>Unfunded</i> | | | | | | | | | |
| Utility Lines | <i>Unfunded</i> | | | | | | | | | |
| Volley Ball Court | <i>Unfunded</i> | | | | | | | | | |
| Water Cooler - Tennis Courts | <i>Unfunded</i> | | | | | | | | | |
| Water Coolers | <i>Unfunded</i> | | | | | | | | | |
| Year Total: | 22,286 | | 119,339 | | 6,402 | 179,939 | | 176,912 | | 965,792 |

**Rolling Hills CDD
Income & Expense Spreadsheet**

| | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 |
|------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Beginning Balance | 343,246 | 481,953 | 455,967 | 425,570 | 594,378 | 659,230 | 738,601 | 849,241 | 313,435 | 489,515 |
| Annual Assessment | 158,131 | 159,713 | 161,310 | 162,923 | 164,552 | 166,198 | 167,860 | 169,538 | 171,234 | 172,946 |
| Interest Earned | 4,772 | 4,515 | 4,214 | 5,885 | 6,527 | 7,313 | 8,408 | 3,103 | 4,847 | 6,625 |
| Expenditures | 24,196 | 190,213 | 195,921 | | 106,227 | 94,139 | 65,628 | 708,447 | | |
| Fully Funded Reserves | 1,206,529 | 1,174,413 | 1,138,960 | 1,306,841 | 1,373,520 | 1,457,988 | 1,577,457 | 1,044,780 | 1,228,796 | 1,421,360 |
| Percent Fully Funded | 40% | 39% | 37% | 45% | 48% | 51% | 54% | 30% | 40% | 47% |
| Ending Balance | 481,953 | 455,967 | 425,570 | 594,378 | 659,230 | 738,601 | 849,241 | 313,435 | 489,515 | 669,086 |

Description

Misc. Site Components

| | | | | | | | | | | |
|---|--|--|----------------|--|--|--|--|---------------|--|--|
| Concrete Pavers - Entry | | | 16,784 | | | | | | | |
| Concrete Pavers - Resident's Club | | | | | | | | 12,526 | | |
| Mail Box Pedestals | | | | | | | | | | |
| Street Signs/Poles | | | | | | | | 31,041 | | |
| Wood Boardwalk Frame/Rails/Deck (not pilings) | | | 85,858 | | | | | | | |
| Misc. Site Components Total: | | | 102,642 | | | | | 43,567 | | |

Streets & Parking Lots

| | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|
| Asphalt Mill/Overlay 1 1/2" - Parking Lot | | | | | | | | | | |
| Bradley Creek Parkway - 2 Lift | | | | | | | | | | |
| Bradley Creek Pkwy - 1 Lift | | | | | | | | | | |
| Connector Street | | | | | | | | | | |
| Hidden Meadow Court | | | | | | | | | | |
| Holly Green Court | | | | | | | | | | |
| Laurel Springs Drive - 1 Lift | | | | | | | | | | |
| Paddle Creek Drive | | | | | | | | | | |
| Ridgeview Drive | | | | | | | | | | |
| Sandy Point Court | | | | | | | | | | |
| Spring Valley Court | | | | | | | | | | |
| Woodbridge Crossing Court | | | | | | | | | | |
| Streets & Parking Lots Total: | | | | | | | | | | |

**Rolling Hills CDD
Income & Expense Spreadsheet**

| Description | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 |
|--|---------------|----------------|------|------|------|------|------|----------------|------|------|
| Site Lighting | | | | | | | | | | |
| Decorative Light Poles - Amenity | | 44,086 | | | | | | | | |
| Light Poles Shoebox Fixtures - Tennis Courts | | 85,023 | | | | | | | | |
| Site Lighting Total: | | 129,109 | | | | | | | | |
| Fencing | | | | | | | | | | |
| Aluminum Fence - Pool | | | | | | | | 38,467 | | |
| Chain Link Fence VC 10 Ft - Tennis Courts | | 61,103 | | | | | | | | |
| Fencing Total: | | 61,103 | | | | | | 38,467 | | |
| Misc. Building Components | | | | | | | | | | |
| Aluminum Gutters/DS - Resident's Club & Pavi.. | | | | | | | | 4,517 | | |
| Refurbishment Allowance - Family Restroom | | | | | | | | | | |
| Refurbishment Allowance - Fitness Locker Roo.. | | | | | | | | | | |
| Refurbishment Allowance - Pavilion Restrooms | | | | | | | | | | |
| Refurbishment Allowance - Pool Restrooms | | | | | | | | | | |
| Vinyl Railings - Porch | | | | | | | | 4,101 | | |
| Wood Deck - Porch | | | | | | | | | | |
| Misc. Building Components Total: | | | | | | | | 8,618 | | |
| Roofing | | | | | | | | | | |
| Asphalt Shingles - Pavilion | | | | | | | | 29,945 | | |
| Asphalt Shingles - Resident's Club | | | | | | | | 70,116 | | |
| Metal Roof - Picnic Pavilion | | | | | | | | 5,365 | | |
| Metal Roof - Pool Monitor | | | | | | | | 2,255 | | |
| Metal Roof - Resident's Club | | | | | | | | 8,474 | | |
| Metal Roof - Tennis Pavilion | | | | | | | | 6,172 | | |
| Roofing Total: | | | | | | | | 122,327 | | |
| Exterior Painting | | | | | | | | | | |
| Picnic Pavilion | 2,048 | | | | | | | | | |
| Pool Pavilion | 7,005 | | | | | | | | | |
| Resident's Club | 13,095 | | | | | | | | | |
| Tennis Pavilion | 2,048 | | | | | | | | | |
| Exterior Painting Total: | 24,196 | | | | | | | | | |

**Rolling Hills CDD
Income & Expense Spreadsheet**

| Description | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 |
|--|------|------|---------------|------|---------------|---------------|--------------|---------------|------|------|
| Flooring | | | | | | | | | | |
| Carpet - Resident's Club Great Room | | | 2,227 | | | | | | | |
| Carpet - Resident's Club Offices | | | 2,324 | | | | | | | |
| Floor Tile - 1st Floor | | | | | | | | 7,888 | | |
| Floor Tile - Lobby | | | | | | | | 6,208 | | |
| Rubber Flooring - Fitness Room | | | 3,013 | | | | | | | |
| Vinyl Flooring - Kids Zone | | | 5,560 | | | | | | | |
| Flooring Total: | | | 13,123 | | | | | 14,096 | | |
| Cabinets & Tops | | | | | | | | | | |
| Top/Sink - Pavilion | | | 1,345 | | | | | | | |
| Wood Cabinets & SS Tops - Kitchen | | | | | | | | | | |
| Wood Cabinets & SS Tops - Reception/Conf. Rm | | | | | | | | | | |
| Cabinets & Tops Total: | | | 1,345 | | | | | | | |
| Furniture Fixtures & Equipment | | | | | | | | | | |
| Appliance Package - Kitchen | | | | | | | 5,790 | | | |
| Fitness Equip. Full Replace Allowance | | | | | | 36,207 | | | | |
| Furniture Allowance - Resident's Club | | | | | | | | | | |
| Pool/Deck Furniture Full Replacement Allowan.. | | | | | | | | | | |
| Wall Oven Double | | | | | | | 2,821 | | | |
| Furniture Fixtures & Equipment Total: | | | | | | 36,207 | 8,610 | | | |
| HVAC Equipment | | | | | | | | | | |
| Heat Pump 1 - 10 Ton | | | | | 22,608 | | | | | |
| Heat Pump 2 - 8 Ton | | | | | 18,086 | | | | | |
| Heat Pump 3 - 7 Ton | | | | | 15,825 | | | | | |
| HVAC Equipment Total: | | | | | 56,519 | | | | | |
| Swimming Pool | | | | | | | | | | |
| Concrete Pavers - Pool | | | | | | | | 235,267 | | |
| Fiberglass Refurbishment Allow - Pool Slide | | | | | 21,195 | | | | | |
| Lane Divider Reel | | | | | | | | 4,108 | | |
| Lane Dividers | | | | | 4,493 | | | | | |

**Rolling Hills CDD
Income & Expense Spreadsheet**

| Description | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 |
|---|------|------|---------------|------|---------------|---------------|---------------|----------------|------|-----------------|
| <i>Swimming Pool continued...</i> | | | | | | | | | | |
| Play Equip. Refurbishment Allow - Splash Pool | | | | | 7,065 | | | | | |
| Pool Filtration Refurbishment Allowance | | | | | | 57,932 | | | | |
| Pool Lift | | | | | | | | | | |
| Pool Resurfacing/Tile | | | | | | | | 241,998 | | |
| Shade Structure Fabric - Pool | | | | | 16,956 | | | | | |
| Shade Structure Frame - Pool | | | 45,726 | | | | | | | |
| Starting Blocks | | | | | | | | | | |
| Steel Stair Refurbishment Allowance | | | 20,173 | | | | | | | |
| Swimming Pool Total: | | | 65,900 | | 49,708 | 57,932 | | 481,373 | | |
| Tennis Courts | | | | | | | | | | |
| Asphalt Resurfacing (color coat) | | | | | | | 57,018 | | | |
| Shade Structure Frame - Tennis Courts | | | 12,911 | | | | | | | |
| Tennis Courts Total: | | | 12,911 | | | | 57,018 | | | |
| Playground | | | | | | | | | | |
| Park Bench Expanded Metal | | | | | | | | | | |
| Plastic Play Surface Border | | | | | | | | | | |
| Play Equipment Allowance | | | | | | | | | | |
| Swings Two Bay Arched | | | | | | | | | | |
| Playground Total: | | | | | | | | | | |
| Components Not Included | | | | | | | | | | |
| Asphalt Seal Coat | | | | | | | | | | <i>Unfunded</i> |
| Building Sign | | | | | | | | | | <i>Unfunded</i> |
| Ceiling Fans | | | | | | | | | | <i>Unfunded</i> |
| Community Signs | | | | | | | | | | <i>Unfunded</i> |
| Concrete Curbs/Walks | | | | | | | | | | <i>Unfunded</i> |
| Doors/Windows | | | | | | | | | | <i>Unfunded</i> |
| Dumpster Enclosure/Gates | | | | | | | | | | <i>Unfunded</i> |
| Electric Lift | | | | | | | | | | <i>Unfunded</i> |
| Fitness Equipment Partial Replace Allowance | | | | | | | | | | <i>Unfunded</i> |
| Flag Pole | | | | | | | | | | <i>Unfunded</i> |

**Rolling Hills CDD
Income & Expense Spreadsheet**

| Description | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 |
|---|-----------------|----------------|----------------|-------------|----------------|---------------|---------------|----------------|-------------|-------------|
| <i>Components Not Included continued...</i> | | | | | | | | | | |
| Gas Grill | <i>Unfunded</i> | | | | | | | | | |
| Irrigation System | <i>Unfunded</i> | | | | | | | | | |
| Landscaping | <i>Unfunded</i> | | | | | | | | | |
| Light Poles - Parking Lot | <i>Unfunded</i> | | | | | | | | | |
| Monument Sign Refurbishment | <i>Unfunded</i> | | | | | | | | | |
| Nets/Poles - Tennis Courts | <i>Unfunded</i> | | | | | | | | | |
| Pond Fountains/Aerators | <i>Unfunded</i> | | | | | | | | | |
| Pool Filtration Partial Replacement | <i>Unfunded</i> | | | | | | | | | |
| Pool/Deck Furniture Partial Replacement | <i>Unfunded</i> | | | | | | | | | |
| Railings | <i>Unfunded</i> | | | | | | | | | |
| Rubber Play Surface - Playground | <i>Unfunded</i> | | | | | | | | | |
| Shade Structure Fabric - Tennis Courts | <i>Unfunded</i> | | | | | | | | | |
| Stormwater Pond Dredging/Pipe/Structures | <i>Unfunded</i> | | | | | | | | | |
| Tennis Court Replacement | <i>Unfunded</i> | | | | | | | | | |
| Utility Lines | <i>Unfunded</i> | | | | | | | | | |
| Volley Ball Court | <i>Unfunded</i> | | | | | | | | | |
| Water Cooler - Tennis Courts | <i>Unfunded</i> | | | | | | | | | |
| Water Coolers | <i>Unfunded</i> | | | | | | | | | |
| Year Total: | 24,196 | 190,213 | 195,921 | | 106,227 | 94,139 | 65,628 | 708,447 | | |

**Rolling Hills CDD
Income & Expense Spreadsheet**

| | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 |
|------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Beginning Balance | 669,086 | 663,628 | 848,451 | 977,437 | 1,089,119 | 1,277,414 | 1,475,610 | 1,533,349 | 1,512,321 | 1,706,789 |
| Annual Assessment | 174,675 | 176,422 | 178,186 | 179,968 | 181,768 | 183,586 | 185,422 | 187,276 | 189,148 | 191,040 |
| Interest Earned | 6,571 | 8,401 | 9,678 | 10,783 | 12,648 | 14,610 | 15,182 | 14,973 | 16,899 | 3,231 |
| Expenditures | 186,703 | | 58,878 | 79,070 | 6,121 | | 142,864 | 223,277 | 11,580 | 1,574,714 |
| Fully Funded Reserves | 1,435,404 | 1,645,417 | 1,804,683 | 1,951,696 | 2,181,732 | 2,428,479 | 2,539,765 | 2,576,335 | 2,835,858 | 1,504,830 |
| Percent Fully Funded | 46% | 52% | 54% | 56% | 59% | 61% | 60% | 59% | 60% | 22% |
| Ending Balance | 663,628 | 848,451 | 977,437 | 1,089,119 | 1,277,414 | 1,475,610 | 1,533,349 | 1,512,321 | 1,706,789 | 326,346 |

Description

Misc. Site Components

Concrete Pavers - Entry

Concrete Pavers - Resident's Club

Mail Box Pedestals

11,294

Street Signs/Poles

Wood Boardwalk Frame/Rails/Deck (not pilings)

Misc. Site Components Total:

11,294

Streets & Parking Lots

Asphalt Mill/Overlay 1 1/2" - Parking Lot

Bradley Creek Parkway - 2 Lift

409,943

Bradley Creek Pkwy - 1 Lift

72,896

Connector Street

22,450

Hidden Meadow Court

244,714

Holly Green Court

56,004

Laurel Springs Drive - 1 Lift

82,834

Paddle Creek Drive

161,859

Ridgeview Drive

156,909

Sandy Point Court

25,303

Spring Valley Court

131,880

Woodbridge Crossing Court

40,190

Streets & Parking Lots Total:

155,730

1,249,253

**Rolling Hills CDD
Income & Expense Spreadsheet**

| Description | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 |
|--|---------------|------|------|------|------|------|------|----------------|------|------|
| Site Lighting | | | | | | | | | | |
| Decorative Light Poles - Amenity | | | | | | | | | | |
| Light Poles Shoebox Fixtures - Tennis Courts | | | | | | | | | | |
| Site Lighting Total: | | | | | | | | | | |
| Fencing | | | | | | | | | | |
| Aluminum Fence - Pool | | | | | | | | | | |
| Chain Link Fence VC 10 Ft - Tennis Courts | | | | | | | | | | |
| Fencing Total: | | | | | | | | | | |
| Misc. Building Components | | | | | | | | | | |
| Aluminum Gutters/DS - Resident's Club & Pavi.. | | | | | | | | | | |
| Refurbishment Allowance - Family Restroom | | | | | | | | 8,570 | | |
| Refurbishment Allowance - Fitness Locker Roo.. | | | | | | | | 37,982 | | |
| Refurbishment Allowance - Pavilion Restrooms | | | | | | | | 32,411 | | |
| Refurbishment Allowance - Pool Restrooms | | | | | | | | 67,102 | | |
| Vinyl Railings - Porch | | | | | | | | | | |
| Wood Deck - Porch | | | | | | | | 3,333 | | |
| Misc. Building Components Total: | | | | | | | | 149,399 | | |
| Roofing | | | | | | | | | | |
| Asphalt Shingles - Pavilion | | | | | | | | | | |
| Asphalt Shingles - Resident's Club | | | | | | | | | | |
| Metal Roof - Picnic Pavilion | | | | | | | | | | |
| Metal Roof - Pool Monitor | | | | | | | | | | |
| Metal Roof - Resident's Club | | | | | | | | | | |
| Metal Roof - Tennis Pavilion | | | | | | | | | | |
| Roofing Total: | | | | | | | | | | |
| Exterior Painting | | | | | | | | | | |
| Picnic Pavilion | 2,622 | | | | | | | | | |
| Pool Pavilion | 8,967 | | | | | | | | | |
| Resident's Club | 16,763 | | | | | | | | | |
| Tennis Pavilion | 2,622 | | | | | | | | | |
| Exterior Painting Total: | 30,973 | | | | | | | | | |

**Rolling Hills CDD
Income & Expense Spreadsheet**

| Description | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 |
|--|------|------|------|------|--------------|------|------|---------------|---------------|------|
| Flooring | | | | | | | | | | |
| Carpet - Resident's Club Great Room | | | | | 2,995 | | | | | |
| Carpet - Resident's Club Offices | | | | | 3,125 | | | | | |
| Floor Tile - 1st Floor | | | | | | | | | | |
| Floor Tile - Lobby | | | | | | | | | | |
| Rubber Flooring - Fitness Room | | | | | | | | | | |
| Vinyl Flooring - Kids Zone | | | | | | | | | | |
| Flooring Total: | | | | | 6,121 | | | | | |
| Cabinets & Tops | | | | | | | | | | |
| Top/Sink - Pavilion | | | | | | | | | | |
| Wood Cabinets & SS Tops - Kitchen | | | | | | | | 5,785 | | |
| Wood Cabinets & SS Tops - Reception/Conf. Rm | | | | | | | | 9,963 | | |
| Cabinets & Tops Total: | | | | | | | | 15,748 | | |
| Furniture Fixtures & Equipment | | | | | | | | | | |
| Appliance Package - Kitchen | | | | | | | | | 7,786 | |
| Fitness Equip. Full Replace Allowance | | | | | | | | | | |
| Furniture Allowance - Resident's Club | | | | | | | | 9,739 | | |
| Pool/Deck Furniture Full Replacement Allowan.. | | | | | | | | | | |
| Wall Oven Double | | | | | | | | | 3,793 | |
| Furniture Fixtures & Equipment Total: | | | | | | | | 9,739 | 11,580 | |
| HVAC Equipment | | | | | | | | | | |
| Heat Pump 1 - 10 Ton | | | | | | | | 30,405 | | |
| Heat Pump 2 - 8 Ton | | | | | | | | 24,324 | | |
| Heat Pump 3 - 7 Ton | | | | | | | | 21,283 | | |
| HVAC Equipment Total: | | | | | | | | 76,012 | | |
| Swimming Pool | | | | | | | | | | |
| Concrete Pavers - Pool | | | | | | | | | | |
| Fiberglass Refurbishment Allow - Pool Slide | | | | | | | | 28,504 | | |
| Lane Divider Reel | | | | | | | | | | |
| Lane Dividers | | | | | | | | 6,043 | | |

**Rolling Hills CDD
Income & Expense Spreadsheet**

| Description | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 |
|---|------|------|---------------|---------------|------|------|---------------|---------------|------|-----------------|
| <i>Swimming Pool continued...</i> | | | | | | | | | | |
| Play Equip. Refurbishment Allow - Splash Pool | | | | | | | 9,501 | | | |
| Pool Filtration Refurbishment Allowance | | | | | | | | | | |
| Pool Lift | | | | | | | | 12,466 | | |
| Pool Resurfacing/Tile | | | | | | | | | | 325,461 |
| Shade Structure Fabric - Pool | | | | | | | 22,804 | | | |
| Shade Structure Frame - Pool | | | | | | | | | | |
| Starting Blocks | | | | | | | | 24,542 | | |
| Steel Stair Refurbishment Allowance | | | | | | | | | | |
| Swimming Pool Total: | | | | | | | 66,852 | 37,008 | | 325,461 |
| Tennis Courts | | | | | | | | | | |
| Asphalt Resurfacing (color coat) | | | | 67,777 | | | | | | |
| Shade Structure Frame - Tennis Courts | | | | | | | | | | |
| Tennis Courts Total: | | | | 67,777 | | | | | | |
| Playground | | | | | | | | | | |
| Park Bench Expanded Metal | | | | | | | | 4,675 | | |
| Plastic Play Surface Border | | | | | | | | 6,708 | | |
| Play Equipment Allowance | | | 51,647 | | | | | | | |
| Swings Two Bay Arched | | | 7,231 | | | | | | | |
| Playground Total: | | | 58,878 | | | | | 11,383 | | |
| Components Not Included | | | | | | | | | | |
| Asphalt Seal Coat | | | | | | | | | | <i>Unfunded</i> |
| Building Sign | | | | | | | | | | <i>Unfunded</i> |
| Ceiling Fans | | | | | | | | | | <i>Unfunded</i> |
| Community Signs | | | | | | | | | | <i>Unfunded</i> |
| Concrete Curbs/Walks | | | | | | | | | | <i>Unfunded</i> |
| Doors/Windows | | | | | | | | | | <i>Unfunded</i> |
| Dumpster Enclosure/Gates | | | | | | | | | | <i>Unfunded</i> |
| Electric Lift | | | | | | | | | | <i>Unfunded</i> |
| Fitness Equipment Partial Replace Allowance | | | | | | | | | | <i>Unfunded</i> |
| Flag Pole | | | | | | | | | | <i>Unfunded</i> |

**Rolling Hills CDD
Income & Expense Spreadsheet**

| Description | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 |
|---|-----------------|-------------|---------------|---------------|--------------|-------------|----------------|----------------|---------------|------------------|
| <i>Components Not Included continued...</i> | | | | | | | | | | |
| Gas Grill | <i>Unfunded</i> | | | | | | | | | |
| Irrigation System | <i>Unfunded</i> | | | | | | | | | |
| Landscaping | <i>Unfunded</i> | | | | | | | | | |
| Light Poles - Parking Lot | <i>Unfunded</i> | | | | | | | | | |
| Monument Sign Refurbishment | <i>Unfunded</i> | | | | | | | | | |
| Nets/Poles - Tennis Courts | <i>Unfunded</i> | | | | | | | | | |
| Pond Fountains/Aerators | <i>Unfunded</i> | | | | | | | | | |
| Pool Filtration Partial Replacement | <i>Unfunded</i> | | | | | | | | | |
| Pool/Deck Furniture Partial Replacement | <i>Unfunded</i> | | | | | | | | | |
| Railings | <i>Unfunded</i> | | | | | | | | | |
| Rubber Play Surface - Playground | <i>Unfunded</i> | | | | | | | | | |
| Shade Structure Fabric - Tennis Courts | <i>Unfunded</i> | | | | | | | | | |
| Stormwater Pond Dredging/Pipe/Structures | <i>Unfunded</i> | | | | | | | | | |
| Tennis Court Replacement | <i>Unfunded</i> | | | | | | | | | |
| Utility Lines | <i>Unfunded</i> | | | | | | | | | |
| Volley Ball Court | <i>Unfunded</i> | | | | | | | | | |
| Water Cooler - Tennis Courts | <i>Unfunded</i> | | | | | | | | | |
| Water Coolers | <i>Unfunded</i> | | | | | | | | | |
| Year Total: | 186,703 | | 58,878 | 79,070 | 6,121 | | 142,864 | 223,277 | 11,580 | 1,574,714 |

**Rolling Hills CDD
Annual Expenditure Detail**

| Description | Expenditures |
|---|-------------------------|
| Replacement Year 2021 | |
| Exterior Painting | |
| Picnic Pavilion | 1,600 |
| Pool Pavilion | 5,472 |
| Resident's Club | 10,230 |
| Tennis Pavilion | 1,600 |
| Flooring | |
| Carpet - Resident's Club Great Room | 1,656 |
| Carpet - Resident's Club Offices | 1,728 |
| Total for 2021 | <u>\$22,286</u> |
| <i>No Replacement in 2022</i> | |
| Replacement Year 2023 | |
| HVAC Equipment | |
| Heat Pump 1 - 10 Ton | 16,810 |
| Heat Pump 2 - 8 Ton | 13,448 |
| Heat Pump 3 - 7 Ton | 11,767 |
| Swimming Pool | |
| Fiberglass Refurbishment Allow - Pool Slide | 15,759 |
| Lane Dividers | 3,341 |
| Play Equip. Refurbishment Allow - Splash Pool | 5,253 |
| Shade Structure Fabric - Pool | 12,607 |
| Tennis Courts | |
| Asphalt Resurfacing (color coat) | 40,353 |
| Total for 2023 | <u>\$119,339</u> |
| <i>No Replacement in 2024</i> | |
| Replacement Year 2025 | |
| Furniture Fixtures & Equipment | |
| Appliance Package - Kitchen | 4,305 |
| Wall Oven Double | 2,097 |
| Total for 2025 | <u>\$6,402</u> |

**Rolling Hills CDD
Annual Expenditure Detail**

| Description | Expenditures |
|--|-------------------------|
| Replacement Year 2026 | |
| Swimming Pool | |
| Pool Resurfacing/Tile | 179,939 |
| Total for 2026 | <u>\$179,939</u> |
| <i>No Replacement in 2027</i> | |
| Replacement Year 2028 | |
| Misc. Building Components | |
| Refurbishment Allowance - Family Restroom | 5,230 |
| Refurbishment Allowance - Fitness Locker Rooms | 23,179 |
| Refurbishment Allowance - Pavilion Restrooms | 19,780 |
| Refurbishment Allowance - Pool Restrooms | 40,950 |
| Wood Deck - Porch | 2,034 |
| Cabinets & Tops | |
| Wood Cabinets & SS Tops - Kitchen | 3,530 |
| Wood Cabinets & SS Tops - Reception/Conf. Rm | 6,080 |
| Furniture Fixtures & Equipment | |
| Furniture Allowance - Resident's Club | 5,943 |
| Swimming Pool | |
| Pool Lift | 7,608 |
| Starting Blocks | 14,977 |
| Playground | |
| Park Bench Expanded Metal | 2,853 |
| Plastic Play Surface Border | 4,094 |
| Play Equipment Allowance | 35,661 |
| Swings Two Bay Arched | 4,992 |
| Total for 2028 | <u>\$176,912</u> |
| <i>No Replacement in 2029</i> | |
| Replacement Year 2030 | |
| Streets & Parking Lots | |
| Asphalt Mill/Overlay 1 1/2" - Parking Lot | 117,976 |
| Bradley Creek Parkway - 2 Lift | 250,176 |

**Rolling Hills CDD
Annual Expenditure Detail**

| Description | Expenditures |
|--|-------------------------|
| <i>Replacement Year 2030 continued...</i> | |
| Connector Street | 13,701 |
| Hidden Meadow Court | 149,342 |
| Holly Green Court | 34,178 |
| Paddle Creek Drive | 98,778 |
| Ridgeview Drive | 95,757 |
| Sandy Point Court | 15,442 |
| Spring Valley Court | 80,483 |
| Woodbridge Crossing Court | 24,527 |
| Furniture Fixtures & Equipment | |
| Pool/Deck Furniture Full Replacement Allowance | 37,466 |
| Tennis Courts | |
| Asphalt Resurfacing (color coat) | 47,967 |
| Total for 2030 | <u>\$965,792</u> |
| Replacement Year 2031 | |
| Exterior Painting | |
| Picnic Pavilion | 2,048 |
| Pool Pavilion | 7,005 |
| Resident's Club | 13,095 |
| Tennis Pavilion | 2,048 |
| Total for 2031 | <u>\$24,196</u> |
| Replacement Year 2032 | |
| Site Lighting | |
| Decorative Light Poles - Amenity | 44,086 |
| Light Poles Shoebox Fixtures - Tennis Courts | 85,023 |
| Fencing | |
| Chain Link Fence VC 10 Ft - Tennis Courts | 61,103 |
| Total for 2032 | <u>\$190,213</u> |
| Replacement Year 2033 | |
| Misc. Site Components | |
| Concrete Pavers - Entry | 16,784 |
| Wood Boardwalk Frame/Rails/Deck (not pilings) | 85,858 |

**Rolling Hills CDD
Annual Expenditure Detail**

| Description | Expenditures |
|---|-------------------------|
| <i>Replacement Year 2033 continued...</i> | |
| Flooring | |
| Carpet - Resident's Club Great Room | 2,227 |
| Carpet - Resident's Club Offices | 2,324 |
| Rubber Flooring - Fitness Room | 3,013 |
| Vinyl Flooring - Kids Zone | 5,560 |
| Cabinets & Tops | |
| Top/Sink - Pavilion | 1,345 |
| Swimming Pool | |
| Shade Structure Frame - Pool | 45,726 |
| Steel Stair Refurbishment Allowance | 20,173 |
| Tennis Courts | |
| Shade Structure Frame - Tennis Courts | 12,911 |
| Total for 2033 | <u>\$195,921</u> |
| <i>No Replacement in 2034</i> | |
| Replacement Year 2035 | |
| HVAC Equipment | |
| Heat Pump 1 - 10 Ton | 22,608 |
| Heat Pump 2 - 8 Ton | 18,086 |
| Heat Pump 3 - 7 Ton | 15,825 |
| Swimming Pool | |
| Fiberglass Refurbishment Allow - Pool Slide | 21,195 |
| Lane Dividers | 4,493 |
| Play Equip. Refurbishment Allow - Splash Pool | 7,065 |
| Shade Structure Fabric - Pool | 16,956 |
| Total for 2035 | <u>\$106,227</u> |
| Replacement Year 2036 | |
| Furniture Fixtures & Equipment | |
| Fitness Equip. Full Replace Allowance | 36,207 |
| Swimming Pool | |
| Pool Filtration Refurbishment Allowance | 57,932 |
| Total for 2036 | <u>\$94,139</u> |

**Rolling Hills CDD
Annual Expenditure Detail**

| Description | Expenditures |
|--|-------------------------|
| Replacement Year 2037 | |
| Furniture Fixtures & Equipment | |
| Appliance Package - Kitchen | 5,790 |
| Wall Oven Double | 2,821 |
| Tennis Courts | |
| Asphalt Resurfacing (color coat) | 57,018 |
| Total for 2037 | <u>\$65,628</u> |
| Replacement Year 2038 | |
| Misc. Site Components | |
| Concrete Pavers - Resident's Club | 12,526 |
| Street Signs/Poles | 31,041 |
| Fencing | |
| Aluminum Fence - Pool | 38,467 |
| Misc. Building Components | |
| Aluminum Gutters/DS - Resident's Club & Pavilion | 4,517 |
| Vinyl Railings - Porch | 4,101 |
| Roofing | |
| Asphalt Shingles - Pavilion | 29,945 |
| Asphalt Shingles - Resident's Club | 70,116 |
| Metal Roof - Picnic Pavilion | 5,365 |
| Metal Roof - Pool Monitor | 2,255 |
| Metal Roof - Resident's Club | 8,474 |
| Metal Roof - Tennis Pavilion | 6,172 |
| Flooring | |
| Floor Tile - 1st Floor | 7,888 |
| Floor Tile - Lobby | 6,208 |
| Swimming Pool | |
| Concrete Pavers - Pool | 235,267 |
| Lane Divider Reel | 4,108 |
| Pool Resurfacing/Tile | 241,998 |
| Total for 2038 | <u>\$708,447</u> |

No Replacement in 2039

No Replacement in 2040

**Rolling Hills CDD
Annual Expenditure Detail**

| Description | Expenditures |
|-------------------------------------|-------------------------|
| Replacement Year 2041 | |
| Streets & Parking Lots | |
| Bradley Creek Pkwy - 1 Lift | 72,896 |
| Laurel Springs Drive - 1 Lift | 82,834 |
| Exterior Painting | |
| Picnic Pavilion | 2,622 |
| Pool Pavilion | 8,967 |
| Resident's Club | 16,763 |
| Tennis Pavilion | 2,622 |
| Total for 2041 | <u>\$186,703</u> |
| <i>No Replacement in 2042</i> | |
| Replacement Year 2043 | |
| Playground | |
| Play Equipment Allowance | 51,647 |
| Swings Two Bay Arched | 7,231 |
| Total for 2043 | <u>\$58,878</u> |
| Replacement Year 2044 | |
| Misc. Site Components | |
| Mail Box Pedestals | 11,294 |
| Tennis Courts | |
| Asphalt Resurfacing (color coat) | 67,777 |
| Total for 2044 | <u>\$79,070</u> |
| Replacement Year 2045 | |
| Flooring | |
| Carpet - Resident's Club Great Room | 2,995 |
| Carpet - Resident's Club Offices | 3,125 |
| Total for 2045 | <u>\$6,121</u> |
| <i>No Replacement in 2046</i> | |
| Replacement Year 2047 | |
| HVAC Equipment | |
| Heat Pump 1 - 10 Ton | 30,405 |

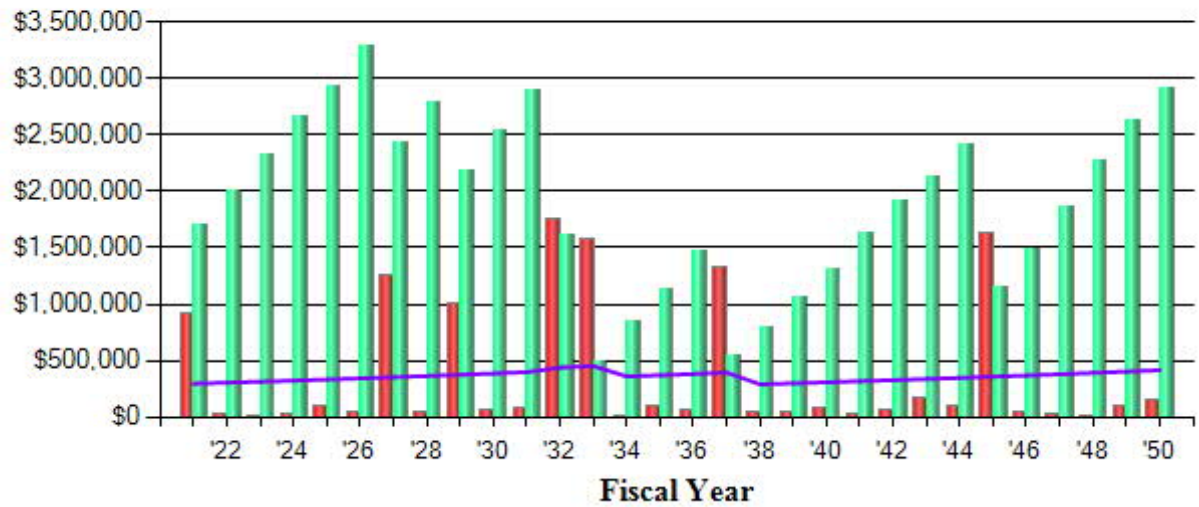
**Rolling Hills CDD
Annual Expenditure Detail**

| Description | Expenditures |
|--|------------------|
| <i>Replacement Year 2047 continued...</i> | |
| Heat Pump 2 - 8 Ton | 24,324 |
| Heat Pump 3 - 7 Ton | 21,283 |
| Swimming Pool | |
| Fiberglass Refurbishment Allow - Pool Slide | 28,504 |
| Lane Dividers | 6,043 |
| Play Equip. Refurbishment Allow - Splash Pool | 9,501 |
| Shade Structure Fabric - Pool | 22,804 |
| Total for 2047 | \$142,864 |
| Replacement Year 2048 | |
| Misc. Building Components | |
| Refurbishment Allowance - Family Restroom | 8,570 |
| Refurbishment Allowance - Fitness Locker Rooms | 37,982 |
| Refurbishment Allowance - Pavilion Restrooms | 32,411 |
| Refurbishment Allowance - Pool Restrooms | 67,102 |
| Wood Deck - Porch | 3,333 |
| Cabinets & Tops | |
| Wood Cabinets & SS Tops - Kitchen | 5,785 |
| Wood Cabinets & SS Tops - Reception/Conf. Rm | 9,963 |
| Furniture Fixtures & Equipment | |
| Furniture Allowance - Resident's Club | 9,739 |
| Swimming Pool | |
| Pool Lift | 12,466 |
| Starting Blocks | 24,542 |
| Playground | |
| Park Bench Expanded Metal | 4,675 |
| Plastic Play Surface Border | 6,708 |
| Total for 2048 | \$223,277 |
| Replacement Year 2049 | |
| Furniture Fixtures & Equipment | |
| Appliance Package - Kitchen | 7,786 |
| Wall Oven Double | 3,793 |
| Total for 2049 | \$11,580 |

**Rolling Hills CDD
Annual Expenditure Detail**

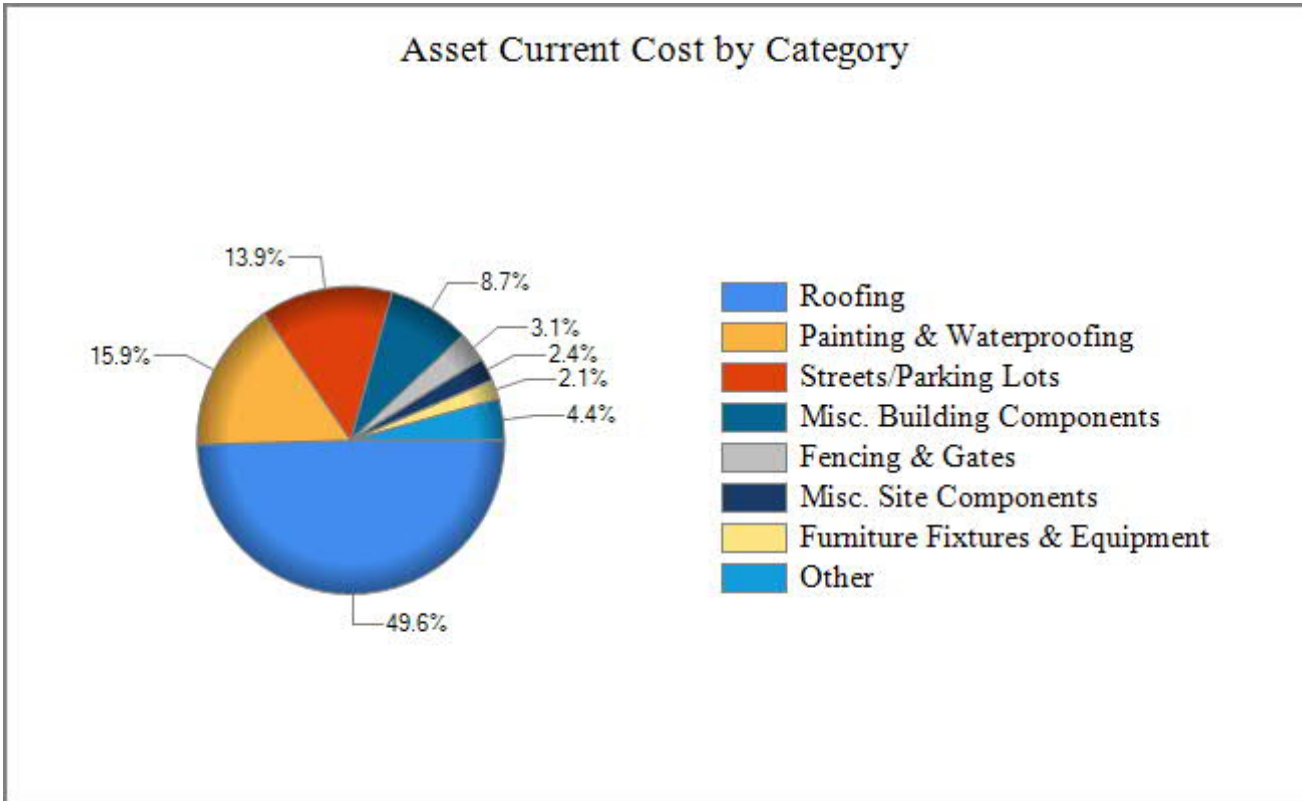
| Description | Expenditures |
|-----------------------------------|---------------------------|
| Replacement Year 2050 | |
| Streets & Parking Lots | |
| Bradley Creek Parkway - 2 Lift | 409,943 |
| Connector Street | 22,450 |
| Hidden Meadow Court | 244,714 |
| Holly Green Court | 56,004 |
| Paddle Creek Drive | 161,859 |
| Ridgeview Drive | 156,909 |
| Sandy Point Court | 25,303 |
| Spring Valley Court | 131,880 |
| Woodbridge Crossing Court | 40,190 |
| Swimming Pool | |
| Pool Resurfacing/Tile | 325,461 |
| Total for 2050 | <u>\$1,574,714</u> |

Annual Expenditure - Ending Balances - Contributions



- Annual Expenditures
- Threshold Funding Plan Ending Balances
- Threshold Funding Plan Contributions

Rolling Hills CDD
Green Cove Springs, Florida
Asset Current Cost by Category



**Rolling Hills CDD
Component Inventory**

| Description | Date in Service | Replacement Year | Useful | Adjustment | Remaining | Units | Unit Cost | Current Cost |
|--|-----------------|------------------|--------|------------|-----------|---------------------|-----------|---------------|
| Misc. Site Components | | | | | | | | |
| Concrete Pavers - Entry | 2009 | 2033 | 25 | 0 | 12 | 1,560 Square Feet | 8.00 | 12,480 |
| Concrete Pavers - Resident's Club | 2009 | 2038 | 30 | 0 | 17 | 1,029 Square Feet | 8.00 | 8,232 |
| Mail Box Pedestals | 2020 | 2044 | 25 | 0 | 23 | 4 Each | 1,600.00 | 6,400 |
| Street Signs/Poles | 2009 | 2038 | 30 | 0 | 17 | 17 Each | 1,200.00 | 20,400 |
| Wood Boardwalk Frame/Rails/Deck (not pili. | 2009 | 2033 | 25 | 0 | 12 | 2,280 Square Feet | 28.00 | <u>63,840</u> |
| Misc. Site Components - Total | | | | | | | | \$111,352 |
| Streets & Parking Lots | | | | | | | | |
| Asphalt Mill/Overlay 1 1/2" - Parking Lot | 2009 | 2030 | 22 | 0 | 9 | 5,623 Square Yards | 16.80 | 94,466 |
| Bradley Creek Parkway - 2 Lift | 2009 | 2030 | 20 | 2 | 9 | 11,924 Square Yards | 16.80 | 200,323 |
| Bradley Creek Pkwy - 1 Lift | 2022 | 2041 | 20 | 20 | 20 | 2,648 Square Yards | 16.80 | 44,486 |
| Connector Street | 2009 | 2030 | 20 | 2 | 9 | 653 Square Yards | 16.80 | 10,970 |
| Hidden Meadow Court | 2009 | 2030 | 20 | 2 | 9 | 7,118 Square Yards | 16.80 | 119,582 |
| Holly Green Court | 2009 | 2030 | 20 | 2 | 9 | 1,629 Square Yards | 16.80 | 27,367 |
| Laurel Springs Drive - 1 Lift | 2022 | 2041 | 20 | 20 | 20 | 3,009 Square Yards | 16.80 | 50,551 |
| Paddle Creek Drive | 2009 | 2030 | 20 | 2 | 9 | 4,708 Square Yards | 16.80 | 79,094 |
| Ridgeview Drive | 2009 | 2030 | 20 | 2 | 9 | 4,564 Square Yards | 16.80 | 76,675 |
| Sandy Point Court | 2009 | 2030 | 20 | 2 | 9 | 736 Square Yards | 16.80 | 12,365 |
| Spring Valley Court | 2009 | 2030 | 20 | 2 | 9 | 3,836 Square Yards | 16.80 | 64,445 |
| Woodbridge Crossing Court | 2009 | 2030 | 20 | 2 | 9 | 1,169 Square Yards | 16.80 | <u>19,639</u> |
| Streets & Parking Lots - Total | | | | | | | | \$799,966 |
| Site Lighting | | | | | | | | |
| Decorative Light Poles - Amenity | 2009 | 2032 | 24 | 0 | 11 | 16 Each | 2,100.00 | 33,600 |
| Light Poles Shoebox Fixtures - Tennis Courts | 2009 | 2032 | 24 | 0 | 11 | 36 Each | 1,800.00 | <u>64,800</u> |
| Site Lighting - Total | | | | | | | | \$98,400 |
| Fencing | | | | | | | | |
| Aluminum Fence - Pool | 2009 | 2038 | 30 | 0 | 17 | 790 Lineal Feet | 32.00 | 25,280 |
| Chain Link Fence VC 10 Ft - Tennis Courts | 2009 | 2032 | 24 | 0 | 11 | 1,386 Lineal Feet | 33.60 | <u>46,570</u> |
| Fencing - Total | | | | | | | | \$71,850 |
| Misc. Building Components | | | | | | | | |
| Aluminum Gutters/DS - Resident's Club & .. | 2009 | 2038 | 30 | 0 | 17 | 362 Lineal Feet | 8.20 | 2,968 |
| Refurbishment Allowance - Family Restroom | 2009 | 2028 | 20 | 0 | 7 | 2 Each | 2,200.00 | 4,400 |
| Refurbishment Allowance - Fitness Locker .. | 2009 | 2028 | 20 | 0 | 7 | 300 Square Feet | 65.00 | 19,500 |
| Refurbishment Allowance - Pavilion Restroo.. | 2009 | 2028 | 20 | 0 | 7 | 256 Square Feet | 65.00 | 16,640 |
| Refurbishment Allowance - Pool Restrooms | 2009 | 2028 | 20 | 0 | 7 | 530 Square Feet | 65.00 | 34,450 |
| Vinyl Railings - Porch | 2009 | 2038 | 30 | 0 | 17 | 49 Lineal Feet | 55.00 | 2,695 |
| Wood Deck - Porch | 2009 | 2028 | 20 | 0 | 7 | 248 Square Feet | 6.90 | <u>1,711</u> |
| Misc. Building Components - Total | | | | | | | | \$82,365 |

**Rolling Hills CDD
Component Inventory**

| Description | Date in Service | Replacement Year | Useful | Adjustment | Remaining | Units | Unit Cost | Current Cost |
|---|-----------------|------------------|--------|------------|-----------|-------------------|-----------|-----------------|
| Roofing | | | | | | | | |
| Asphalt Shingles - Pavilion | 2009 | 2038 | 30 | 0 | 17 | 41 Squares | 480.00 | 19,680 |
| Asphalt Shingles - Resident's Club | 2009 | 2038 | 30 | 0 | 17 | 96 Squares | 480.00 | 46,080 |
| Metal Roof - Picnic Pavilion | 2009 | 2038 | 30 | 0 | 17 | 452 Square Feet | 7.80 | 3,526 |
| Metal Roof - Pool Monitor | 2009 | 2038 | 30 | 0 | 17 | 190 Square Feet | 7.80 | 1,482 |
| Metal Roof - Resident's Club | 2009 | 2038 | 30 | 0 | 17 | 714 Square Feet | 7.80 | 5,569 |
| Metal Roof - Tennis Pavilion | 2009 | 2038 | 30 | 0 | 17 | 520 Square Feet | 7.80 | 4,056 |
| Roofing - Total | | | | | | | | <u>\$80,393</u> |
| Exterior Painting | | | | | | | | |
| Picnic Pavilion | 2009 | 2021 | 10 | 0 | 0 | 1 Lump Sum | 1,600.00 | 1,600 |
| Pool Pavilion | 2009 | 2021 | 10 | 0 | 0 | 3,420 Square Feet | 1.60 | 5,472 |
| Resident's Club | 2009 | 2021 | 10 | 0 | 0 | 6,200 Square Feet | 1.65 | 10,230 |
| Tennis Pavilion | 2009 | 2021 | 10 | 0 | 0 | 1 Lump Sum | 1,600.00 | 1,600 |
| Exterior Painting - Total | | | | | | | | <u>\$18,902</u> |
| Flooring | | | | | | | | |
| Carpet - Resident's Club Great Room | 2009 | 2021 | 12 | 0 | 0 | 46 Square Yards | 36.00 | 1,656 |
| Carpet - Resident's Club Offices | 2009 | 2021 | 12 | 0 | 0 | 48 Square Yards | 36.00 | 1,728 |
| Floor Tile - 1st Floor | 2009 | 2038 | 30 | 0 | 17 | 432 Square Feet | 12.00 | 5,184 |
| Floor Tile - Lobby | 2009 | 2038 | 30 | 0 | 17 | 340 Square Feet | 12.00 | 4,080 |
| Rubber Flooring - Fitness Room | 2009 | 2033 | 25 | 0 | 12 | 56 Square Yards | 40.00 | 2,240 |
| Vinyl Flooring - Kids Zone | 2009 | 2033 | 25 | 0 | 12 | 780 Square Feet | 5.30 | 4,134 |
| Flooring - Total | | | | | | | | <u>\$19,022</u> |
| Cabinets & Tops | | | | | | | | |
| Top/Sink - Pavilion | 2009 | 2033 | 25 | 0 | 12 | 1 Each | 1,000.00 | 1,000 |
| Wood Cabinets & SS Tops - Kitchen | 2009 | 2028 | 20 | 0 | 7 | 18 Lineal Feet | 165.00 | 2,970 |
| Wood Cabinets & SS Tops - Reception/Conf.. | 2009 | 2028 | 20 | 0 | 7 | 31 Lineal Feet | 165.00 | 5,115 |
| Cabinets & Tops - Total | | | | | | | | <u>\$9,085</u> |
| Furniture Fixtures & Equipment | | | | | | | | |
| Appliance Package - Kitchen | 2009 | 2025 | 12 | 5 | 4 | 1 Lump Sum | 3,900.00 | 3,900 |
| Fitness Equip. Full Replace Allowance | 2009 | 2036 | 25 | 3 | 15 | 1 Lump Sum | 25,000.00 | 25,000 |
| Furniture Allowance - Resident's Club | 2009 | 2028 | 20 | 0 | 7 | 1 Lump Sum | 5,000.00 | 5,000 |
| Pool/Deck Furniture Full Replacement Allo.. | 2009 | 2030 | 22 | 0 | 9 | 1 Lump Sum | 30,000.00 | 30,000 |
| Wall Oven Double | 2009 | 2025 | 12 | 5 | 4 | 1 Each | 1,900.00 | 1,900 |
| Furniture Fixtures & Equipment - Total | | | | | | | | <u>\$65,800</u> |
| HVAC Equipment | | | | | | | | |
| Heat Pump 1 - 10 Ton | 2009 | 2023 | 12 | 3 | 2 | 1 Each | 16,000.00 | 16,000 |
| Heat Pump 2 - 8 Ton | 2009 | 2023 | 12 | 3 | 2 | 1 Each | 12,800.00 | 12,800 |
| Heat Pump 3 - 7 Ton | 2009 | 2023 | 12 | 3 | 2 | 1 Each | 11,200.00 | 11,200 |
| HVAC Equipment - Total | | | | | | | | <u>\$40,000</u> |

**Rolling Hills CDD
Component Inventory**

| Description | Date in Service | Replacement Year | Useful | Adjustment | Remaining | Units | Unit Cost | Current Cost |
|--|-----------------|------------------|--------|------------|-----------|--------------------|-----------|------------------|
| Swimming Pool | | | | | | | | |
| Concrete Pavers - Pool | 2009 | 2038 | 30 | 0 | 17 | 19,327 Square Feet | 8.00 | 154,616 |
| Fiberglass Refurbishment Allow - Pool Slide | 2009 | 2023 | 12 | 3 | 2 | 1 Lump Sum | 15,000.00 | 15,000 |
| Lane Divider Reel | 2009 | 2038 | 30 | 0 | 17 | 1 Each | 2,700.00 | 2,700 |
| Lane Dividers | 2009 | 2023 | 12 | 3 | 2 | 6 Lanes | 530.00 | 3,180 |
| Play Equip. Refurbishment Allow - Splash P.. | 2009 | 2023 | 12 | 3 | 2 | 1 Lump Sum | 5,000.00 | 5,000 |
| Pool Filtration Refurbishment Allowance | 2007 | 2036 | 30 | 0 | 15 | 1 Lump Sum | 40,000.00 | 40,000 |
| Pool Lift | 2009 | 2028 | 20 | 0 | 7 | 2 Each | 3,200.00 | 6,400 |
| Pool Resurfacing/Tile | 2009 | 2026 | 12 | 6 | 5 | 11,200 Square Feet | 14.20 | 159,040 |
| Shade Structure Fabric - Pool | 2009 | 2023 | 12 | 3 | 2 | 5 Each | 2,400.00 | 12,000 |
| Shade Structure Frame - Pool | 2009 | 2033 | 25 | 0 | 12 | 5 Each | 6,800.00 | 34,000 |
| Starting Blocks | 2009 | 2028 | 20 | 0 | 7 | 6 Each | 2,100.00 | 12,600 |
| Steel Stair Refurbishment Allowance | 2009 | 2033 | 25 | 0 | 12 | 1 Lump Sum | 15,000.00 | 15,000 |
| Swimming Pool - Total | | | | | | | | <u>\$459,536</u> |
| Tennis Courts | | | | | | | | |
| Asphalt Resurfacing (color coat) | 2016 | 2023 | 7 | 1 | 2 | 4,684 Square Yards | 8.20 | 38,409 |
| Shade Structure Frame - Tennis Courts | 2009 | 2033 | 25 | 0 | 12 | 3 Each | 3,200.00 | 9,600 |
| Tennis Courts - Total | | | | | | | | <u>\$48,009</u> |
| Playground | | | | | | | | |
| Park Bench Expanded Metal | 2009 | 2028 | 20 | 0 | 7 | 2 Each | 1,200.00 | 2,400 |
| Plastic Play Surface Border | 2009 | 2028 | 20 | 0 | 7 | 246 Lineal Feet | 14.00 | 3,444 |
| Play Equipment Allowance | 2009 | 2028 | 15 | 5 | 7 | 1 Lump Sum | 30,000.00 | 30,000 |
| Swings Two Bay Arched | 2009 | 2028 | 15 | 5 | 7 | 1 Each | 4,200.00 | 4,200 |
| Playground - Total | | | | | | | | <u>\$40,044</u> |
| Components Not Included | | | | | | | | |
| Asphalt Seal Coat | <i>Unfunded</i> | | | | | | | |
| Building Sign | <i>Unfunded</i> | | | | | | | |
| Ceiling Fans | <i>Unfunded</i> | | | | | | | |
| Community Signs | <i>Unfunded</i> | | | | | | | |
| Concrete Curbs/Walks | <i>Unfunded</i> | | | | | | | |
| Doors/Windows | <i>Unfunded</i> | | | | | | | |
| Dumpster Enclosure/Gates | <i>Unfunded</i> | | | | | | | |
| Electric Lift | <i>Unfunded</i> | | | | | | | |
| Fitness Equipment Partial Replace Allowance | <i>Unfunded</i> | | | | | | | |
| Flag Pole | <i>Unfunded</i> | | | | | | | |
| Gas Grill | <i>Unfunded</i> | | | | | | | |
| Irrigation System | <i>Unfunded</i> | | | | | | | |
| Landscaping | <i>Unfunded</i> | | | | | | | |
| Light Poles - Parking Lot | <i>Unfunded</i> | | | | | | | |
| Monument Sign Refurbishment | <i>Unfunded</i> | | | | | | | |
| Nets/Poles - Tennis Courts | <i>Unfunded</i> | | | | | | | |
| Pond Fountains/Aerators | <i>Unfunded</i> | | | | | | | |

Rolling Hills CDD Component Inventory

| Description | Date in Service | Replacement Year | Useful Adjustment | Remaining | Units | Unit Cost | Current Cost |
|---|--------------------|---------------------|----------------------|-----------|-------|--------------|-----------------|
| <i>Components Not Included continued...</i> | | | | | | | |
| Pool Filtration Partial Replacement | | | | | | | <i>Unfunded</i> |
| Pool/Deck Furniture Partial Replacement | | | | | | | <i>Unfunded</i> |
| Railings | | | | | | | <i>Unfunded</i> |
| Rubber Play Surface - Playground | | | | | | | <i>Unfunded</i> |
| Shade Structure Fabric - Tennis Courts | | | | | | | <i>Unfunded</i> |
| Stormwater Pond Dredging/Pipe/Structures | | | | | | | <i>Unfunded</i> |
| Tennis Court Replacement | | | | | | | <i>Unfunded</i> |
| Utility Lines | | | | | | | <i>Unfunded</i> |
| Volley Ball Court | | | | | | | <i>Unfunded</i> |
| Water Cooler - Tennis Courts | | | | | | | <i>Unfunded</i> |
| Water Coolers | | | | | | | <i>Unfunded</i> |
| Components Not Included - Total | | | | | | | |
| Total Asset Summary | | | | | | | \$1,944,722 |

**Rolling Hills CDD
Component Detail Index**

| Asset ID | Description | Replacement | Page |
|-----------------------------------|--|-------------|------|
| Misc. Site Components | | | |
| 1073 | Concrete Pavers - Entry | 2033 | 5-9 |
| 1003 | Concrete Pavers - Resident's Club | 2038 | 5-9 |
| 1077 | Mail Box Pedestals | 2044 | 5-10 |
| 1075 | Street Signs/Poles | 2038 | 5-10 |
| 1094 | Wood Boardwalk Frame/Rails/Deck (not pilings) | 2033 | 5-11 |
| Streets & Parking Lots | | | |
| 1067 | Asphalt Mill/Overlay 1 1/2" - Parking Lot | 2030 | 5-12 |
| 1080 | Bradley Creek Parkway - 2 Lift | 2030 | 5-12 |
| 1089 | Bradley Creek Pkwy - 1 Lift | 2041 | 5-13 |
| 1090 | Connector Street | 2030 | 5-13 |
| 1082 | Hidden Meadow Court | 2030 | 5-13 |
| 1088 | Holly Green Court | 2030 | 5-14 |
| 1081 | Laurel Springs Drive - 1 Lift | 2041 | 5-14 |
| 1084 | Paddle Creek Drive | 2030 | 5-14 |
| 1087 | Ridgeview Drive | 2030 | 5-15 |
| 1085 | Sandy Point Court | 2030 | 5-15 |
| 1086 | Spring Valley Court | 2030 | 5-15 |
| 1093 | Woodbridge Crossing Court | 2030 | 5-16 |
| Site Lighting | | | |
| 1031 | Decorative Light Poles - Amenity | 2032 | 5-17 |
| 1059 | Light Poles Shoebox Fixtures - Tennis Courts | 2032 | 5-17 |
| Fencing | | | |
| 1029 | Aluminum Fence - Pool | 2038 | 5-18 |
| 1057 | Chain Link Fence VC 10 Ft - Tennis Courts | 2032 | 5-18 |
| Misc. Building Components | | | |
| 1018 | Aluminum Gutters/DS - Resident's Club & Pavilion | 2038 | 5-19 |
| 1013 | Refurbishment Allowance - Family Restroom | 2028 | 5-19 |
| 1012 | Refurbishment Allowance - Fitness Locker Rooms | 2028 | 5-20 |
| 1054 | Refurbishment Allowance - Pavilion Restrooms | 2028 | 5-20 |
| 1028 | Refurbishment Allowance - Pool Restrooms | 2028 | 5-21 |
| 1019 | Vinyl Railings - Porch | 2038 | 5-21 |
| 1020 | Wood Deck - Porch | 2028 | 5-22 |

**Rolling Hills CDD
Component Detail Index**

| Asset ID | Description | Replacement | Page |
|---|--|-------------|------|
| Roofing | | | |
| 1051 | Asphalt Shingles - Pavilion | 2038 | 5-23 |
| 1001 | Asphalt Shingles - Resident's Club | 2038 | 5-23 |
| 1095 | Metal Roof - Picnic Pavilion | 2038 | 5-24 |
| 1026 | Metal Roof - Pool Monitor | 2038 | 5-24 |
| 1091 | Metal Roof - Resident's Club | 2038 | 5-25 |
| 1063 | Metal Roof - Tennis Pavilion | 2038 | 5-25 |
| Exterior Painting | | | |
| 1096 | Picnic Pavilion | 2021 | 5-26 |
| 1066 | Pool Pavilion | 2021 | 5-26 |
| 1092 | Resident's Club | 2021 | 5-27 |
| 1065 | Tennis Pavilion | 2021 | 5-27 |
| Flooring | | | |
| 1014 | Carpet - Resident's Club Great Room | 2021 | 5-28 |
| 1006 | Carpet - Resident's Club Offices | 2021 | 5-28 |
| 1102 | Floor Tile - 1st Floor | 2038 | 5-29 |
| 1009 | Floor Tile - Lobby | 2038 | 5-29 |
| 1010 | Rubber Flooring - Fitness Room | 2033 | 5-30 |
| 1103 | Vinyl Flooring - Kids Zone | 2033 | 5-30 |
| Cabinets & Tops | | | |
| 1053 | Top/Sink - Pavilion | 2033 | 5-31 |
| 1015 | Wood Cabinets & SS Tops - Kitchen | 2028 | 5-31 |
| 1007 | Wood Cabinets & SS Tops - Reception/Conf. Rm | 2028 | 5-32 |
| Furniture Fixtures & Equipment | | | |
| 1017 | Appliance Package - Kitchen | 2025 | 5-33 |
| 1106 | Fitness Equip. Full Replace Allowance | 2036 | 5-33 |
| 1016 | Furniture Allowance - Resident's Club | 2028 | 5-34 |
| 1039 | Pool/Deck Furniture Full Replacement Allowance | 2030 | 5-35 |
| 1025 | Wall Oven Double | 2025 | 5-35 |
| HVAC Equipment | | | |
| 1105 | Heat Pump 1 - 10 Ton | 2023 | 5-36 |
| 1104 | Heat Pump 2 - 8 Ton | 2023 | 5-36 |
| 1023 | Heat Pump 3 - 7 Ton | 2023 | 5-36 |

**Rolling Hills CDD
Component Detail Index**

| Asset ID | Description | Replacement | Page |
|--------------------------------|---|-------------|------|
| Swimming Pool | | | |
| 1030 | Concrete Pavers - Pool | 2038 | 5-37 |
| 1036 | Fiberglass Refurbishment Allow - Pool Slide | 2023 | 5-37 |
| 1055 | Lane Divider Reel | 2038 | 5-38 |
| 1056 | Lane Dividers | 2023 | 5-38 |
| 1043 | Play Equip. Refurbishment Allow - Splash Pool | 2023 | 5-39 |
| 1107 | Pool Filtration Refurbishment Allowance | 2036 | 5-39 |
| 1042 | Pool Lift | 2028 | 5-39 |
| 1032 | Pool Resurfacing/Tile | 2026 | 5-40 |
| 1035 | Shade Structure Fabric - Pool | 2023 | 5-41 |
| 1033 | Shade Structure Frame - Pool | 2033 | 5-41 |
| 1037 | Starting Blocks | 2028 | 5-42 |
| 1040 | Steel Stair Refurbishment Allowance | 2033 | 5-42 |
| Tennis Courts | | | |
| 1058 | Asphalt Resurfacing (color coat) | 2023 | 5-43 |
| 1060 | Shade Structure Frame - Tennis Courts | 2033 | 5-43 |
| Playground | | | |
| 1049 | Park Bench Expanded Metal | 2028 | 5-45 |
| 1046 | Plastic Play Surface Border | 2028 | 5-45 |
| 1044 | Play Equipment Allowance | 2028 | 5-46 |
| 1048 | Swings Two Bay Arched | 2028 | 5-46 |
| Components Not Included | | | |
| 1068 | Asphalt Seal Coat | Unfunded | 5-47 |
| 1005 | Building Sign | Unfunded | 5-47 |
| 1021 | Ceiling Fans | Unfunded | 5-48 |
| 1078 | Community Signs | Unfunded | 5-48 |
| 1071 | Concrete Curbs/Walks | Unfunded | 5-49 |
| 1022 | Doors/Windows | Unfunded | 5-49 |
| 1069 | Dumpster Enclosure/Gates | Unfunded | 5-49 |
| 1008 | Electric Lift | Unfunded | 5-50 |
| 1011 | Fitness Equipment Partial Replace Allowance | Unfunded | 5-50 |
| 1002 | Flag Pole | Unfunded | 5-51 |
| 1052 | Gas Grill | Unfunded | 5-51 |
| 1099 | Irrigation System | Unfunded | 5-52 |
| 1100 | Landscaping | Unfunded | 5-52 |

**Rolling Hills CDD
Component Detail Index**

| Asset ID | Description | Replacement | Page |
|---|--|-------------|------|
| <i>Components Not Included Continued...</i> | | | |
| 1070 | Light Poles - Parking Lot | Unfunded | 5-52 |
| 1074 | Monument Sign Refurbishment | Unfunded | 5-53 |
| 1064 | Nets/Poles - Tennis Courts | Unfunded | 5-53 |
| 1101 | Pond Fountains/Aerators | Unfunded | 5-54 |
| 1108 | Pool Filtration Partial Replacement | Unfunded | 5-54 |
| 1038 | Pool/Deck Furniture Partial Replacement | Unfunded | 5-54 |
| 1004 | Railings | Unfunded | 5-55 |
| 1047 | Rubber Play Surface - Playground | Unfunded | 5-55 |
| 1061 | Shade Structure Fabric - Tennis Courts | Unfunded | 5-56 |
| 1076 | Stormwater Pond Dredging/Pipe/Structures | Unfunded | 5-56 |
| 1045 | Tennis Court Replacement | Unfunded | 5-57 |
| 1098 | Utility Lines | Unfunded | 5-57 |
| 1050 | Volley Ball Court | Unfunded | 5-58 |
| 1062 | Water Cooler - Tennis Courts | Unfunded | 5-58 |
| 1027 | Water Coolers | Unfunded | 5-59 |
| | Total Funded Assets | 73 | |
| | Total Unfunded Assets | <u>28</u> | |
| | Total Assets | 101 | |

**Rolling Hills CDD
Component Detail**

Concrete Pavers - Entry - 2033

| | | | |
|-----------------------|--------------|---------------------|-------------|
| Asset ID | 1073 | 1,560 Square Feet | @ \$8.00 |
| | | Asset Actual Cost | \$12,480.00 |
| | | Percent Replacement | 100% |
| Misc. Site Components | | Future Cost | \$16,784.21 |
| Placed in Service | January 2009 | | |
| Useful Life | 25 | | |
| Replacement Year | 2033 | | |
| Remaining Life | 12 | | |



Concrete Pavers - Resident's Club - 2038

| | | | |
|-----------------------|--------------|---------------------|-------------|
| Asset ID | 1003 | 1,029 Square Feet | @ \$8.00 |
| | | Asset Actual Cost | \$8,232.00 |
| | | Percent Replacement | 100% |
| Misc. Site Components | | Future Cost | \$12,525.96 |
| Placed in Service | January 2009 | | |
| Useful Life | 30 | | |
| Replacement Year | 2038 | | |
| Remaining Life | 17 | | |



**Rolling Hills CDD
Component Detail**

Mail Box Pedestals - 2044

| | | | |
|-------------------|-----------------------|---------------------|--------------|
| | | 4 Each | @ \$1,600.00 |
| Asset ID | 1077 | Asset Actual Cost | \$6,400.00 |
| | | Percent Replacement | 100% |
| | Misc. Site Components | Future Cost | \$11,293.51 |
| Placed in Service | January 2020 | | |
| Useful Life | 25 | | |
| Replacement Year | 2044 | | |
| Remaining Life | 23 | | |



Street Signs/Poles - 2038

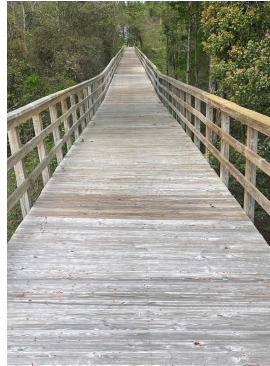
| | | | |
|-------------------|-----------------------|---------------------|--------------|
| | | 17 Each | @ \$1,200.00 |
| Asset ID | 1075 | Asset Actual Cost | \$20,400.00 |
| | | Percent Replacement | 100% |
| | Misc. Site Components | Future Cost | \$31,041.01 |
| Placed in Service | January 2009 | | |
| Useful Life | 30 | | |
| Replacement Year | 2038 | | |
| Remaining Life | 17 | | |



**Rolling Hills CDD
Component Detail**

Wood Boardwalk Frame/Rails/Deck (not pilings) - 2033

| | | | |
|-----------------------|--------------|---------------------|-------------|
| Asset ID | 1094 | 2,280 Square Feet | @ \$28.00 |
| | | Asset Actual Cost | \$63,840.00 |
| | | Percent Replacement | 100% |
| Misc. Site Components | | Future Cost | \$85,857.70 |
| Placed in Service | January 2009 | | |
| Useful Life | 25 | | |
| Replacement Year | 2033 | | |
| Remaining Life | 12 | | |



**Rolling Hills CDD
Component Detail**

Asphalt Mill/Overlay 1 1/2" - Parking Lot - 2030

| | | | |
|-------------------|------------------------|---------------------|--------------|
| Asset ID | 1067 | 5,623 Square Yards | @ \$16.80 |
| | | Asset Actual Cost | \$94,466.40 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$117,975.59 |
| | Streets & Parking Lots | | |
| Placed in Service | January 2009 | | |
| Useful Life | 22 | | |
| Replacement Year | 2030 | | |
| Remaining Life | 9 | | |



Bradley Creek Parkway - 2 Lift - 2030

| | | | |
|-------------------|------------------------|---------------------|--------------|
| Asset ID | 1080 | 11,924 Square Yards | @ \$16.80 |
| | | Asset Actual Cost | \$200,323.20 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$250,176.23 |
| | Streets & Parking Lots | | |
| Placed in Service | January 2009 | | |
| Useful Life | 20 | | |
| Adjustment | 2 | | |
| Replacement Year | 2030 | | |
| Remaining Life | 9 | | |

**Rolling Hills CDD
Component Detail**

Bradley Creek Pkwy - 1 Lift - 2041

| | | | |
|-------------------|------------------------|---------------------|-------------|
| Asset ID | 1089 | 2,648 Square Yards | @ \$16.80 |
| | | Asset Actual Cost | \$44,486.40 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$72,896.15 |
| | Streets & Parking Lots | | |
| Placed in Service | January 2022 | | |
| Useful Life | 20 | | |
| Adjustment | 20 | | |
| Replacement Year | 2041 | | |
| Remaining Life | 20 | | |

Connector Street - 2030

| | | | |
|-------------------|------------------------|---------------------|-------------|
| Asset ID | 1090 | 653 Square Yards | @ \$16.80 |
| | | Asset Actual Cost | \$10,970.40 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$13,700.53 |
| | Streets & Parking Lots | | |
| Placed in Service | January 2009 | | |
| Useful Life | 20 | | |
| Adjustment | 2 | | |
| Replacement Year | 2030 | | |
| Remaining Life | 9 | | |

Hidden Meadow Court - 2030

| | | | |
|-------------------|------------------------|---------------------|--------------|
| Asset ID | 1082 | 7,118 Square Yards | @ \$16.80 |
| | | Asset Actual Cost | \$119,582.40 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$149,342.03 |
| | Streets & Parking Lots | | |
| Placed in Service | January 2009 | | |
| Useful Life | 20 | | |
| Adjustment | 2 | | |
| Replacement Year | 2030 | | |
| Remaining Life | 9 | | |

**Rolling Hills CDD
Component Detail**

Holly Green Court - 2030

| | | | |
|------------------------|--------------|---------------------|-------------|
| Asset ID | 1088 | 1,629 Square Yards | @ \$16.80 |
| | | Asset Actual Cost | \$27,367.20 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$34,177.88 |
| Streets & Parking Lots | | | |
| Placed in Service | January 2009 | | |
| Useful Life | 20 | | |
| Adjustment | 2 | | |
| Replacement Year | 2030 | | |
| Remaining Life | 9 | | |

Laurel Springs Drive - 1 Lift - 2041

| | | | |
|------------------------|--------------|---------------------|-------------|
| Asset ID | 1081 | 3,009 Square Yards | @ \$16.80 |
| | | Asset Actual Cost | \$50,551.20 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$82,834.03 |
| Streets & Parking Lots | | | |
| Placed in Service | January 2022 | | |
| Useful Life | 20 | | |
| Adjustment | 20 | | |
| Replacement Year | 2041 | | |
| Remaining Life | 20 | | |

Paddle Creek Drive - 2030

| | | | |
|------------------------|--------------|---------------------|-------------|
| Asset ID | 1084 | 4,708 Square Yards | @ \$16.80 |
| | | Asset Actual Cost | \$79,094.40 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$98,778.07 |
| Streets & Parking Lots | | | |
| Placed in Service | January 2009 | | |
| Useful Life | 20 | | |
| Adjustment | 2 | | |
| Replacement Year | 2030 | | |
| Remaining Life | 9 | | |

**Rolling Hills CDD
Component Detail**

| | | | |
|-------------------------------|------------------------|---------------------|-------------|
| Ridgeview Drive - 2030 | | 4,564 Square Yards | @ \$16.80 |
| Asset ID | 1087 | Asset Actual Cost | \$76,675.20 |
| | | Percent Replacement | 100% |
| | Streets & Parking Lots | Future Cost | \$95,756.82 |
| Placed in Service | January 2009 | | |
| Useful Life | 20 | | |
| Adjustment | 2 | | |
| Replacement Year | 2030 | | |
| Remaining Life | 9 | | |

| | | | |
|---------------------------------|------------------------|---------------------|-------------|
| Sandy Point Court - 2030 | | 736 Square Yards | @ \$16.80 |
| Asset ID | 1085 | Asset Actual Cost | \$12,364.80 |
| | | Percent Replacement | 100% |
| | Streets & Parking Lots | Future Cost | \$15,441.94 |
| Placed in Service | January 2009 | | |
| Useful Life | 20 | | |
| Adjustment | 2 | | |
| Replacement Year | 2030 | | |
| Remaining Life | 9 | | |

| | | | |
|-----------------------------------|------------------------|---------------------|-------------|
| Spring Valley Court - 2030 | | 3,836 Square Yards | @ \$16.80 |
| Asset ID | 1086 | Asset Actual Cost | \$64,444.80 |
| | | Percent Replacement | 100% |
| | Streets & Parking Lots | Future Cost | \$80,482.72 |
| Placed in Service | January 2009 | | |
| Useful Life | 20 | | |
| Adjustment | 2 | | |
| Replacement Year | 2030 | | |
| Remaining Life | 9 | | |

**Rolling Hills CDD
Component Detail**

Woodbridge Crossing Court - 2030

| | | | |
|------------------------|--------------|---------------------|-------------|
| Asset ID | 1093 | 1,169 Square Yards | @ \$16.80 |
| | | Asset Actual Cost | \$19,639.20 |
| | | Percent Replacement | 100% |
| Streets & Parking Lots | | Future Cost | \$24,526.67 |
| Placed in Service | January 2009 | | |
| Useful Life | 20 | | |
| Adjustment | 2 | | |
| Replacement Year | 2030 | | |
| Remaining Life | 9 | | |

**Rolling Hills CDD
Component Detail**

Decorative Light Poles - Amenity - 2032

| | | | |
|-------------------|-------------------------------|---------------------|--------------|
| Asset ID | 1031 | 16 Each | @ \$2,100.00 |
| | | Asset Actual Cost | \$33,600.00 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$44,086.11 |
| Placed in Service | Site Lighting January 2009 | | |
| Useful Life | 24 | | |
| Replacement Year | 2032 | | |
| Remaining Life | 11 | | |



Light Poles Shoebox Fixtures - Tennis Courts - 2032

| | | | |
|-------------------|-------------------------------|---------------------|--------------|
| Asset ID | 1059 | 36 Each | @ \$1,800.00 |
| | | Asset Actual Cost | \$64,800.00 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$85,023.22 |
| Placed in Service | Site Lighting January 2009 | | |
| Useful Life | 24 | | |
| Replacement Year | 2032 | | |
| Remaining Life | 11 | | |



**Rolling Hills CDD
Component Detail**

Aluminum Fence - Pool - 2038

| | | | |
|-------------------|-------------------------|---------------------|-------------|
| Asset ID | 1029 | 790 Lineal Feet | @ \$32.00 |
| | | Asset Actual Cost | \$25,280.00 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$38,466.51 |
| Placed in Service | Fencing January 2009 | | |
| Useful Life | 30 | | |
| Replacement Year | 2038 | | |
| Remaining Life | 17 | | |



Chain Link Fence VC 10 Ft - Tennis Courts - 2032

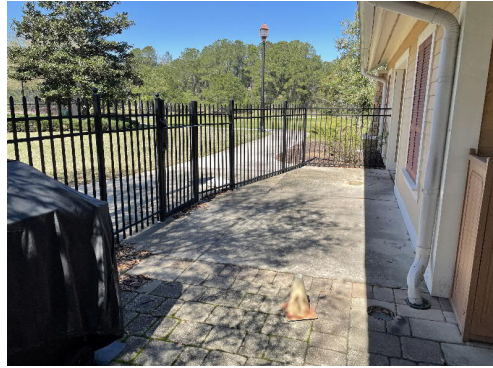
| | | | |
|-------------------|-------------------------|---------------------|-------------|
| Asset ID | 1057 | 1,386 Lineal Feet | @ \$33.60 |
| | | Asset Actual Cost | \$46,569.60 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$61,103.35 |
| Placed in Service | Fencing January 2009 | | |
| Useful Life | 24 | | |
| Replacement Year | 2032 | | |
| Remaining Life | 11 | | |



**Rolling Hills CDD
Component Detail**

Aluminum Gutters/DS - Resident's Club & Pavilion - 2038

| | | | |
|---------------------------|--------------|---------------------|------------|
| Asset ID | 1018 | 362 Linear Feet | @ \$8.20 |
| | | Asset Actual Cost | \$2,968.40 |
| | | Percent Replacement | 100% |
| Misc. Building Components | | Future Cost | \$4,516.77 |
| Placed in Service | January 2009 | | |
| Useful Life | 30 | | |
| Replacement Year | 2038 | | |
| Remaining Life | 17 | | |



Refurbishment Allowance - Family Restroom - 2028

| | | | |
|---------------------------|--------------|---------------------|--------------|
| Asset ID | 1013 | 2 Each | @ \$2,200.00 |
| | | Asset Actual Cost | \$4,400.00 |
| | | Percent Replacement | 100% |
| Misc. Building Components | | Future Cost | \$5,230.22 |
| Placed in Service | January 2009 | | |
| Useful Life | 20 | | |
| Replacement Year | 2028 | | |
| Remaining Life | 7 | | |



**Rolling Hills CDD
Component Detail**

Refurbishment Allowance - Fitness Locker Rooms - 2028

| | | | |
|---------------------------|--------------|---------------------|-------------|
| Asset ID | 1012 | 300 Square Feet | @ \$65.00 |
| | | Asset Actual Cost | \$19,500.00 |
| | | Percent Replacement | 100% |
| Misc. Building Components | | Future Cost | \$23,179.37 |
| Placed in Service | January 2009 | | |
| Useful Life | 20 | | |
| Replacement Year | 2028 | | |
| Remaining Life | 7 | | |



Refurbishment Allowance - Pavilion Restrooms - 2028

| | | | |
|---------------------------|--------------|---------------------|-------------|
| Asset ID | 1054 | 256 Square Feet | @ \$65.00 |
| | | Asset Actual Cost | \$16,640.00 |
| | | Percent Replacement | 100% |
| Misc. Building Components | | Future Cost | \$19,779.73 |
| Placed in Service | January 2009 | | |
| Useful Life | 20 | | |
| Replacement Year | 2028 | | |
| Remaining Life | 7 | | |



**Rolling Hills CDD
Component Detail**

Refurbishment Allowance - Pool Restrooms - 2028

| | | | |
|---------------------------|--------------|---------------------|-------------|
| Asset ID | 1028 | 530 Square Feet | @ \$65.00 |
| | | Asset Actual Cost | \$34,450.00 |
| | | Percent Replacement | 100% |
| Misc. Building Components | | Future Cost | \$40,950.22 |
| Placed in Service | January 2009 | | |
| Useful Life | 20 | | |
| Replacement Year | 2028 | | |
| Remaining Life | 7 | | |



Vinyl Railings - Porch - 2038

| | | | |
|---------------------------|--------------|---------------------|------------|
| Asset ID | 1019 | 49 Lineal Feet | @ \$55.00 |
| | | Asset Actual Cost | \$2,695.00 |
| | | Percent Replacement | 100% |
| Misc. Building Components | | Future Cost | \$4,100.76 |
| Placed in Service | January 2009 | | |
| Useful Life | 30 | | |
| Replacement Year | 2038 | | |
| Remaining Life | 17 | | |



**Rolling Hills CDD
Component Detail**

Wood Deck - Porch - 2028

| | | | |
|---------------------------|--------------|---------------------|------------|
| Asset ID | 1020 | 248 Square Feet | @ \$6.90 |
| | | Asset Actual Cost | \$1,711.20 |
| | | Percent Replacement | 100% |
| Misc. Building Components | | Future Cost | \$2,034.08 |
| Placed in Service | January 2009 | | |
| Useful Life | 20 | | |
| Replacement Year | 2028 | | |
| Remaining Life | 7 | | |



**Rolling Hills CDD
Component Detail**

Asphalt Shingles - Pavilion - 2038

| | | | |
|-------------------|-------------------------|---------------------|-------------|
| Asset ID | 1051 | 41 Squares | @ \$480.00 |
| | | Asset Actual Cost | \$19,680.00 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$29,945.45 |
| Placed in Service | Roofing January 2009 | | |
| Useful Life | 30 | | |
| Replacement Year | 2038 | | |
| Remaining Life | 17 | | |



Asphalt Shingles - Resident's Club - 2038

| | | | |
|-------------------|-------------------------|---------------------|-------------|
| Asset ID | 1001 | 96 Squares | @ \$480.00 |
| | | Asset Actual Cost | \$46,080.00 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$70,116.17 |
| Placed in Service | Roofing January 2009 | | |
| Useful Life | 30 | | |
| Replacement Year | 2038 | | |
| Remaining Life | 17 | | |



**Rolling Hills CDD
Component Detail**

Metal Roof - Picnic Pavilion - 2038

| | | | |
|-------------------|----------------|---------------------|------------|
| Asset ID | 1095 | 452 Square Feet | @ \$7.80 |
| | | Asset Actual Cost | \$3,525.60 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$5,364.62 |
| | Roofing | | |
| Placed in Service | January 2009 | | |
| Useful Life | 30 | | |
| Replacement Year | 2038 | | |
| Remaining Life | 17 | | |



Metal Roof - Pool Monitor - 2038

| | | | |
|-------------------|----------------|---------------------|------------|
| Asset ID | 1026 | 190 Square Feet | @ \$7.80 |
| | | Asset Actual Cost | \$1,482.00 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$2,255.04 |
| | Roofing | | |
| Placed in Service | January 2009 | | |
| Useful Life | 30 | | |
| Replacement Year | 2038 | | |
| Remaining Life | 17 | | |



**Rolling Hills CDD
Component Detail**

Metal Roof - Resident's Club - 2038

| | | | |
|-------------------|--------------|---------------------|------------|
| Asset ID | 1091 | 714 Square Feet | @ \$7.80 |
| | | Asset Actual Cost | \$5,569.20 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$8,474.20 |
| | Roofing | | |
| Placed in Service | January 2009 | | |
| Useful Life | 30 | | |
| Replacement Year | 2038 | | |
| Remaining Life | 17 | | |



Metal Roof - Tennis Pavilion - 2038

| | | | |
|-------------------|--------------|---------------------|------------|
| Asset ID | 1063 | 520 Square Feet | @ \$7.80 |
| | | Asset Actual Cost | \$4,056.00 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$6,171.68 |
| | Roofing | | |
| Placed in Service | January 2009 | | |
| Useful Life | 30 | | |
| Replacement Year | 2038 | | |
| Remaining Life | 17 | | |



**Rolling Hills CDD
Component Detail**

Picnic Pavilion - 2021

| | | | |
|-------------------|-------------------|---------------------|--------------|
| Asset ID | 1096 | 1 Lump Sum | @ \$1,600.00 |
| | | Asset Actual Cost | \$1,600.00 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$1,600.00 |
| Placed in Service | Exterior Painting | | |
| Useful Life | January 2009 | | |
| Replacement Year | 10 | | |
| Remaining Life | 2021 | | |
| | 0 | | |



Pool Pavilion - 2021

| | | | |
|-------------------|-------------------|---------------------|------------|
| Asset ID | 1066 | 3,420 Square Feet | @ \$1.60 |
| | | Asset Actual Cost | \$5,472.00 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$5,472.00 |
| Placed in Service | Exterior Painting | | |
| Useful Life | January 2009 | | |
| Replacement Year | 10 | | |
| Remaining Life | 2021 | | |
| | 0 | | |



**Rolling Hills CDD
Component Detail**

Resident's Club - 2021

| | | | |
|-------------------|-----------------------------------|---------------------|-------------|
| Asset ID | 1092 | 6,200 Square Feet | @ \$1.65 |
| | | Asset Actual Cost | \$10,230.00 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$10,230.00 |
| Placed in Service | Exterior Painting January 2009 | | |
| Useful Life | 10 | | |
| Replacement Year | 2021 | | |
| Remaining Life | 0 | | |



Tennis Pavilion - 2021

| | | | |
|-------------------|-----------------------------------|---------------------|--------------|
| Asset ID | 1065 | 1 Lump Sum | @ \$1,600.00 |
| | | Asset Actual Cost | \$1,600.00 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$1,600.00 |
| Placed in Service | Exterior Painting January 2009 | | |
| Useful Life | 10 | | |
| Replacement Year | 2021 | | |
| Remaining Life | 0 | | |



**Rolling Hills CDD
Component Detail**

Carpet - Resident's Club Great Room - 2021

| | | | |
|-------------------|--------------------------|---------------------|------------|
| Asset ID | 1014 | 46 Square Yards | @ \$36.00 |
| | | Asset Actual Cost | \$1,656.00 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$1,656.00 |
| Placed in Service | Flooring January 2009 | | |
| Useful Life | 12 | | |
| Replacement Year | 2021 | | |
| Remaining Life | 0 | | |



Carpet - Resident's Club Offices - 2021

| | | | |
|-------------------|--------------------------|---------------------|------------|
| Asset ID | 1006 | 48 Square Yards | @ \$36.00 |
| | | Asset Actual Cost | \$1,728.00 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$1,728.00 |
| Placed in Service | Flooring January 2009 | | |
| Useful Life | 12 | | |
| Replacement Year | 2021 | | |
| Remaining Life | 0 | | |



**Rolling Hills CDD
Component Detail**

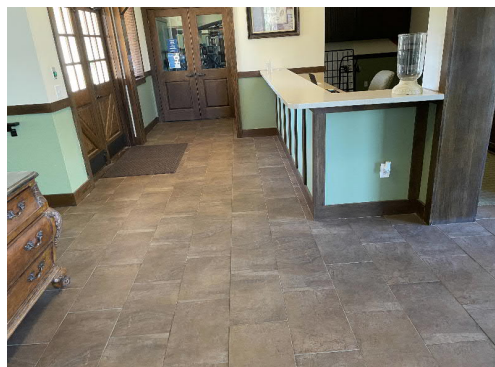
Floor Tile - 1st Floor - 2038

| | | | |
|-------------------|--------------|---------------------|------------|
| Asset ID | 1102 | 432 Square Feet | @ \$12.00 |
| | | Asset Actual Cost | \$5,184.00 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$7,888.07 |
| Placed in Service | January 2009 | | |
| Useful Life | 30 | | |
| Replacement Year | 2038 | | |
| Remaining Life | 17 | | |



Floor Tile - Lobby - 2038

| | | | |
|-------------------|--------------|---------------------|------------|
| Asset ID | 1009 | 340 Square Feet | @ \$12.00 |
| | | Asset Actual Cost | \$4,080.00 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$6,208.20 |
| Placed in Service | January 2009 | | |
| Useful Life | 30 | | |
| Replacement Year | 2038 | | |
| Remaining Life | 17 | | |



**Rolling Hills CDD
Component Detail**

Rubber Flooring - Fitness Room - 2033

| | | | |
|-------------------|--------------|---------------------|------------|
| Asset ID | 1010 | 56 Square Yards | @ \$40.00 |
| | | Asset Actual Cost | \$2,240.00 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$3,012.55 |
| Placed in Service | Flooring | | |
| | January 2009 | | |
| Useful Life | 25 | | |
| Replacement Year | 2033 | | |
| Remaining Life | 12 | | |



Vinyl Flooring - Kids Zone - 2033

| | | | |
|-------------------|--------------|---------------------|------------|
| Asset ID | 1103 | 780 Square Feet | @ \$5.30 |
| | | Asset Actual Cost | \$4,134.00 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$5,559.77 |
| Placed in Service | Flooring | | |
| | January 2009 | | |
| Useful Life | 25 | | |
| Replacement Year | 2033 | | |
| Remaining Life | 12 | | |



**Rolling Hills CDD
Component Detail**

Top/Sink - Pavilion - 2033

| | | | |
|-------------------|-----------------|---------------------|--------------|
| | | 1 Each | @ \$1,000.00 |
| Asset ID | 1053 | Asset Actual Cost | \$1,000.00 |
| | | Percent Replacement | 100% |
| | Cabinets & Tops | Future Cost | \$1,344.89 |
| Placed in Service | January 2009 | | |
| Useful Life | 25 | | |
| Replacement Year | 2033 | | |
| Remaining Life | 12 | | |



Wood Cabinets & SS Tops - Kitchen - 2028

| | | | |
|-------------------|-----------------|---------------------|------------|
| | | 18 Lineal Feet | @ \$165.00 |
| Asset ID | 1015 | Asset Actual Cost | \$2,970.00 |
| | | Percent Replacement | 100% |
| | Cabinets & Tops | Future Cost | \$3,530.40 |
| Placed in Service | January 2009 | | |
| Useful Life | 20 | | |
| Replacement Year | 2028 | | |
| Remaining Life | 7 | | |



**Rolling Hills CDD
Component Detail**

Wood Cabinets & SS Tops - Reception/Conf. Rm - 2028

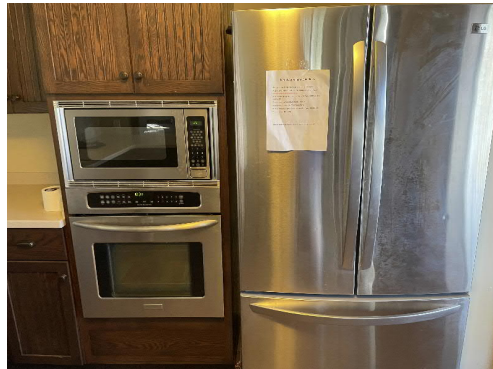
| | | | |
|-------------------|-----------------|---------------------|------------|
| | | 31 Lineal Feet | @ \$165.00 |
| Asset ID | 1007 | Asset Actual Cost | \$5,115.00 |
| | | Percent Replacement | 100% |
| | Cabinets & Tops | Future Cost | \$6,080.13 |
| Placed in Service | January 2009 | | |
| Useful Life | 20 | | |
| Replacement Year | 2028 | | |
| Remaining Life | 7 | | |



**Rolling Hills CDD
Component Detail**

Appliance Package - Kitchen - 2025

| | | | |
|--------------------------------|--------------|---------------------|--------------|
| Asset ID | 1017 | 1 Lump Sum | @ \$3,900.00 |
| | | Asset Actual Cost | \$3,900.00 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$4,304.87 |
| Furniture Fixtures & Equipment | | | |
| Placed in Service | January 2009 | | |
| Useful Life | 12 | | |
| Adjustment | 5 | | |
| Replacement Year | 2025 | | |
| Remaining Life | 4 | | |



Fitness Equip. Full Replace Allowance - 2036

| | | | |
|--------------------------------|--------------|---------------------|---------------|
| Asset ID | 1106 | 1 Lump Sum | @ \$25,000.00 |
| | | Asset Actual Cost | \$25,000.00 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$36,207.45 |
| Furniture Fixtures & Equipment | | | |
| Placed in Service | January 2009 | | |
| Useful Life | 25 | | |
| Adjustment | 3 | | |
| Replacement Year | 2036 | | |
| Remaining Life | 15 | | |

**Rolling Hills CDD
Component Detail**

Fitness Equip. Full Replace Allowance continued...



Furniture Allowance - Resident's Club - 2028

| | | | |
|--------------------------------|--------------|---------------------|--------------|
| Asset ID | 1016 | 1 Lump Sum | @ \$5,000.00 |
| | | Asset Actual Cost | \$5,000.00 |
| | | Percent Replacement | 100% |
| Furniture Fixtures & Equipment | | Future Cost | \$5,943.43 |
| Placed in Service | January 2009 | | |
| Useful Life | 20 | | |
| Replacement Year | 2028 | | |
| Remaining Life | 7 | | |



**Rolling Hills CDD
Component Detail**

Pool/Deck Furniture Full Replacement Allowance - 2030

| | | | |
|--------------------------------|--------------|---------------------|---------------|
| Asset ID | 1039 | 1 Lump Sum | @ \$30,000.00 |
| | | Asset Actual Cost | \$30,000.00 |
| | | Percent Replacement | 100% |
| Furniture Fixtures & Equipment | | Future Cost | \$37,465.89 |
| Placed in Service | January 2009 | | |
| Useful Life | 22 | | |
| Replacement Year | 2030 | | |
| Remaining Life | 9 | | |



Wall Oven Double - 2025

| | | | |
|--------------------------------|--------------|---------------------|--------------|
| Asset ID | 1025 | 1 Each | @ \$1,900.00 |
| | | Asset Actual Cost | \$1,900.00 |
| | | Percent Replacement | 100% |
| Furniture Fixtures & Equipment | | Future Cost | \$2,097.24 |
| Placed in Service | January 2009 | | |
| Useful Life | 12 | | |
| Adjustment | 5 | | |
| Replacement Year | 2025 | | |
| Remaining Life | 4 | | |



**Rolling Hills CDD
Component Detail**

Heat Pump 1 - 10 Ton - 2023

| | | | |
|-------------------|----------------|---------------------|---------------|
| | | 1 Each | @ \$16,000.00 |
| Asset ID | 1105 | Asset Actual Cost | \$16,000.00 |
| | | Percent Replacement | 100% |
| | HVAC Equipment | Future Cost | \$16,810.00 |
| Placed in Service | January 2009 | | |
| Useful Life | 12 | | |
| Adjustment | 3 | | |
| Replacement Year | 2023 | | |
| Remaining Life | 2 | | |

Heat Pump 2 - 8 Ton - 2023

| | | | |
|-------------------|----------------|---------------------|---------------|
| | | 1 Each | @ \$12,800.00 |
| Asset ID | 1104 | Asset Actual Cost | \$12,800.00 |
| | | Percent Replacement | 100% |
| | HVAC Equipment | Future Cost | \$13,448.00 |
| Placed in Service | January 2009 | | |
| Useful Life | 12 | | |
| Adjustment | 3 | | |
| Replacement Year | 2023 | | |
| Remaining Life | 2 | | |

Heat Pump 3 - 7 Ton - 2023

| | | | |
|-------------------|----------------|---------------------|---------------|
| | | 1 Each | @ \$11,200.00 |
| Asset ID | 1023 | Asset Actual Cost | \$11,200.00 |
| | | Percent Replacement | 100% |
| | HVAC Equipment | Future Cost | \$11,767.00 |
| Placed in Service | January 2009 | | |
| Useful Life | 12 | | |
| Adjustment | 3 | | |
| Replacement Year | 2023 | | |
| Remaining Life | 2 | | |

**Rolling Hills CDD
Component Detail**

Concrete Pavers - Pool - 2038

| | | | |
|-------------------|---------------|---------------------|--------------|
| Asset ID | 1030 | 19,327 Square Feet | @ \$8.00 |
| | | Asset Actual Cost | \$154,616.00 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$235,266.53 |
| Placed in Service | Swimming Pool | | |
| | January 2009 | | |
| Useful Life | 30 | | |
| Replacement Year | 2038 | | |
| Remaining Life | 17 | | |



Fiberglass Refurbishment Allow - Pool Slide - 2023

| | | | |
|-------------------|---------------|---------------------|---------------|
| Asset ID | 1036 | 1 Lump Sum | @ \$15,000.00 |
| | | Asset Actual Cost | \$15,000.00 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$15,759.37 |
| Placed in Service | Swimming Pool | | |
| | January 2009 | | |
| Useful Life | 12 | | |
| Adjustment | 3 | | |
| Replacement Year | 2023 | | |
| Remaining Life | 2 | | |



**Rolling Hills CDD
Component Detail**

Lane Divider Reel - 2038

| | | | |
|-------------------|---------------|---------------------|--------------|
| | | 1 Each | @ \$2,700.00 |
| Asset ID | 1055 | Asset Actual Cost | \$2,700.00 |
| | | Percent Replacement | 100% |
| | Swimming Pool | Future Cost | \$4,108.37 |
| Placed in Service | January 2009 | | |
| Useful Life | 30 | | |
| Replacement Year | 2038 | | |
| Remaining Life | 17 | | |



Lane Dividers - 2023

| | | | |
|-------------------|---------------|---------------------|------------|
| | | 6 Lanes | @ \$530.00 |
| Asset ID | 1056 | Asset Actual Cost | \$3,180.00 |
| | | Percent Replacement | 100% |
| | Swimming Pool | Future Cost | \$3,340.99 |
| Placed in Service | January 2009 | | |
| Useful Life | 12 | | |
| Adjustment | 3 | | |
| Replacement Year | 2023 | | |
| Remaining Life | 2 | | |



**Rolling Hills CDD
Component Detail**

Play Equip. Refurbishment Allow - Splash Pool - 2023

| | | | |
|-------------------|-------------------------------|---------------------|--------------|
| Asset ID | 1043 | 1 Lump Sum | @ \$5,000.00 |
| | | Asset Actual Cost | \$5,000.00 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$5,253.12 |
| Placed in Service | Swimming Pool January 2009 | | |
| Useful Life | 12 | | |
| Adjustment | 3 | | |
| Replacement Year | 2023 | | |
| Remaining Life | 2 | | |



Pool Filtration Refurbishment Allowance - 2036

| | | | |
|-------------------|-------------------------------|---------------------|---------------|
| Asset ID | 1107 | 1 Lump Sum | @ \$40,000.00 |
| | | Asset Actual Cost | \$40,000.00 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$57,931.93 |
| Placed in Service | Swimming Pool January 2007 | | |
| Useful Life | 30 | | |
| Replacement Year | 2036 | | |
| Remaining Life | 15 | | |

Pool Lift - 2028

| | | | |
|-------------------|-------------------------------|---------------------|--------------|
| Asset ID | 1042 | 2 Each | @ \$3,200.00 |
| | | Asset Actual Cost | \$6,400.00 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$7,607.59 |
| Placed in Service | Swimming Pool January 2009 | | |
| Useful Life | 20 | | |
| Replacement Year | 2028 | | |
| Remaining Life | 7 | | |

**Rolling Hills CDD
Component Detail**

Pool Lift continued...



Pool Resurfacing/Tile - 2026

| | | | |
|-------------------|---------------|---------------------|--------------|
| Asset ID | 1032 | 11,200 Square Feet | @ \$14.20 |
| | | Asset Actual Cost | \$159,040.00 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$179,939.16 |
| Placed in Service | Swimming Pool | | |
| Useful Life | January 2009 | | |
| Adjustment | 12 | | |
| Replacement Year | 6 | | |
| Remaining Life | 2026 | | |
| | 5 | | |



**Rolling Hills CDD
Component Detail**

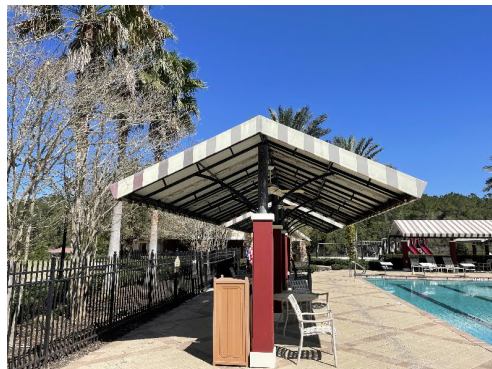
Shade Structure Fabric - Pool - 2023

| | | | |
|-------------------|---------------|---------------------|--------------|
| Asset ID | 1035 | 5 Each | @ \$2,400.00 |
| | | Asset Actual Cost | \$12,000.00 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$12,607.50 |
| Placed in Service | Swimming Pool | | |
| | January 2009 | | |
| Useful Life | 12 | | |
| Adjustment | 3 | | |
| Replacement Year | 2023 | | |
| Remaining Life | 2 | | |



Shade Structure Frame - Pool - 2033

| | | | |
|-------------------|---------------|---------------------|--------------|
| Asset ID | 1033 | 5 Each | @ \$6,800.00 |
| | | Asset Actual Cost | \$34,000.00 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$45,726.22 |
| Placed in Service | Swimming Pool | | |
| | January 2009 | | |
| Useful Life | 25 | | |
| Replacement Year | 2033 | | |
| Remaining Life | 12 | | |



**Rolling Hills CDD
Component Detail**

Starting Blocks - 2028

| | | | |
|-------------------|---------------|---------------------|--------------|
| | | 6 Each | @ \$2,100.00 |
| Asset ID | 1037 | Asset Actual Cost | \$12,600.00 |
| | | Percent Replacement | 100% |
| | Swimming Pool | Future Cost | \$14,977.44 |
| Placed in Service | January 2009 | | |
| Useful Life | 20 | | |
| Replacement Year | 2028 | | |
| Remaining Life | 7 | | |



Steel Stair Refurbishment Allowance - 2033

| | | | |
|-------------------|---------------|---------------------|---------------|
| | | 1 Lump Sum | @ \$15,000.00 |
| Asset ID | 1040 | Asset Actual Cost | \$15,000.00 |
| | | Percent Replacement | 100% |
| | Swimming Pool | Future Cost | \$20,173.33 |
| Placed in Service | January 2009 | | |
| Useful Life | 25 | | |
| Replacement Year | 2033 | | |
| Remaining Life | 12 | | |



**Rolling Hills CDD
Component Detail**

Asphalt Resurfacing (color coat) - 2023

| | | | |
|-------------------|---------------|---------------------|-------------|
| Asset ID | 1058 | 4,684 Square Yards | @ \$8.20 |
| | | Asset Actual Cost | \$38,408.80 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$40,353.25 |
| Placed in Service | Tennis Courts | | |
| | January 2016 | | |
| Useful Life | 7 | | |
| Adjustment | 1 | | |
| Replacement Year | 2023 | | |
| Remaining Life | 2 | | |



Shade Structure Frame - Tennis Courts - 2033

| | | | |
|-------------------|---------------|---------------------|--------------|
| Asset ID | 1060 | 3 Each | @ \$3,200.00 |
| | | Asset Actual Cost | \$9,600.00 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$12,910.93 |
| Placed in Service | Tennis Courts | | |
| | January 2009 | | |
| Useful Life | 25 | | |
| Replacement Year | 2033 | | |
| Remaining Life | 12 | | |

**Rolling Hills CDD
Component Detail**

Shade Structure Frame - Tennis Courts continued...



**Rolling Hills CDD
Component Detail**

Park Bench Expanded Metal - 2028

| | | | |
|-------------------|--------------|---------------------|--------------|
| | | 2 Each | @ \$1,200.00 |
| Asset ID | 1049 | Asset Actual Cost | \$2,400.00 |
| | | Percent Replacement | 100% |
| | Playground | Future Cost | \$2,852.85 |
| Placed in Service | January 2009 | | |
| Useful Life | 20 | | |
| Replacement Year | 2028 | | |
| Remaining Life | 7 | | |



Plastic Play Surface Border - 2028

| | | | |
|-------------------|--------------|---------------------|------------|
| | | 246 Lineal Feet | @ \$14.00 |
| Asset ID | 1046 | Asset Actual Cost | \$3,444.00 |
| | | Percent Replacement | 100% |
| | Playground | Future Cost | \$4,093.83 |
| Placed in Service | January 2009 | | |
| Useful Life | 20 | | |
| Replacement Year | 2028 | | |
| Remaining Life | 7 | | |



**Rolling Hills CDD
Component Detail**

Play Equipment Allowance - 2028

| | | | |
|-------------------|--------------|---------------------|---------------|
| Asset ID | 1044 | 1 Lump Sum | @ \$30,000.00 |
| | | Asset Actual Cost | \$30,000.00 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$35,660.57 |
| | Playground | | |
| Placed in Service | January 2009 | | |
| Useful Life | 15 | | |
| Adjustment | 5 | | |
| Replacement Year | 2028 | | |
| Remaining Life | 7 | | |



Swings Two Bay Arched - 2028

| | | | |
|-------------------|--------------|---------------------|--------------|
| Asset ID | 1048 | 1 Each | @ \$4,200.00 |
| | | Asset Actual Cost | \$4,200.00 |
| | | Percent Replacement | 100% |
| | | Future Cost | \$4,992.48 |
| | Playground | | |
| Placed in Service | January 2009 | | |
| Useful Life | 15 | | |
| Adjustment | 5 | | |
| Replacement Year | 2028 | | |
| Remaining Life | 7 | | |



**Rolling Hills CDD
Component Detail**

Asphalt Seal Coat

| | | | |
|-------------------------|--------------|---------------------|------|
| Asset ID | 1068 | Asset Actual Cost | |
| | | Percent Replacement | 100% |
| Components Not Included | | Future Cost | |
| Placed in Service | January 2009 | | |
| No Useful Life | | | |



Building Sign

| | | | |
|-------------------------|--------------|---------------------|------|
| Asset ID | 1005 | Asset Actual Cost | |
| | | Percent Replacement | 100% |
| Components Not Included | | Future Cost | |
| Placed in Service | January 2009 | | |
| No Useful Life | | | |



**Rolling Hills CDD
Component Detail**

Ceiling Fans

| | | | |
|-------------------------|--------------|---------------------|------|
| Asset ID | 1021 | Asset Actual Cost | |
| | | Percent Replacement | 100% |
| Components Not Included | | Future Cost | |
| Placed in Service | January 2009 | | |
| No Useful Life | | | |



Community Signs

| | | | |
|-------------------------|--------------|---------------------|------|
| Asset ID | 1078 | Asset Actual Cost | |
| | | Percent Replacement | 100% |
| Components Not Included | | Future Cost | |
| Placed in Service | January 2009 | | |
| No Useful Life | | | |



**Rolling Hills CDD
Component Detail**

Concrete Curbs/Walks

| | | | |
|-------------------------|--------------|---------------------|------|
| Asset ID | 1071 | Asset Actual Cost | |
| | | Percent Replacement | 100% |
| Components Not Included | | Future Cost | |
| Placed in Service | January 2009 | | |
| No Useful Life | | | |



Doors/Windows

| | | | |
|-------------------------|--------------|---------------------|------|
| Asset ID | 1022 | Asset Actual Cost | |
| | | Percent Replacement | 100% |
| Components Not Included | | Future Cost | |
| Placed in Service | January 2009 | | |
| No Useful Life | | | |

Dumpster Enclosure/Gates

| | | | |
|-------------------------|--------------|---------------------|------|
| Asset ID | 1069 | Asset Actual Cost | |
| | | Percent Replacement | 100% |
| Components Not Included | | Future Cost | |
| Placed in Service | January 2009 | | |
| No Useful Life | | | |

**Rolling Hills CDD
Component Detail**

Dumpster Enclosure/Gates continued...



Electric Lift

| | | | |
|-------------------------|--------------|---------------------|------|
| Asset ID | 1008 | Asset Actual Cost | |
| | | Percent Replacement | 100% |
| Components Not Included | | Future Cost | |
| Placed in Service | January 2009 | | |
| No Useful Life | | | |



Fitness Equipment Partial Replace Allowance

| | | | |
|-------------------------|--------------|---------------------|------|
| Asset ID | 1011 | Asset Actual Cost | |
| | | Percent Replacement | 100% |
| Components Not Included | | Future Cost | |
| Placed in Service | January 2009 | | |
| No Useful Life | | | |

**Rolling Hills CDD
Component Detail**

Fitness Equipment Partial Replace Allowance continued...



Flag Pole

| | | | |
|-------------------------|--------------|---------------------|------|
| Asset ID | 1002 | Asset Actual Cost | |
| | | Percent Replacement | 100% |
| Components Not Included | | Future Cost | |
| Placed in Service | January 2009 | | |
| No Useful Life | | | |



Gas Grill

| | | | |
|-------------------------|--------------|---------------------|------|
| Asset ID | 1052 | Asset Actual Cost | |
| | | Percent Replacement | 100% |
| Components Not Included | | Future Cost | |
| Placed in Service | January 2009 | | |
| No Useful Life | | | |

**Rolling Hills CDD
Component Detail**

Gas Grill continued...



Irrigation System

| | | | |
|-------------------------|--------------|---------------------|------|
| Asset ID | 1099 | Asset Actual Cost | |
| | | Percent Replacement | 100% |
| | | Future Cost | |
| Components Not Included | | | |
| Placed in Service | January 2009 | | |
| No Useful Life | | | |

Landscaping

| | | | |
|-------------------------|--------------|---------------------|------|
| Asset ID | 1100 | Asset Actual Cost | |
| | | Percent Replacement | 100% |
| | | Future Cost | |
| Components Not Included | | | |
| Placed in Service | January 2009 | | |
| No Useful Life | | | |

Light Poles - Parking Lot

| | | | |
|-------------------------|--------------|---------------------|------|
| Asset ID | 1070 | Asset Actual Cost | |
| | | Percent Replacement | 100% |
| | | Future Cost | |
| Components Not Included | | | |
| Placed in Service | January 2009 | | |
| No Useful Life | | | |

**Rolling Hills CDD
Component Detail**

Light Poles - Parking Lot continued...



Monument Sign Refurbishment

| | | | |
|-------------------------|--------------|---------------------|------|
| Asset ID | 1074 | Asset Actual Cost | |
| | | Percent Replacement | 100% |
| | | Future Cost | |
| Components Not Included | | | |
| Placed in Service | January 2009 | | |
| No Useful Life | | | |



Nets/Poles - Tennis Courts

| | | | |
|-------------------------|--------------|---------------------|------|
| Asset ID | 1064 | Asset Actual Cost | |
| | | Percent Replacement | 100% |
| | | Future Cost | |
| Components Not Included | | | |
| Placed in Service | January 2009 | | |
| No Useful Life | | | |

**Rolling Hills CDD
Component Detail**

Nets/Poles - Tennis Courts continued...



Pond Fountains/Aerators

| | | | |
|-------------------------|--------------|---------------------|------|
| Asset ID | 1101 | Asset Actual Cost | |
| | | Percent Replacement | 100% |
| | | Future Cost | |
| Components Not Included | | | |
| Placed in Service | January 2009 | | |
| No Useful Life | | | |

Pool Filtration Partial Replacement

| | | | |
|-------------------------|--------------|---------------------|------|
| Asset ID | 1108 | Asset Actual Cost | |
| | | Percent Replacement | 100% |
| | | Future Cost | |
| Components Not Included | | | |
| Placed in Service | January 2007 | | |
| No Useful Life | | | |

Pool/Deck Furniture Partial Replacement

| | | | |
|-------------------------|--------------|---------------------|------|
| Asset ID | 1038 | Asset Actual Cost | |
| | | Percent Replacement | 100% |
| | | Future Cost | |
| Components Not Included | | | |
| Placed in Service | January 2009 | | |
| No Useful Life | | | |

**Rolling Hills CDD
Component Detail**

Pool/Deck Furniture Partial Replacement continued...



Railings

| | | | |
|-------------------------|--------------|---------------------|------|
| Asset ID | 1004 | Asset Actual Cost | |
| | | Percent Replacement | 100% |
| Components Not Included | | Future Cost | |
| Placed in Service | January 2009 | | |
| No Useful Life | | | |



Rubber Play Surface - Playground

| | | | |
|-------------------------|--------------|---------------------|------|
| Asset ID | 1047 | Asset Actual Cost | |
| | | Percent Replacement | 100% |
| Components Not Included | | Future Cost | |
| Placed in Service | January 2009 | | |
| No Useful Life | | | |

**Rolling Hills CDD
Component Detail**

Rubber Play Surface - Playground continued...



Shade Structure Fabric - Tennis Courts

| | | | |
|-------------------------|--------------|---------------------|------|
| Asset ID | 1061 | Asset Actual Cost | |
| | | Percent Replacement | 100% |
| | | Future Cost | |
| Components Not Included | | | |
| Placed in Service | January 2009 | | |
| No Useful Life | | | |



Stormwater Pond Dredging/Pipe/Structures

| | | | |
|-------------------------|--------------|---------------------|------|
| Asset ID | 1076 | Asset Actual Cost | |
| | | Percent Replacement | 100% |
| | | Future Cost | |
| Components Not Included | | | |
| Placed in Service | January 2009 | | |
| No Useful Life | | | |

**Rolling Hills CDD
Component Detail**

Stormwater Pond Dredging/Pipe/Structures continued...



Tennis Court Replacement

| | | | |
|-------------------------|--------------|---------------------|------|
| Asset ID | 1045 | Asset Actual Cost | |
| | | Percent Replacement | 100% |
| | | Future Cost | |
| Components Not Included | | | |
| Placed in Service | January 2009 | | |
| No Useful Life | | | |



Utility Lines

| | | | |
|-------------------------|--------------|---------------------|------|
| Asset ID | 1098 | Asset Actual Cost | |
| | | Percent Replacement | 100% |
| | | Future Cost | |
| Components Not Included | | | |
| Placed in Service | January 2009 | | |
| No Useful Life | | | |

**Rolling Hills CDD
Component Detail**

Volley Ball Court

| | | | |
|-------------------------|--------------|---------------------|------|
| Asset ID | 1050 | Asset Actual Cost | |
| | | Percent Replacement | 100% |
| Components Not Included | | Future Cost | |
| Placed in Service | January 2009 | | |
| No Useful Life | | | |



Water Cooler - Tennis Courts

| | | | |
|-------------------------|--------------|---------------------|------|
| Asset ID | 1062 | Asset Actual Cost | |
| | | Percent Replacement | 100% |
| Components Not Included | | Future Cost | |
| Placed in Service | January 2009 | | |
| No Useful Life | | | |



Rolling Hills CDD Component Detail

Water Coolers

| | | | |
|-------------------------|--------------|---------------------|------|
| Asset ID | 1027 | Asset Actual Cost | |
| | | Percent Replacement | 100% |
| Components Not Included | | Future Cost | |
| Placed in Service | January 2009 | | |
| No Useful Life | | | |



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. Full Funding provides the best option to avoid deferred maintenance or special assessments. Baseline Funding maintains funds above zero resulting in 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.