

Reserve Study Update Rolling Hills CDD Green Cove Springs, Florida



Prepared for FY 2022
Report Date: May 25, 2022





May 25, 2022

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. At the request of the District no site visit was conducted. We recommend an update with a site visit every three years or sooner if components have been added or removed from the inventory or component damage has occurred.

We have developed a plan to fund future capital component replacements which is dependent on adequate funding, component maintenance, usage, weather and other factors. Component replacement cost is determined using local vendors and industry standard publications. This Reserve Study was prepared under the guidelines of the National Reserve Study Standards which is administrated by CAI and the Standards of Practice establish by APRA.

Once you have reviewed this report and considered recent expenditures and any historic cost data we will make necessary adjustments.

Respectively submitted,

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

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Jacksonville, FL 32256
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SPECIAL NOTICE

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

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

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Executive Summary

Account Information

Account Name	Rolling Hills CDD	Account Number	1651
City	Green Cove Springs	Last Site Visit	March, 4 2021
State	Florida	Report Date	May, 25 2022
In Service Date	January, 1 2007	Report Version	1
Total Units		Fiscal Year Start	October, 1 2022
Study Level	Level II Update	Fiscal year End	September, 30 2023

Reserve Fund Information

Current Component Replacement Cost	\$1,407,847
Number of Components	90
Reserve Fund Beginning Balance	\$137,651
Billing Term	Annually

Component Funding (Straight Line)

Recommended First Year Reserve Fund Contribution	\$397,071
Interest Rate on Reserve Deposits	0%
Inflation Rate on Replacement Cost	0%

Pooled Cash (Current Funding Plan)

Current Year Reserve Fund Contribution	\$75,000
Interest Rate on Reserve Deposits	Variable
Inflation Rate on Replacement Cost	Variable
Annual Contribution Increases	1.0%

Pooled Cash (Recommended Funding Plan)

Recommended First Year Reserve Fund Contribution	\$315,023
Interest Rate on Reserve Deposits	Variable
Inflation Rate on Replacement Cost	Variable
Annual Contribution Increases	1.0%

Comments

- Street were removed and component cost updated to current replacement cost.
- Current funding level is not adequate for future component replacement.
- Recommended funding plan requires larger contributions for adequate funding.

Rolling Hills CDD
Financial Summary - Recommended Funding Plan

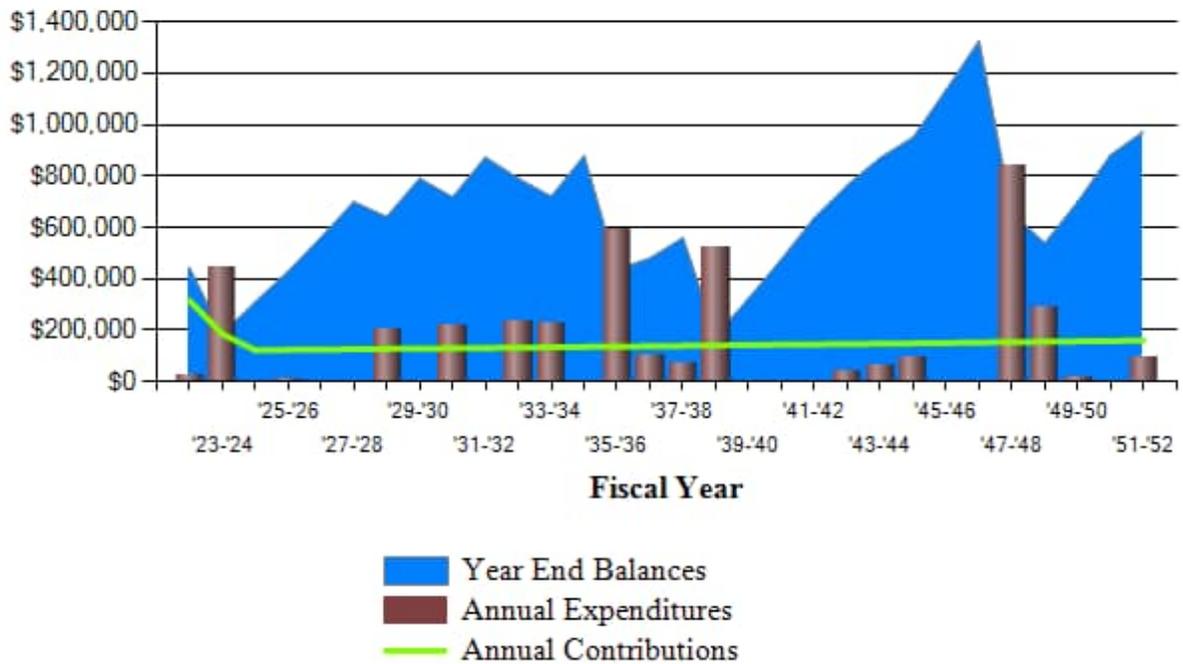
Beginning Balance: \$137,651

Fully Funded: \$952,522

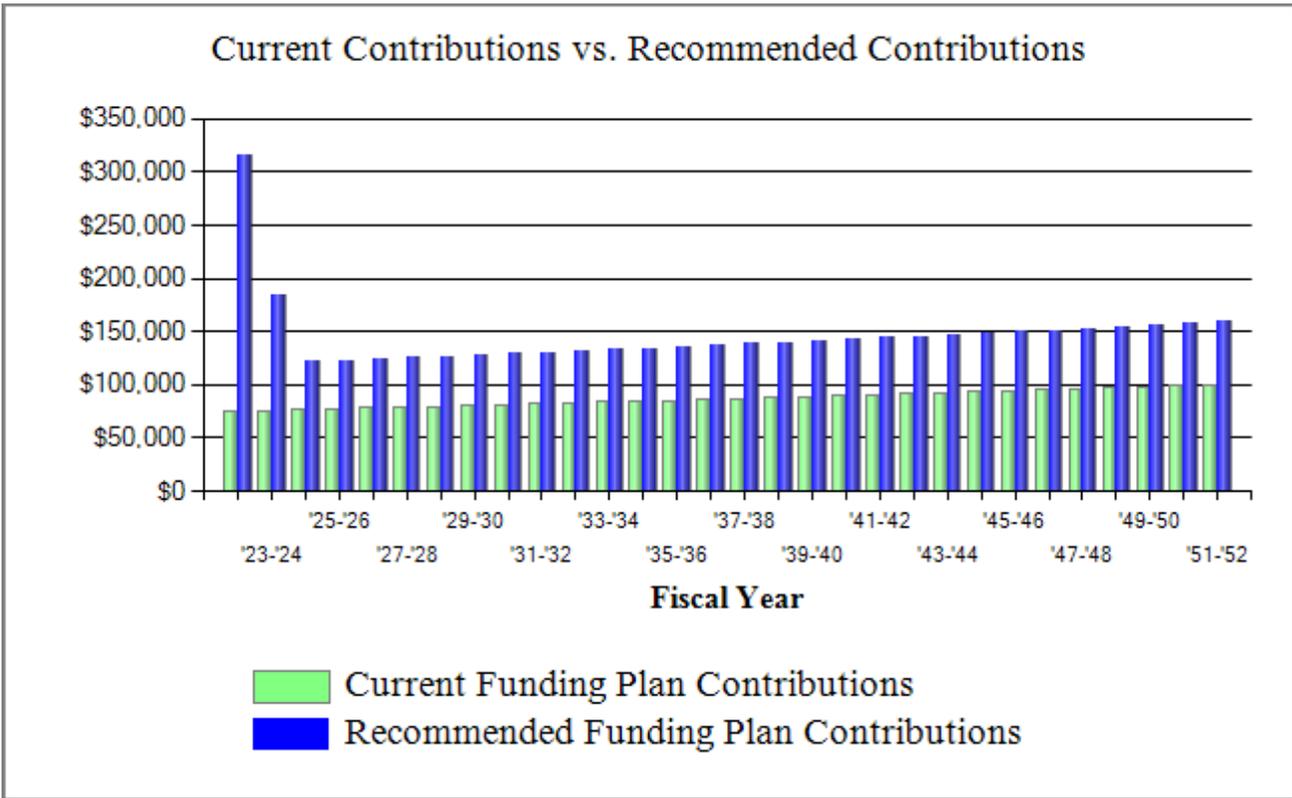
Tax Rate:0%

Year	Replacement Cost	Inflation Rate	Annual Reserve Contribution	Other Income	Interest Rate	Net Interest	Projected Expenditure	Year End Balance	Year End Fully Funded	Year End % Funded
22-23	1,407,847	6.0%	315,023	0	3.50%	10,302	20,676	442,300	1,063,138	42%
23-24	1,492,317	5.0%	184,471	0	0.50%	234	442,300	184,705	738,821	25%
24-25	1,566,933	4.0%	121,494	0	1.00%	1,685		307,885	858,793	36%
25-26	1,629,611	3.0%	122,709	0	1.50%	4,291	6,899	427,986	970,758	44%
26-27	1,678,499	3.0%	123,936	0	2.00%	8,285		560,207	1,095,986	51%
27-28	1,728,854	3.0%	125,176	0	2.50%	13,693		699,076	1,227,854	57%
28-29	1,780,719	3.0%	126,427	0	3.00%	14,647	199,628	640,522	1,161,752	55%
29-30	1,834,141	3.0%	127,692	0	3.50%	22,070		790,284	1,302,363	61%
30-31	1,889,165	3.0%	128,968	0	3.50%	19,601	221,578	717,275	1,222,142	59%
31-32	1,945,840	3.0%	130,258	0	3.50%	24,846		872,379	1,371,006	64%
32-33	2,004,215	3.0%	131,561	0	3.50%	22,067	235,814	790,193	1,284,814	62%
33-34	2,064,342	3.0%	132,876	0	3.50%	19,683	223,049	719,703	1,212,651	59%
34-35	2,126,272	3.0%	134,205	0	3.50%	25,069		878,977	1,371,635	64%
35-36	2,190,060	3.0%	135,547	0	3.50%	10,063	589,352	435,236	932,034	47%
36-37	2,255,762	3.0%	136,903	0	3.50%	11,562	104,148	479,552	982,970	49%
37-38	2,323,435	3.0%	138,272	0	3.50%	14,243	73,224	558,843	1,071,193	52%
38-39	2,393,138	3.0%	139,654	0	3.50%	1,274	524,437	175,336	701,339	25%
39-40	2,464,932	3.0%	141,051	0	3.50%	6,256		322,642	864,704	37%
40-41	2,538,880	3.0%	142,461	0	3.50%	11,461		476,565	1,037,240	46%
41-42	2,615,047	3.0%	143,886	0	3.50%	16,898		637,349	1,219,350	52%
42-43	2,693,498	3.0%	145,325	0	3.50%	21,191	39,557	764,307	1,370,709	56%
43-44	2,774,303	3.0%	146,778	0	3.50%	24,780	65,424	870,442	1,504,631	58%
44-45	2,857,532	3.0%	148,246	0	3.50%	27,483	95,821	950,350	1,616,069	59%
45-46	2,943,258	3.0%	149,728	0	3.50%	33,685		1,133,763	1,834,494	62%
46-47	3,031,556	3.0%	151,226	0	3.50%	40,157		1,325,146	2,064,571	64%
47-48	3,122,502	3.0%	152,738	0	3.50%	17,499	840,274	655,108	1,441,319	45%
48-49	3,216,177	3.0%	154,265	0	3.50%	13,546	284,706	538,213	1,377,013	39%
49-50	3,312,663	3.0%	155,808	0	3.50%	18,982	14,024	698,979	1,595,151	44%
50-51	3,412,043	3.0%	157,366	0	3.50%	25,154		881,499	1,840,017	48%
51-52	3,514,404	3.0%	158,940	0	3.50%	28,242	95,880	972,801	1,999,383	49%

Recommended Funding Plan Projection



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



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

Rolling Hills CDD
Financial Summary - Current Funding Plan

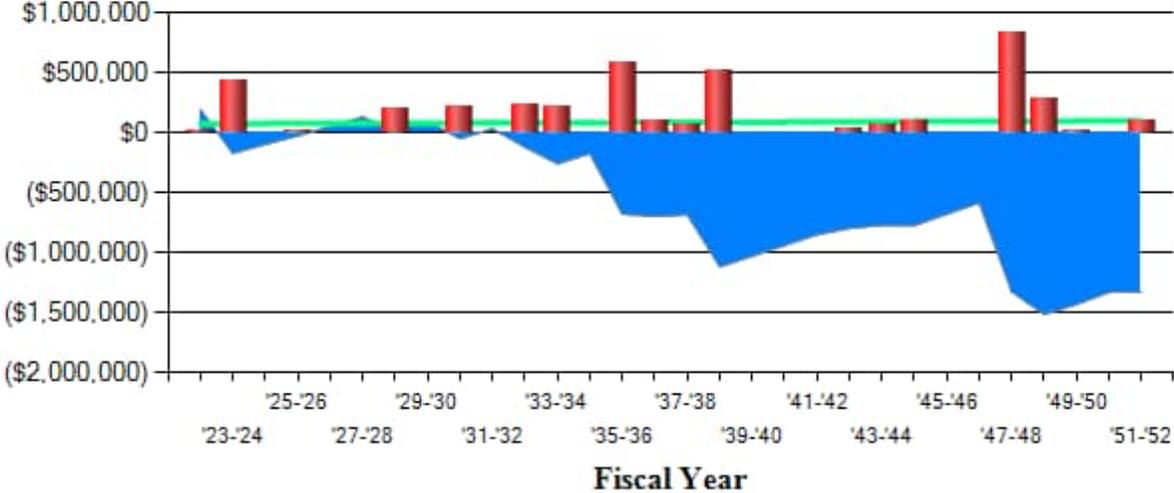
Beginning Balance: \$137,651

Fully Funded: \$952,522

Tax Rate:0%

Year	Replacement Cost	Inflation Rate	Annual Reserve Contribution	Other Income	Interest Rate	Net Interest	Projected Expenditure	Year End Balance	Year End Fully Funded	Year End % Funded
22-23	1,407,847	6.0%	75,000	0	3.50%	1,901	20,676	193,876	1,063,138	18%
23-24	1,492,317	5.0%	75,750	0	0.50%		442,300	-172,674	738,821	
24-25	1,566,933	4.0%	76,508	0	1.00%			-96,166	858,793	
25-26	1,629,611	3.0%	77,273	0	1.50%		6,899	-25,793	970,758	
26-27	1,678,499	3.0%	78,045	0	2.00%			52,253	1,095,986	5%
27-28	1,728,854	3.0%	78,826	0	2.50%			131,078	1,227,854	11%
28-29	1,780,719	3.0%	79,614	0	3.00%		199,628	11,064	1,161,752	1%
29-30	1,834,141	3.0%	80,410	0	3.50%			91,475	1,302,363	7%
30-31	1,889,165	3.0%	81,214	0	3.50%		221,578	-48,889	1,222,142	
31-32	1,945,840	3.0%	82,026	0	3.50%			33,138	1,371,006	2%
32-33	2,004,215	3.0%	82,847	0	3.50%		235,814	-119,829	1,284,814	
33-34	2,064,342	3.0%	83,675	0	3.50%		223,049	-259,204	1,212,651	
34-35	2,126,272	3.0%	84,512	0	3.50%			-174,692	1,371,635	
35-36	2,190,060	3.0%	85,357	0	3.50%		589,352	-678,686	932,034	
36-37	2,255,762	3.0%	86,211	0	3.50%		104,148	-696,624	982,970	
37-38	2,323,435	3.0%	87,073	0	3.50%		73,224	-682,775	1,071,193	
38-39	2,393,138	3.0%	87,943	0	3.50%		524,437	-1,119,268	701,339	
39-40	2,464,932	3.0%	88,823	0	3.50%			-1,030,446	864,704	
40-41	2,538,880	3.0%	89,711	0	3.50%			-940,734	1,037,240	
41-42	2,615,047	3.0%	90,608	0	3.50%			-850,126	1,219,350	
42-43	2,693,498	3.0%	91,514	0	3.50%		39,557	-798,169	1,370,709	
43-44	2,774,303	3.0%	92,429	0	3.50%		65,424	-771,164	1,504,631	
44-45	2,857,532	3.0%	93,354	0	3.50%		95,821	-773,631	1,616,069	
45-46	2,943,258	3.0%	94,287	0	3.50%			-679,344	1,834,494	
46-47	3,031,556	3.0%	95,230	0	3.50%			-584,114	2,064,571	
47-48	3,122,502	3.0%	96,182	0	3.50%		840,274	-1,328,206	1,441,319	
48-49	3,216,177	3.0%	97,144	0	3.50%		284,706	-1,515,767	1,377,013	
49-50	3,312,663	3.0%	98,116	0	3.50%		14,024	-1,431,676	1,595,151	
50-51	3,412,043	3.0%	99,097	0	3.50%			-1,332,579	1,840,017	
51-52	3,514,404	3.0%	100,088	0	3.50%		95,880	-1,328,371	1,999,383	

Current Funding Plan



- Current Funding Plan Year End Balances
- Current Funding Plan Contributions
- Current Funding Plan Expenditure

**Rolling Hills CDD
Income & Expense Spreadsheet**

	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32
Beginning Balance	137,651	442,300	184,705	307,885	427,986	560,207	699,076	640,522	790,284	717,275
Annual Assessment	315,023	184,471	121,494	122,709	123,936	125,176	126,427	127,692	128,968	130,258
Interest Earned	10,302	234	1,685	4,291	8,285	13,693	14,647	22,070	19,601	24,846
Expenditures	20,676	442,300		6,899			199,628		221,578	
Fully Funded Reserves	1,063,138	738,821	858,793	970,758	1,095,986	1,227,854	1,161,752	1,302,363	1,222,142	1,371,006
Percent Fully Funded	42%	25%	36%	44%	51%	57%	55%	61%	59%	64%
Ending Balance	442,300	184,705	307,885	427,986	560,207	699,076	640,522	790,284	717,275	872,379

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:

Parking Lot Resurfacing

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

129,781

Parking Lot Resurfacing Total:

129,781

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 & Pavilion

Refurbishment Allowance - Family Restroom

6,577

Refurbishment Allowance - Fitness Locker Rooms

25,803

**Rolling Hills CDD
Income & Expense Spreadsheet**

Description	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32
<i>Misc. Building Components continued...</i>										
Refurbishment Allowance - Pavilion Restrooms							22,019			
Refurbishment Allowance - Pool Restrooms							45,585			
Vinyl Railings - Porch										
Wood Deck - Porch							2,196			
Misc. Building Components Total:							102,180			
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		1,680								
Pool Pavilion		6,156								
Resident's Club		11,160								
Tennis Pavilion		1,680								
Exterior Painting Total:		20,676								
Flooring										
Carpet - Resident's Club Great Room			1,824							
Carpet - Resident's Club Offices			1,903							
Floor Tile - 1st Floor										
Floor Tile - Lobby										
Rubber Flooring - Fitness Room										
Vinyl Flooring - Kids Zone										
Flooring Total:			3,727							

**Rolling Hills CDD
Income & Expense Spreadsheet**

Description	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32
Cabinets & Tops										
Top/Sink - Pavilion										
Wood Cabinets & SS Tops - Kitchen							3,939			
Wood Cabinets & SS Tops - Reception/Conf. Rm							6,783			
Cabinets & Tops Total:							10,722			
Furniture Fixtures & Equipment										
Appliance Package - Kitchen				4,630						
Fitness Equip. Full Replace Allowance										
Furniture Allowance - Resident's Club							6,324			
Pool/Deck Furniture Full Replacement Allowance									40,256	
Wall Oven Double				2,269						
Furniture Fixtures & Equipment Total:				6,899			6,324		40,256	
HVAC Equipment										
Heat Pump 1 - 10 Ton		16,960								
Heat Pump 2 - 8 Ton		13,568								
Heat Pump 3 - 7 Ton		11,872								
HVAC Equipment Total:		42,400								
Swimming Pool										
Concrete Pavers - Pool										
Fiberglass Refurbishment Allow - Pool Slide		15,900								
Lane Divider Reel										
Lane Dividers		3,371								
Play Equip. Refurbishment Allow - Splash Pool		5,300								
Pool Filtration Refurbishment Allowance										
Pool Lift							8,095			
Pool Resurfacing/Tile Misc Repair		318,170								
Shade Structure Fabric - Pool		12,720								
Shade Structure Frame - Pool										
Starting Blocks							20,491			
Steel Stair Refurbishment Allowance										
Swimming Pool Total:		355,460					28,586			

**Rolling Hills CDD
Income & Expense Spreadsheet**

Description	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32
Tennis Courts										
Asphalt Resurfacing (color coat)		40,713							51,540	
Shade Structure Frame - Tennis Courts										
Tennis Courts Total:		40,713							51,540	
Playground										
Park Bench Expanded Metal							3,289			
Plastic Play Surface Border							6,534			
Play Equipment Allowance							37,946			
Swings Two Bay Arched							4,048			
Playground Total:							51,816			
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>								
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>								

**Rolling Hills CDD
Income & Expense Spreadsheet**

Description	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32
<i>Components Not Included continued...</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:	20,676	442,300		6,899			199,628		221,578	

**Rolling Hills CDD
Income & Expense Spreadsheet**

	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42
Beginning Balance	872,379	790,193	719,703	878,977	435,236	479,552	558,843	175,336	322,642	476,565
Annual Assessment	131,561	132,876	134,205	135,547	136,903	138,272	139,654	141,051	142,461	143,886
Interest Earned	22,067	19,683	25,069	10,063	11,562	14,243	1,274	6,256	11,461	16,898
Expenditures	235,814	223,049		589,352	104,148	73,224	524,437			
Fully Funded Reserves	1,284,814	1,212,651	1,371,635	932,034	982,970	1,071,193	701,339	864,704	1,037,240	1,219,350
Percent Fully Funded	62%	59%	64%	47%	49%	52%	25%	37%	46%	52%
Ending Balance	790,193	719,703	878,977	435,236	479,552	558,843	175,336	322,642	476,565	637,349

Description

Misc. Site Components

Concrete Pavers - Entry		18,528								
Concrete Pavers - Resident's Club							14,168			
Mail Box Pedestals										
Street Signs/Poles							34,677			
Wood Boardwalk Frame/Rails/Deck (not pilings)		106,982								
Misc. Site Components Total:		125,510					48,845			

Parking Lot Resurfacing

Asphalt Mill/Overlay 1 1/2" - Parking Lot										
Parking Lot Resurfacing Total:										

Site Lighting

Decorative Light Poles - Amenity	47,833									
Light Poles Shoebox Fixtures - Tennis Courts	92,250									
Site Lighting Total:	140,083									

Fencing

Aluminum Fence - Pool							48,344			
Chain Link Fence VC 10 Ft - Tennis Courts	66,297									
Fencing Total:	66,297						48,344			

Misc. Building Components

Aluminum Gutters/DS - Resident's Club & Pavilion							6,338			
Refurbishment Allowance - Family Restroom										
Refurbishment Allowance - Fitness Locker Rooms										

**Rolling Hills CDD
Income & Expense Spreadsheet**

Description	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42
<i>Misc. Building Components continued...</i>										
Refurbishment Allowance - Pavilion Restrooms										
Refurbishment Allowance - Pool Restrooms										
Vinyl Railings - Porch							4,581			
Wood Deck - Porch										
Misc. Building Components Total:							10,919			
Roofing										
Asphalt Shingles - Pavilion							33,453			
Asphalt Shingles - Resident's Club							78,982			
Metal Roof - Picnic Pavilion							6,300			
Metal Roof - Pool Monitor							2,648			
Metal Roof - Resident's Club							9,952			
Metal Roof - Tennis Pavilion							7,248			
Roofing Total:							138,585			
Exterior Painting										
Picnic Pavilion	2,392									
Pool Pavilion	8,764									
Resident's Club	15,887									
Tennis Pavilion	2,392									
Exterior Painting Total:	29,434									
Flooring										
Carpet - Resident's Club Great Room				2,676						
Carpet - Resident's Club Offices				2,793						
Floor Tile - 1st Floor							955			
Floor Tile - Lobby							7,109			
Rubber Flooring - Fitness Room		3,285								
Vinyl Flooring - Kids Zone		6,862								
Flooring Total:		10,147		5,469			8,063			

**Rolling Hills CDD
Income & Expense Spreadsheet**

Description	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42
Cabinets & Tops										
Top/Sink - Pavilion		1,466								
Wood Cabinets & SS Tops - Kitchen										
Wood Cabinets & SS Tops - Reception/Conf. Rm										
Cabinets & Tops Total:		1,466								
Furniture Fixtures & Equipment										
Appliance Package - Kitchen						6,601				
Fitness Equip. Full Replace Allowance					40,057					
Furniture Allowance - Resident's Club										
Pool/Deck Furniture Full Replacement Allowance										
Wall Oven Double						3,235				
Furniture Fixtures & Equipment Total:					40,057	9,836				
HVAC Equipment										
Heat Pump 1 - 10 Ton				24,890						
Heat Pump 2 - 8 Ton				19,912						
Heat Pump 3 - 7 Ton				17,423						
HVAC Equipment Total:				62,224						
Swimming Pool										
Concrete Pavers - Pool							266,110			
Fiberglass Refurbishment Allow - Pool Slide				23,334						
Lane Divider Reel							3,570			
Lane Dividers				4,947						
Play Equip. Refurbishment Allow - Splash Pool				7,778						
Pool Filtration Refurbishment Allowance					64,091					
Pool Lift										
Pool Resurfacing/Tile Misc Repair				466,932						
Shade Structure Fabric - Pool				18,667						
Shade Structure Frame - Pool		49,855								
Starting Blocks										
Steel Stair Refurbishment Allowance		21,995								
Swimming Pool Total:		71,849		521,658	64,091		269,680			

**Rolling Hills CDD
Income & Expense Spreadsheet**

Description	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42
Tennis Courts										
Asphalt Resurfacing (color coat)						63,388				
Shade Structure Frame - Tennis Courts		14,077								
Tennis Courts Total:		14,077				63,388				
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>								
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>								

**Rolling Hills CDD
Income & Expense Spreadsheet**

Description	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42
<i>Components Not Included continued...</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:	235,814	223,049		589,352	104,148	73,224	524,437			

**Rolling Hills CDD
Income & Expense Spreadsheet**

	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52
Beginning Balance	637,349	764,307	870,442	950,350	1,133,763	1,325,146	655,108	538,213	698,979	881,499
Annual Assessment	145,325	146,778	148,246	149,728	151,226	152,738	154,265	155,808	157,366	158,940
Interest Earned	21,191	24,780	27,483	33,685	40,157	17,499	13,546	18,982	25,154	28,242
Expenditures	39,557	65,424	95,821			840,274	284,706	14,024		95,880
Fully Funded Reserves	1,370,709	1,504,631	1,616,069	1,834,494	2,064,571	1,441,319	1,377,013	1,595,151	1,840,017	1,999,383
Percent Fully Funded	56%	58%	59%	62%	64%	45%	39%	44%	48%	49%
Ending Balance	764,307	870,442	950,350	1,133,763	1,325,146	655,108	538,213	698,979	881,499	972,801

Description

Misc. Site Components

Concrete Pavers - Entry

Concrete Pavers - Resident's Club

Mail Box Pedestals

17,862

Street Signs/Poles

Wood Boardwalk Frame/Rails/Deck (not pilings)

Misc. Site Components Total:

17,862

Parking Lot Resurfacing

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

Parking Lot Resurfacing Total:

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 & Pavilion

Refurbishment Allowance - Family Restroom

11,879

Refurbishment Allowance - Fitness Locker Rooms

46,603

**Rolling Hills CDD
Income & Expense Spreadsheet**

Description	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52
<i>Misc. Building Components continued...</i>										
Refurbishment Allowance - Pavilion Restrooms							39,768			
Refurbishment Allowance - Pool Restrooms							82,332			
Vinyl Railings - Porch										
Wood Deck - Porch							3,966			
Misc. Building Components Total:							184,548			
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	3,214									
Pool Pavilion	11,778									
Resident's Club	21,351									
Tennis Pavilion	3,214									
Exterior Painting Total:	39,557									
Flooring										
Carpet - Resident's Club Great Room						3,816				
Carpet - Resident's Club Offices						3,982				
Floor Tile - 1st Floor										
Floor Tile - Lobby										
Rubber Flooring - Fitness Room										
Vinyl Flooring - Kids Zone										
Flooring Total:						7,797				

**Rolling Hills CDD
Income & Expense Spreadsheet**

Description	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52
Cabinets & Tops										
Top/Sink - Pavilion										
Wood Cabinets & SS Tops - Kitchen							7,114			
Wood Cabinets & SS Tops - Reception/Conf. Rm							12,252			
Cabinets & Tops Total:							19,365			
Furniture Fixtures & Equipment										
Appliance Package - Kitchen								9,412		
Fitness Equip. Full Replace Allowance										
Furniture Allowance - Resident's Club							11,422			
Pool/Deck Furniture Full Replacement Allowance										
Wall Oven Double								4,612		
Furniture Fixtures & Equipment Total:							11,422	14,024		
HVAC Equipment										
Heat Pump 1 - 10 Ton						35,487				
Heat Pump 2 - 8 Ton						28,389				
Heat Pump 3 - 7 Ton						24,841				
HVAC Equipment Total:						88,717				
Swimming Pool										
Concrete Pavers - Pool										
Fiberglass Refurbishment Allow - Pool Slide						33,269				
Lane Divider Reel										
Lane Dividers						7,053				
Play Equip. Refurbishment Allow - Splash Pool						11,090				
Pool Filtration Refurbishment Allowance										
Pool Lift							14,621			
Pool Resurfacing/Tile Misc Repair						665,733				
Shade Structure Fabric - Pool						26,615				
Shade Structure Frame - Pool										
Starting Blocks							37,008			
Steel Stair Refurbishment Allowance										
Swimming Pool Total:						743,760	51,629			

**Rolling Hills CDD
Income & Expense Spreadsheet**

Description	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52
Tennis Courts										
Asphalt Resurfacing (color coat)			77,959							95,880
Shade Structure Frame - Tennis Courts										
Tennis Courts Total:			77,959							95,880
Playground										
Park Bench Expanded Metal							5,940			
Plastic Play Surface Border							11,802			
Play Equipment Allowance		59,118								
Swings Two Bay Arched		6,306								
Playground Total:			65,424				17,741			
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>								
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>								

**Rolling Hills CDD
Income & Expense Spreadsheet**

Description	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52
<i>Components Not Included continued...</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:	39,557	65,424	95,821			840,274	284,706	14,024		95,880

**Rolling Hills CDD
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 22-23	
Exterior Painting	
Picnic Pavilion	1,680
Pool Pavilion	6,156
Resident's Club	11,160
Tennis Pavilion	1,680
Total for 2022 - 2023	<u>\$20,676</u>
 Replacement Year 23-24	
Flooring	
Carpet - Resident's Club Great Room	1,824
Carpet - Resident's Club Offices	1,903
HVAC Equipment	
Heat Pump 1 - 10 Ton	16,960
Heat Pump 2 - 8 Ton	13,568
Heat Pump 3 - 7 Ton	11,872
Swimming Pool	
Fiberglass Refurbishment Allow - Pool Slide	15,900
Lane Dividers	3,371
Play Equip. Refurbishment Allow - Splash Pool	5,300
Pool Resurfacing/Tile Misc Repair	318,170
Shade Structure Fabric - Pool	12,720
Tennis Courts	
Asphalt Resurfacing (color coat)	40,713
Total for 2023 - 2024	<u>\$442,300</u>
 <i>No Replacement in 24-25</i>	
 Replacement Year 25-26	
Furniture Fixtures & Equipment	
Appliance Package - Kitchen	4,630
Wall Oven Double	2,269
Total for 2025 - 2026	<u>\$6,899</u>

No Replacement in 26-27

**Rolling Hills CDD
Annual Expenditure Detail**

Description	Expenditures
<i>No Replacement in 27-28</i>	
Replacement Year 28-29	
Misc. Building Components	
Refurbishment Allowance - Family Restroom	6,577
Refurbishment Allowance - Fitness Locker Rooms	25,803
Refurbishment Allowance - Pavilion Restrooms	22,019
Refurbishment Allowance - Pool Restrooms	45,585
Wood Deck - Porch	2,196
Cabinets & Tops	
Wood Cabinets & SS Tops - Kitchen	3,939
Wood Cabinets & SS Tops - Reception/Conf. Rm	6,783
Furniture Fixtures & Equipment	
Furniture Allowance - Resident's Club	6,324
Swimming Pool	
Pool Lift	8,095
Starting Blocks	20,491
Playground	
Park Bench Expanded Metal	3,289
Plastic Play Surface Border	6,534
Play Equipment Allowance	37,946
Swings Two Bay Arched	4,048
Total for 2028 - 2029	\$199,628
<i>No Replacement in 29-30</i>	
Replacement Year 30-31	
Parking Lot Resurfacing	
Asphalt Mill/Overlay 1 1/2" - Parking Lot	129,781
Furniture Fixtures & Equipment	
Pool/Deck Furniture Full Replacement Allowance	40,256
Tennis Courts	
Asphalt Resurfacing (color coat)	51,540
Total for 2030 - 2031	\$221,578

**Rolling Hills CDD
Annual Expenditure Detail**

Description	Expenditures
<i>No Replacement in 31-32</i>	
Replacement Year 32-33	
Site Lighting	
Decorative Light Poles - Amenity	47,833
Light Poles Shoebox Fixtures - Tennis Courts	92,250
Fencing	
Chain Link Fence VC 10 Ft - Tennis Courts	66,297
Exterior Painting	
Picnic Pavilion	2,392
Pool Pavilion	8,764
Resident's Club	15,887
Tennis Pavilion	2,392
Total for 2032 - 2033	<u>\$235,814</u>
Replacement Year 33-34	
Misc. Site Components	
Concrete Pavers - Entry	18,528
Wood Boardwalk Frame/Rails/Deck (not pilings)	106,982
Flooring	
Rubber Flooring - Fitness Room	3,285
Vinyl Flooring - Kids Zone	6,862
Cabinets & Tops	
Top/Sink - Pavilion	1,466
Swimming Pool	
Shade Structure Frame - Pool	49,855
Steel Stair Refurbishment Allowance	21,995
Tennis Courts	
Shade Structure Frame - Tennis Courts	14,077
Total for 2033 - 2034	<u>\$223,049</u>
<i>No Replacement in 34-35</i>	
Replacement Year 35-36	
Flooring	
Carpet - Resident's Club Great Room	2,676

**Rolling Hills CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 35-36 continued...</i>	
Carpet - Resident's Club Offices	2,793
HVAC Equipment	
Heat Pump 1 - 10 Ton	24,890
Heat Pump 2 - 8 Ton	19,912
Heat Pump 3 - 7 Ton	17,423
Swimming Pool	
Fiberglass Refurbishment Allow - Pool Slide	23,334
Lane Dividers	4,947
Play Equip. Refurbishment Allow - Splash Pool	7,778
Pool Resurfacing/Tile Misc Repair	466,932
Shade Structure Fabric - Pool	18,667
Total for 2035 - 2036	<u>\$589,352</u>
 Replacement Year 36-37	
Furniture Fixtures & Equipment	
Fitness Equip. Full Replace Allowance	40,057
Swimming Pool	
Pool Filtration Refurbishment Allowance	64,091
Total for 2036 - 2037	<u>\$104,148</u>
 Replacement Year 37-38	
Furniture Fixtures & Equipment	
Appliance Package - Kitchen	6,601
Wall Oven Double	3,235
Tennis Courts	
Asphalt Resurfacing (color coat)	63,388
Total for 2037 - 2038	<u>\$73,224</u>
 Replacement Year 38-39	
Misc. Site Components	
Concrete Pavers - Resident's Club	14,168
Street Signs/Poles	34,677
Fencing	
Aluminum Fence - Pool	48,344

**Rolling Hills CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 38-39 continued...</i>	
Misc. Building Components	
Aluminum Gutters/DS - Resident's Club & Pavilion	6,338
Vinyl Railings - Porch	4,581
Roofing	
Asphalt Shingles - Pavilion	33,453
Asphalt Shingles - Resident's Club	78,982
Metal Roof - Picnic Pavilion	6,300
Metal Roof - Pool Monitor	2,648
Metal Roof - Resident's Club	9,952
Metal Roof - Tennis Pavilion	7,248
Flooring	
Floor Tile - 1st Floor	955
Floor Tile - Lobby	7,109
Swimming Pool	
Concrete Pavers - Pool	266,110
Lane Divider Reel	3,570
Total for 2038 - 2039	<u>\$524,437</u>
 <i>No Replacement in 39-40</i>	
<i>No Replacement in 40-41</i>	
<i>No Replacement in 41-42</i>	
 Replacement Year 42-43	
Exterior Painting	
Picnic Pavilion	3,214
Pool Pavilion	11,778
Resident's Club	21,351
Tennis Pavilion	3,214
Total for 2042 - 2043	<u>\$39,557</u>
 Replacement Year 43-44	
Playground	
Play Equipment Allowance	59,118
Swings Two Bay Arched	6,306
Total for 2043 - 2044	<u>\$65,424</u>

**Rolling Hills CDD
Annual Expenditure Detail**

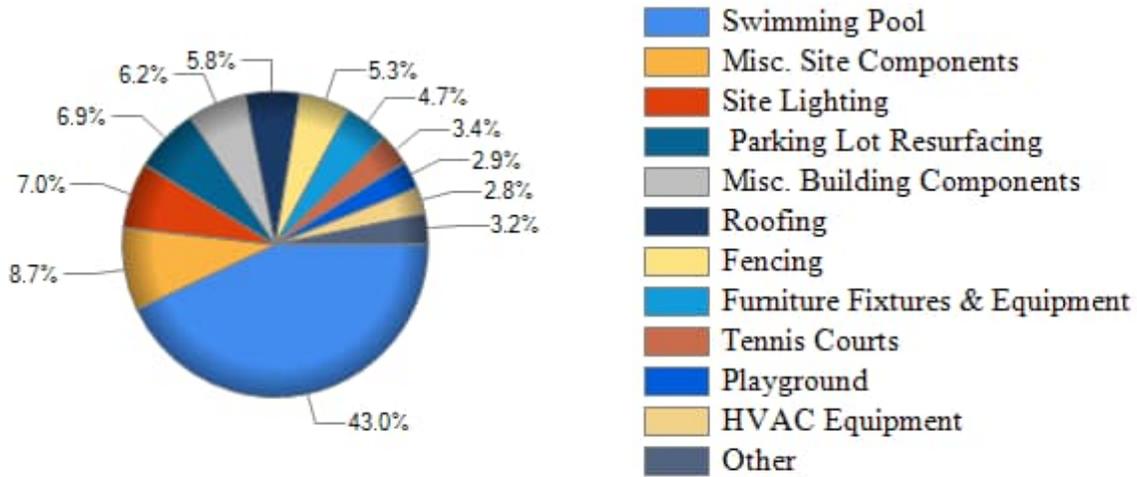
Description	Expenditures
Replacement Year 44-45	
Misc. Site Components	
Mail Box Pedestals	17,862
Tennis Courts	
Asphalt Resurfacing (color coat)	77,959
Total for 2044 - 2045	<u>\$95,821</u>
 <i>No Replacement in 45-46</i>	
<i>No Replacement in 46-47</i>	
 Replacement Year 47-48	
Flooring	
Carpet - Resident's Club Great Room	3,816
Carpet - Resident's Club Offices	3,982
HVAC Equipment	
Heat Pump 1 - 10 Ton	35,487
Heat Pump 2 - 8 Ton	28,389
Heat Pump 3 - 7 Ton	24,841
Swimming Pool	
Fiberglass Refurbishment Allow - Pool Slide	33,269
Lane Dividers	7,053
Play Equip. Refurbishment Allow - Splash Pool	11,090
Pool Resurfacing/Tile Misc Repair	665,733
Shade Structure Fabric - Pool	26,615
Total for 2047 - 2048	<u>\$840,274</u>
 Replacement Year 48-49	
Misc. Building Components	
Refurbishment Allowance - Family Restroom	11,879
Refurbishment Allowance - Fitness Locker Rooms	46,603
Refurbishment Allowance - Pavilion Restrooms	39,768
Refurbishment Allowance - Pool Restrooms	82,332
Wood Deck - Porch	3,966
Cabinets & Tops	
Wood Cabinets & SS Tops - Kitchen	7,114

**Rolling Hills CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 48-49 continued...</i>	
Wood Cabinets & SS Tops - Reception/Conf. Rm	12,252
Furniture Fixtures & Equipment	
Furniture Allowance - Resident's Club	11,422
Swimming Pool	
Pool Lift	14,621
Starting Blocks	37,008
Playground	
Park Bench Expanded Metal	5,940
Plastic Play Surface Border	11,802
Total for 2048 - 2049	<u>\$284,706</u>
 Replacement Year 49-50	
Furniture Fixtures & Equipment	
Appliance Package - Kitchen	9,412
Wall Oven Double	4,612
Total for 2049 - 2050	<u>\$14,024</u>
 <i>No Replacement in 50-51</i>	
 Replacement Year 51-52	
Tennis Courts	
Asphalt Resurfacing (color coat)	95,880
Total for 2051 - 2052	<u>\$95,880</u>

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

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	33-34	25	0	11	1,560 Square Feet	8.10	12,636
Concrete Pavers - Resident's Club	2009	38-39	30	0	16	1,029 Square Feet	8.10	8,335
Mail Box Pedestals	2020	44-45	25	0	22	4 Each	2,200.00	8,800
Street Signs/Poles	2009	38-39	30	0	16	17 Each	1,200.00	20,400
Wood Boardwalk Frame/Rails/Deck (not pili.	2009	33-34	25	0	11	2,280 Square Feet	32.00	<u>72,960</u>
Misc. Site Components - Total								\$123,131
Parking Lot Resurfacing								
Asphalt Mill/Overlay 1 1/2" - Parking Lot	2009	30-31	22	0	8	5,623 Square Yards	17.20	<u>96,716</u>
Parking Lot Resurfacing - Total								\$96,716
Site Lighting								
Decorative Light Poles - Amenity	2009	32-33	24	0	10	16 Each	2,100.00	33,600
Light Poles Shoebox Fixtures - Tennis Courts	2009	32-33	24	0	10	36 Each	1,800.00	<u>64,800</u>
Site Lighting - Total								\$98,400
Fencing								
Aluminum Fence - Pool	2009	38-39	30	0	16	790 Lineal Feet	36.00	28,440
Chain Link Fence VC 10 Ft - Tennis Courts	2009	32-33	24	0	10	1,386 Lineal Feet	33.60	<u>46,570</u>
Fencing - Total								\$75,010
Misc. Building Components								
Aluminum Gutters/DS - Resident's Club & ..	2009	38-39	30	0	16	362 Lineal Feet	10.30	3,729
Refurbishment Allowance - Family Restroom	2009	28-29	20	0	6	2 Each	2,600.00	5,200
Refurbishment Allowance - Fitness Locker ..	2009	28-29	20	0	6	300 Square Feet	68.00	20,400
Refurbishment Allowance - Pavilion Restroo..	2009	28-29	20	0	6	256 Square Feet	68.00	17,408
Refurbishment Allowance - Pool Restrooms	2009	28-29	20	0	6	530 Square Feet	68.00	36,040
Vinyl Railings - Porch	2009	38-39	30	0	16	49 Lineal Feet	55.00	2,695
Wood Deck - Porch	2009	28-29	20	0	6	248 Square Feet	7.00	<u>1,736</u>
Misc. Building Components - Total								\$87,208
Roofing								
Asphalt Shingles - Pavilion	2009	38-39	30	0	16	41 Squares	480.00	19,680
Asphalt Shingles - Resident's Club	2009	38-39	30	0	16	96 Squares	484.00	46,464
Metal Roof - Picnic Pavilion	2009	38-39	30	0	16	452 Square Feet	8.20	3,706
Metal Roof - Pool Monitor	2009	38-39	30	0	16	190 Square Feet	8.20	1,558
Metal Roof - Resident's Club	2009	38-39	30	0	16	714 Square Feet	8.20	5,855
Metal Roof - Tennis Pavilion	2009	38-39	30	0	16	520 Square Feet	8.20	<u>4,264</u>
Roofing - Total								\$81,527
Exterior Painting								
Picnic Pavilion	2009	22-23	10	0	0	1 Lump Sum	1,680.00	1,680
Pool Pavilion	2009	22-23	10	0	0	3,420 Square Feet	1.80	6,156
Resident's Club	2009	22-23	10	0	0	6,200 Square Feet	1.80	11,160

**Rolling Hills CDD
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Exterior Painting continued...</i>								
Tennis Pavilion	2009	22-23	10	0	0	1 Lump Sum	1,680.00	<u>1,680</u>
Exterior Painting - Total								<u>\$20,676</u>
Flooring								
Carpet - Resident's Club Great Room	2009	23-24	12	3	1	46 Square Yards	37.40	1,720
Carpet - Resident's Club Offices	2009	23-24	12	3	1	48 Square Yards	37.40	1,795
Floor Tile - 1st Floor	2009	38-39	30	0	16	432 Square Feet	1.30	562
Floor Tile - Lobby	2009	38-39	30	0	16	340 Square Feet	12.30	4,182
Rubber Flooring - Fitness Room	2009	33-34	25	0	11	56 Square Yards	40.00	2,240
Vinyl Flooring - Kids Zone	2009	33-34	25	0	11	780 Square Feet	6.00	<u>4,680</u>
Flooring - Total								<u>\$15,179</u>
Cabinets & Tops								
Top/Sink - Pavilion	2009	33-34	25	0	11	1 Each	1,000.00	1,000
Wood Cabinets & SS Tops - Kitchen	2009	28-29	20	0	6	18 Lineal Feet	173.00	3,114
Wood Cabinets & SS Tops - Reception/Conf..	2009	28-29	20	0	6	31 Lineal Feet	173.00	<u>5,363</u>
Cabinets & Tops - Total								<u>\$9,477</u>
Furniture Fixtures & Equipment								
Appliance Package - Kitchen	2009	25-26	12	5	3	1 Lump Sum	4,000.00	4,000
Fitness Equip. Full Replace Allowance	2009	36-37	25	3	14	1 Lump Sum	25,000.00	25,000
Furniture Allowance - Resident's Club	2009	28-29	20	0	6	1 Lump Sum	5,000.00	5,000
Pool/Deck Furniture Full Replacement Allo..	2009	30-31	22	0	8	1 Lump Sum	30,000.00	30,000
Wall Oven Double	2009	25-26	12	5	3	1 Each	1,960.00	<u>1,960</u>
Furniture Fixtures & Equipment - Total								<u>\$65,960</u>
HVAC Equipment								
Heat Pump 1 - 10 Ton	2009	23-24	12	3	1	1 Each	16,000.00	16,000
Heat Pump 2 - 8 Ton	2009	23-24	12	3	1	1 Each	12,800.00	12,800
Heat Pump 3 - 7 Ton	2009	23-24	12	3	1	1 Each	11,200.00	<u>11,200</u>
HVAC Equipment - Total								<u>\$40,000</u>
Swimming Pool								
Concrete Pavers - Pool	2009	38-39	30	0	16	19,327 Square Feet	8.10	156,549
Fiberglass Refurbishment Allow - Pool Slide	2009	23-24	12	3	1	1 Lump Sum	15,000.00	15,000
Lane Divider Reel	2009	38-39	30	0	16	1 Each	2,100.00	2,100
Lane Dividers	2009	23-24	12	3	1	6 Lanes	530.00	3,180
Play Equip. Refurbishment Allow - Splash P..	2009	23-24	12	3	1	1 Lump Sum	5,000.00	5,000
Pool Filtration Refurbishment Allowance	2007	36-37	30	0	14	1 Lump Sum	40,000.00	40,000
Pool Lift	2009	28-29	20	0	6	2 Each	3,200.00	6,400
Pool Resurfacing/Tile Misc Repair	2009	23-24	12	3	1	11,200 Square Feet	26.80	300,160
Shade Structure Fabric - Pool	2009	23-24	12	3	1	5 Each	2,400.00	12,000
Shade Structure Frame - Pool	2009	33-34	25	0	11	5 Each	6,800.00	34,000
Starting Blocks	2009	28-29	20	0	6	6 Each	2,700.00	16,200

**Rolling Hills CDD
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Swimming Pool continued...</i>								
Steel Stair Refurbishment Allowance	2009	33-34	25	0	11	1 Lump Sum	15,000.00	<u>15,000</u>
Swimming Pool - Total								\$605,589
Tennis Courts								
Asphalt Resurfacing (color coat)	2016	23-24	7	1	1	4,684 Square Yards	8.20	38,409
Shade Structure Frame - Tennis Courts	2009	33-34	25	0	11	3 Each	3,200.00	<u>9,600</u>
Tennis Courts - Total								\$48,009
Playground								
Park Bench Expanded Metal	2009	28-29	20	0	6	2 Each	1,300.00	2,600
Plastic Play Surface Border	2009	28-29	20	0	6	246 Lineal Feet	21.00	5,166
Play Equipment Allowance	2009	28-29	15	5	6	1 Lump Sum	30,000.00	30,000
Swings Two Bay Arched	2009	28-29	15	5	6	1 Each	3,200.00	<u>3,200</u>
Playground - Total								\$40,966
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>							
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								<u>\$1,407,847</u>

**Rolling Hills CDD
Component Detail Index**

Asset ID	Description	Replacement	Page
Misc. Site Components			
1073	Concrete Pavers - Entry	33-34	5-8
1003	Concrete Pavers - Resident's Club	38-39	5-8
1077	Mail Box Pedestals	44-45	5-9
1075	Street Signs/Poles	38-39	5-9
1094	Wood Boardwalk Frame/Rails/Deck (not pilings)	33-34	5-10
Parking Lot Resurfacing			
1067	Asphalt Mill/Overlay 1 1/2" - Parking Lot	30-31	5-11
Site Lighting			
1031	Decorative Light Poles - Amenity	32-33	5-12
1059	Light Poles Shoebox Fixtures - Tennis Courts	32-33	5-12
Fencing			
1029	Aluminum Fence - Pool	38-39	5-13
1057	Chain Link Fence VC 10 Ft - Tennis Courts	32-33	5-13
Misc. Building Components			
1018	Aluminum Gutters/DS - Resident's Club & Pavilion	38-39	5-14
1013	Refurbishment Allowance - Family Restroom	28-29	5-14
1012	Refurbishment Allowance - Fitness Locker Rooms	28-29	5-15
1054	Refurbishment Allowance - Pavilion Restrooms	28-29	5-15
1028	Refurbishment Allowance - Pool Restrooms	28-29	5-16
1019	Vinyl Railings - Porch	38-39	5-16
1020	Wood Deck - Porch	28-29	5-17
Roofing			
1051	Asphalt Shingles - Pavilion	38-39	5-18
1001	Asphalt Shingles - Resident's Club	38-39	5-18
1095	Metal Roof - Picnic Pavilion	38-39	5-19
1026	Metal Roof - Pool Monitor	38-39	5-19
1091	Metal Roof - Resident's Club	38-39	5-20
1063	Metal Roof - Tennis Pavilion	38-39	5-20
Exterior Painting			
1096	Picnic Pavilion	22-23	5-21
1066	Pool Pavilion	22-23	5-21

**Rolling Hills CDD
Component Detail Index**

Asset ID	Description	Replacement	Page
<i>Exterior Painting Continued...</i>			
1092	Resident's Club	22-23	5-22
1065	Tennis Pavilion	22-23	5-22
Flooring			
1014	Carpet - Resident's Club Great Room	23-24	5-23
1006	Carpet - Resident's Club Offices	23-24	5-23
1102	Floor Tile - 1st Floor	38-39	5-24
1009	Floor Tile - Lobby	38-39	5-24
1010	Rubber Flooring - Fitness Room	33-34	5-25
1103	Vinyl Flooring - Kids Zone	33-34	5-26
Cabinets & Tops			
1053	Top/Sink - Pavilion	33-34	5-27
1015	Wood Cabinets & SS Tops - Kitchen	28-29	5-27
1007	Wood Cabinets & SS Tops - Reception/Conf. Rm	28-29	5-28
Furniture Fixtures & Equipment			
1017	Appliance Package - Kitchen	25-26	5-29
1106	Fitness Equip. Full Replace Allowance	36-37	5-29
1016	Furniture Allowance - Resident's Club	28-29	5-30
1039	Pool/Deck Furniture Full Replacement Allowance	30-31	5-31
1025	Wall Oven Double	25-26	5-31
HVAC Equipment			
1105	Heat Pump 1 - 10 Ton	23-24	5-32
1104	Heat Pump 2 - 8 Ton	23-24	5-32
1023	Heat Pump 3 - 7 Ton	23-24	5-32
Swimming Pool			
1030	Concrete Pavers - Pool	38-39	5-33
1036	Fiberglass Refurbishment Allow - Pool Slide	23-24	5-33
1055	Lane Divider Reel	38-39	5-34
1056	Lane Dividers	23-24	5-34
1043	Play Equip. Refurbishment Allow - Splash Pool	23-24	5-35
1107	Pool Filtration Refurbishment Allowance	36-37	5-35
1042	Pool Lift	28-29	5-35
1032	Pool Resurfacing/Tile Misc Repair	23-24	5-36

**Rolling Hills CDD
Component Detail Index**

Asset ID	Description	Replacement	Page
<i>Swimming Pool Continued...</i>			
1035	Shade Structure Fabric - Pool	23-24	5-37
1033	Shade Structure Frame - Pool	33-34	5-37
1037	Starting Blocks	28-29	5-38
1040	Steel Stair Refurbishment Allowance	33-34	5-38
Tennis Courts			
1058	Asphalt Resurfacing (color coat)	23-24	5-39
1060	Shade Structure Frame - Tennis Courts	33-34	5-39
Playground			
1049	Park Bench Expanded Metal	28-29	5-41
1046	Plastic Play Surface Border	28-29	5-41
1044	Play Equipment Allowance	28-29	5-42
1048	Swings Two Bay Arched	28-29	5-42
Components Not Included			
1068	Asphalt Seal Coat	22-23	5-43
1005	Building Sign	22-23	5-43
1021	Ceiling Fans	22-23	5-44
1078	Community Signs	22-23	5-44
1071	Concrete Curbs/Walks	22-23	5-45
1022	Doors/Windows	22-23	5-45
1069	Dumpster Enclosure/Gates	22-23	5-45
1008	Electric Lift	22-23	5-46
1011	Fitness Equipment Partial Replace Allowance	22-23	5-46
1002	Flag Pole	22-23	5-47
1052	Gas Grill	22-23	5-47
1099	Irrigation System	22-23	5-48
1100	Landscaping	22-23	5-48
1070	Light Poles - Parking Lot	22-23	5-48
1074	Monument Sign Refurbishment	22-23	5-49
1064	Nets/Poles - Tennis Courts	22-23	5-49
1101	Pond Fountains/Aerators	22-23	5-50
1108	Pool Filtration Partial Replacement	22-23	5-50
1038	Pool/Deck Furniture Partial Replacement	22-23	5-50
1004	Railings	22-23	5-51
1047	Rubber Play Surface - Playground	22-23	5-51

**Rolling Hills CDD
Component Detail Index**

Asset ID	Description	Replacement	Page
<i>Components Not Included Continued...</i>			
1061	Shade Structure Fabric - Tennis Courts	22-23	5-52
1076	Stormwater Pond Dredging/Pipe/Structures	22-23	5-52
1045	Tennis Court Replacement	22-23	5-53
1098	Utility Lines	22-23	5-53
1050	Volley Ball Court	22-23	5-54
1062	Water Cooler - Tennis Courts	22-23	5-54
1027	Water Coolers	22-23	5-55
	Total Funded Assets	62	
	Total Unfunded Assets	<u>28</u>	
	Total Assets	90	

**Rolling Hills CDD
Component Detail**

Concrete Pavers - Entry - 2033

Asset ID	1073	1,560 Square Feet	@ \$8.10
		Asset Actual Cost	\$12,636.00
		Percent Replacement	100%
Misc. Site Components		Future Cost	\$18,528.31
Placed in Service	January 2009		
Useful Life	25		
Replacement Year	33-34		
Remaining Life	11		



Concrete Pavers - Resident's Club - 2038

Asset ID	1003	1,029 Square Feet	@ \$8.10
		Asset Actual Cost	\$8,334.90
		Percent Replacement	100%
Misc. Site Components		Future Cost	\$14,168.14
Placed in Service	January 2009		
Useful Life	30		
Replacement Year	38-39		
Remaining Life	16		



**Rolling Hills CDD
Component Detail**

Mail Box Pedestals - 2044

Asset ID	1077	4 Each	@ \$2,200.00
		Asset Actual Cost	\$8,800.00
		Percent Replacement	100%
Misc. Site Components		Future Cost	\$17,861.52
Placed in Service	January 2020		
Useful Life	25		
Replacement Year	44-45		
Remaining Life	22		



Street Signs/Poles - 2038

Asset ID	1075	17 Each	@ \$1,200.00
		Asset Actual Cost	\$20,400.00
		Percent Replacement	100%
Misc. Site Components		Future Cost	\$34,677.08
Placed in Service	January 2009		
Useful Life	30		
Replacement Year	38-39		
Remaining Life	16		



**Rolling Hills CDD
Component Detail**

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

Asset ID	1094	2,280 Square Feet	@ \$32.00
		Asset Actual Cost	\$72,960.00
		Percent Replacement	100%
Misc. Site Components		Future Cost	\$106,982.10
Placed in Service	January 2009		
Useful Life	25		
Replacement Year	33-34		
Remaining Life	11		



**Rolling Hills CDD
Component Detail**

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

		5,623 Square Yards	@ \$17.20
Asset ID	1067	Asset Actual Cost	\$96,715.60
		Percent Replacement	100%
	Parking Lot Resurfacing	Future Cost	\$129,781.01
Placed in Service	January 2009		
Useful Life	22		
Replacement Year	30-31		
Remaining Life	8		



**Rolling Hills CDD
Component Detail**

Decorative Light Poles - Amenity - 2032

		16 Each	@ \$2,100.00
Asset ID	1031	Asset Actual Cost	\$33,600.00
		Percent Replacement	100%
	Site Lighting	Future Cost	\$47,833.08
Placed in Service	January 2009		
Useful Life	24		
Replacement Year	32-33		
Remaining Life	10		



Light Poles Shoebox Fixtures - Tennis Courts - 2032

		36 Each	@ \$1,800.00
Asset ID	1059	Asset Actual Cost	\$64,800.00
		Percent Replacement	100%
	Site Lighting	Future Cost	\$92,249.51
Placed in Service	January 2009		
Useful Life	24		
Replacement Year	32-33		
Remaining Life	10		



**Rolling Hills CDD
Component Detail**

Aluminum Fence - Pool - 2038

Asset ID	1029	790 Lineal Feet	@ \$36.00
		Asset Actual Cost	\$28,440.00
		Percent Replacement	100%
		Future Cost	\$48,343.94
Placed in Service	Fencing January 2009		
Useful Life	30		
Replacement Year	38-39		
Remaining Life	16		



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	\$66,296.65
Placed in Service	Fencing January 2009		
Useful Life	24		
Replacement Year	32-33		
Remaining Life	10		



**Rolling Hills CDD
Component Detail**

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

Asset ID	1018	362 Linear Feet	@ \$10.30
		Asset Actual Cost	\$3,728.60
		Percent Replacement	100%
Misc. Building Components		Future Cost	\$6,338.09
Placed in Service	January 2009		
Useful Life	30		
Replacement Year	38-39		
Remaining Life	16		



Refurbishment Allowance - Family Restroom - 2028

Asset ID	1013	2 Each	@ \$2,600.00
		Asset Actual Cost	\$5,200.00
		Percent Replacement	100%
Misc. Building Components		Future Cost	\$6,577.24
Placed in Service	January 2009		
Useful Life	20		
Replacement Year	28-29		
Remaining Life	6		



**Rolling Hills CDD
Component Detail**

Refurbishment Allowance - Fitness Locker Rooms - 2028

Asset ID	1012	300 Square Feet	@ \$68.00
		Asset Actual Cost	\$20,400.00
		Percent Replacement	100%
Misc. Building Components		Future Cost	\$25,803.01
Placed in Service	January 2009		
Useful Life	20		
Replacement Year	28-29		
Remaining Life	6		



Refurbishment Allowance - Pavilion Restrooms - 2028

Asset ID	1054	256 Square Feet	@ \$68.00
		Asset Actual Cost	\$17,408.00
		Percent Replacement	100%
Misc. Building Components		Future Cost	\$22,018.57
Placed in Service	January 2009		
Useful Life	20		
Replacement Year	28-29		
Remaining Life	6		



**Rolling Hills CDD
Component Detail**

Refurbishment Allowance - Pool Restrooms - 2028

Asset ID	1028	530 Square Feet	@ \$68.00
		Asset Actual Cost	\$36,040.00
		Percent Replacement	100%
Misc. Building Components		Future Cost	\$45,585.31
Placed in Service	January 2009		
Useful Life	20		
Replacement Year	28-29		
Remaining Life	6		



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	\$4,581.11
Placed in Service	January 2009		
Useful Life	30		
Replacement Year	38-39		
Remaining Life	16		



**Rolling Hills CDD
Component Detail**

Wood Deck - Porch - 2028

Asset ID	1020	248 Square Feet	@ \$7.00
		Asset Actual Cost	\$1,736.00
		Percent Replacement	100%
Misc. Building Components		Future Cost	\$2,195.79
Placed in Service	January 2009		
Useful Life	20		
Replacement Year	28-29		
Remaining Life	6		



**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	\$33,453.19
	Roofing		
Placed in Service	January 2009		
Useful Life	30		
Replacement Year	38-39		
Remaining Life	16		



Asphalt Shingles - Resident's Club - 2038

Asset ID	1001	96 Squares	@ \$484.00
		Asset Actual Cost	\$46,464.00
		Percent Replacement	100%
		Future Cost	\$78,982.16
	Roofing		
Placed in Service	January 2009		
Useful Life	30		
Replacement Year	38-39		
Remaining Life	16		



**Rolling Hills CDD
Component Detail**

Metal Roof - Picnic Pavilion - 2038

Asset ID	1095	452 Square Feet	@ \$8.20
		Asset Actual Cost	\$3,706.40
		Percent Replacement	100%
		Future Cost	\$6,300.35
	Roofing		
Placed in Service	January 2009		
Useful Life	30		
Replacement Year	38-39		
Remaining Life	16		



Metal Roof - Pool Monitor - 2038

Asset ID	1026	190 Square Feet	@ \$8.20
		Asset Actual Cost	\$1,558.00
		Percent Replacement	100%
		Future Cost	\$2,648.38
	Roofing		
Placed in Service	January 2009		
Useful Life	30		
Replacement Year	38-39		
Remaining Life	16		



**Rolling Hills CDD
Component Detail**

Metal Roof - Resident's Club - 2038

Asset ID	1091	714 Square Feet	@ \$8.20
		Asset Actual Cost	\$5,854.80
		Percent Replacement	100%
		Future Cost	\$9,952.32
	Roofing		
Placed in Service	January 2009		
Useful Life	30		
Replacement Year	38-39		
Remaining Life	16		



Metal Roof - Tennis Pavilion - 2038

Asset ID	1063	520 Square Feet	@ \$8.20
		Asset Actual Cost	\$4,264.00
		Percent Replacement	100%
		Future Cost	\$7,248.19
	Roofing		
Placed in Service	January 2009		
Useful Life	30		
Replacement Year	38-39		
Remaining Life	16		



**Rolling Hills CDD
Component Detail**

Picnic Pavilion - 2022

Asset ID	1096	1 Lump Sum	@ \$1,680.00
		Asset Actual Cost	\$1,680.00
		Percent Replacement	100%
		Future Cost	\$1,680.00
Placed in Service	Exterior Painting January 2009		
Useful Life	10		
Replacement Year	22-23		
Remaining Life	0		



Pool Pavilion - 2022

Asset ID	1066	3,420 Square Feet	@ \$1.80
		Asset Actual Cost	\$6,156.00
		Percent Replacement	100%
		Future Cost	\$6,156.00
Placed in Service	Exterior Painting January 2009		
Useful Life	10		
Replacement Year	22-23		
Remaining Life	0		



**Rolling Hills CDD
Component Detail**

Resident's Club - 2022

		6,200 Square Feet	@ \$1.80
Asset ID	1092	Asset Actual Cost	\$11,160.00
		Percent Replacement	100%
	Exterior Painting	Future Cost	\$11,160.00
Placed in Service	January 2009		
Useful Life	10		
Replacement Year	22-23		
Remaining Life	0		



Tennis Pavilion - 2022

		1 Lump Sum	@ \$1,680.00
Asset ID	1065	Asset Actual Cost	\$1,680.00
		Percent Replacement	100%
	Exterior Painting	Future Cost	\$1,680.00
Placed in Service	January 2009		
Useful Life	10		
Replacement Year	22-23		
Remaining Life	0		



**Rolling Hills CDD
Component Detail**

Carpet - Resident's Club Great Room - 2023

Asset ID	1014	46 Square Yards	@ \$37.40
		Asset Actual Cost	\$1,720.40
		Percent Replacement	100%
		Future Cost	\$1,823.62
Placed in Service	January 2009		
Useful Life	12		
Adjustment	3		
Replacement Year	23-24		
Remaining Life	1		



Carpet - Resident's Club Offices - 2023

Asset ID	1006	48 Square Yards	@ \$37.40
		Asset Actual Cost	\$1,795.20
		Percent Replacement	100%
		Future Cost	\$1,902.91
Placed in Service	January 2009		
Useful Life	12		
Adjustment	3		
Replacement Year	23-24		
Remaining Life	1		

**Rolling Hills CDD
Component Detail**

Carpet - Resident's Club Offices continued...



Floor Tile - 1st Floor - 2038

Asset ID	1102	432 Square Feet	@ \$1.30
		Asset Actual Cost	\$561.60
		Percent Replacement	100%
		Future Cost	\$954.64
Placed in Service	January 2009		
Useful Life	30		
Replacement Year	38-39		
Remaining Life	16		



Floor Tile - Lobby - 2038

Asset ID	1009	340 Square Feet	@ \$12.30
		Asset Actual Cost	\$4,182.00
		Percent Replacement	100%
		Future Cost	\$7,108.80
Placed in Service	January 2009		
Useful Life	30		
Replacement Year	38-39		
Remaining Life	16		

**Rolling Hills CDD
Component Detail**

Floor Tile - Lobby continued...



Rubber Flooring - Fitness Room - 2033

Asset ID	1010	56 Square Yards	@ \$40.00
		Asset Actual Cost	\$2,240.00
		Percent Replacement	100%
		Future Cost	\$3,284.54
Placed in Service	Flooring		
Useful Life	January 2009		
Replacement Year	25		
Remaining Life	33-34		
	11		



**Rolling Hills CDD
Component Detail**

Vinyl Flooring - Kids Zone - 2033

Asset ID	1103	780 Square Feet	@ \$6.00
		Asset Actual Cost	\$4,680.00
		Percent Replacement	100%
		Future Cost	\$6,862.34
Placed in Service	January 2009		
Useful Life	25		
Replacement Year	33-34		
Remaining Life	11		



**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	\$1,466.31
Placed in Service	January 2009		
Useful Life	25		
Replacement Year	33-34		
Remaining Life	11		



Wood Cabinets & SS Tops - Kitchen - 2028

		18 Lineal Feet	@ \$173.00
Asset ID	1015	Asset Actual Cost	\$3,114.00
		Percent Replacement	100%
	Cabinets & Tops	Future Cost	\$3,938.75
Placed in Service	January 2009		
Useful Life	20		
Replacement Year	28-29		
Remaining Life	6		



**Rolling Hills CDD
Component Detail**

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

Asset ID	1007	31 Lineal Feet	@ \$173.00
		Asset Actual Cost	\$5,363.00
		Percent Replacement	100%
		Future Cost	\$6,783.41
	Cabinets & Tops		
Placed in Service	January 2009		
Useful Life	20		
Replacement Year	28-29		
Remaining Life	6		



**Rolling Hills CDD
Component Detail**

Appliance Package - Kitchen - 2025

Asset ID	1017	1 Lump Sum	@ \$4,000.00
		Asset Actual Cost	\$4,000.00
		Percent Replacement	100%
		Future Cost	\$4,630.08
Furniture Fixtures & Equipment			
Placed in Service	January 2009		
Useful Life	12		
Adjustment	5		
Replacement Year	25-26		
Remaining Life	3		



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	\$40,056.96
Furniture Fixtures & Equipment			
Placed in Service	January 2009		
Useful Life	25		
Adjustment	3		
Replacement Year	36-37		
Remaining Life	14		

**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	\$6,324.27
Placed in Service	January 2009		
Useful Life	20		
Replacement Year	28-29		
Remaining Life	6		



**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	\$40,256.49
Placed in Service	January 2009		
Useful Life	22		
Replacement Year	30-31		
Remaining Life	8		



Wall Oven Double - 2025

Asset ID	1025	1 Each	@ \$1,960.00
		Asset Actual Cost	\$1,960.00
		Percent Replacement	100%
Furniture Fixtures & Equipment		Future Cost	\$2,268.74
Placed in Service	January 2009		
Useful Life	12		
Adjustment	5		
Replacement Year	25-26		
Remaining Life	3		



**Rolling Hills CDD
Component Detail**

Heat Pump 1 - 10 Ton - 2023

Asset ID	1105	1 Each	@ \$16,000.00
		Asset Actual Cost	\$16,000.00
		Percent Replacement	100%
		Future Cost	\$16,960.00
HVAC Equipment			
Placed in Service	January 2009		
Useful Life	12		
Adjustment	3		
Replacement Year	23-24		
Remaining Life	1		

Heat Pump 2 - 8 Ton - 2023

Asset ID	1104	1 Each	@ \$12,800.00
		Asset Actual Cost	\$12,800.00
		Percent Replacement	100%
		Future Cost	\$13,568.00
HVAC Equipment			
Placed in Service	January 2009		
Useful Life	12		
Adjustment	3		
Replacement Year	23-24		
Remaining Life	1		

Heat Pump 3 - 7 Ton - 2023

Asset ID	1023	1 Each	@ \$11,200.00
		Asset Actual Cost	\$11,200.00
		Percent Replacement	100%
		Future Cost	\$11,872.00
HVAC Equipment			
Placed in Service	January 2009		
Useful Life	12		
Adjustment	3		
Replacement Year	23-24		
Remaining Life	1		

**Rolling Hills CDD
Component Detail**

Concrete Pavers - Pool - 2038

Asset ID	1030	19,327 Square Feet	@ \$8.10
		Asset Actual Cost	\$156,548.70
		Percent Replacement	100%
		Future Cost	\$266,110.43
Placed in Service	Swimming Pool		
	January 2009		
Useful Life	30		
Replacement Year	38-39		
Remaining Life	16		



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	\$15,900.00
Placed in Service	Swimming Pool		
	January 2009		
Useful Life	12		
Adjustment	3		
Replacement Year	23-24		
Remaining Life	1		



**Rolling Hills CDD
Component Detail**

Lane Divider Reel - 2038

		1 Each	@ \$2,100.00
Asset ID	1055	Asset Actual Cost	\$2,100.00
		Percent Replacement	100%
	Swimming Pool	Future Cost	\$3,569.70
Placed in Service	January 2009		
Useful Life	30		
Replacement Year	38-39		
Remaining Life	16		



Lane Dividers - 2023

		6 Lanes	@ \$530.00
Asset ID	1056	Asset Actual Cost	\$3,180.00
		Percent Replacement	100%
	Swimming Pool	Future Cost	\$3,370.80
Placed in Service	January 2009		
Useful Life	12		
Adjustment	3		
Replacement Year	23-24		
Remaining Life	1		



**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	\$5,300.00
Placed in Service	Swimming Pool January 2009		
Useful Life	12		
Adjustment	3		
Replacement Year	23-24		
Remaining Life	1		



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	\$64,091.14
Placed in Service	Swimming Pool January 2007		
Useful Life	30		
Replacement Year	36-37		
Remaining Life	14		

Pool Lift - 2028

Asset ID	1042	2 Each	@ \$3,200.00
		Asset Actual Cost	\$6,400.00
		Percent Replacement	100%
		Future Cost	\$8,095.06
Placed in Service	Swimming Pool January 2009		
Useful Life	20		
Replacement Year	28-29		
Remaining Life	6		

**Rolling Hills CDD
Component Detail**

Pool Lift continued...



Pool Resurfacing/Tile Misc Repair - 2023

Asset ID	1032	11,200 Square Feet	@ \$26.80
		Asset Actual Cost	\$300,160.00
		Percent Replacement	100%
		Future Cost	\$318,169.60
Placed in Service	Swimming Pool		
Useful Life	January 2009		
Adjustment	12		
Replacement Year	3		
Remaining Life	23-24		
	1		



**Rolling Hills CDD
Component Detail**

Shade Structure Fabric - Pool - 2023

		5 Each	@ \$2,400.00
Asset ID	1035	Asset Actual Cost	\$12,000.00
		Percent Replacement	100%
	Swimming Pool	Future Cost	\$12,720.00
Placed in Service	January 2009		
Useful Life	12		
Adjustment	3		
Replacement Year	23-24		
Remaining Life	1		



Shade Structure Frame - Pool - 2033

		5 Each	@ \$6,800.00
Asset ID	1033	Asset Actual Cost	\$34,000.00
		Percent Replacement	100%
	Swimming Pool	Future Cost	\$49,854.60
Placed in Service	January 2009		
Useful Life	25		
Replacement Year	33-34		
Remaining Life	11		



**Rolling Hills CDD
Component Detail**

Starting Blocks - 2028

		6 Each	@ \$2,700.00
Asset ID	1037	Asset Actual Cost	\$16,200.00
		Percent Replacement	100%
	Swimming Pool	Future Cost	\$20,490.62
Placed in Service	January 2009		
Useful Life	20		
Replacement Year	28-29		
Remaining Life	6		



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	\$21,994.68
Placed in Service	January 2009		
Useful Life	25		
Replacement Year	33-34		
Remaining Life	11		



**Rolling Hills CDD
Component Detail**

Asphalt Resurfacing (color coat) - 2023

		4,684 Square Yards	@ \$8.20
Asset ID	1058	Asset Actual Cost	\$38,408.80
		Percent Replacement	100%
	Tennis Courts	Future Cost	\$40,713.33
Placed in Service	January 2016		
Useful Life	7		
Adjustment	1		
Replacement Year	23-24		
Remaining Life	1		



Shade Structure Frame - Tennis Courts - 2033

		3 Each	@ \$3,200.00
Asset ID	1060	Asset Actual Cost	\$9,600.00
		Percent Replacement	100%
	Tennis Courts	Future Cost	\$14,076.59
Placed in Service	January 2009		
Useful Life	25		
Replacement Year	33-34		
Remaining Life	11		

**Rolling Hills CDD
Component Detail**

Shade Structure Frame - Tennis Courts continued...



**Rolling Hills CDD
Component Detail**

Park Bench Expanded Metal - 2028

		2 Each	@ \$1,300.00
Asset ID	1049	Asset Actual Cost	\$2,600.00
		Percent Replacement	100%
	Playground	Future Cost	\$3,288.62
Placed in Service	January 2009		
Useful Life	20		
Replacement Year	28-29		
Remaining Life	6		



Plastic Play Surface Border - 2028

		246 Lineal Feet	@ \$21.00
Asset ID	1046	Asset Actual Cost	\$5,166.00
		Percent Replacement	100%
	Playground	Future Cost	\$6,534.23
Placed in Service	January 2009		
Useful Life	20		
Replacement Year	28-29		
Remaining Life	6		



**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	\$37,945.60
Placed in Service	Playground January 2009		
Useful Life	15		
Adjustment	5		
Replacement Year	28-29		
Remaining Life	6		



Swings Two Bay Arched - 2028

Asset ID	1048	1 Each	@ \$3,200.00
		Asset Actual Cost	\$3,200.00
		Percent Replacement	100%
		Future Cost	\$4,047.53
Placed in Service	Playground January 2009		
Useful Life	15		
Adjustment	5		
Replacement Year	28-29		
Remaining Life	6		



**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%
Placed in Service	Components Not Included	Future Cost	
No Useful Life	January 2009		



Community Signs

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



**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%
Components Not Included		Future Cost	
Placed in Service	January 2009		
No Useful Life			



Utility Lines

Asset ID	1098	Asset Actual Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
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			



Report Navigation

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

METHODOLOGY

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

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

The funding plan we develop includes adequate cash balances, even contributions so all owners pay their fair share over time and moderate contributions with acceptable increases. 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.