

2024-25 Reserve Study



St. Augustine Shores Service Corporation

790 Christina Drive
St. Augustine, Florida 32086

Report No: 9155 Version 2

July 1, 2024 - June 30, 2025



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Reserve Studies | Insurance Appraisals | Structural Integrity Reserve Studies

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Introduction

March 6, 2024

Board of Directors
St. Augustine Shores Service Corporation
790 Christina Drive
St. Augustine, Florida 32086

Re: Reserve Study Re-Inspection Report

As authorized, this reserve study with site inspection has been prepared on the St. Augustine Shores Service Corporation property, located at 790 Christina Drive in St. Augustine, Florida. A summary of recommendations and findings can be found on the next page.

Your report has been divided into sections for easier referencing. Section one titled "INTRODUCTION" includes disclosures, definitions, requirements, explanations, and conditions.

Section two of the report titled "GRAPHS" shows in graph form the reserve schedules we have calculated and should give you a better understanding of the numbers.

Section three titled "SCHEDULE" includes a component schedule of every reserve item including its quantity, current cost, useful life and remaining life.

Section four titled "CASH FLOW" calculates the annual contribution amount based on a thirty year pooled cash flow plan.

Thank you for this opportunity. Should you have any questions, please contact us.

Prepared By,



D.J. Muehlstedt, Jr., RS, PRA
Sr. Reserve Analyst/Insurance Appraiser



Reviewed By,



Dreux Isaac, RS, PRA
President



Summary of Recommendations and Findings

1. General Information

Property Name:	St. Augustine Shores Service Corporation		
Property Location:	St. Augustine, Florida		
Property Number:	1787	Report Run Date:	03/06/2024
Property Type:	Homeowners	Report No:	9155 Version 2
Total Units:	3,054	Budget Year Begins:	07/01/2024
Phase:	Phase 1 (1 of 1)	Budget Year Ends:	06/30/2025

2. Report Findings

Total number of categories set up in reserve schedule:	8
Total number of components scheduled for reserve funding:	120
Total current cost of all scheduled reserve components:	\$3,231,292
Estimated Beginning Year Reserve Balance:	\$450,000
Total number of components scheduled for replacement in the 2024-25 Budget Year:	13
Total cost of components scheduled for replacement in the 2024-25 Budget Year:	\$386,160

3. 30 Year Pooled Cash Flow Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	\$185,852
Recommended 2024-25 Reserve Funding Contribution Amount:	\$233,723
Recommended 2024-25 Planned Special Assessment Amount:	\$0
Total 2024-25 Reserve Funding and Planned Special Assessment Amount:	\$233,723
Increase (decrease) between Current & Recommended Contribution Amounts:	\$47,871
Increase (decrease) between Current & Recommended Contribution Amounts:	25.76%

Report Process

The purpose of this report is to provide St. Augustine Shores Service Corporation with specific information necessary in establishing a capital reserves program for the current budget year beginning July 1, 2024 and ending June 30, 2025.

The process of preparing this report began with a re-inspection of the property. During this re-inspection we met with management and personnel and reviewed all reserve related work that had been done on the property since our last contact.

Replacement cost values have been adjusted to reflect current economic conditions. These economic conditions were determined through a combination of local contractor information, bid proposals, our own database of construction costs and published construction cost indexes.

Remaining lives were then adjusted according to schedule, except in cases where it was determined that a particular component's life should be extended or reduced by a greater amount based on its condition.

Based on the latest available financial records, projections were made as to what the Association's end of year reserve balances would be. However, accumulating interest on the varying reserve balance amounts and/or unplanned expenditures may cause the actual end of year reserve balances to differ from what is presented in this report.

Florida Statutory Reserve Requirements

Note-Part of Chapter 720, Florida Statutes, addresses the reserve requirements for Homeowners' Associations. Below are excerpts from this Chapter which addresses this requirement.

720.303 Association powers and duties; meetings of board; official records; budgets; financial reporting; association funds; recalls—

(6) BUDGETS.—

(c)1. If the budget of the association does not provide for reserve accounts under paragraph (d), or the declaration of covenants, articles, or bylaws do not obligate the developer to create reserves, and the association is responsible for the repair and maintenance of capital improvements that may result in a special assessment if reserves are not provided or not fully funded, each financial report for the preceding fiscal year required by subsection (7) must contain the following statement in conspicuous type:

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS REGARDING THOSE ITEMS. OWNERS MAY ELECT TO PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.

2. If the budget of the association does provide for funding accounts for deferred expenditures, including, but not limited to, funds for capital expenditures and deferred maintenance, but such accounts are not created or established under paragraph (d), each financial report for the preceding fiscal year required under subsection (7) must also contain the following statement in conspicuous type:

THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN OUR GOVERNING DOCUMENTS. BECAUSE THE OWNERS HAVE NOT ELECTED TO PROVIDE FOR RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.

(d) An association is deemed to have provided for reserve accounts upon the affirmative approval of a majority of the total voting interests of the association. Such approval may be obtained by vote of the members at a duly called meeting of the membership or by the written consent of a majority of the total voting interests of the association. The approval action of the membership must state that reserve accounts shall be provided for in the budget and must designate the components for which the reserve accounts are to be established. Upon approval by the membership, the board of directors shall include the required reserve accounts in the budget in the next fiscal year following the approval and each year thereafter. Once established as provided in this subsection, the reserve accounts must be funded or maintained or have their funding waived in the manner provided in paragraph (f).

(e) The amount to be reserved in any account established shall be computed by means of a formula that is based upon estimated remaining useful life and estimated replacement cost or deferred maintenance expense of each reserve item. The association may adjust replacement reserve assessments annually to take into account any changes in estimates of cost or useful life of a reserve item.

Florida Statutory Reserve Requirements

(f) After one or more reserve accounts are established, the membership of the association, upon a majority vote at a meeting at which a quorum is present, may provide for no reserves or less reserves than required by this section. If a meeting of the unit owners has been called to determine whether to waive or reduce the funding of reserves and such result is not achieved or a quorum is not present, the reserves as included in the budget go into effect. After the turnover, the developer may vote its voting interest to waive or reduce the funding of reserves. Any vote taken pursuant to this subsection to waive or reduce reserves is applicable only to one budget year.

(g) Funding formulas for reserves authorized by this section must be based on a separate analysis of each of the required assets or a pooled analysis of two or more of the required assets.

1. If the association maintains separate reserve accounts for each of the required assets, the amount of the contribution to each reserve account is the sum of the following two calculations:

a. The total amount necessary, if any, to bring a negative component balance to zero.
b. The total estimated deferred maintenance expense or estimated replacement cost of the reserve component less the estimated balance of the reserve component as of the beginning of the period the budget will be in effect. The remainder, if greater than zero, shall be divided by the estimated remaining useful life of the component. The formula may be adjusted each year for changes in estimates and deferred maintenance performed during the year and may include factors such as inflation and earnings on invested funds.

2. If the association maintains a pooled account of two or more of the required reserve assets, the amount of the contribution to the pooled reserve account as disclosed on the proposed budget may not be less than that required to ensure that the balance on hand at the beginning of the period the budget will go into effect plus the projected annual cash inflows over the remaining estimated useful life of all of the assets that make up the reserve pool are equal to or greater than the projected annual cash outflows over the remaining estimated useful lives of all the assets that make up the reserve pool, based on the current reserve analysis. The projected annual cash inflows may include estimated earnings from investment of principal and accounts receivable minus the allowance for doubtful accounts. The reserve funding formula may not include any type of balloon payments.

(h) Reserve funds and any interest accruing thereon shall remain in the reserve account or accounts and shall be used only for authorized reserve expenditures unless their use for other purposes is approved in advance by a majority vote at a meeting at which a quorum is present. Prior to turnover of control of an association by a developer to parcel owners, the developer-controlled association shall not vote to use reserves for purposes other than those for which they were intended without the approval of a majority of all nondeveloper voting interests voting in person or by limited proxy at a duly called meeting of the association.

(i)1. While a developer is in control of a homeowners' association, the developer may, but is not required to, include reserves in the budget. If the developer includes reserves in the budget, the developer may determine the amount of reserves included. The developer is not obligated to pay for:

a. Contributions to reserve accounts for capital expenditures and deferred maintenance, as well as any other reserves that the homeowners' association or the developer may be required to fund pursuant to any state, municipal, county, or other governmental statute or ordinance;
b. Operating expenses; or
c. Any other assessments related to the developer's parcels for any period of time for which the developer has provided in the declaration that in lieu of paying any assessments imposed on any parcel owned by the developer, the developer need only pay the deficit, if any, in any fiscal year of the association, between the total amount of the assessments receivable from other members plus any other association income and the lesser of the budgeted or actual expenses incurred by the association during such fiscal year.

2. This paragraph applies to all homeowners' associations existing on or created after July 1, 2021.

(8) ASSOCIATION FUNDS; COMMINGLING.—

(a) All association funds held by a developer shall be maintained separately in the association's name. Reserve and operating funds of the association shall not be commingled prior to turnover except the association may jointly invest reserve funds; however, such jointly invested funds must be accounted for separately.

Reserve Study Accounting

30 Year Pooled Cash Flow Plan

To calculate the annual contribution amount using this method, a thirty year cash flow analysis is performed to determine that there will be adequate reserve funds on deposit as the reserve components of the property age and are repaired and/or replaced.

This analysis takes the total beginning year reserve balance along with the projected annual reserve expenditures over a thirty year period, and through pooling of all of the reserve funds and creating one general reserve fund, arrives at an annual contribution amount so as to provide a positive cash flow and adequate reserve account balance over the next thirty years.

Report Definitions

Reserves

Monies set aside for the projected repair and/or replacement of the property's common elements.

Component

The individual line items in the Reserve Study developed or updated in the Physical Analysis.

Quantity

The quantity or amount of each reserve component element.

Units

The unit of measurement for each quantity.

Cost Per Unit

The estimated cost to replace a reserve component per unit of measurement.

Current Cost

The estimated current cost to replace a reserve component.

Useful Life

The total average estimated life, in years, of a component to maintain its useful purpose.

Remaining Life

The estimated remaining useful life, in years, of a reserve component as of the current budget year.

06/30/2024 Balance

A projection of estimated reserve funds at the end of the previous budget year.

2024-25 Contribution

This is the total annual contribution amount for the current budget year.

Unit Abbreviations

Sq Ft - Square Feet	Lp Sm - Lump Sum	Dbl Ct - Double Tennis Court
Ln Ft - Linear Feet	Allow - Allowance	Court - Court
Each - Each	Hp - Horsepower	Units - Units
Sq Yds - Square Yards	Cu Ft - Cubic Feet	Cu Yds - Cubic Yards
Kw - Kilowatts	Pair - Pair	Squares - Squares (roofing)

Company Information

Dreux Isaac & Associates is a Florida-based consulting firm that specializes in performing reserve studies, insurance value appraisals, and structural integrity reserve studies (SIRS) for condominiums, homeowners associations, golf and country clubs, timeshares, resorts, churches, schools, and civic organizations.

Through our process of property inspections, cost estimating, condition assessment, life cycle forecasting, and financial analysis we are able to provide our clients with critical cost data and long-range capital budget plans.

Since 1989 we have had the opportunity to serve and build long-term relationships with thousands of clients in Florida and the United States. Each day, as we continue to grow and strive for improvement, we remain committed to serving each client with the same professional dedication and commitment. Combined with experience and knowledge, we remain committed to helping each client. Our unrelenting focus will always be to provide our services with the most accurate information.

30+ Years in Business

2,000+ Properties Inspected

15,000+ Reports Completed

500,000+ Condominium Owners and Homeowners Serviced



Dreux Isaac is president of Dreux Isaac & Associates. With over 38 years of experience in the construction industry as an architect, reserve analyst and insurance appraiser, having performed thousands of inspections and studies. Dreux is a certified Reserve Specialist (RS) and Professional Reserve Analyst (PRA).

Born and raised in New Orleans, Dreux earned his Bachelor of Architecture degree from LSU. Dreux has been a member of the American Association of Cost Engineers, the American Society of Appraisers, Association of Construction Inspectors, Jaycees International, and the Foundation for Architectural Education at LSU. Dreux has also been a speaker at seminars and continuing education classes with various organizations involved in the community association industry. Dreux is also currently president of his homeowners association in Winter Park, Florida.

In 2021, shortly after the collapse of the Champlain Towers South building in Surfside, Florida, Dreux made a presentation to the Florida Bar Condominium Law and Policy Life Safety Task Force on the subject of reserves, reserve studies and reserve funding methodologies. This information was used by the task force to provide recommended changes to Florida's condominium laws.

Terms and Conditions

Dreux Isaac & Associates, Inc. ("DIA") has no present or contemplated future interest in the property that is the subject of this report and no personal interest or bias with respect to the subject matter of this report or the parties involved. Neither the employment to prepare this study, nor the compensation, is contingent upon the findings and conclusions contained herein.

Information provided to DIA by the Client or their representative(s), such as but not limited to, historical records, financial documents, proposals, contracts, correspondence, and construction plans will be deemed reliable and will not be independently verified or audited.

DIA has not investigated, nor assumes any responsibility for the existence of hazardous materials, latent or hidden defects or hidden conditions. Unless expressly stated in our report disclosures, there are no material issues that that would cause a distortion of the Client's situation.

No testing, invasive or non-invasive, has been performed by DIA. No warranty is made and no liability is assumed for the soundness of the structure or its components. DIA has made no investigation of, offers no opinion of, and assumes no responsibility for the structural integrity of the property, code compliance requirements, or any physical defects, regardless of cause.

DIA uses various sources to arrive at its opinion of estimated cost. The information obtained from these sources is considered to be accurate and reasonable but is not guaranteed. Factors such as inflation, availability of materials and qualified personnel and/or acts of nature as well as catastrophic conditions, could significantly affect current prices. No consideration has been given to labor bonuses; material premiums; additional costs to conform property replaced to building codes, ordinances, or other legal restrictions; or the cost of demolition in connection with replacement or the removal of destroyed property. No value of land has been included. For update studies (Level II or III) prior quantities assumed to be accurate.

If complete construction plans/blueprints were not available for use in the completion of this report, assumptions were made regarding unseen construction components, based on our experience with properties similar to the subject. If these assumptions are in error, we reserve the right to modify this report, including value conclusions.

Estimates of useful life and remaining useful life used in this report assume proper installation and construction, adherence to recommended preventive maintenance guidelines and best practices. Natural disasters, catastrophic or severe condition changes could significantly affect the lives of any component. DIA does not warranty or guarantee the useful lives of any components.

Where feasible DIA may inspect and use a representative sampling of the Client's property to accurately replicate an entire group of similar components at the same property. This report data is not applicable to any other property regardless of similarity.

Client agrees to indemnify and hold harmless DIA, its officers, employees, affiliates, agents and independent contractors from any and all liabilities or claims made in connection with the preparation of this report. The liability of DIA its officers, employees, affiliates, agents and independent for errors and omissions, is limited in total to the amount collected for preparation of this report.

According to the best of our knowledge and belief, the statements of fact contained in this report which are used as the basis of the analysis, opinions and conclusions stated herein, are true and correct. Acceptance of, and/or use of, this report constitutes acceptance of the above conditions. Use of this report is limited to only the purpose stated herein.

This reserve study meets current Florida Statutory requirements for the budget year this study was prepared for. This study does not meet or comply with new Florida condominium reserve requirements signed into law on May 26, 2022, but do not go into effect until December 31, 2024.

Report Notes

1. On the component schedule summary page the range of useful life and remaining life numbers shown on this page reflect the minimum and maximum life expectancies of the individual items within each category.
2. Based on information from the State of Florida's Compliance Office for the Division of Florida Condominiums, Timeshares, and Mobile Homes, the maximum annual funding increase in the pooled cash flow plan, except for year one, has been set to not exceed the plan's inflation rate. Otherwise it may be considered a balloon payment, which is prohibited under Chapter 720.303(6)(g)(2) Florida Statutes.
3. To comply with Chapter 720.303(6)(g)(2) Florida Statutes, for pooled cash flow plan funding calculations, any component whose remaining life is greater than 30 years has been shortened to 30 years and their cost proportionally reduced. This provides for full funding of this component over its' remaining life.
4. Allowances established in the current reserve schedule are based on what is typically observed at other similar properties. These allowance lives and costs are subjective in nature and can be adjusted in a future update report to better reflect this particular property once a documented history and frequency of spending is better known for each of the asset allowances as currently shown in this reserve schedule.
5. The association is currently undergoing an analysis of the entire property by an engineering firm regarding the drainage systems, ponds/lakes, athletic field and dam to determine their current condition and come up with an action plan and cost estimates for the areas in need of immediate repair. Once the time line and budget plan have been established they should be incorporated into the current reserve study or a reserve study update report depending on when this information becomes available.
6. A new development is underway which could add more lakes, drainage, and lake fountains to the St Augustine Shores Corp. responsibility. It is recommended the reserve study be updated anytime new assets are acquired so they can begin to budget for their future capital repairs/replacements.

Section 2

Graphs

Chart A

2024-25 Current Reserve Component Costs

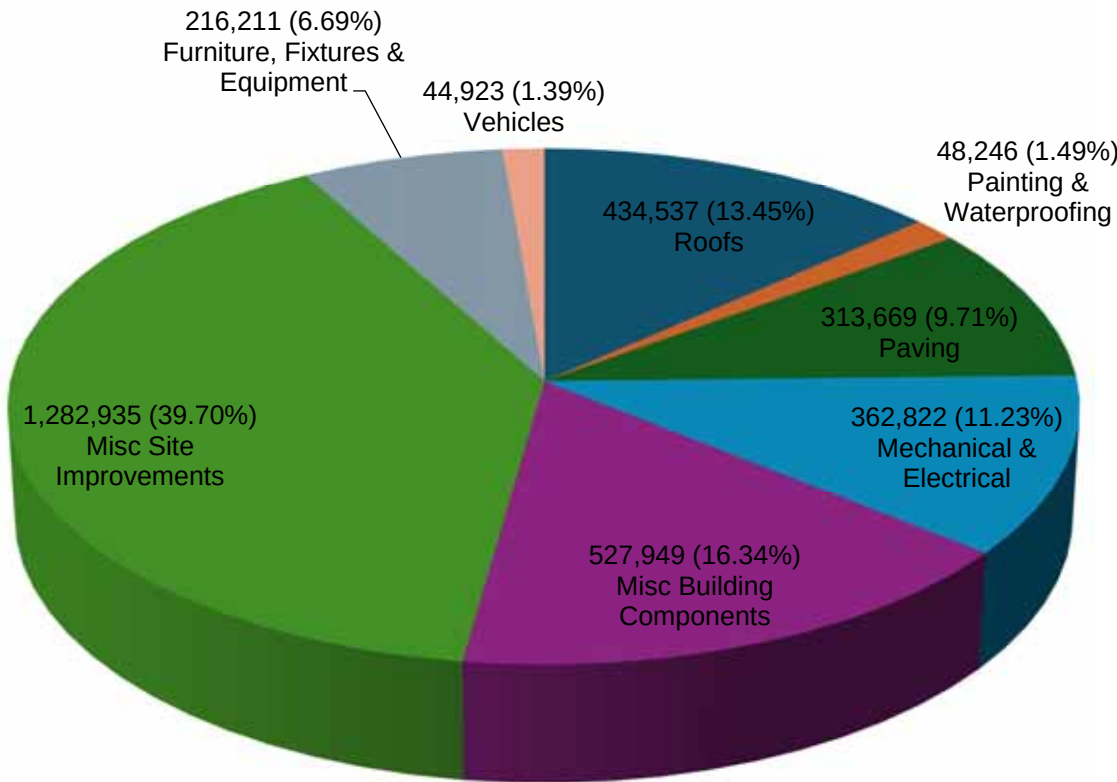


Chart B
2024-25 Actual vs. 100% Funded Reserve Balances

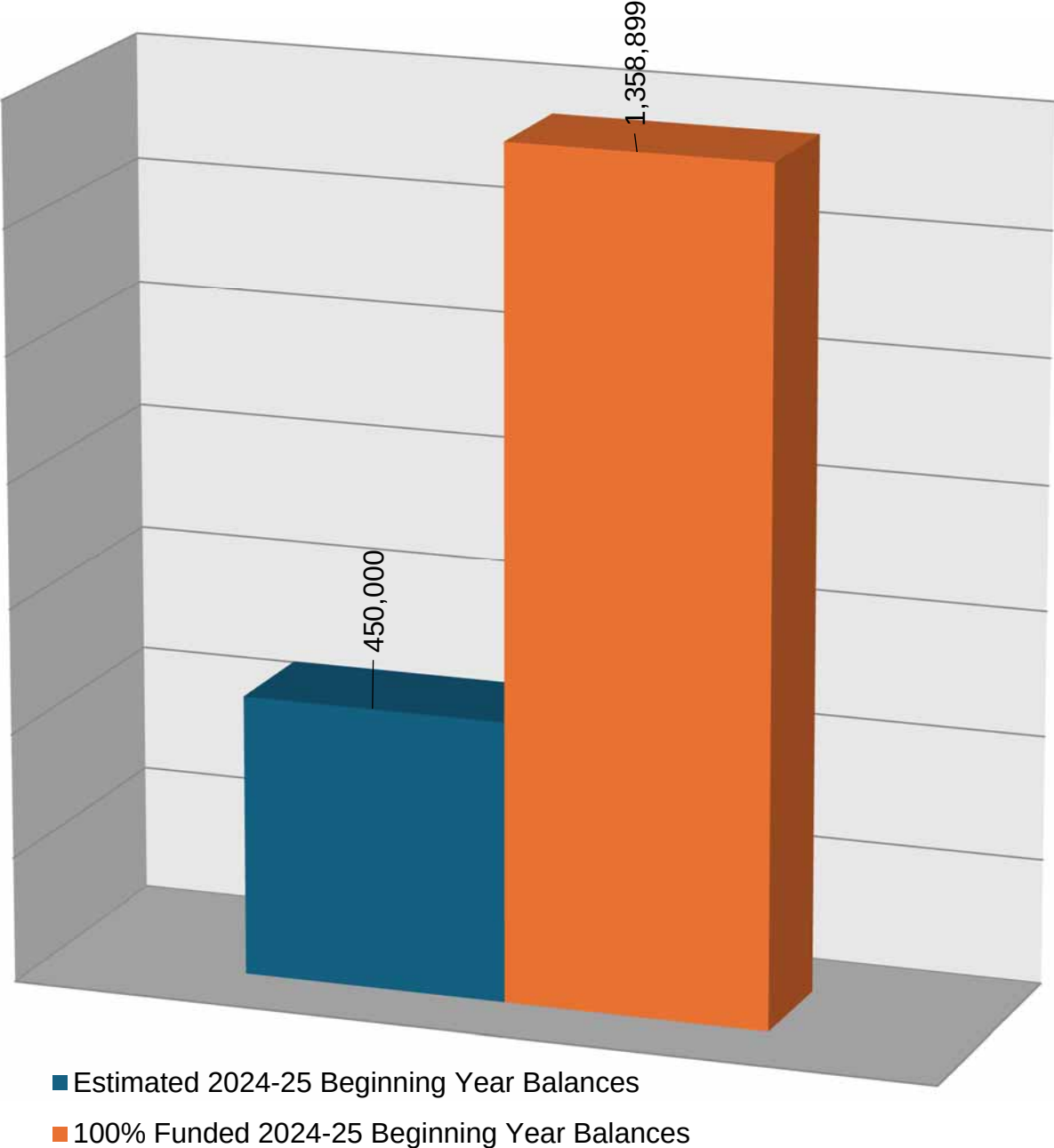
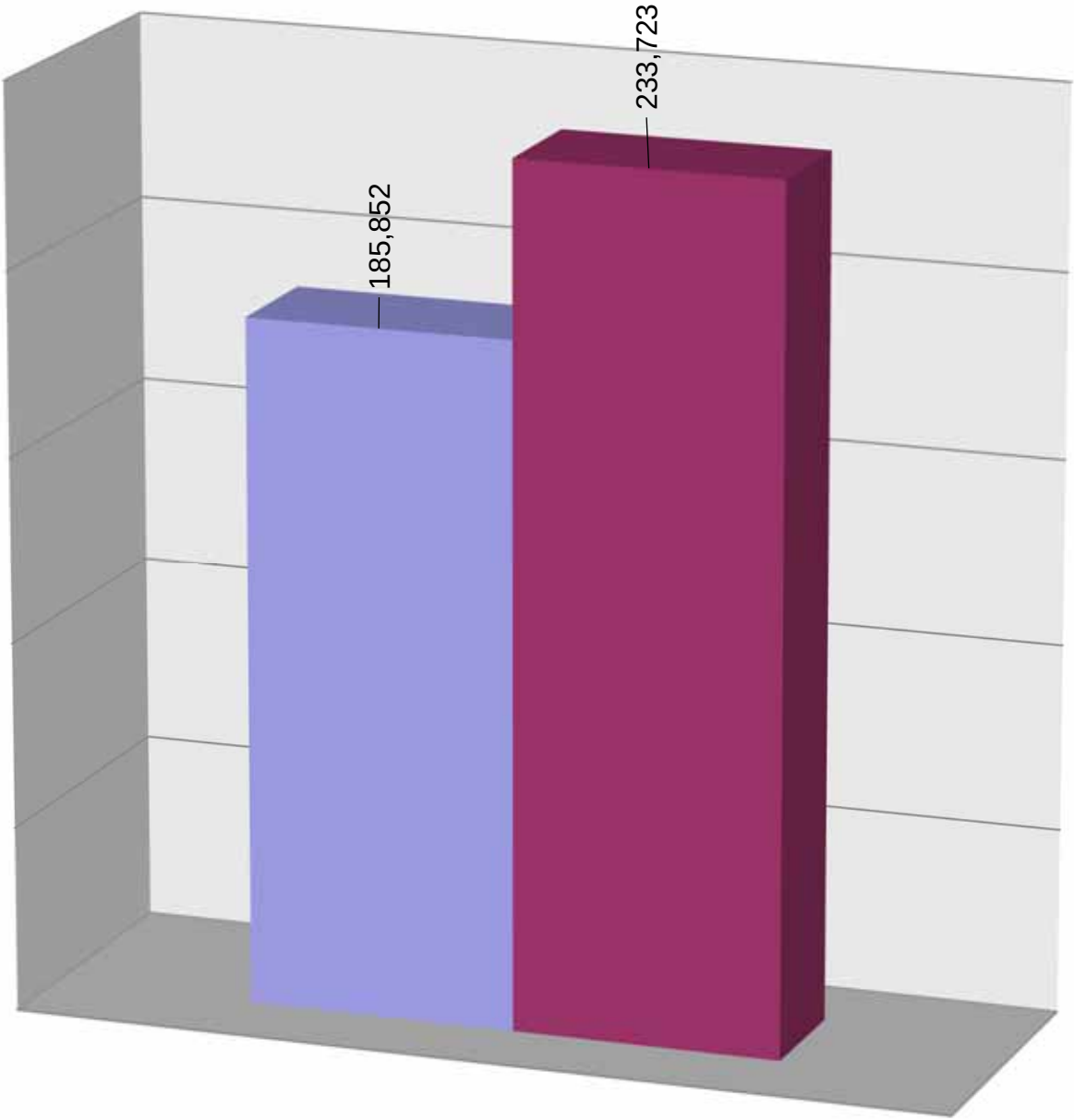
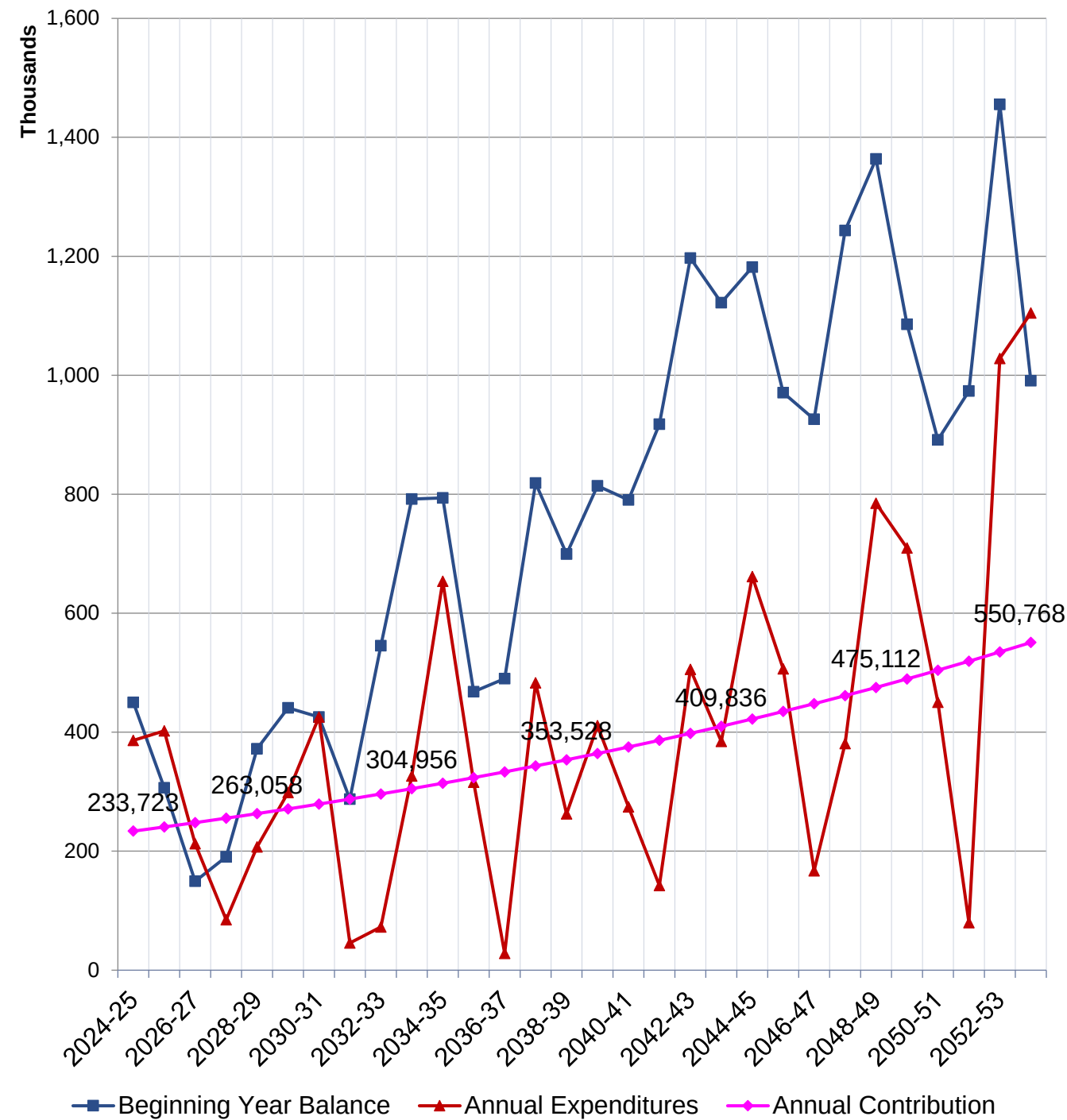


Chart C
2024-25 Funding Contribution Comparisons



■ 2023-24 Annual Contribution ■ Proposed 2024-25 Cash Flow Plan Contribution

Chart D
30 Year Pooled Cash Flow Plan



Section 3

Schedule

Component Schedule Summary

Description	Current Cost	Useful Life	Remg Life
Roofs	434,537	15-30	4-29
Painting & Waterproofing	48,246	8-10	3-10
Paving	313,669	4-16	2-14
Mechanical & Electrical	362,822	10-30	1-30
Misc Building Components	527,949	8-30	2-30
Misc Site Improvements	1,282,935	4-40	1-25
Furniture, Fixtures & Equipment	216,211	4-30	1-15
Vehicles	44,923	10	2
Grand Total	3,231,292		

Component Schedule Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Roofs						
Roof, Asphalt Shingle - Maintenance Bldg	50	Squares	491.00	24,550	15	4
Roof, Concrete Barrel Tile - Pool Bath House	20	Squares	2,192.00	43,840	30	29
Roof, Concrete Barrel Tile - Riverview Club	114	Squares	2,192.00	249,888	30	29
Roof, Metal - Pavilion Storage Bldg (Riverview Club)	10	Squares	2,253.00	22,530	30	29
Roof, Modified Bitumen	33	Squares	2,192.00	72,336	15	14
Roof, Modified Membrane - Pool Equip Bldg	5	Squares	2,221.00	11,105	15	14
Roof, Modified Membrane - Riverview Club Kitchen Section	1	Total	10,288.00	10,288	15	14
Roofs Total	7	Components		434,537	15-30	4-29

Painting & Waterproofing

Paint Concrete Floor - Pool Bath House	1,060	Sq Ft	2.37	2,513	10	5
Paint Exterior - Riverview Club Buildings & Doors	1	Total	24,013.00	24,013	8	3
Paint Interior - Pool Bath House	1	Total	2,245.00	2,245	10	5
Paint Interior - Riverview Club	1	Total	19,475.00	19,475	10	10
Painting & Waterproofing Total	4	Components		48,246	8-10	3-10

Paving

Asphalt Overlay, 1" - Aragon Park Parking Lot	2,154	Sq Yds	17.09	36,812	16	14
Asphalt Overlay, 1" - FP&L Easement-Travino Bike Path	1,873	Sq Yds	17.09	32,010	16	3
Asphalt Overlay, 1" - Riverview Club Parking Lot	6,286	Sq Yds	17.09	107,428	16	14
Asphalt Overlay, 1" - Santa Maria-Shores Bike Path	3,130	Sq Yds	17.09	53,492	16	3
Asphalt Overlay, 1" - Shores-FP&L Easement Bike Path	635	Sq Yds	17.09	10,853	16	3
Asphalt Overlay, 1" - Tennis/Baseball Parking	1,497	Sq Yds	17.09	25,584	16	3
Asphalt Overlay, 1" - Vale Pt-Shores Blvd Bike Path	1,539	Sq Yds	17.09	26,302	16	3
Concrete/Asphalt Repair Allowance	1	Total	21,188.00	21,188	4	2
Paving Total	8	Components		313,669	4-16	2-14

Mechanical & Electrical

Maintenance

A/C Air Handler Unit, 1.5 Ton - Maintenance Bldg	1	Each	2,769.00	2,769	12	10
A/C Condensing Unit, 1.5 Ton - Maintenance Bldg	1	Each	2,992.00	2,992	12	10

Pool Bath House

A/C Minisplit Unit - Pool Bath House	1	Each	4,102.00	4,102	12	12
A/C Minisplit Unit - Pool Bath House	1	Each	4,102.00	4,102	12	12
Drinking Fountain, Outdoor - Pool Bath House	2	Each	1,588.00	3,176	14	1

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Riverview Club						
A/C Ductwork - Riverview Club	1	Total	22,050.00	22,050	30	30
AC Air Handling Unit, 5 Ton - Riverview Club Ballroom East	1	Each	6,407.00	6,407	12	12
AC Air Handling Unit, 5 Ton - Riverview Club Ballroom West	1	Each	6,407.00	6,407	12	12
AC Air Handling Unit, 15 Ton - Riverview Club East	1	Each	20,236.00	20,236	12	12
AC Air Handling Unit, 15 Ton - Riverview Club Middle	1	Each	20,236.00	20,236	12	12
AC Air Handling Unit, 15 Ton - Riverview Club West	1	Each	20,236.00	20,236	12	12
AC Condensing Unit, 5 Ton - Riverview Club Ballroom East	1	Each	6,488.00	6,488	12	12
AC Condensing Unit, 5 Ton - Riverview Club Ballroom West	1	Each	6,488.00	6,488	12	12
AC Condensing Unit, 7.5 Ton - Riverview Club East A	1	Each	10,117.00	10,117	12	12
AC Condensing Unit, 7.5 Ton - Riverview Club East B	1	Each	10,117.00	10,117	12	12
AC Condensing Unit, 7.5 Ton - Riverview Club Middle A	1	Each	10,117.00	10,117	12	12
AC Condensing Unit, 7.5 Ton - Riverview Club Middle B	1	Each	10,117.00	10,117	12	12
AC Condensing Unit, 7.5 Ton - Riverview Club West A	1	Each	10,117.00	10,117	12	12
AC Condensing Unit, 7.5 Ton - Riverview Club West B	1	Each	10,117.00	10,117	12	12
Drinking Fountain, Indoor - Riverview Club	1	Each	1,588.00	1,588	20	15
Electrical Allowance - Riverview Club	1	Total	120,000.00	120,000	25	25
Fire Alarm System - Riverview Club	1	Total	15,000.00	15,000	20	2
Security System - Riverview Club	1	Total	24,972.00	24,972	10	10
Water Heater, Electric, 40 Gallon - RV Club Lobby Restrooms	1	Each	985.00	985	12	6
Water Heater, Propane, 199k BTU - Riverview Club, Club Kitchen	1	Each	13,886.00	13,886	12	8
Mechanical & Electrical Total	25	Components		362,822	10-30	1-30

Misc Building Components

Access Control

Access Control, Card Reader - Riverview Club Amenities	6	Each	2,574.00	15,444	8	8
Access Control, CCTV Surveillance System	1	Total	7,728.00	7,728	8	8

Exterior

Awning, Fabric Recover - Riverview Club Front Entry	400	Sq Ft	15.47	6,189	8	2
Awning, Frame Replacement - Riverview Club Front Entry	400	Sq Ft	17.03	6,813	24	2
Door, Metal Overhead - Maintenance Bldg (New-1998)	7	Each	2,429.00	17,003	20	2
Door, Wood, Exterior - Clubhouse Entrances	2	Pair	10,958.00	21,916	25	3
Finish, Tile Floor & Stone Wall Caps - Clubhouse Front Entry	1	Total	14,125.00	14,125	24	19
Gutters & Downspouts - Riverview Club & Pool Bath House	1	Total	29,373.00	29,373	30	30
Hardboard Siding - Pavilion Storage Bldg (Riverview Club)	677	Sq Ft	5.29	3,582	30	10
Window Replacement (2013) - Riverview Club	417	Sq Ft	152.43	63,564	30	20
Window Replacement (2023) - Riverview Club	426	Sq Ft	152.43	64,936	30	30

Interior - Pool Bath House

Finish, Tile Walls - Pool Bath House Restrooms	1,746	Sq Ft	12.07	21,075	20	11
Restroom Renovation Allowance - Pool Bath House	1	Total	51,944.00	51,944	20	11

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Interior - Riverview Club						
Finish, Ceiling Tile - Riverview Club Ballroom	5,505	Sq Ft	8.46	46,573	20	19
Finish, Laminate Vinyl Tile - Riverview Club	4,210	Sq Ft	8.00	33,680	20	15
Finish, Mirror Wall Panels - Mini Ballroom	288	Sq Ft	18.67	5,377	16	16
Finish, Terrazzo Floor Re-Finish - Riverview Club Ballroom	5,985	Sq Ft	4.73	28,310	10	10
Finish, Tile Floor - Riverview Club Ballroom Entry	131	Sq Ft	17.00	2,227	20	2
Finish, Tile Floor - Riverview Club Kitchen	948	Sq Ft	17.00	16,116	20	2
Finish, Tile Floor - Riverview Club Restrooms	384	Sq Ft	17.00	6,528	20	11
Finish, Tile Walls - Riverview Club Restrooms	458	Sq Ft	12.07	5,529	24	15
Renovations - Riverview Club Office	1	Total	17,693.00	17,693	20	11
Restroom Renovation Allowance - Riverview Club	1	Total	42,224.00	42,224	24	15
Misc Building Components Total	23	Components		527,949	8-30	2-30

Misc Site Improvements

Access Control, Gate Operator, Rolling - Maintenance	1	Each	7,416.00	7,416	12	1
Awning, Fabric Recover - Pool Deck Shelter (2 Total)	600	Sq Ft	15.47	9,283	8	2
Awning, Fabric Recover - Sail Shade at Riverview Club	1,600	Sq Ft	15.47	24,753	8	2
Awning, Frame Replacement - Pool Deck Shelter (2 Total)	600	Sq Ft	17.03	10,219	24	2
Awning, Frame Replacement - Sail Shade at Riverview Club	1,600	Sq Ft	17.03	27,249	24	11
Fence, Chain Link - Backstop/Soccer (Riverview Club)	1	Total	4,342.00	4,342	22	2
Fence, Chain Link - Baseball Field (Tennis)	1	Total	8,646.00	8,646	22	1
Fence, PVC, 6' Solid Panel - Riverview Club Trash	60	Ln Ft	47.39	2,844	15	4
Fence, PVC, 4' - Pool Deck Area	322	Ln Ft	24.76	7,973	20	1
Fence, VC Chain Link, 4' - Riverview Club Playground	361	Ln Ft	32.32	11,668	22	21
Fence, Wood Slat, 6' - Riverview Club A/C & Storage	118	Ln Ft	22.69	2,678	14	1
Fencing Allowance - RV & Boat Storage	1	Total	12,339.00	12,339	4	1
Fountain, Lake w/Lights	3	Each	15,538.00	46,614	18	4
Fountain, Lake w/o Lights	3	Each	7,063.00	21,189	18	14
Fountain, Lake w/o Lights	3	Each	7,063.00	21,189	18	5
Fountain, Lake w/o Lights	3	Each	7,063.00	21,189	18	1
Fountain, Lake w/o Lights	3	Each	7,063.00	21,189	18	5
Fountain, Lake w/o Lights	3	Each	7,063.00	21,189	18	11
Gate, VC Chain Link, 31' x 6' - Maintenance	1	Each	3,479.00	3,479	18	4
Gazebo, PT Wood - Riverview Club (Lake)	1	Total	9,824.00	9,824	18	10
Irrigation Well Pump/Motor Allowance	1	Total	17,801.00	17,801	5	2
Lake Maintenance Allowance	1	Total	53,975.00	53,975	5	5
Lighting, Dbl Globe Fixtures/16' Alum Pole - Pool Deck Area	6	Each	1,704.00	10,224	22	9
Lighting, Sgl Globe/10' Fgls Pole - Riverview Club Parking	27	Each	714.00	19,278	22	9
Pier, PT Wood Decking - Riverview Club (Lake)	5,400	Sq Ft	26.08	140,832	10	7
Pier, PT Wood Framing & Pilings - Riverview Club (Lake)	5,400	Sq Ft	32.78	177,012	30	7
Playground Equipment Allowance - Riverview Club	1	Total	70,625.00	70,625	20	5
Pool Deck Pavers	13,500	Sq Ft	8.66	116,910	40	25

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Pool Equipment, Filtration System	1	Total	23,600.00	23,600	22	21
Pool Equipment, Pump/Motor Allowance	1	Total	6,000.00	6,000	4	3
Pool Finish, Ceramic Tile Trim	1	Total	24,185.00	24,185	10	1
Pool Finish, Exposed Aggregate	5,500	Sq Ft	13.56	74,581	10	1
Shed - Pool Deck Area	1	Total	5,251.00	5,251	20	19
Stormwater Drainage Allowance	1	Total	211,875.00	211,875	5	1
Tennis Court Fence, VC Chain Link, 10'	480	Ln Ft	42.00	20,160	25	2
Tennis Court Resurfacing	2	Each	7,677.00	15,354	7	2
Misc Site Improvements Total	36	Components		1,282,935	4-40	1-25
Furniture, Fixtures & Equipment						
Electronics, A/V Sound System	1	Total	25,000.00	25,000	12	2
Furniture, Outdoor - Pool Deck	1	Total	14,721.00	14,721	8	7
Kitchen Equipment, Dishwasher	1	Total	13,647.00	13,647	20	2
Kitchen Equipment, Gas 10 Burner Stove/DbI Oven	1	Each	16,451.00	16,451	20	2
Kitchen Equipment, Ice Machine & Bin	1	Each	4,146.00	4,146	9	1
Kitchen Equipment, Range Exhaust Hood	1	Each	28,464.00	28,464	20	2
Kitchen Equipment, Refrigerator, 2 Door Upright	1	Each	5,837.00	5,837	15	1
Kitchen Equipment, Tables & Shelving Allowance	1	Total	17,000.00	17,000	30	2
Maintenance, Air Compressor	1	Each	2,119.00	2,119	15	1
Maintenance, Tank, DWS - Fuel	2	Each	11,653.00	23,306	30	2
Maintenance, Tank, DWS - Used Oil	1	Each	11,653.00	11,653	30	2
Office Equipment, Computer Server	1	Each	13,382.00	13,382	4	2
Office Equipment, Computer Workstation	5	Each	2,037.00	10,185	4	2
Redecorating Allowance - Riverview Club Office	1	Total	15,000.00	15,000	10	10
Redecorating Allowance, Window Treatments & Tint	1	Total	5,300.00	5,300	15	15
Table & Chair Allowance - Riverview Club	1	Total	10,000.00	10,000	12	12
Furniture, Fixtures & Equipment Total	16	Components		216,211	4-30	1-15
Vehicles						
Vehicle, Ford F-150	1	Each	44,923.00	44,923	10	2
Vehicles Total	1	Components		44,923	10	2
Grand Total	120	Components		3,231,292		

Section 4

Pooled Cash Flow

Cash Flow Plan Summary

No	Year	Beginning Year Balance	Annual Reserve Contribution	Annual Increase	Planned Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Year Balance
1	2024-25	450,000	233,723	25.76%	0	386,159	3.00%	8,927	3.00%	306,491
2	2025-26	306,491	240,735	3.00%	0	402,170	3.00%	4,352	3.00%	149,408
3	2026-27	149,408	247,957	3.00%	0	212,360	3.00%	5,550	3.00%	190,555
4	2027-28	190,555	255,396	3.00%	0	84,672	3.00%	10,838	3.00%	372,117
5	2028-29	372,117	263,058	3.00%	0	207,177	3.00%	12,840	3.00%	440,838
6	2029-30	440,838	270,950	3.00%	0	298,646	3.00%	12,394	3.00%	425,536
7	2030-31	425,536	279,078	3.00%	0	425,520	3.00%	8,373	3.00%	287,467
8	2031-32	287,467	287,450	3.00%	0	45,576	3.00%	15,880	3.00%	545,221
9	2032-33	545,221	296,074	3.00%	0	72,453	3.00%	23,065	3.00%	791,907
10	2033-34	791,907	304,956	3.00%	0	326,223	3.00%	23,119	3.00%	793,759
11	2034-35	793,759	314,105	3.00%	0	653,586	3.00%	13,628	3.00%	467,906
12	2035-36	467,906	323,528	3.00%	0	315,780	3.00%	14,270	3.00%	489,924
13	2036-37	489,924	333,234	3.00%	0	28,165	3.00%	23,850	3.00%	818,843
14	2037-38	818,843	343,231	3.00%	0	483,020	3.00%	20,372	3.00%	699,426
15	2038-39	699,426	353,528	3.00%	0	262,631	3.00%	23,710	3.00%	814,033
16	2039-40	814,033	364,134	3.00%	0	410,888	3.00%	23,018	3.00%	790,297
17	2040-41	790,297	375,058	3.00%	0	274,359	3.00%	26,730	3.00%	917,726
18	2041-42	917,726	386,310	3.00%	0	142,082	3.00%	34,859	3.00%	1,196,813
19	2042-43	1,196,813	397,899	3.00%	0	505,507	3.00%	32,676	3.00%	1,121,881
20	2043-44	1,121,881	409,836	3.00%	0	384,338	3.00%	34,421	3.00%	1,181,800
21	2044-45	1,181,800	422,131	3.00%	0	661,435	3.00%	28,275	3.00%	970,771
22	2045-46	970,771	434,795	3.00%	0	506,447	3.00%	26,974	3.00%	926,093
23	2046-47	926,093	447,839	3.00%	0	166,891	3.00%	36,211	3.00%	1,243,252
24	2047-48	1,243,252	461,274	3.00%	0	380,742	3.00%	39,714	3.00%	1,363,498
25	2048-49	1,363,498	475,112	3.00%	0	784,705	3.00%	31,617	3.00%	1,085,522
26	2049-50	1,085,522	489,365	3.00%	0	709,544	3.00%	25,960	3.00%	891,303
27	2050-51	891,303	504,046	3.00%	0	450,309	3.00%	28,351	3.00%	973,391
28	2051-52	973,391	519,167	3.00%	0	79,713	3.00%	42,385	3.00%	1,455,230
29	2052-53	1,455,230	534,742	3.00%	0	1,028,122	3.00%	28,856	3.00%	990,706
30	2053-54	990,706	550,768	3.00%	0	1,104,581	3.00%	13,107	3.00%	450,000
Grand Total			11,119,479		0	11,793,801		674,322		

Cash Flow Plan Details

Category	Description	Cost
Year 1: 2024-25		
Mechanical & Electrical	Drinking Fountain, Outdoor - Pool Bath House	3,176
Misc Site Improvements	Access Control, Gate Operator, Rolling - Maintenance	7,416
Misc Site Improvements	Fence, Chain Link - Baseball Field (Tennis)	8,646
Misc Site Improvements	Fence, PVC, 4' - Pool Deck Area	7,973
Misc Site Improvements	Fence, Wood Slat, 6' - Riverview Club A/C & Storage	2,678
Misc Site Improvements	Fencing Allowance - RV & Boat Storage	12,339
Misc Site Improvements	Fountain, Lake w/o Lights	21,189
Misc Site Improvements	Pool Finish, Ceramic Tile Trim	24,185
Misc Site Improvements	Pool Finish, Exposed Aggregate	74,580
Misc Site Improvements	Stormwater Drainage Allowance	211,875
Furniture, Fixtures & Equipment	Kitchen Equipment, Ice Machine & Bin	4,146
Furniture, Fixtures & Equipment	Kitchen Equipment, Refrigerator, 2 Door Upright	5,837
Furniture, Fixtures & Equipment	Maintenance, Air Compressor	2,119
Year 1 Total		386,159
Year 2: 2025-26		
Paving	Concrete/Asphalt Repair Allowance	21,824
Mechanical & Electrical	Fire Alarm System - Riverview Club	15,450
Misc Building Components	Awning, Fabric Recover - Riverview Club Front Entry	6,374
Misc Building Components	Awning, Frame Replacement - Riverview Club Front Entry	7,017
Misc Building Components	Door, Metal Overhead - Maintenance Bldg (New-1998)	17,513
Misc Building Components	Finish, Tile Floor - Riverview Club Ballroom Entry	2,294
Misc Building Components	Finish, Tile Floor - Riverview Club Kitchen	16,599
Misc Site Improvements	Awning, Fabric Recover - Pool Deck Shelter (2 Total)	9,560
Misc Site Improvements	Awning, Fabric Recover - Sail Shade at Riverview Club	25,495
Misc Site Improvements	Awning, Frame Replacement - Pool Deck Shelter (2 Total)	10,525
Misc Site Improvements	Fence, Chain Link - Backstop/Soccer (Riverview Club)	4,472
Misc Site Improvements	Irrigation Well Pump/Motor Allowance	18,335
Misc Site Improvements	Tennis Court Fence, VC Chain Link, 10'	20,765
Misc Site Improvements	Tennis Court Resurfacing	15,815
Furniture, Fixtures & Equipment	Electronics, A/V Sound System	25,750
Furniture, Fixtures & Equipment	Kitchen Equipment, Dishwasher	14,056
Furniture, Fixtures & Equipment	Kitchen Equipment, Gas 10 Burner Stove/DbI Oven	16,945
Furniture, Fixtures & Equipment	Kitchen Equipment, Range Exhaust Hood	29,318
Furniture, Fixtures & Equipment	Kitchen Equipment, Tables & Shelving Allowance	17,510
Furniture, Fixtures & Equipment	Maintenance, Tank, DWS - Fuel	24,005
Furniture, Fixtures & Equipment	Maintenance, Tank, DWS - Used Oil	12,003
Furniture, Fixtures & Equipment	Office Equipment, Computer Server	13,783
Furniture, Fixtures & Equipment	Office Equipment, Computer Workstation	10,491
Vehicles	Vehicle, Ford F-150	46,271
Year 2 Total		402,170

Category	Description	Cost
Year 3: 2026-27		
Painting & Waterproofing	Paint Exterior - Riverview Club Buildings & Doors	25,475
Paving	Asphalt Overlay, 1" - FP&L Easement-Travino Bike Path	33,959
Paving	Asphalt Overlay, 1" - Santa Maria-Shores Bike Path	56,750
Paving	Asphalt Overlay, 1" - Shores-FP&L Easement Bike Path	11,514
Paving	Asphalt Overlay, 1" - Tennis/Baseball Parking	27,142
Paving	Asphalt Overlay, 1" - Vale Pt-Shores Blvd Bike Path	27,904
Misc Building Components	Door, Wood, Exterior - Clubhouse Entrances	23,251
Misc Site Improvements	Pool Equipment, Pump/Motor Allowance	6,365
Year 3 Total		212,360
Year 4: 2027-28		
Roofs	Roof, Asphalt Shingle - Maintenance Bldg	26,826
Misc Site Improvements	Fence, PVC, 6' Solid Panel - Riverview Club Trash	3,108
Misc Site Improvements	Fountain, Lake w/Lights	50,936
Misc Site Improvements	Gate, VC Chain Link, 31' x 6' - Maintenance	3,802
Year 4 Total		84,672
Year 5: 2028-29		
Painting & Waterproofing	Paint Concrete Floor - Pool Bath House	2,828
Painting & Waterproofing	Paint Interior - Pool Bath House	2,527
Misc Site Improvements	Fencing Allowance - RV & Boat Storage	13,888
Misc Site Improvements	Fountain, Lake w/o Lights	23,848
Misc Site Improvements	Fountain, Lake w/o Lights	23,848
Misc Site Improvements	Lake Maintenance Allowance	60,749
Misc Site Improvements	Playground Equipment Allowance - Riverview Club	79,489
Year 5 Total		207,177
Year 6: 2029-30		
Paving	Concrete/Asphalt Repair Allowance	24,563
Mechanical & Electrical	Water Heater, Electric, 40 Gallon - RV Club Lobby Restrooms	1,142
Misc Site Improvements	Stormwater Drainage Allowance	245,621
Furniture, Fixtures & Equipment	Office Equipment, Computer Server	15,513
Furniture, Fixtures & Equipment	Office Equipment, Computer Workstation	11,807
Year 6 Total		298,646
Year 7: 2030-31		
Misc Site Improvements	Irrigation Well Pump/Motor Allowance	21,255
Misc Site Improvements	Pier, PT Wood Decking - Riverview Club (Lake)	168,161
Misc Site Improvements	Pier, PT Wood Framing & Pilings - Riverview Club (Lake)	211,362
Misc Site Improvements	Pool Equipment, Pump/Motor Allowance	7,164

Category	Description	Cost
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	17,578
Year 7 Total		425,520

Year 8: 2031-32

Mechanical & Electrical	Water Heater, Propane, 199k BTU - Riverview Club, Club Kitchen	17,078
Misc Building Components	Access Control, Card Reader - Riverview Club Amenities	18,994
Misc Building Components	Access Control, CCTV Surveillance System	9,504
Year 8 Total		45,576

Year 9: 2032-33

Misc Site Improvements	Fencing Allowance - RV & Boat Storage	15,631
Misc Site Improvements	Lighting, DbI Globe Fixtures/16' Alum Pole - Pool Deck Area	12,951
Misc Site Improvements	Lighting, Sgl Globe/10' Fgls Pole - Riverview Club Parking	24,421
Misc Site Improvements	Tennis Court Resurfacing	19,450
Year 9 Total		72,453

Year 10: 2033-34

Painting & Waterproofing	Paint Interior - Riverview Club	25,410
Paving	Concrete/Asphalt Repair Allowance	27,646
Mechanical & Electrical	A/C Air Handler Unit, 1.5 Ton - Maintenance Bldg	3,613
Mechanical & Electrical	A/C Condensing Unit, 1.5 Ton - Maintenance Bldg	3,904
Mechanical & Electrical	Security System - Riverview Club	32,583
Misc Building Components	Awning, Fabric Recover - Riverview Club Front Entry	8,074
Misc Building Components	Hardiboard Siding - Pavilion Storage Bldg (Riverview Club)	4,674
Misc Building Components	Finish, Terrazzo Floor Re-Finish - Riverview Club Ballroom	36,938
Misc Site Improvements	Awning, Fabric Recover - Pool Deck Shelter (2 Total)	12,111
Misc Site Improvements	Awning, Fabric Recover - Sail Shade at Riverview Club	32,296
Misc Site Improvements	Gazebo, PT Wood - Riverview Club (Lake)	12,818
Misc Site Improvements	Lake Maintenance Allowance	70,425
Furniture, Fixtures & Equipment	Kitchen Equipment, Ice Machine & Bin	5,410
Furniture, Fixtures & Equipment	Office Equipment, Computer Server	17,460
Furniture, Fixtures & Equipment	Office Equipment, Computer Workstation	13,289
Furniture, Fixtures & Equipment	Redecorating Allowance - Riverview Club Office	19,572
Year 10 Total		326,223

Year 11: 2034-35

Painting & Waterproofing	Paint Exterior - Riverview Club Buildings & Doors	32,271
Misc Building Components	Finish, Tile Walls - Pool Bath House Restrooms	28,323
Misc Building Components	Restroom Renovation Allowance - Pool Bath House	69,808
Misc Building Components	Finish, Tile Floor - Riverview Club Restrooms	8,773
Misc Building Components	Renovations - Riverview Club Office	23,778
Misc Site Improvements	Awning, Frame Replacement - Sail Shade at Riverview Club	36,620

Category	Description	Cost
Misc Site Improvements	Fountain, Lake w/o Lights	28,476
Misc Site Improvements	Pool Equipment, Pump/Motor Allowance	8,063
Misc Site Improvements	Pool Finish, Ceramic Tile Trim	32,503
Misc Site Improvements	Pool Finish, Exposed Aggregate	100,229
Misc Site Improvements	Stormwater Drainage Allowance	284,742
Year 11 Total		653,586

Year 12: 2035-36

Mechanical & Electrical	A/C Minisplit Unit - Pool Bath House	5,678
Mechanical & Electrical	A/C Minisplit Unit - Pool Bath House	5,678
Mechanical & Electrical	AC Air Handling Unit, 5 Ton - Riverview Club Ballroom East	8,869
Mechanical & Electrical	AC Air Handling Unit, 5 Ton - Riverview Club Ballroom West	8,869
Mechanical & Electrical	AC Air Handling Unit, 15 Ton - Riverview Club East	28,011
Mechanical & Electrical	AC Air Handling Unit, 15 Ton - Riverview Club Middle	28,011
Mechanical & Electrical	AC Air Handling Unit, 15 Ton - Riverview Club West	28,011
Mechanical & Electrical	AC Condensing Unit, 5 Ton - Riverview Club Ballroom East	8,981
Mechanical & Electrical	AC Condensing Unit, 5 Ton - Riverview Club Ballroom West	8,981
Mechanical & Electrical	AC Condensing Unit, 7.5 Ton - Riverview Club East A	14,004
Mechanical & Electrical	AC Condensing Unit, 7.5 Ton - Riverview Club East B	14,004
Mechanical & Electrical	AC Condensing Unit, 7.5 Ton - Riverview Club Middle A	14,004
Mechanical & Electrical	AC Condensing Unit, 7.5 Ton - Riverview Club Middle B	14,004
Mechanical & Electrical	AC Condensing Unit, 7.5 Ton - Riverview Club West A	14,004
Mechanical & Electrical	AC Condensing Unit, 7.5 Ton - Riverview Club West B	14,004
Misc Site Improvements	Irrigation Well Pump/Motor Allowance	24,641
Furniture, Fixtures & Equipment	Table & Chair Allowance - Riverview Club	13,842
Vehicles	Vehicle, Ford F-150	62,184
Year 12 Total		315,780

Year 13: 2036-37

Misc Site Improvements	Access Control, Gate Operator, Rolling - Maintenance	10,573
Misc Site Improvements	Fencing Allowance - RV & Boat Storage	17,592
Year 13 Total		28,165

Year 14: 2037-38

Roofs	Roof, Modified Bitumen	106,228
Roofs	Roof, Modified Membrane - Pool Equip Bldg	16,308
Roofs	Roof, Modified Membrane - Riverview Club Kitchen Section	15,108
Paving	Asphalt Overlay, 1" - Aragon Park Parking Lot	54,060
Paving	Asphalt Overlay, 1" - Riverview Club Parking Lot	157,762
Paving	Concrete/Asphalt Repair Allowance	31,115
Misc Site Improvements	Fountain, Lake w/o Lights	31,117
Furniture, Fixtures & Equipment	Electronics, A/V Sound System	36,713
Furniture, Fixtures & Equipment	Office Equipment, Computer Server	19,652

Category	Description	Cost
Furniture, Fixtures & Equipment	Office Equipment, Computer Workstation	14,957
Year 14 Total		483,020

Year 15: 2038-39

Painting & Waterproofing	Paint Concrete Floor - Pool Bath House	3,801
Painting & Waterproofing	Paint Interior - Pool Bath House	3,396
Mechanical & Electrical	Drinking Fountain, Outdoor - Pool Bath House	4,804
Mechanical & Electrical	Drinking Fountain, Indoor - Riverview Club	2,402
Misc Building Components	Finish, Laminate Vinyl Tile - Riverview Club	50,944
Misc Building Components	Finish, Tile Walls - Riverview Club Restrooms	8,363
Misc Building Components	Restroom Renovation Allowance - Riverview Club	63,868
Misc Site Improvements	Fence, Wood Slat, 6' - Riverview Club A/C & Storage	4,051
Misc Site Improvements	Lake Maintenance Allowance	81,642
Misc Site Improvements	Pool Equipment, Pump/Motor Allowance	9,076
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	22,267
Furniture, Fixtures & Equipment	Redecorating Allowance, Window Treatments & Tint	8,017
Year 15 Total		262,631

Year 16: 2039-40

Misc Building Components	Access Control, Card Reader - Riverview Club Amenities	24,061
Misc Building Components	Access Control, CCTV Surveillance System	12,040
Misc Building Components	Finish, Mirror Wall Panels - Mini Ballroom	8,377
Misc Site Improvements	Stormwater Drainage Allowance	330,094
Misc Site Improvements	Tennis Court Resurfacing	23,921
Furniture, Fixtures & Equipment	Kitchen Equipment, Refrigerator, 2 Door Upright	9,094
Furniture, Fixtures & Equipment	Maintenance, Air Compressor	3,301
Year 16 Total		410,888

Year 17: 2040-41

Misc Site Improvements	Fencing Allowance - RV & Boat Storage	19,800
Misc Site Improvements	Irrigation Well Pump/Motor Allowance	28,565
Misc Site Improvements	Pier, PT Wood Decking - Riverview Club (Lake)	225,994
Year 17 Total		274,359

Year 18: 2041-42

Paving	Concrete/Asphalt Repair Allowance	35,021
Mechanical & Electrical	Water Heater, Electric, 40 Gallon - RV Club Lobby Restrooms	1,628
Misc Building Components	Awning, Fabric Recover - Riverview Club Front Entry	10,228
Misc Site Improvements	Awning, Fabric Recover - Pool Deck Shelter (2 Total)	15,342
Misc Site Improvements	Awning, Fabric Recover - Sail Shade at Riverview Club	40,911
Furniture, Fixtures & Equipment	Office Equipment, Computer Server	22,118
Furniture, Fixtures & Equipment	Office Equipment, Computer Workstation	16,834
Year 18 Total		142,082

Category	Description	Cost
Year 19: 2042-43		
Roofs	Roof, Asphalt Shingle - Maintenance Bldg	41,795
Painting & Waterproofing	Paint Exterior - Riverview Club Buildings & Doors	40,881
Paving	Asphalt Overlay, 1" - FP&L Easement-Travino Bike Path	54,495
Paving	Asphalt Overlay, 1" - Santa Maria-Shores Bike Path	91,067
Paving	Asphalt Overlay, 1" - Shores-FP&L Easement Bike Path	18,476
Paving	Asphalt Overlay, 1" - Tennis/Baseball Parking	43,555
Paving	Asphalt Overlay, 1" - Vale Pt-Shores Blvd Bike Path	44,777
Misc Building Components	Finish, Tile Floor & Stone Wall Caps - Clubhouse Front Entry	24,047
Misc Building Components	Finish, Ceiling Tile - Riverview Club Ballroom	79,287
Misc Site Improvements	Fence, PVC, 6' Solid Panel - Riverview Club Trash	4,842
Misc Site Improvements	Fountain, Lake w/o Lights	36,073
Misc Site Improvements	Pool Equipment, Pump/Motor Allowance	10,215
Misc Site Improvements	Shed - Pool Deck Area	8,939
Furniture, Fixtures & Equipment	Kitchen Equipment, Ice Machine & Bin	7,058
Year 19 Total		505,507
Year 20: 2043-44		
Painting & Waterproofing	Paint Interior - Riverview Club	34,150
Mechanical & Electrical	Security System - Riverview Club	43,789
Mechanical & Electrical	Water Heater, Propane, 199k BTU - Riverview Club, Club Kitchen	24,349
Misc Building Components	Window Replacement (2013) - Riverview Club	111,460
Misc Building Components	Finish, Terrazzo Floor Re-Finish - Riverview Club Ballroom	49,642
Misc Site Improvements	Lake Maintenance Allowance	94,645
Furniture, Fixtures & Equipment	Redecorating Allowance - Riverview Club Office	26,303
Year 20 Total		384,338
Year 21: 2044-45		
Misc Site Improvements	Fence, PVC, 4' - Pool Deck Area	14,400
Misc Site Improvements	Fence, VC Chain Link, 4' - Riverview Club Playground	21,074
Misc Site Improvements	Fencing Allowance - RV & Boat Storage	22,286
Misc Site Improvements	Pool Equipment, Filtration System	42,624
Misc Site Improvements	Pool Finish, Ceramic Tile Trim	43,681
Misc Site Improvements	Pool Finish, Exposed Aggregate	134,700
Misc Site Improvements	Stormwater Drainage Allowance	382,670
Year 21 Total		661,435
Year 22: 2045-46		
Paving	Concrete/Asphalt Repair Allowance	39,416
Mechanical & Electrical	A/C Air Handler Unit, 1.5 Ton - Maintenance Bldg	5,151
Mechanical & Electrical	A/C Condensing Unit, 1.5 Ton - Maintenance Bldg	5,566
Mechanical & Electrical	Fire Alarm System - Riverview Club	27,904

Category	Description	Cost
Misc Building Components	Door, Metal Overhead - Maintenance Bldg (New-1998)	31,631
Misc Building Components	Finish, Tile Floor - Riverview Club Ballroom Entry	4,143
Misc Building Components	Finish, Tile Floor - Riverview Club Kitchen	29,980
Misc Site Improvements	Fountain, Lake w/Lights	86,716
Misc Site Improvements	Gate, VC Chain Link, 31' x 6' - Maintenance	6,472
Misc Site Improvements	Irrigation Well Pump/Motor Allowance	33,115
Furniture, Fixtures & Equipment	Kitchen Equipment, Dishwasher	25,387
Furniture, Fixtures & Equipment	Kitchen Equipment, Gas 10 Burner Stove/DbI Oven	30,604
Furniture, Fixtures & Equipment	Kitchen Equipment, Range Exhaust Hood	52,951
Furniture, Fixtures & Equipment	Office Equipment, Computer Server	24,894
Furniture, Fixtures & Equipment	Office Equipment, Computer Workstation	18,947
Vehicles	Vehicle, Ford F-150	83,570
Year 22 Total		506,447
Year 23: 2046-47		
Misc Site Improvements	Fence, Chain Link - Baseball Field (Tennis)	16,567
Misc Site Improvements	Fountain, Lake w/o Lights	40,600
Misc Site Improvements	Fountain, Lake w/o Lights	40,600
Misc Site Improvements	Pool Equipment, Pump/Motor Allowance	11,497
Misc Site Improvements	Tennis Court Resurfacing	29,420
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	28,207
Year 23 Total		166,891
Year 24: 2047-48		
Mechanical & Electrical	A/C Minisplit Unit - Pool Bath House	8,096
Mechanical & Electrical	A/C Minisplit Unit - Pool Bath House	8,096
Mechanical & Electrical	AC Air Handling Unit, 5 Ton - Riverview Club Ballroom East	12,645
Mechanical & Electrical	AC Air Handling Unit, 5 Ton - Riverview Club Ballroom West	12,645
Mechanical & Electrical	AC Air Handling Unit, 15 Ton - Riverview Club East	39,937
Mechanical & Electrical	AC Air Handling Unit, 15 Ton - Riverview Club Middle	39,937
Mechanical & Electrical	AC Air Handling Unit, 15 Ton - Riverview Club West	39,937
Mechanical & Electrical	AC Condensing Unit, 5 Ton - Riverview Club Ballroom East	12,805
Mechanical & Electrical	AC Condensing Unit, 5 Ton - Riverview Club Ballroom West	12,805
Mechanical & Electrical	AC Condensing Unit, 7.5 Ton - Riverview Club East A	19,967
Mechanical & Electrical	AC Condensing Unit, 7.5 Ton - Riverview Club East B	19,967
Mechanical & Electrical	AC Condensing Unit, 7.5 Ton - Riverview Club Middle A	19,967
Mechanical & Electrical	AC Condensing Unit, 7.5 Ton - Riverview Club Middle B	19,967
Mechanical & Electrical	AC Condensing Unit, 7.5 Ton - Riverview Club West A	19,967
Mechanical & Electrical	AC Condensing Unit, 7.5 Ton - Riverview Club West B	19,967
Misc Building Components	Access Control, Card Reader - Riverview Club Amenities	30,480
Misc Building Components	Access Control, CCTV Surveillance System	15,252
Misc Site Improvements	Fence, Chain Link - Backstop/Soccer (Riverview Club)	8,569
Furniture, Fixtures & Equipment	Table & Chair Allowance - Riverview Club	19,736
Year 24 Total		380,742

Category	Description	Cost
Year 25: 2048-49		
Painting & Waterproofing	Paint Concrete Floor - Pool Bath House	5,108
Painting & Waterproofing	Paint Interior - Pool Bath House	4,564
Mechanical & Electrical	Electrical Allowance - Riverview Club	243,935
Misc Site Improvements	Access Control, Gate Operator, Rolling - Maintenance	15,075
Misc Site Improvements	Fencing Allowance - RV & Boat Storage	25,083
Misc Site Improvements	Lake Maintenance Allowance	109,720
Misc Site Improvements	Playground Equipment Allowance - Riverview Club	143,566
Misc Site Improvements	Pool Deck Pavers	237,654
Year 25 Total		784,705
Year 26: 2049-50		
Paving	Concrete/Asphalt Repair Allowance	44,363
Misc Building Components	Awning, Fabric Recover - Riverview Club Front Entry	12,956
Misc Building Components	Awning, Frame Replacement - Riverview Club Front Entry	14,265
Misc Site Improvements	Awning, Fabric Recover - Pool Deck Shelter (2 Total)	19,434
Misc Site Improvements	Awning, Fabric Recover - Sail Shade at Riverview Club	51,825
Misc Site Improvements	Awning, Frame Replacement - Pool Deck Shelter (2 Total)	21,394
Misc Site Improvements	Stormwater Drainage Allowance	443,619
Furniture, Fixtures & Equipment	Electronics, A/V Sound System	52,344
Furniture, Fixtures & Equipment	Office Equipment, Computer Server	28,019
Furniture, Fixtures & Equipment	Office Equipment, Computer Workstation	21,325
Year 26 Total		709,544
Year 27: 2050-51		
Painting & Waterproofing	Paint Exterior - Riverview Club Buildings & Doors	51,786
Misc Site Improvements	Irrigation Well Pump/Motor Allowance	38,389
Misc Site Improvements	Pier, PT Wood Decking - Riverview Club (Lake)	303,717
Misc Site Improvements	Pool Equipment, Pump/Motor Allowance	12,940
Misc Site Improvements	Tennis Court Fence, VC Chain Link, 10'	43,477
Year 27 Total		450,309
Year 28: 2051-52		
Misc Building Components	Door, Wood, Exterior - Clubhouse Entrances	48,682
Misc Site Improvements	Gazebo, PT Wood - Riverview Club (Lake)	21,822
Furniture, Fixtures & Equipment	Kitchen Equipment, Ice Machine & Bin	9,209
Year 28 Total		79,713
Year 29: 2052-53		
Roofs	Roof, Concrete Barrel Tile - Pool Bath House	100,303
Roofs	Roof, Concrete Barrel Tile - Riverview Club	571,725

Category	Description	Cost
Roofs	Roof, Metal - Pavilion Storage Bldg (Riverview Club)	51,547
Roofs	Roof, Modified Bitumen	165,499
Roofs	Roof, Modified Membrane - Pool Equip Bldg	25,407
Roofs	Roof, Modified Membrane - Riverview Club Kitchen Section	23,538
Mechanical & Electrical	Drinking Fountain, Outdoor - Pool Bath House	7,266
Misc Site Improvements	Fence, Wood Slat, 6' - Riverview Club A/C & Storage	6,127
Misc Site Improvements	Fencing Allowance - RV & Boat Storage	28,231
Misc Site Improvements	Fountain, Lake w/o Lights	48,479
Year 29 Total		1,028,122

Year 30: 2053-54

Painting & Waterproofing	Paint Interior - Riverview Club	45,894
Paving	Asphalt Overlay, 1" - Aragon Park Parking Lot	86,750
Paving	Asphalt Overlay, 1" - Riverview Club Parking Lot	253,161
Paving	Concrete/Asphalt Repair Allowance	49,931
Mechanical & Electrical	A/C Ductwork - Riverview Club	51,962
Mechanical & Electrical	Security System - Riverview Club	58,848
Mechanical & Electrical	Water Heater, Electric, 40 Gallon - RV Club Lobby Restrooms	2,321
Misc Building Components	Gutters & Downspouts - Riverview Club & Pool Bath House	69,219
Misc Building Components	Window Replacement (2023) - Riverview Club	153,026
Misc Building Components	Finish, Terrazzo Floor Re-Finish - Riverview Club Ballroom	66,714
Misc Site Improvements	Lake Maintenance Allowance	127,196
Misc Site Improvements	Tennis Court Resurfacing	36,183
Furniture, Fixtures & Equipment	Office Equipment, Computer Server	31,536
Furniture, Fixtures & Equipment	Office Equipment, Computer Workstation	24,002
Furniture, Fixtures & Equipment	Redecorating Allowance - Riverview Club Office	35,348
Furniture, Fixtures & Equipment	Redecorating Allowance, Window Treatments & Tint	12,490
Year 30 Total		1,104,581

Section 5

Photographs



Riverview Club



Riverview Club



Stucco Repair



Awning - Main Entry



Main Entry Doors



Main Entry Pavers



Riverview Club



Riverview Club



Riverview Club



Riverview Club



New Windows



Irrigation



Security Cameras



Side Entry Doors



Lobby/Hallway



Office



Server & IT Equipment



Multipurpose Room



Conference Room



Mini Ballroom



Ladies Restroom



Men's Restroom



Kitchen



Kitchen



Ballroom



Ballroom



A/C Air Handlers - Ballroom



Water Heater - Restrooms



Water Heater - Kitchen



Main Electrical Room



Fire Alarm Control Panel



A/C Condensers



Pool Bath House



Pool Bath House



Pool Bath House - Ladies Restroom



Pool Bath House - Men's Restroom



Swimming Pool



Swimming Pool



Pool Deck



Pool Fence



Pool Shade Structure (1 of 2)



Pool Lighting



Pool Equipment Bldg



Pool Equipment Bldg



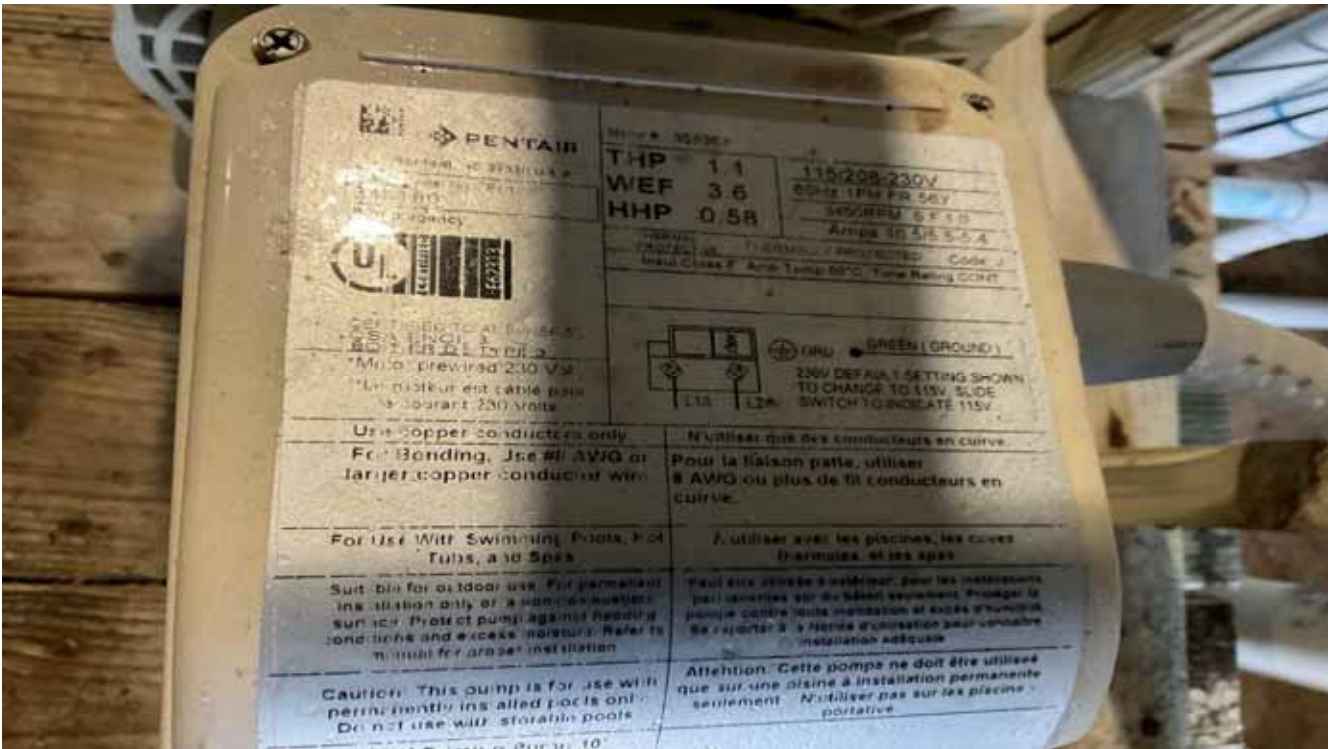
Pool Equipment



Pool Equipment



Pool Equipment



Pool Equipment Electrical



Pool Equipment



Pool Shed



Pavilion Storage Bldg



Pavilion Storage Bldg



Pavilion Sail Shade



Concrete Sidewalk



Playground



Playground Fence



Gazebo



Concrete Sidewalk



Concrete Sidewalk



Lighting - Riverview Club



Fishing Pier



Fishing Pier



Fishing Pier



Fishing Pier Gate



Fishing Pier



Fishing Pier



Fishing Pier Shelter



Fishing Pier



Fishing Pier Sink



Fishing Pier



Fishing Pier



Fishing Pier Piling



Irrigation



Backstop - Riverview Club



Trash Enclosure - Riverview Club



Flagpole - Riverview Club



Lighting - Riverview Club



Parking Lot - Riverview Club



Parking Lot - Riverview Club



Parking Lot - Riverview Club



Drainage - Riverview Parking Lot



Fence - Riverview Service Area



Baseball Field



Baseball Backstop



Baseball Fence



Tennis Court



Tennis Court



Tennis Court Fence



Parking Lot - Tennis/Baseball



Gate - RV & Maintenance



Fence - RV & Maintenance



Fence - RV & Maintenance



Maintenance Bldg



Maintenance Bldg



Maintenance Bldg A/C Unit



Maintenance Fuel & Oil Tanks



Stormwater Drainage Run-Off



Lake Fountain



Stormwater Drainage Pipe



Stormwater Drainage Pipe



Stormwater Drainage Run-Off



Stormwater Drainage Pipe



Lake Fountain



Dam - Vail Point



Dam - Vail Point



Dam - Vail Point



Dam - Vail Point



Dam - Vail Point



Dam - Vail Point



Dam - Vail Point



Overflow - Moultrie Crk/Holiday Lake



Overflow - Moultrie Crk/Holiday Lake



Walking/Biking Trail



Aragon Park



Parking Lot - Aragon Park



Walking/Biking Trail



Aragon Park - Basketball Court



Maintenance Truck