



August 23, 2021

To the Board of Directors and Management of  
Centerville Community Homeowner Association:

In planning and performing our audits of the financial statements of Centerville Community Owners' Association, Inc. ("Association"), as of and for the year ended December 31, 2020, in accordance with auditing standards generally accepted in the United States of America, ("GAAP"), we considered the Association's internal control over financial reporting ("internal control") as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Association's internal control. Accordingly, we do not express an opinion on the effectiveness of the Association's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we identified certain deficiencies in internal control that we consider to be material weaknesses and other deficiencies that we consider to be significant deficiencies.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, such that there is a reasonable possibility that a material misstatement of the Association's financial statements will not be prevented, or detected and corrected, on a timely basis. We consider the following deficiencies in the Association's internal control to be material weaknesses:

- The internal accounting records of the Association are not being maintained following the full accrual basis of accounting so as to be in accordance with GAAP. The Association did not adjust the internal accounting records for prepaid expenses and accrued expenses. These items were not identified and adjusted until the performance of the annual audit. Performance of auditing procedures should not be relied upon to identify prepaid and accrual items. These accounts should be computed and adjusted on a monthly basis and reconciled to the general ledger.
- The Association did not maintain the required supplemental schedule of future major repairs and replacements. Specifically, there was no separate accounting or reconciliation maintained of the activity of major repairs and replacements during the year, including the allocation of the

John D. Harvard, CPA  
Stephen D. Cutright, CPA

1408 North Piedmont Way  
Tallahassee FL 32308  
O: 850-224-9008  
F: 850-561-0708

Adriana R. Bush, CPA  
Steven B. Liedy, CPA

[www.harvardandassociates.com](http://www.harvardandassociates.com)

# Harvard

AND ASSOCIATES, PA  
CERTIFIED PUBLIC ACCOUNTANTS

- maintenance assessments and sales contributions to these activities. There should also be ongoing reconciliations of the beginning and ending balances.

A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the following deficiency in the Association's internal control to be significant deficiency:

- The recording and classification of expenses of the Association is not being recorded on a consistent basis from year to year. While the Association has changed accounting staff during the past year, the classification of expenses of the Association should remain consistent. The classification of
- expenses should be recorded consistently with the classification of expenses adopted in the annual budget to assist with the recurring analysis of actual to budgeted expenses.

This communication is intended solely for the information and use of management, Board of Directors, and others within the Association, and is not intended to be, and should not be, used by anyone other than these specified parties.

Best regards,

John Harvard, CPA

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**CENTERVILLE COMMUNITY OWNERS' ASSOCIATION, INC.**

**FINANCIAL STATEMENTS  
AND  
SUPPLEMENTARY INFORMATION  
FOR THE YEAR ENDED DECEMBER 31, 2020  
INDEPENDENT AUDIT REPORT**

**HARVARD & ASSOCIATES, P.A.**  
Certified Public Accountants  
Tallahassee, Florida

**CENTERVILLE COMMUNITY OWNERS' ASSOCIATION, INC.**

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# HARVARD & ASSOCIATES, P.A.

Certified Public Accountants

Tallahassee, Florida

## **Independent Auditors' Report**

To the Board of Directors of  
Centerville Community Owners' Association, Inc.

### **Report on Financial Statements**

We have audited the accompanying financial statements Centerville Community Owners' Association, Inc., which comprise the balance sheet of December 31, 2020, and the related statements of revenues, expenses, and changes in fund balances and cash flows for the year ended and the related notes to the financial statements.

### **Management's Responsibility for the Financial Statements**

Management is responsible for the preparation of the fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### **Auditors' Responsibility**

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

(Continued)

## **Opinion**

In our Opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Centerville Community Owners' Association, Inc.

As of December 31, 2020, and the results of its operations and its cash flows for the year then ended in conformity with accounting principles accepted in the United States of America.

## **Report on Supplementary Information**

Our audit was conducted for the purpose of forming an opinion on the financial statements taken as a whole. The schedule of expenses on page 11 is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of the Association's management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements taken as a whole.

## **Disclaimer of Opinion on Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the supplementary information on future major repairs and replacements on page 12-13 be presented to supplement the basic financial statements. Such information, although not a part of basic financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of the financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Tallahassee, Florida  
August 23, 2021

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Harvard & Associates, P.A.  
Certified Public Accountants

**CENTERVILLE COMMUNITY OWNERS' ASSOCIATION, INC.**  
**BALANCE SHEET**  
**DECEMBER 31, 2020**

	<b>Operating Fund</b>	<b>Replacement Fund</b>	<b>Total</b>
<b>Assets</b>			
<b>Current Assets</b>			
Cash and Cash Equivalents	\$ 229,514	\$ 602,300	\$ 831,814
Accounts Receivable	7,276	-	7,276
Prepaid Expenses	5,454	-	5,454
Total Current Assets	242,244	602,300	844,544
<b>Fixed Assets</b>			
Equipment	71,191		71,191
Less: Accumulated Depreciation	(20,340)		(20,340)
Total Fixed Assets, Net	50,851		50,851
<b>Total Assets</b>	<b>\$ 293,095</b>	<b>\$ 602,300</b>	<b>\$ 895,395</b>
<b>Liabilities and Fund Balance</b>			
<b>Current Liabilities</b>			
Current portion of Note Payable	\$ 12,317	\$ -	\$ 12,317
Accounts Payable	20,625		20,625
Prepaid Dues	122,640		122,640
Compliance Deposit	89,400	-	89,400
Total Current Liabilities	244,982	-	244,982
<b>Long Term Liabilities</b>			
Note Payable - John Deere	30,768		30,768
Total Liabilities	275,750	-	275,750
<b>Fund Balance</b>			
Unrestricted	17,345	-	17,345
Temporarily Restricted	-	602,300	602,300
Total Fund Balance	17,345	602,300	619,645
<b>Total Liabilities and Fund Balance</b>	<b>\$ 293,095</b>	<b>\$ 602,300</b>	<b>\$ 895,395</b>

The accompanying notes to the financial statements are an integral part of this statement.

**CENTERVILLE COMMUNITY OWNERS' ASSOCIATION, INC.  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCE  
FOR THE YEAR ENDED DECEMBER 31, 2020**

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
<b>Revenues</b>			
Regular Assessments	\$ 320,000	\$ -	\$ 320,000
Financing Charges	3,580	-	3,580
ACC Review Fees	19,500	-	19,500
Other Income	6,701	-	6,701
Interest Income	1,802	-	1,802
	<u>351,583</u>	<u>-</u>	<u>351,583</u>
<b>Expenses</b>			
Administrative	41,536	-	41,536
Insurance	15,434	-	15,434
Maintenance and Repairs	154,138	-	154,138
Utilities	15,848	-	15,848
Security	6,616	-	6,616
Depreciation Expense	10,170	-	10,170
ACC Review Expense	24,100	-	24,100
	<u>267,842</u>	<u>-</u>	<u>267,842</u>
<b>Excess of Revenues over Expenses</b>	83,741	-	83,741
Transfers	<u>(100,000)</u>	<u>100,000</u>	<u>-</u>
<b>Excess of Revenues over Expenses</b>	<u>(16,259)</u>	<u>100,000</u>	<u>83,741</u>
<b>Beginning Fund Balance</b>	<u>33,604</u>	<u>502,300</u>	<u>535,904</u>
<b>Ending Fund Balance</b>	<u>\$ 17,345</u>	<u>\$ 602,300</u>	<u>\$ 619,645</u>

The accompanying notes to the financial statements are an integral part of this statement.



**CENTERVILLE COMMUNITY OWNERS' ASSOCIATION, INC.**  
**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED DECEMBER 31, 2020**

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
<b>Cash Flows from Operating Activities</b>			
Excess of revenues over expenses	\$ 83,741	\$ -	\$ 83,741
Adjustments to Reconcile revenue over expenses to Net Cash			
Provided By Operating Activities			
Depreciation	10,170		10,170
Decrease in Accounts Receivable	2,364	-	2,364
Decrease in Prepaid Expenses	2,784	-	2,784
Increase in Accounts Payable	12,351	-	12,351
Increase in Prepaid Dues	96,825		96,825
(Decrease) in Compliance Deposit	<u>(41,700)</u>	<u>-</u>	<u>(41,700)</u>
<b>Net Cash Provided By Operating Activities</b>	<u>166,535</u>	<u>-</u>	<u>166,535</u>
<b>Investing Activities</b>			
Purchase of Equipment	<u>-</u>	<u>-</u>	<u>-</u>
<b>Net Cash (Used in) Financing Activities</b>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Cash Flows from Financing Activities</b>			
Principal Payments - JD Note	(12,317)		(12,317)
Transfers to and from funds	<u>(100,000)</u>	<u>100,000</u>	<u>-</u>
<b>Net Cash (Used in) Provided By Financing Activities</b>	<u>(112,317)</u>	<u>100,000</u>	<u>(12,317)</u>
<b>Net Increase in Cash</b>	54,218	100,000	154,218
<b>Cash and Cash Equivalents, Beginning of Year</b>	<u>175,296</u>	<u>500,151</u>	<u>675,447</u>
<b>Cash and Cash Equivalents, End of Year</b>	<u>\$ 229,514</u>	<u>\$ 600,151</u>	<u>\$ 829,665</u>

The accompanying notes to the financial statements are an integral part of this statement.

**CENTERVILLE COMMUNITY OWNERS' ASSOCIATION, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2020**

**Note A – Nature of Activities and Significant Accounting Policies**

Nature of Activities

Centerville Community Owners' Association, Inc. (the Association) was incorporated in the State of Florida for the purpose of operating and maintaining the common property of the Association's homeowners. The Association, which consists of 200 residential lots, is located in Tallahassee, Florida, filed articles of organization and began financial activity on February 24, 2005. The specific purposes for which the Association was formed were to provide for maintenance, preservation and architectural control of the residential lots, easements, and common areas within the residential development.

Basis of Accounting

The Association's governing documents provide certain guidelines for governing its financial activities. To ensure observance of limitations and restriction on the use of financial resources, the Association maintains its accounts using fund accounting. Financial resources are classified for accounting and reporting purposes in two funds established according to their nature and purpose. The operating fund is used to account for financial resources available for the general operations of the Association and is unrestricted. The replacement fund is used to accumulate financial resources designated for future major repairs and replacements and is restricted by the Board to its designated use.

Member Assessments

Association members are subject to annual assessments to provide funds for the Association's operating expenses, future capital acquisitions, and major repairs and replacements. Assessments receivable at the balance sheet date represent fees due from unit owners. The Association's policy is to retain legal counsel and place liens on the properties of homeowners whose assessments are more than 60 days delinquent. Any excess assessments at year end are retained by the Association for use in the succeeding year. It is the opinion of the board of directors that an allowance for doubtful accounts should be established for accounts over 12 months delinquent.

Annual assessments:	<u>2020</u>
200 Residential Lots	\$1,600

**CENTERVILLE COMMUNITY OWNERS' ASSOCIATION, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2020**

Estimates

The process of preparing financial statements in conformity with generally accepted accounting principles requires the use of estimates and assumptions regarding certain types of assets, liabilities, revenues, and expenses. Such estimates primarily relate to unsettled transactions and events as of the date of the financial statements. Accordingly, upon settlement, actual results may differ from estimated amounts.

Revenue Recognition

The Association recognizes revenue in the appropriate membership year. In the event the Association receives payments on dues for a future year, management will record the payment as unearned revenue, until the start of the subsequent year in which the dues relate.

Cash and Cash Equivalents

The Association considers all highly liquid investments available for current use with an initial maturity of three months or less to be cash equivalents. Deposits with financial institutions are insured by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000. The Association currently has deposits in excess of insured limits.

Property and Equipment

Property and equipment is recorded at cost and depreciated using the straight-line method over the following estimated useful lives of the assets:

Equipment	7 years
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Purchases of assets with a cost of \$1,500 or more for each asset and having an estimated useful life beyond one year are capitalized. In addition, the costs of major repair and maintenance projects, which extend the useful life of an existing fixed asset, are similarly capitalized.

Interest

The Association recognizes interest revenue on past due assessments when billed. Interest on past due assessments is accounted for in the operating fund.

**CENTERVILLE COMMUNITY OWNERS' ASSOCIATION, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2020**

Income Taxes

The Association qualifies as a tax-exempt homeowners association under Internal Revenue Code Section 528 for the year ended December 31, 2016. Under that section the Association is not taxed on income and expenses related to its exempt purpose which is the acquisition, construction, management, maintenance, and care of Association property. Net nonexempt function income, which includes earned interest and revenues received from nonmembers, is taxed by the federal government at 30%.

The Association can also choose, on a year to year basis to be taxed as a regular corporation instead of electing to be taxed as a tax-exempt homeowners association if that method yields a lower income tax. For all years filed the Association elected to be taxed as a homeowners association which resulted in no tax due.

Restrictions on Common Property

The disposition and use of the common property are restricted by the Association's governing documents.

**Note B – Future Major Repairs and Replacements**

The Association's governing documents provide for the Association to accumulate funds for future major repairs and replacements. The Association Board utilized industry knowledge and surveys performed by professional contractors in 2020 to estimate the remaining useful lives and the replacement costs of the common property components. The Association is funding for such major repairs and replacements based on these estimates considering amounts previously accumulated in the reserve funds. Actual expenditures, however, may vary from the estimated amounts and the variation may be material. Therefore, amounts accumulated in the reserve fund may not be adequate to meet future needs. If additional funds are needed, however, the Association has the right, subject to member approval, to increase regular assessments or levy special assessments, or it may delay major repairs and replacements until funds are available.

**CENTERVILLE COMMUNITY OWNERS' ASSOCIATION, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2020**

**Note C – Accounts Receivable**

Accounts receivable include amounts due from homeowners totaling \$7,276 at December 31, 2020. As management considers all receivables to be collectable and no receivables are older than 12 months, no allowance has been established.

**Note D – Property and Equipment**

Each homeowner owns an equal undivided interest in the common elements of the Association's property. Therefore, the common elements are not capitalized by the Association. Replacements and major repairs are reported by the Association as expenditures.

Property and equipment consisted of the following as of December 31, 2020:

	<b><u>2020</u></b>
Equipment	\$71,191
Less: Accumulated Depreciation	(20,340)
Property and Equipment, Net	<u>\$50,851</u>

**Note E – Note Payable**

The Association financed equipment with John Deere Financial on July 16, 2019. The note was \$61,585 with an interest rate of 0% amortized over 60 months. The terms are 60 payments of \$1,026.41 per month. The note is collateralized by a John Deere Tractor.

As of December 31, 2020, the Association's long-term debt consisted of the following:

	Balance	Principal	Balance	Less	Long
	<u>12/31/20</u>	<u>Payments</u>	<u>12/31/20</u>	<u>Current</u>	<u>Term</u>
				<u>Portion</u>	<u>Portion</u>
John Deere	\$55,420	\$12,335	\$43,085	\$12,317	\$30,768

**CENTERVILLE COMMUNITY OWNERS' ASSOCIATION, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2020**

**Note E – Note Payable (Continued)**

The following is a summary of principal payments of the long-term debt: \$12,317 for 2021; \$12,317 for 2022; \$12,317 for 2023; and \$6,134 for 2024.

**Note F – Date of Management's Review**

In preparing the financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through June 8, 2021, the date that the financial statements were available were available to be issued.

**CENTERVILLE COMMUNITY OWNERS' ASSOCIATION, INC.  
SCHEDULE OF EXPENSES  
FOR THE YEAR ENDED DECEMBER 31, 2020**

**Administrative**

Management Fees	\$	25,316
Legal and Accounting		15,340
Taxes and Licenses		
Event Committee		410
Office Supplies and Postage		
Bank Charges		<u>470</u>

Total Administrative 41,536

**Insurance**

15,434

**Maintenance and repairs**

Ground Maintenance		113,231
Building Maintenance		2,472
Road Maintenance		33,135
Lake Maintenance		<u>5,300</u>

Total Maintenance and Repairs 154,138

**Utilities**

15,848

**Security**

6,616

**ACC Review Fees**

24,100

**Depreciation Expense**

10,170

**Total Operating Fund Expenses**

\$ 267,842

**CENTERVILLE COMMUNITY OWNERS' ASSOCIATION, INC.**  
**SUPPLEMENTARY INFORMATION ON FUTURE MAJOR REPAIRS AND**  
**REPLACEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2020**

<b>Common area components</b>	<b>Beginning Fund Balance</b>	<b>Assessment &amp; Income Allocation</b>	<b>Charges to Fund</b>	<b>Ending Fund Balance</b>
<b>Streets</b>				
Paving 1 inch overlay	\$ 209,977	\$ 42,885	-	\$ 252,862
Gravel Road to Lakehouse	260	53	-	313
<b>Stormwater Drainage</b>				
Concrete Headwell Culverts	88,043	17,982	-	106,025
Stormwater Drainage Pipes	54,293	11,089	-	65,382
Outfall Structure 2 Deferred Maint	4,682	956	-	5,638
Outfall Structure 2 Deferred Maint	3,470	709	-	4,178
<b>Grounds</b>				
Wood Foot Bridges Group 1	11,782	2,406	-	14,188
Wood Foot Bridges Group 2	3,632	742	-	4,374
Wood Foot Bridges with Handrails	11,270	2,302	-	13,571
Well Pumps	1,410	288	-	1,697
Lift Station Pumps	651	133	-	783
Wood Fencing Phase 1	8,420	1,720	-	10,139
Wood Fencing Phase 2	8,633	1,763	-	10,396
Wood Fencing Phase 3	8,851	1,808	-	10,659
Wood Fencing Phase 4	9,075	1,853	-	10,928
Wood Fencing Phase 5	9,304	1,900	-	11,205
Pavilion Replacement	1,763	360	-	2,123
<b>Entry Areas</b>				
Entry Signs	1,290	263	-	1,553
Wiregrass Drive Gate Operators	2,983	609	-	3,592
Wiregrass Drive Gate Gates	3,224	659	-	3,883
Wiregrass Drive Gate Key Pad	749	153	-	902
Conservation Drive Gate Operators	2,983	609	-	3,592
Conservation Drive Gate	3,224	659	-	3,883
Conservation Drive Gate	749	153	-	902
Lick Skillet Gate System Operators	1,529	312	-	1,841
Lick Skillet Gate System Gates	1,860	380	-	2,239
Lick Skillet Gate System Key Pad	584	119	-	703
<b>Lakehouse</b>				
Metal Roof	4,038	825	-	4,862
Metal Roof Screw Replacement	595	122	-	716
Lakehouse Veranda Deck	5,504	1,124	-	6,628
Lakehouse Masonite Skirting	312	64	-	376
Refrigerator	245	50	-	294
Dishwasher	133	27	-	161
Cabinets	2,654	542	-	3,196
HVAC 3 Ton Condenser	919	188	-	1,106
Furniture and Décor	1,033	211	-	1,244
Restroom Refurbishment	889	182	-	1,071
Fire Alarm System	778	159	-	937
Paint Exterior	771	157	-	928
Paint Interior	925	189	-	1,114
Lakehouse Dock Deck Boards	6,101	1,246	-	7,347
Lakehouse Dock Frame and Support	1,525	312	-	1,837
Lakehouse Dock Steps and Railings	1,059	216	-	1,276
<b>Stables and Barns</b>				
Horse Stable and Metal Roof	7,802	1,593	-	9,395
Horse Stable and Metal Screw Replacements	1,150	235	-	1,384
Horse Stable Replacement	2,234	456	-	2,690
Pole Barn Metal Roof	5,412	1,105	-	6,518
Pole Barn Metal Roof Screw Replacements	797	163	-	960
Pole Barn Repair Allowance	585	120	-	705
<b>Total</b>	<b>\$ 500,151</b>	<b>\$ 102,149</b>	<b>-</b>	<b>\$ 602,300</b>



**CENTERVILLE COMMUNITY OWNERS' ASSOCIATION, INC.**  
**SCHEDULE OF FUTURE MAJOR REPAIRS AND REPLACEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2020**

The following table is based on requirements detailed in Florida statute. The schedule presents management's estimates about the components of common property:

Components	Estimated Remaining Useful Lives (Years)	Estimated Replacement Costs	Components of Fund Balance
<b>Streets</b>			
Paving 1 inch overlay	11	\$ 1,125,427	\$ 252,862
Gravel Road to Lakehouse	10	1,394	313
<b>Stormwater Drainage</b>			
Concrete Headwell Culverts	36	471,640	106,025
Stormwater Drainage Pipes	36	290,844	65,382
Outfall Structure 2 Deferred Maint	17	25,081	5,638
Outfall Structure 2 Deferred Maint	5	18,586	4,178
<b>Grounds</b>			
Wood Foot Bridges Group 1	6	63,115	14,188
Wood Foot Bridges Group 2	19	19,458	4,374
Wood Foot Bridges with Handrails	6	60,371	13,571
Well Pumps	5	7,551	1,697
Lift Station Pumps	5	3,485	783
Wood Fencing Phase 1	0	45,104	10,139
Wood Fencing Phase 2	1	46,245	10,396
Wood Fencing Phase 3	2	47,415	10,659
Wood Fencing Phase 4	3	48,614	10,928
Wood Fencing Phase 5	4	49,843	11,205
Pavilion Replacement	11	9,446	2,123
<b>Entry Areas</b>			
Entry Signs	6	6,908	1,553
Wiregrass Drive Gate Operators	1	15,978	3,592
Wiregrass Drive Gate Gates	11	17,273	3,883
Wiregrass Drive Gate Key Pad	12	4,012	902
Conservation Drive Gate Operators	1	15,978	3,592
Conservation Drive Gate	11	17,273	3,883
Conservation Drive Gate	12	4,012	902
Lick Skillet Gate System Operators	2	8,191	1,841
Lick Skillet Gate System Gates	12	9,962	2,239
Lick Skillet Gate System Key Pad	2	3,126	703
<b>Lakehouse</b>			
Metal Roof	16	21,630	4,862
Metal Roof Screw Replacement	1	3,187	716
Lakehouse Veranda Deck	10	29,482	6,628
Lakehouse Masonite Skirting	0	1,673	376
Refrigerator	6	1,310	294
Dishwasher	6	715	161
Cabinets	16	14,219	3,196
HVAC 3 Ton Condenser	0	4,921	1,106
Furniture and Décor	12	5,534	1,244
Restroom Refurbishment	6	4,764	1,071
Fire Alarm System	6	4,169	937
Paint Exterior	8	4,128	928
Paint Interior	4	4,956	1,114
Lakehouse Dock Deck Boards	13	32,683	7,347
Lakehouse Dock Frame and Support	13	8,171	1,837
Lakehouse Dock Steps and Railings	13	5,674	1,276
<b>Stables and Barns</b>			
Horse Stable and Metal Roof	16	41,793	9,395
Horse Stable and Metal Screw Replacement	1	6,158	1,384
Horse Stable Replacement	5	11,965	2,690
Pole Barn Metal Roof	16	28,993	6,518
Pole Barn Metal Roof Screw Replacement	1	4,272	960
Pole Barn Repair Allowance	5	3,136	705
<b>Total</b>		<b>\$ 2,679,865</b>	<b>\$ 602,300</b>