

**Reserve Study Update
Brandy Creek CDD Update 2020
St. Augustine, Florida**



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





March 4, 2020

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

Re: Reserve Study Report for Brandy Creek CDD Update 2020

Dear Mr. Oliver:

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

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

Respectively submitted,

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

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Brandy Creek CDD Update 2020

St. Augustine, Florida

Executive Summary

Report Date	March 4, 2020
Account Number	1022-5
Budget Year Beginning	October 1, 2020
Budget Year Ending	September 30, 2021
Total Units	583

<i>Report Parameters</i>	
Inflation	2.50%
Annual Assessment Increase	3.00%
Interest Rate on Reserve Deposit	1.50%
2020 Beginning Balance	\$200,000

PROPERTY INFORMATION

- Date of Completion: February 1, 2005
- Date of site visit: February 28, 2020
- Components Included: 100
- Current replacement cost: \$1,380,440

FINANCIAL INFORMATION

- Level of Service: Level II Reserve Study Update and Site Visit
- Funding Method: The Cash Flow Method
- Funding Goal: Adequate funding with moderate contributions
- Fully Funded Reserve Balance: \$792,054.
- Current funding Plan: The community begins the study year 25% fully funded. Contributions of \$60,497 for year one with annual increases of $\leq 10\%$ does not provide adequate component funding beginning in FY 2024
- Recommend Funding Contribution: Annual contribution of \$102,866 provides adequate funding assuming no unknown construction defects are present, regular preventative maintenance is performed and this study is updated regularly
- Update includes evaluation of new and replaced components, adjustment of current replacement cost and updating interest and inflation rates. We recommend a financial update annually with site visits on a 2-3-year schedule

Threshold Funding Model Summary of Calculations

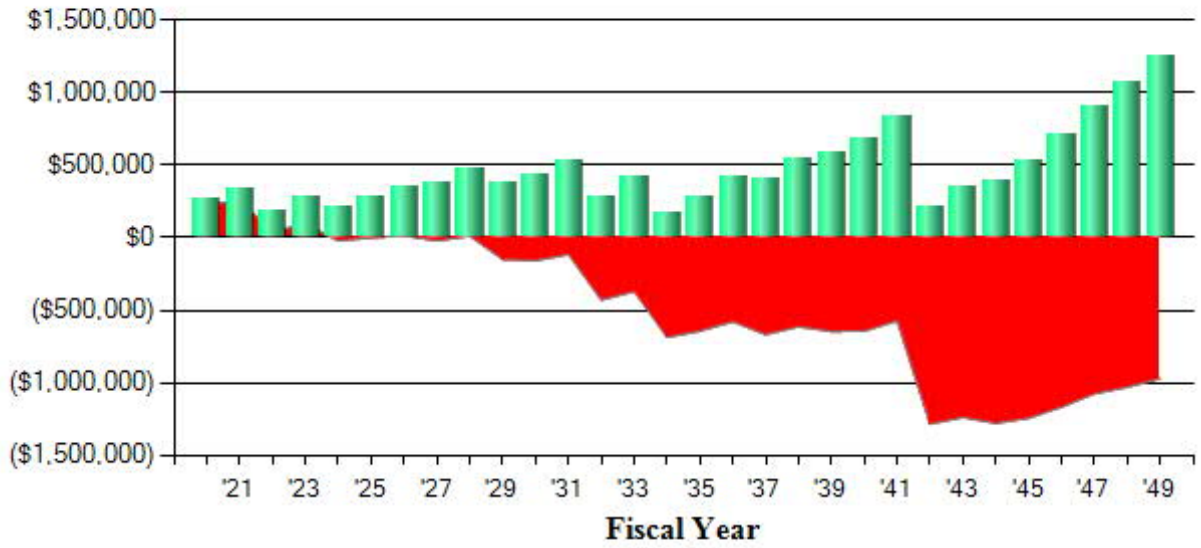
Required Annual Contribution	\$102,865.93
<i>\$176.44 per unit annually</i>	
Average Net Annual Interest Earned	<u>\$4,019.19</u>
Total Annual Allocation to Reserves	\$106,885.12
<i>\$183.34 per unit annually</i>	

**Brandy Creek CDD Update 2020
Current Funding Plan**

Beginning Balance: \$200,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
20-21	1,380,440	60,497	3,384	34,920	228,961	871,570	26%
21-22	1,414,952	62,312	3,744	41,705	253,311	950,232	27%
22-23	1,450,325	64,181	664	273,234	44,922	796,413	6%
23-24	1,486,583	66,107	1,380	19,061	93,347	901,838	10%
24-25	1,523,748	68,090		182,173	-20,736	846,090	
25-26	1,561,842	70,133		49,895	-499	927,051	
26-27	1,596,249	72,237	226	56,670	15,294	1,005,867	2%
27-28	1,636,155	74,404		110,651	-20,953	1,034,165	
28-29	1,677,059	76,636	162	44,871	10,974	1,133,509	1%
29-30	1,718,986	78,935		238,905	-148,997	1,039,557	
30-31	1,761,960	81,303		89,555	-157,248	1,097,655	
31-32	1,774,519	83,742		40,937	-114,443	1,210,137	
32-33	1,818,882	86,254		400,484	-428,673	960,070	
33-34	1,864,354	88,842		30,603	-370,434	1,086,134	
34-35	1,910,963	91,507		406,735	-685,662	833,150	
35-36	1,958,737	94,252		51,542	-642,952	941,333	
36-37	2,007,705	97,080		32,273	-578,145	1,075,476	
37-38	2,057,898	99,992		188,352	-666,504	1,056,584	
38-39	2,109,346	102,992		48,468	-611,980	1,184,282	
39-40	2,162,079	106,082		139,242	-645,141	1,225,904	
40-41	2,216,131	109,264		107,231	-643,108	1,297,520	
41-42	2,225,346	112,542		41,788	-572,353	1,447,803	
42-43	2,280,980	115,919		826,676	-1,283,111	801,350	
43-44	2,338,004	119,396		73,496	-1,237,211	914,863	
44-45	2,396,454	122,978		163,762	-1,277,995	942,911	
45-46	2,456,365	126,667		90,999	-1,242,327	1,050,568	
46-47	2,517,775	130,467		54,873	-1,166,732	1,202,379	
47-48	2,580,719	134,381		42,587	-1,074,938	1,375,125	
48-49	2,645,237	138,413		91,859	-1,028,384	1,506,343	
49-50	2,711,368	142,565		83,878	-969,697	1,653,797	

Current Funding Plan Ending Balance vs Recommended Funding Plan Ending Balance

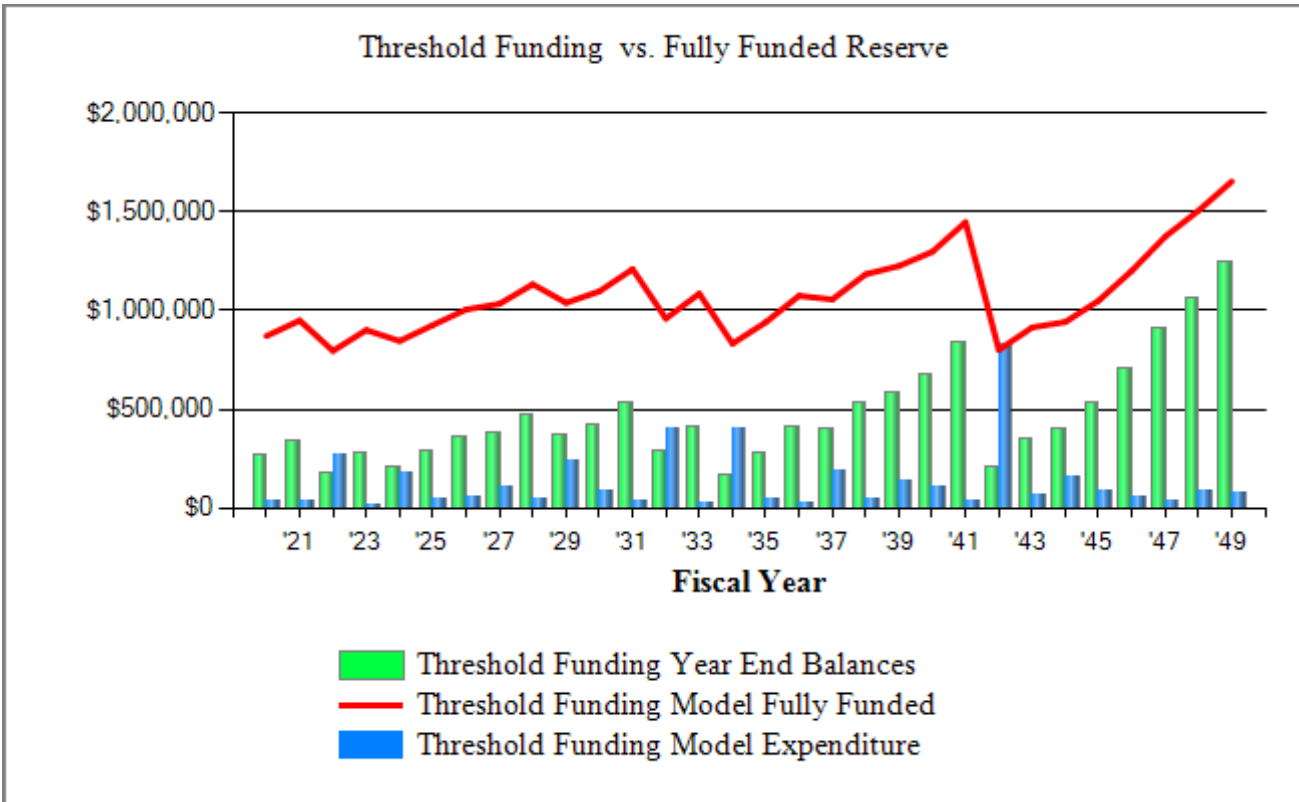


■ Current Funding Plan Ending Balances
■ Recommended Funding Plan Balances

**Brandy Creek CDD Update 2020
Threshold Funded Plan**

Beginning Balance: \$200,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
20-21	1,380,440	102,866	4,019	34,920	271,965	871,570	31%
21-22	1,414,952	105,952	5,043	41,705	341,255	950,232	36%
22-23	1,450,325	109,130	2,657	273,234	179,809	796,413	23%
23-24	1,486,583	112,404	4,097	19,061	277,250	901,838	31%
24-25	1,523,748	115,777	3,163	182,173	214,016	846,090	25%
25-26	1,561,842	119,250	4,251	49,895	287,621	927,051	31%
26-27	1,596,249	122,827	5,307	56,670	359,085	1,005,867	36%
27-28	1,636,155	126,512	5,624	110,651	380,570	1,034,165	37%
28-29	1,677,059	130,307	6,990	44,871	472,997	1,133,509	42%
29-30	1,718,986	134,217	5,525	238,905	373,833	1,039,557	36%
30-31	1,761,960	138,243	6,338	89,555	428,859	1,097,655	39%
31-32	1,774,519	142,391	7,955	40,937	538,267	1,210,137	44%
32-33	1,818,882	146,662	4,267	400,484	288,713	960,070	30%
33-34	1,864,354	151,062	6,138	30,603	415,309	1,086,134	38%
34-35	1,910,963	155,594	2,463	406,735	166,631	833,150	20%
35-36	1,958,737	160,262	4,130	51,542	279,481	941,333	30%
36-37	2,007,705	165,070	6,184	32,273	418,461	1,075,476	39%
37-38	2,057,898	170,022	6,002	188,352	406,133	1,056,584	38%
38-39	2,109,346	175,122	7,992	48,468	540,779	1,184,282	46%
39-40	2,162,079	180,376	8,729	139,242	590,642	1,225,904	48%
40-41	2,216,131	185,787	10,038	107,231	679,236	1,297,520	52%
41-42	2,225,346	191,361	12,432	41,788	841,241	1,447,803	58%
42-43	2,280,980	197,102	3,175	826,676	214,842	801,350	27%
43-44	2,338,004	203,015	5,165	73,496	349,526	914,863	38%
44-45	2,396,454	209,105	5,923	163,762	400,792	942,911	43%
45-46	2,456,365	215,378	7,878	90,999	533,049	1,050,568	51%
46-47	2,517,775	221,840	10,500	54,873	710,516	1,202,379	59%
47-48	2,580,719	228,495	13,446	42,587	909,871	1,375,125	66%
48-49	2,645,237	235,350	15,800	91,859	1,069,162	1,506,343	71%
49-50	2,711,368	242,410	18,415	83,878	1,246,110	1,653,797	75%



This chart illustrates year end balances compared to a fully funded reserve with annual expenditures. The Threshold Funding Plan maintains lower annual balances while providing funding for annual expenditures.

**Brandy Creek CDD Update 2020
Income & Expense Spreadsheet**

	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
Beginning Balance	200,000	271,965	341,255	179,809	277,250	214,016	287,621	359,085	380,570	472,997
Annual Assessment	102,866	105,952	109,130	112,404	115,777	119,250	122,827	126,512	130,307	134,217
Interest Earned	4,019	5,043	2,657	4,097	3,163	4,251	5,307	5,624	6,990	5,525
Expenditures	34,920	41,705	273,234	19,061	182,173	49,895	56,670	110,651	44,871	238,905
Fully Funded Reserves	871,570	950,232	796,413	901,838	846,090	927,051	1,005,867	1,034,165	1,133,509	1,039,557
Percent Fully Funded	31%	36%	23%	31%	25%	31%	36%	37%	42%	36%
Ending Balance	271,965	341,255	179,809	277,250	214,016	287,621	359,085	380,570	472,997	373,833

Description

Phase I - Misc.Site Components

Asphalt Mill & Overlay 1 1/2" - Parking Lot										37,046
Asphalt Seal Coat - Parking Lot			3,463				3,822			
Concrete Curb Allowance at Paving										3,122
Concrete Pavers - Parking Lot										23,579
Concrete Sidewalk Repair/Replace Allowance										1,873
Monument Sign North - Refurbish Allowance		3,075								
Pond Fountain	2,000					2,263				
Wood Retaining Wall - Pond										
Phase I - Misc.Site Components Total:	2,000	3,075	3,463			2,263	3,822			65,620

Phase I - Misc. Site Furnishings

Benches/Trash Cans/ Etc Allow (1 year cycle)		1,025	1,051	1,077	1,104	1,131	1,160	1,189	1,218	1,249
Phase I - Misc. Site Furnishings Total:		1,025	1,051	1,077	1,104	1,131	1,160	1,189	1,218	1,249

Phase I - Fencing & Gates

Aluminun Fence 4 ft. - Pool										43,369
Chain Link Fence - Tennis Court							8,802			
Dumpster Enclosure Gates										2,997
Phase I - Fencing & Gates Total:							8,802			46,367

Phase I - Site Lighting

Light Poles - Basketball Court										7,493
Light Poles - Parking Lot										8,742
Light Poles - Pool Deck							4,175			
Light Poles - Tennis Court										22,480

**Brandy Creek CDD Update 2020
Income & Expense Spreadsheet**

Description	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
<i>Phase I - Site Lighting continued...</i>										
Pendent Lights - Bld Patio										6,494
Phase I - Site Lighting Total:							4,175			45,209
Phase I - Misc. Bld Components										
Fitness Restrooms Renovation Allowance						11,314				
Pool Restrooms Renovation Allowance					33,114					
Phase I - Misc. Bld Components Total:					33,114	11,314				
Phase I - Roofing										
Standing Seam Metal Roof - Clubhouse										
Standing Seam Metal Roof - Maintenance Bld										
Phase I - Roofing Total:										
Phase I - Exterior Painting										
Buildings/Wood Ceilings							16,236			
Maintenance Building		4,920								5,995
Phase I - Exterior Painting Total:		4,920					16,236			5,995
Phase I - Flooring/Interior Finishes										
Interior Painting - Clubhouse/Restrooms			6,724							
Laminated Wood Flooring - Fitness Center										
Phase I - Flooring/Interior Finishes Total:			6,724							
Phase I - Furniture, Fixtures & Equipment										
Audio Equipment			4,202							
Fitness Equip. Partial Replace Allowance (1 yea..	3,500	3,587	3,677	3,769	3,863	3,960	4,059	4,160	4,264	4,371
Fitness Equipment Replacement Allowance										
Fitness Room TV's	1,200					1,358				
Golf Cart										
Office Furniture/Computers				2,369					2,680	
Pool Furniture (Full Replacement)			42,025							
Pool Furniture Partial Replace (1 year cycle)	2,000	2,050	2,101	2,154	2,208	2,263	2,319	2,377	2,437	2,498
Phase I - Furniture, Fixtures & Equipment Total:	6,700	5,637	52,006	8,292	6,071	7,580	6,378	6,538	9,382	6,869

**Brandy Creek CDD Update 2020
Income & Expense Spreadsheet**

Description	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
Phase I - Mechanical Systems										
Heat Pump - Fitness Center 3 Ton										
Heat Pump - Office 1.5 Ton		4,612								
Water Coolers						3,055				
Phase I - Mechanical Systems Total:		4,612				3,055				
Phase I - Playground										
Play Equipment Allowance					44,153					
Post Swing 2 Bay								4,517		
Shade Structure Fabric - Playground			6,619							
Shade Structure Frame/Fabric - Playground										
Phase I - Playground Total:			6,619		44,153			4,517		
Phase I - Tennis Court										
Rebound Wall/Deck Refurbishment Allowance			2,101							
Tennis Court Resurfacing (color coat)			6,686					7,565		
Phase I - Tennis Court Total:			8,787					7,565		
Phase I - Outdoor Fitness Trail										
Outdoor Fitness Equipment (phase 1)						4,526				
Outdoor Fitness Equipment (phase 1)										
Renovation Allowance Track Repair/ Surface R..								2,377		
Phase I - Outdoor Fitness Trail Total:						4,526		2,377		
Phase I - Basketball Court										
Basketball Court Resurfacing (color coat)	3,180							3,780		
Basketball Pole & Backboard						2,263				
Phase I - Basketball Court Total:	3,180					2,263		3,780		
Phase I - Swimming Pool										
Concrete Pavers - Pool Deck										
Filtration Equipment Refurbish Allowance										
Pool Filtration Repair/Replace Allowance (1 yea..	2,000	2,050	2,101	2,154	2,208	2,263	2,319	2,377	2,437	2,498
Pool Lift							3,711			
Pool Play Equipment					37,530					

**Brandy Creek CDD Update 2020
Income & Expense Spreadsheet**

Description	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
<i>Phase I - Swimming Pool continued...</i>										
Pool Repair/Resurfacing/Tile			99,725							
Shade Structure Fabric			2,521							
Shade Structure Frame/Fabric										
Shade Structures Fabric	4,800									
Shade Structures Frame/Fabric										9,991
Phase I - Swimming Pool Total:	6,800	2,050	104,348	2,154	39,737	2,263	6,030	2,377	2,437	12,489
<i>Phase II - Misc Site Components</i>										
Asphalt Mill & Overlay 1 1/2" - Parking Lot										
Asphalt Seal Coat - Parking Lot			1,765				1,948			
Concrete Curb								3,617		
Concrete Pavers										
Concrete Sidewalk Repair/Replace Allowance										
East Monument Sign Refurbish Allowance										
Exterior Signage								5,943		
Phase II - Misc Site Components Total:			1,765				1,948	9,561		
<i>Phase II - Fencing & Gates</i>										
Aluminun Fence 4 ft. - Pool										43,369
Vinyl Privacy Fence - Pool Equipment										
Phase II - Fencing & Gates Total:										43,369
<i>Phase II - Site Lighting</i>										
Light Poles - Basketball Court										
Light Poles - Parking Lot										
Light Poles - Playground										
Phase II - Site Lighting Total:										
<i>Phase II - Misc. Bld Components</i>										
Pool Restrooms Renovation Allowance										
Phase II - Misc. Bld Components Total:										

**Brandy Creek CDD Update 2020
Income & Expense Spreadsheet**

Description	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
Phase II - Roofing										
Standing Seam Metal Roof - CH/Restroom Bld										
Phase II - Roofing Total:										
Phase II - Exterior Painting										
Buildings/Pergola					15,387					
Phase II - Exterior Painting Total:					15,387					
Phase II - Flooring/Interior Finishes										
Flooring - Clubhouse	6,240								7,603	
Interior Painting - CH/Restrooms		5,412							6,433	
Laminate Cabinets & Top - Clubhouse										
Phase II - Flooring/Interior Finishes Total:	6,240	5,412							14,036	
Phase II - Furniture, Fixtures, Equipment										
Pool Furniture (Full Replacement)										
Pool Furniture Partial Replace (1 year cycle)	2,000	2,050	2,101	2,154	2,208	2,263	2,319	2,377	2,437	2,498
Phase II - Furniture, Fixtures, Equipment Total:	2,000	2,050	2,101	2,154	2,208	2,263	2,319	2,377	2,437	2,498
Phase II - Mechanical Systems										
HVAC Systems								14,264		
Water Coolers						3,055				
Phase II - Mechanical Systems Total:						3,055		14,264		
Phase II - Playground										
Climber								3,804		
Play Equipment Allowance								35,661		
Post Swing One Bay								3,328		
Phase II - Playground Total:								42,793		
Phase II - Basketball Court										
Basketball Court Resurfacing (color coat)		7,798							9,270	
Basketball Pole & Backboard								3,566		
Phase II - Basketball Court Total:		7,798						3,566	9,270	

**Brandy Creek CDD Update 2020
Income & Expense Spreadsheet**

Description	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
Phase II - Swimming Pool										
Concrete Pavers - Pool Deck										
Filtration Equipment Refurbishment Allowance										
Pergola										
Pergola Repair Allowance	4,000					4,526				
Pool Filtration Repair/Replace Allowance (1 yea..	2,000	2,050	2,101	2,154	2,208	2,263	2,319	2,377	2,437	2,498
Pool Lift								3,804		
Pool Pumps & Equipment Allowance	2,000	2,050	2,101	2,154	2,208	2,263	2,319	2,377	2,437	2,498
Pool Repair/Resurfacing/Tile			76,074							
Shade Structures Fabric			5,043							
Shade Structures Frame/Fabric										
Phase II - Swimming Pool Total:	8,000	4,100	85,319	4,308	4,415	9,051	4,639	8,559	4,874	4,995
Pocket Park Components										
Benches/Trash Cans/Etc Allow (1 year cycle)		1,025	1,051	1,077	1,104	1,131	1,160	1,189	1,218	1,249
Light Poles										
Picnic Pavilion										
Picnic Tables - Expanded Metal										2,997
Play Equipment Allowance					33,114					
Spring Riders					1,766					
Pocket Park Components Total:		1,025	1,051	1,077	35,984	1,131	1,160	1,189	1,218	4,246
Components Not Included										
Access Control System		<i>Unfunded</i>								
Access Control System		<i>Unfunded</i>								
Aluminum Flag Poles		<i>Unfunded</i>								
Exterior Decorative Louvers		<i>Unfunded</i>								
Exterior Doors		<i>Unfunded</i>								
Exterior Fireplace & Chimney		<i>Unfunded</i>								
Exterior Siding/Trim		<i>Unfunded</i>								
Exterior Signage		<i>Unfunded</i>								
Fitness Room Ceiling Fans		<i>Unfunded</i>								
Gutters/Downspouts		<i>Unfunded</i>								
Office Carpet & Paint Renovation		<i>Unfunded</i>								

**Brandy Creek CDD Update 2020
Income & Expense Spreadsheet**

Description	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
<i>Components Not Included continued...</i>										
Patio Bar/Sink Phase 1	<i>Unfunded</i>									
Pool Hand Rails	<i>Unfunded</i>									
Pool Shower Poles	<i>Unfunded</i>									
Storm Water Pond Maintenance	<i>Unfunded</i>									
Street Signs	<i>Unfunded</i>									
Tennis Court Net Replacement	<i>Unfunded</i>									
Tennis Court Replacement	<i>Unfunded</i>									
Water Heater	<i>Unfunded</i>									
Windows	<i>Unfunded</i>									
Year Total:	34,920	41,705	273,234	19,061	182,173	49,895	56,670	110,651	44,871	238,905

**Brandy Creek CDD Update 2020
Income & Expense Spreadsheet**

	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40
Beginning Balance	373,833	428,859	538,267	288,713	415,309	166,631	279,481	418,461	406,133	540,779
Annual Assessment	138,243	142,391	146,662	151,062	155,594	160,262	165,070	170,022	175,122	180,376
Interest Earned	6,338	7,955	4,267	6,138	2,463	4,130	6,184	6,002	7,992	8,729
Expenditures	89,555	40,937	400,484	30,603	406,735	51,542	32,273	188,352	48,468	139,242
Fully Funded Reserves	1,097,655	1,210,137	960,070	1,086,134	833,150	941,333	1,075,476	1,056,584	1,184,282	1,225,904
Percent Fully Funded	39%	44%	30%	38%	20%	30%	39%	38%	46%	48%
Ending Balance	428,859	538,267	288,713	415,309	166,631	279,481	418,461	406,133	540,779	590,642

Description

Phase I - Misc.Site Components

Asphalt Mill & Overlay 1 1/2" - Parking Lot										
Asphalt Seal Coat - Parking Lot	4,219				4,657				5,141	
Concrete Curb Allowance at Paving										
Concrete Pavers - Parking Lot										
Concrete Sidewalk Repair/Replace Allowance										
Monument Sign North - Refurbish Allowance		3,936								
Pond Fountain	2,560					2,897				
Wood Retaining Wall - Pond					43,669					
Phase I - Misc.Site Components Total:	6,779	3,936			48,327	2,897			5,141	

Phase I - Misc. Site Furnishings

Benches/Trash Cans/ Etc Allow (1 year cycle)	1,280	1,312	1,345	1,379	1,413	1,448	1,485	1,522	1,560	1,599
Phase I - Misc. Site Furnishings Total:	1,280	1,312	1,345	1,379	1,413	1,448	1,485	1,522	1,560	1,599

Phase I - Fencing & Gates

Aluminun Fence 4 ft. - Pool										
Chain Link Fence - Tennis Court										
Dumpster Enclosure Gates										
Phase I - Fencing & Gates Total:										

Phase I - Site Lighting

Light Poles - Basketball Court										
Light Poles - Parking Lot										
Light Poles - Pool Deck										
Light Poles - Tennis Court										

**Brandy Creek CDD Update 2020
Income & Expense Spreadsheet**

Description	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40
<i>Phase I - Site Lighting continued...</i>										
Pendent Lights - Bld Patio										
Phase I - Site Lighting Total:										
Phase I - Misc. Bld Components										
Fitness Restrooms Renovation Allowance										
Pool Restrooms Renovation Allowance										
Phase I - Misc. Bld Components Total:										
Phase I - Roofing										
Standing Seam Metal Roof - Clubhouse					142,905					
Standing Seam Metal Roof - Maintenance Bld										
Phase I - Roofing Total:					142,905					
Phase I - Exterior Painting										
Buildings/Wood Ceilings					19,782					
Maintenance Building								7,304		
Phase I - Exterior Painting Total:					19,782			7,304		
Phase I - Flooring/Interior Finishes										
Interior Painting - Clubhouse/Restrooms	8,193									9,982
Laminated Wood Flooring - Fitness Center	6,508									
Phase I - Flooring/Interior Finishes Total:	14,700									9,982
Phase I - Furniture, Fixtures & Equipment										
Audio Equipment			5,380							
Fitness Equip. Partial Replace Allowance (1 yea..	4,480	4,592	4,707	4,825	4,945	5,069	5,196	5,326	5,459	5,595
Fitness Equipment Replacement Allowance										
Fitness Room TV's	1,536					1,738				
Golf Cart		9,447								
Office Furniture/Computers				3,033					3,431	
Pool Furniture (Full Replacement)										
Pool Furniture Partial Replace (1 year cycle)	2,560	2,624	2,690	2,757	2,826	2,897	2,969	3,043	3,119	3,197
Phase I - Furniture, Fixtures & Equipment Total:	8,577	16,663	12,776	10,615	7,771	9,704	8,165	8,369	12,009	8,793

**Brandy Creek CDD Update 2020
Income & Expense Spreadsheet**

Description	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40
Phase I - Mechanical Systems										
Heat Pump - Fitness Center 3 Ton		7,216								
Heat Pump - Office 1.5 Ton				6,203						
Water Coolers								4,108		
Phase I - Mechanical Systems Total:		7,216		6,203				4,108		
Phase I - Playground										
Play Equipment Allowance										63,946
Post Swing 2 Bay										
Shade Structure Fabric - Playground			8,473							
Shade Structure Frame/Fabric - Playground			18,828							
Phase I - Playground Total:			27,301							63,946
Phase I - Tennis Court										
Rebound Wall/Deck Refurbishment Allowance	2,560								3,119	
Tennis Court Resurfacing (color coat)			8,559					9,684		
Phase I - Tennis Court Total:	2,560		8,559					9,684	3,119	
Phase I - Outdoor Fitness Trail										
Outdoor Fitness Equipment (phase 1)										
Outdoor Fitness Equipment (phase 1)	30,722									
Renovation Allowance Track Repair/ Surface R..										
Phase I - Outdoor Fitness Trail Total:	30,722									
Phase I - Basketball Court										
Basketball Court Resurfacing (color coat)					4,493					
Basketball Pole & Backboard										
Phase I - Basketball Court Total:					4,493					
Phase I - Swimming Pool										
Concrete Pavers - Pool Deck					96,320					
Filtration Equipment Refurbish Allowance					42,389					
Pool Filtration Repair/Replace Allowance (1 yea..	2,560	2,624	2,690	2,757	2,826	2,897	2,969	3,043	3,119	3,197
Pool Lift										
Pool Play Equipment										

**Brandy Creek CDD Update 2020
Income & Expense Spreadsheet**

Description	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40
<i>Phase I - Swimming Pool continued...</i>										
Pool Repair/Resurfacing/Tile			127,657							
Shade Structure Fabric			3,228							
Shade Structure Frame/Fabric								12,173		
Shade Structures Fabric	6,144									
Shade Structures Frame/Fabric										
Phase I - Swimming Pool Total:	8,705	2,624	133,574	2,757	141,535	2,897	2,969	15,216	3,119	3,197
<i>Phase II - Misc Site Components</i>										
Asphalt Mill & Overlay 1 1/2" - Parking Lot								23,007		
Asphalt Seal Coat - Parking Lot	2,151				2,374				2,620	
Concrete Curb										
Concrete Pavers										
Concrete Sidewalk Repair/Replace Allowance								1,522		
East Monument Sign Refurbish Allowance					2,826					
Exterior Signage										
Phase II - Misc Site Components Total:	2,151				5,200			24,528	2,620	
<i>Phase II - Fencing & Gates</i>										
Aluminun Fence 4 ft. - Pool										
Vinyl Privacy Fence - Pool Equipment										
Phase II - Fencing & Gates Total:										
<i>Phase II - Site Lighting</i>										
Light Poles - Basketball Court								18,259		
Light Poles - Parking Lot								10,651		
Light Poles - Playground								22,824		
Phase II - Site Lighting Total:								51,735		
<i>Phase II - Misc. Bld Components</i>										
Pool Restrooms Renovation Allowance			26,898							
Phase II - Misc. Bld Components Total:			26,898							

**Brandy Creek CDD Update 2020
Income & Expense Spreadsheet**

Description	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40
Phase II - Roofing										
Standing Seam Metal Roof - CH/Restroom Bld										
Phase II - Roofing Total:										
Phase II - Exterior Painting										
Buildings/Pergola			18,748							
Phase II - Exterior Painting Total:			18,748							
Phase II - Flooring/Interior Finishes										
Flooring - Clubhouse							9,263			
Interior Painting - CH/Restrooms						7,647				
Laminate Cabinets & Top - Clubhouse			4,236							
Phase II - Flooring/Interior Finishes Total:			4,236			7,647	9,263			
Phase II - Furniture, Fixtures, Equipment										
Pool Furniture (Full Replacement)			53,796							
Pool Furniture Partial Replace (1 year cycle)	2,560	2,624	2,690	2,757	2,826	2,897	2,969	3,043	3,119	3,197
Phase II - Furniture, Fixtures, Equipment Total:	2,560	2,624	56,485	2,757	2,826	2,897	2,969	3,043	3,119	3,197
Phase II - Mechanical Systems										
HVAC Systems										
Water Coolers								4,108		
Phase II - Mechanical Systems Total:								4,108		
Phase II - Playground										
Climber										
Play Equipment Allowance										
Post Swing One Bay										
Phase II - Playground Total:										
Phase II - Basketball Court										
Basketball Court Resurfacing (color coat)						11,019				
Basketball Pole & Backboard										
Phase II - Basketball Court Total:						11,019				

**Brandy Creek CDD Update 2020
Income & Expense Spreadsheet**

Description	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40
Phase II - Swimming Pool										
Concrete Pavers - Pool Deck										
Filtration Equipment Refurbishment Allowance										
Pergola								26,780		
Pergola Repair Allowance	5,120					5,793				
Pool Filtration Repair/Replace Allowance (1 yea..	2,560	2,624	2,690	2,757	2,826	2,897	2,969	3,043	3,119	3,197
Pool Lift										
Pool Pumps & Equipment Allowance	2,560	2,624	2,690	2,757	2,826	2,897	2,969	3,043	3,119	3,197
Pool Repair/Resurfacing/Tile			97,381							
Shade Structures Fabric			6,455							
Shade Structures Frame/Fabric								24,346		
Phase II - Swimming Pool Total:	10,241	5,248	109,216	5,514	5,652	11,586	5,938	57,213	6,239	6,395
Pocket Park Components										
Benches/Trash Cans/Etc Allow (1 year cycle)	1,280	1,312	1,345	1,379	1,413	1,448	1,485	1,522	1,560	1,599
Light Poles					13,847					
Picnic Pavilion					11,572					
Picnic Tables - Expanded Metal										
Play Equipment Allowance										47,960
Spring Riders										2,558
Pocket Park Components Total:	1,280	1,312	1,345	1,379	26,832	1,448	1,485	1,522	1,560	52,116
Components Not Included										
Access Control System	<i>Unfunded</i>									
Access Control System	<i>Unfunded</i>									
Aluminum Flag Poles	<i>Unfunded</i>									
Exterior Decorative Louvers	<i>Unfunded</i>									
Exterior Doors	<i>Unfunded</i>									
Exterior Fireplace & Chimney	<i>Unfunded</i>									
Exterior Siding/Trim	<i>Unfunded</i>									
Exterior Signage	<i>Unfunded</i>									
Fitness Room Ceiling Fans	<i>Unfunded</i>									
Gutters/Downspouts	<i>Unfunded</i>									
Office Carpet & Paint Renovation	<i>Unfunded</i>									

**Brandy Creek CDD Update 2020
Income & Expense Spreadsheet**

Description	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40
<i>Components Not Included continued...</i>										
Patio Bar/Sink Phase 1	<i>Unfunded</i>									
Pool Hand Rails	<i>Unfunded</i>									
Pool Shower Poles	<i>Unfunded</i>									
Storm Water Pond Maintenance	<i>Unfunded</i>									
Street Signs	<i>Unfunded</i>									
Tennis Court Net Replacement	<i>Unfunded</i>									
Tennis Court Replacement	<i>Unfunded</i>									
Water Heater	<i>Unfunded</i>									
Windows	<i>Unfunded</i>									
Year Total:	89,555	40,937	400,484	30,603	406,735	51,542	32,273	188,352	48,468	139,242

**Brandy Creek CDD Update 2020
Income & Expense Spreadsheet**

	40-41	41-42	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50
Beginning Balance	590,642	679,236	841,241	214,842	349,526	400,792	533,049	710,516	909,871	1,069,162
Annual Assessment	185,787	191,361	197,102	203,015	209,105	215,378	221,840	228,495	235,350	242,410
Interest Earned	10,038	12,432	3,175	5,165	5,923	7,878	10,500	13,446	15,800	18,415
Expenditures	107,231	41,788	826,676	73,496	163,762	90,999	54,873	42,587	91,859	83,878
Fully Funded Reserves	1,297,520	1,447,803	801,350	914,863	942,911	1,050,568	1,202,379	1,375,125	1,506,343	1,653,797
Percent Fully Funded	52%	58%	27%	38%	43%	51%	59%	66%	71%	75%
Ending Balance	679,236	841,241	214,842	349,526	400,792	533,049	710,516	909,871	1,069,162	1,246,110

Description

Phase I - Misc.Site Components

Asphalt Mill & Overlay 1 1/2" - Parking Lot										
Asphalt Seal Coat - Parking Lot			5,674				6,263			
Concrete Curb Allowance at Paving										
Concrete Pavers - Parking Lot										
Concrete Sidewalk Repair/Replace Allowance										
Monument Sign North - Refurbish Allowance		5,039								
Pond Fountain	3,277					3,708				
Wood Retaining Wall - Pond										
Phase I - Misc.Site Components Total:	3,277	5,039	5,674			3,708	6,263			

Phase I - Misc. Site Furnishings

Benches/Trash Cans/ Etc Allow (1 year cycle)	1,639	1,680	1,722	1,765	1,809	1,854	1,900	1,948	1,996	2,046
Phase I - Misc. Site Furnishings Total:	1,639	1,680	1,722	1,765	1,809	1,854	1,900	1,948	1,996	2,046

Phase I - Fencing & Gates

Aluminun Fence 4 ft. - Pool										
Chain Link Fence - Tennis Court									15,153	
Dumpster Enclosure Gates					4,341					
Phase I - Fencing & Gates Total:					4,341				15,153	

Phase I - Site Lighting

Light Poles - Basketball Court										
Light Poles - Parking Lot										
Light Poles - Pool Deck										
Light Poles - Tennis Court									7,187	

**Brandy Creek CDD Update 2020
Income & Expense Spreadsheet**

Description	40-41	41-42	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50
<i>Phase I - Site Lighting continued...</i>										
Pendent Lights - Bld Patio										10,641
Phase I - Site Lighting Total:									7,187	10,641
Phase I - Misc. Bld Components										
Fitness Restrooms Renovation Allowance						18,539				
Pool Restrooms Renovation Allowance					54,262					
Phase I - Misc. Bld Components Total:					54,262	18,539				
Phase I - Roofing										
Standing Seam Metal Roof - Clubhouse										
Standing Seam Metal Roof - Maintenance Bld				19,852						
Phase I - Roofing Total:				19,852						
Phase I - Exterior Painting										
Buildings/Wood Ceilings			24,102							
Maintenance Building						8,899				
Phase I - Exterior Painting Total:			24,102			8,899				
Phase I - Flooring/Interior Finishes										
Interior Painting - Clubhouse/Restrooms							12,162			
Laminated Wood Flooring - Fitness Center						9,425				
Phase I - Flooring/Interior Finishes Total:						9,425	12,162			
Phase I - Furniture, Fixtures & Equipment										
Audio Equipment			6,886							
Fitness Equip. Partial Replace Allowance (1 yea..		5,879	6,025	6,176	6,331	6,489	6,651	6,817	6,988	7,162
Fitness Equipment Replacement Allowance	45,062									
Fitness Room TV's	1,966					2,225				
Golf Cart				12,705						
Office Furniture/Computers				3,882					4,392	
Pool Furniture (Full Replacement)			68,863							
Pool Furniture Partial Replace (1 year cycle)	3,277	3,359	3,443	3,529	3,617	3,708	3,801	3,896	3,993	4,093
Phase I - Furniture, Fixtures & Equipment Total:	50,306	9,238	85,218	26,293	9,948	12,421	10,452	10,713	15,373	11,255

**Brandy Creek CDD Update 2020
Income & Expense Spreadsheet**

Description	40-41	41-42	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50
Phase I - Mechanical Systems										
Heat Pump - Fitness Center 3 Ton				9,705						
Heat Pump - Office 1.5 Ton						8,343				
Water Coolers										5,525
Phase I - Mechanical Systems Total:				9,705		8,343				5,525
Phase I - Playground										
Play Equipment Allowance										
Post Swing 2 Bay			6,542							
Shade Structure Fabric - Playground			10,846							
Shade Structure Frame/Fabric - Playground										
Phase I - Playground Total:			17,388							
Phase I - Tennis Court										
Rebound Wall/Deck Refurbishment Allowance							3,801			
Tennis Court Resurfacing (color coat)			10,956					12,396		
Phase I - Tennis Court Total:			10,956				3,801	12,396		
Phase I - Outdoor Fitness Trail										
Outdoor Fitness Equipment (phase 1)										
Outdoor Fitness Equipment (phase 1)										
Renovation Allowance Track Repair/ Surface R..			3,443							
Phase I - Outdoor Fitness Trail Total:			3,443							
Phase I - Basketball Court										
Basketball Court Resurfacing (color coat)		5,341							6,349	
Basketball Pole & Backboard						3,708				
Phase I - Basketball Court Total:		5,341				3,708			6,349	
Phase I - Swimming Pool										
Concrete Pavers - Pool Deck										
Filtration Equipment Refurbish Allowance										
Pool Filtration Repair/Replace Allowance (1 yea..	3,277	3,359	3,443	3,529	3,617	3,708	3,801	3,896	3,993	4,093
Pool Lift		5,375								
Pool Play Equipment					61,497					

**Brandy Creek CDD Update 2020
Income & Expense Spreadsheet**

Description	40-41	41-42	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50
<i>Phase I - Swimming Pool continued...</i>										
Pool Repair/Resurfacing/Tile			163,412							
Shade Structure Fabric			4,132							
Shade Structure Frame/Fabric										
Shade Structures Fabric	7,865									
Shade Structures Frame/Fabric										
Phase I - Swimming Pool Total:	11,143	8,734	170,986	3,529	65,114	3,708	3,801	3,896	3,993	4,093
Phase II - Misc Site Components										
Asphalt Mill & Overlay 1 1/2" - Parking Lot										
Asphalt Seal Coat - Parking Lot			2,892				3,192			
Concrete Curb			5,239							
Concrete Pavers			9,641							
Concrete Sidewalk Repair/Replace Allowance										
East Monument Sign Refurbish Allowance										4,093
Exterior Signage			8,608							
Phase II - Misc Site Components Total:			26,380				3,192			4,093
Phase II - Fencing & Gates										
Aluminun Fence 4 ft. - Pool										
Vinyl Privacy Fence - Pool Equipment			4,269							
Phase II - Fencing & Gates Total:			4,269							
Phase II - Site Lighting										
Light Poles - Basketball Court										
Light Poles - Parking Lot										
Light Poles - Playground										
Phase II - Site Lighting Total:										
Phase II - Misc. Bld Components										
Pool Restrooms Renovation Allowance										
Phase II - Misc. Bld Components Total:										

**Brandy Creek CDD Update 2020
Income & Expense Spreadsheet**

Description	40-41	41-42	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50
Phase II - Roofing										
Standing Seam Metal Roof - CH/Restroom Bld			88,661							
Phase II - Roofing Total:			88,661							
Phase II - Exterior Painting										
Buildings/Pergola	22,842								27,831	
Phase II - Exterior Painting Total:	22,842								27,831	
Phase II - Flooring/Interior Finishes										
Flooring - Clubhouse					11,286					
Interior Painting - CH/Restrooms			9,090							10,805
Laminate Cabinets & Top - Clubhouse										
Phase II - Flooring/Interior Finishes Total:			9,090		11,286					10,805
Phase II - Furniture, Fixtures, Equipment										
Pool Furniture (Full Replacement)										
Pool Furniture Partial Replace (1 year cycle)	3,277	3,359	3,443	3,529	3,617	3,708	3,801	3,896	3,993	4,093
Phase II - Furniture, Fixtures, Equipment Total:	3,277	3,359	3,443	3,529	3,617	3,708	3,801	3,896	3,993	4,093
Phase II - Mechanical Systems										
HVAC Systems			20,659							
Water Coolers										5,525
Phase II - Mechanical Systems Total:			20,659							5,525
Phase II - Playground										
Climber			5,509							
Play Equipment Allowance			51,647							
Post Swing One Bay			4,820							
Phase II - Playground Total:			61,977							
Phase II - Basketball Court										
Basketball Court Resurfacing (color coat)			13,098							15,569
Basketball Pole & Backboard			5,165							
Phase II - Basketball Court Total:			18,262							15,569

**Brandy Creek CDD Update 2020
Income & Expense Spreadsheet**

Description	40-41	41-42	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50
Phase II - Swimming Pool										
Concrete Pavers - Pool Deck			75,763							
Filtration Equipment Refurbishment Allowance			51,647							
Pergola										
Pergola Repair Allowance	6,554					7,416				
Pool Filtration Repair/Replace Allowance (1 yea..	3,277	3,359	3,443	3,529	3,617	3,708	3,801	3,896	3,993	4,093
Pool Lift			5,509							
Pool Pumps & Equipment Allowance	3,277	3,359	3,443	3,529	3,617	3,708	3,801	3,896	3,993	4,093
Pool Repair/Resurfacing/Tile			124,656							
Shade Structures Fabric			8,264							
Shade Structures Frame/Fabric										
Phase II - Swimming Pool Total:	13,109	6,718	272,724	7,058	7,235	14,832	7,601	7,791	7,986	8,186
Pocket Park Components										
Benches/Trash Cans/Etc Allow (1 year cycle)	1,639	1,680	1,722	1,765	1,809	1,854	1,900	1,948	1,996	2,046
Light Poles										
Picnic Pavilion										
Picnic Tables - Expanded Metal					4,341					
Play Equipment Allowance										
Spring Riders										
Pocket Park Components Total:	1,639	1,680	1,722	1,765	6,150	1,854	1,900	1,948	1,996	2,046
Components Not Included										
Access Control System	<i>Unfunded</i>									
Access Control System	<i>Unfunded</i>									
Aluminum Flag Poles	<i>Unfunded</i>									
Exterior Decorative Louvers	<i>Unfunded</i>									
Exterior Doors	<i>Unfunded</i>									
Exterior Fireplace & Chimney	<i>Unfunded</i>									
Exterior Siding/Trim	<i>Unfunded</i>									
Exterior Signage	<i>Unfunded</i>									
Fitness Room Ceiling Fans	<i>Unfunded</i>									
Gutters/Downspouts	<i>Unfunded</i>									
Office Carpet & Paint Renovation	<i>Unfunded</i>									

**Brandy Creek CDD Update 2020
Income & Expense Spreadsheet**

Description	40-41	41-42	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50
<i>Components Not Included continued...</i>										
Patio Bar/Sink Phase 1	<i>Unfunded</i>									
Pool Hand Rails	<i>Unfunded</i>									
Pool Shower Poles	<i>Unfunded</i>									
Storm Water Pond Maintenance	<i>Unfunded</i>									
Street Signs	<i>Unfunded</i>									
Tennis Court Net Replacement	<i>Unfunded</i>									
Tennis Court Replacement	<i>Unfunded</i>									
Water Heater	<i>Unfunded</i>									
Windows	<i>Unfunded</i>									
Year Total:	107,231	41,788	826,676	73,496	163,762	90,999	54,873	42,587	91,859	83,878

**Brandy Creek CDD Update 2020
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 20-21	
Phase I - Misc.Site Components	
Pond Fountain	2,000
Phase I - Furniture, Fixtures & Equipment	
Fitness Equip. Partial Replace Allowance (1 year cycle)	3,500
Fitness Room TV's	1,200
Pool Furniture Partial Replace (1 year cycle)	2,000
Phase I - Basketball Court	
Basketball Court Resurfacing (color coat)	3,180
Phase I - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,000
Shade Structures Fabric	4,800
Phase II - Flooring/Interior Finishes	
Flooring - Clubhouse	6,240
Phase II - Furniture, Fixtures, Equipment	
Pool Furniture Partial Replace (1 year cycle)	2,000
Phase II - Swimming Pool	
Pergola Repair Allowance	4,000
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,000
Pool Pumps & Equipment Allowance	2,000
Total for 2020 - 2021	\$34,920
Replacement Year 21-22	
Phase I - Misc.Site Components	
Monument Sign North - Refurbish Allowance	3,075
Phase I - Misc. Site Furnishings	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,025
Phase I - Exterior Painting	
Maintenance Building	4,920
Phase I - Furniture, Fixtures & Equipment	
Fitness Equip. Partial Replace Allowance (1 year cycle)	3,587
Pool Furniture Partial Replace (1 year cycle)	2,050
Phase I - Mechanical Systems	
Heat Pump - Office 1.5 Ton	4,612

**Brandy Creek CDD Update 2020
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 21-22 continued...</i>	
Phase I - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,050
Phase II - Flooring/Interior Finishes	
Interior Painting - CH/Restrooms	5,412
Phase II - Furniture, Fixtures, Equipment	
Pool Furniture Partial Replace (1 year cycle)	2,050
Phase II - Basketball Court	
Basketball Court Resurfacing (color coat)	7,798
Phase II - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,050
Pool Pumps & Equipment Allowance	2,050
Pocket Park Components	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,025
Total for 2021 - 2022	<u>\$41,705</u>
 Replacement Year 22-23	
Phase I - Misc.Site Components	
Asphalt Seal Coat - Parking Lot	3,463
Phase I - Misc. Site Furnishings	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,051
Phase I - Flooring/Interior Finishes	
Interior Painting - Clubhouse/Restrooms	6,724
Phase I - Furniture, Fixtures & Equipment	
Audio Equipment	4,202
Fitness Equip. Partial Replace Allowance (1 year cycle)	3,677
Pool Furniture (Full Replacement)	42,025
Pool Furniture Partial Replace (1 year cycle)	2,101
Phase I - Playground	
Shade Structure Fabric - Playground	6,619
Phase I - Tennis Court	
Rebound Wall/Deck Refurbishment Allowance	2,101
Tennis Court Resurfacing (color coat)	6,686
Phase I - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,101

**Brandy Creek CDD Update 2020
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 22-23 continued...</i>	
Pool Repair/Resurfacing/Tile	99,725
Shade Structure Fabric	2,521
Phase II - Misc Site Components	
Asphalt Seal Coat - Parking Lot	1,765
Phase II - Furniture, Fixtures, Equipment	
Pool Furniture Partial Replace (1 year cycle)	2,101
Phase II - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,101
Pool Pumps & Equipment Allowance	2,101
Pool Repair/Resurfacing/Tile	76,074
Shade Structures Fabric	5,043
Pocket Park Components	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,051
Total for 2022 - 2023	<u>\$273,234</u>
 Replacement Year 23-24	
Phase I - Misc. Site Furnishings	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,077
Phase I - Furniture, Fixtures & Equipment	
Fitness Equip. Partial Replace Allowance (1 year cycle)	3,769
Office Furniture/Computers	2,369
Pool Furniture Partial Replace (1 year cycle)	2,154
Phase I - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,154
Phase II - Furniture, Fixtures, Equipment	
Pool Furniture Partial Replace (1 year cycle)	2,154
Phase II - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,154
Pool Pumps & Equipment Allowance	2,154
Pocket Park Components	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,077
Total for 2023 - 2024	<u>\$19,061</u>

**Brandy Creek CDD Update 2020
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 24-25	
Phase I - Misc. Site Furnishings	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,104
Phase I - Misc. Bld Components	
Pool Restrooms Renovation Allowance	33,114
Phase I - Furniture, Fixtures & Equipment	
Fitness Equip. Partial Replace Allowance (1 year cycle)	3,863
Pool Furniture Partial Replace (1 year cycle)	2,208
Phase I - Playground	
Play Equipment Allowance	44,153
Phase I - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,208
Pool Play Equipment	37,530
Phase II - Exterior Painting	
Buildings/Pergola	15,387
Phase II - Furniture, Fixtures, Equipment	
Pool Furniture Partial Replace (1 year cycle)	2,208
Phase II - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,208
Pool Pumps & Equipment Allowance	2,208
Pocket Park Components	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,104
Play Equipment Allowance	33,114
Spring Riders	1,766
Total for 2024 - 2025	<u>\$182,173</u>
 Replacement Year 25-26	
Phase I - Misc.Site Components	
Pond Fountain	2,263
Phase I - Misc. Site Furnishings	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,131
Phase I - Misc. Bld Components	
Fitness Restrooms Renovation Allowance	11,314
Phase I - Furniture, Fixtures & Equipment	
Fitness Equip. Partial Replace Allowance (1 year cycle)	3,960

**Brandy Creek CDD Update 2020
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 25-26 continued...</i>	
Fitness Room TV's	1,358
Pool Furniture Partial Replace (1 year cycle)	2,263
Phase I - Mechanical Systems	
Water Coolers	3,055
Phase I - Outdoor Fitness Trail	
Outdoor Fitness Equipment (phase 1)	4,526
Phase I - Basketball Court	
Basketball Pole & Backboard	2,263
Phase I - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,263
Phase II - Furniture, Fixtures, Equipment	
Pool Furniture Partial Replace (1 year cycle)	2,263
Phase II - Mechanical Systems	
Water Coolers	3,055
Phase II - Swimming Pool	
Pergola Repair Allowance	4,526
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,263
Pool Pumps & Equipment Allowance	2,263
Pocket Park Components	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,131
Total for 2025 - 2026	<u>\$49,895</u>
 Replacement Year 26-27	
Phase I - Misc.Site Components	
Asphalt Seal Coat - Parking Lot	3,822
Phase I - Misc. Site Furnishings	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,160
Phase I - Fencing & Gates	
Chain Link Fence - Tennis Court	8,802
Phase I - Site Lighting	
Light Poles - Pool Deck	4,175
Phase I - Exterior Painting	
Buildings/Wood Ceilings	16,236

**Brandy Creek CDD Update 2020
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 26-27 continued...</i>	
Phase I - Furniture, Fixtures & Equipment	
Fitness Equip. Partial Replace Allowance (1 year cycle)	4,059
Pool Furniture Partial Replace (1 year cycle)	2,319
Phase I - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,319
Pool Lift	3,711
Phase II - Misc Site Components	
Asphalt Seal Coat - Parking Lot	1,948
Phase II - Furniture, Fixtures, Equipment	
Pool Furniture Partial Replace (1 year cycle)	2,319
Phase II - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,319
Pool Pumps & Equipment Allowance	2,319
Pocket Park Components	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,160
Total for 2026 - 2027	<u>\$56,670</u>
 Replacement Year 27-28	
Phase I - Misc. Site Furnishings	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,189
Phase I - Furniture, Fixtures & Equipment	
Fitness Equip. Partial Replace Allowance (1 year cycle)	4,160
Pool Furniture Partial Replace (1 year cycle)	2,377
Phase I - Playground	
Post Swing 2 Bay	4,517
Phase I - Tennis Court	
Tennis Court Resurfacing (color coat)	7,565
Phase I - Outdoor Fitness Trail	
Renovation Allowance Track Repair/ Surface Replenishment Allowance	2,377
Phase I - Basketball Court	
Basketball Court Resurfacing (color coat)	3,780
Phase I - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,377

**Brandy Creek CDD Update 2020
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 27-28 continued...</i>	
Phase II - Misc Site Components	
Concrete Curb	3,617
Exterior Signage	5,943
Phase II - Furniture, Fixtures, Equipment	
Pool Furniture Partial Replace (1 year cycle)	2,377
Phase II - Mechanical Systems	
HVAC Systems	14,264
Phase II - Playground	
Climber	3,804
Play Equipment Allowance	35,661
Post Swing One Bay	3,328
Phase II - Basketball Court	
Basketball Pole & Backboard	3,566
Phase II - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,377
Pool Lift	3,804
Pool Pumps & Equipment Allowance	2,377
Pocket Park Components	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,189
Total for 2027 - 2028	<u>\$110,651</u>
 Replacement Year 28-29	
Phase I - Misc. Site Furnishings	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,218
Phase I - Furniture, Fixtures & Equipment	
Fitness Equip. Partial Replace Allowance (1 year cycle)	4,264
Office Furniture/Computers	2,680
Pool Furniture Partial Replace (1 year cycle)	2,437
Phase I - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,437
Phase II - Flooring/Interior Finishes	
Flooring - Clubhouse	7,603
Interior Painting - CH/Restrooms	6,433

**Brandy Creek CDD Update 2020
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 28-29 continued...</i>	
Phase II - Furniture, Fixtures, Equipment	
Pool Furniture Partial Replace (1 year cycle)	2,437
Phase II - Basketball Court	
Basketball Court Resurfacing (color coat)	9,270
Phase II - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,437
Pool Pumps & Equipment Allowance	2,437
Pocket Park Components	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,218
Total for 2028 - 2029	\$44,871
Replacement Year 29-30	
Phase I - Misc.Site Components	
Asphalt Mill & Overlay 1 1/2" - Parking Lot	37,046
Concrete Curb Allowance at Paving	3,122
Concrete Pavers - Parking Lot	23,579
Concrete Sidewalk Repair/Replace Allowance	1,873
Phase I - Misc. Site Furnishings	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,249
Phase I - Fencing & Gates	
Aluminun Fence 4 ft. - Pool	43,369
Dumpster Enclosure Gates	2,997
Phase I - Site Lighting	
Light Poles - Basketball Court	7,493
Light Poles - Parking Lot	8,742
Light Poles - Tennis Court	22,480
Pendent Lights - Bld Patio	6,494
Phase I - Exterior Painting	
Maintenance Building	5,995
Phase I - Furniture, Fixtures & Equipment	
Fitness Equip. Partial Replace Allowance (1 year cycle)	4,371
Pool Furniture Partial Replace (1 year cycle)	2,498
Phase I - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,498

**Brandy Creek CDD Update 2020
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 29-30 continued...</i>	
Shade Structures Frame/Fabric	9,991
Phase II - Fencing & Gates	
Aluminun Fence 4 ft. - Pool	43,369
Phase II - Furniture, Fixtures, Equipment	
Pool Furniture Partial Replace (1 year cycle)	2,498
Phase II - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,498
Pool Pumps & Equipment Allowance	2,498
Pocket Park Components	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,249
Picnic Tables - Expanded Metal	2,997
Total for 2029 - 2030	<u>\$238,905</u>
 Replacement Year 30-31	
Phase I - Misc.Site Components	
Asphalt Seal Coat - Parking Lot	4,219
Pond Fountain	2,560
Phase I - Misc. Site Furnishings	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,280
Phase I - Flooring/Interior Finishes	
Interior Painting - Clubhouse/Restrooms	8,193
Laminated Wood Flooring - Fitness Center	6,508
Phase I - Furniture, Fixtures & Equipment	
Fitness Equip. Partial Replace Allowance (1 year cycle)	4,480
Fitness Room TV's	1,536
Pool Furniture Partial Replace (1 year cycle)	2,560
Phase I - Tennis Court	
Rebound Wall/Deck Refurbishment Allowance	2,560
Phase I - Outdoor Fitness Trail	
Outdoor Fitness Equipment (phase 1)	30,722
Phase I - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,560
Shade Structures Fabric	6,144

**Brandy Creek CDD Update 2020
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 30-31 continued...</i>	
Phase II - Misc Site Components	
Asphalt Seal Coat - Parking Lot	2,151
Phase II - Furniture, Fixtures, Equipment	
Pool Furniture Partial Replace (1 year cycle)	2,560
Phase II - Swimming Pool	
Pergola Repair Allowance	5,120
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,560
Pool Pumps & Equipment Allowance	2,560
Pocket Park Components	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,280
Total for 2030 - 2031	<u>\$89,555</u>
 Replacement Year 31-32	
Phase I - Misc.Site Components	
Monument Sign North - Refurbish Allowance	3,936
Phase I - Misc. Site Furnishings	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,312
Phase I - Furniture, Fixtures & Equipment	
Fitness Equip. Partial Replace Allowance (1 year cycle)	4,592
Golf Cart	9,447
Pool Furniture Partial Replace (1 year cycle)	2,624
Phase I - Mechanical Systems	
Heat Pump - Fitness Center 3 Ton	7,216
Phase I - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,624
Phase II - Furniture, Fixtures, Equipment	
Pool Furniture Partial Replace (1 year cycle)	2,624
Phase II - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,624
Pool Pumps & Equipment Allowance	2,624
Pocket Park Components	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,312
Total for 2031 - 2032	<u>\$40,937</u>

**Brandy Creek CDD Update 2020
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 32-33	
Phase I - Misc. Site Furnishings	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,345
Phase I - Furniture, Fixtures & Equipment	
Audio Equipment	5,380
Fitness Equip. Partial Replace Allowance (1 year cycle)	4,707
Pool Furniture Partial Replace (1 year cycle)	2,690
Phase I - Playground	
Shade Structure Fabric - Playground	8,473
Shade Structure Frame/Fabric - Playground	18,828
Phase I - Tennis Court	
Tennis Court Resurfacing (color coat)	8,559
Phase I - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,690
Pool Repair/Resurfacing/Tile	127,657
Shade Structure Fabric	3,228
Phase II - Misc. Bld Components	
Pool Restrooms Renovation Allowance	26,898
Phase II - Exterior Painting	
Buildings/Pergola	18,748
Phase II - Flooring/Interior Finishes	
Laminate Cabinets & Top - Clubhouse	4,236
Phase II - Furniture, Fixtures, Equipment	
Pool Furniture (Full Replacement)	53,796
Pool Furniture Partial Replace (1 year cycle)	2,690
Phase II - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,690
Pool Pumps & Equipment Allowance	2,690
Pool Repair/Resurfacing/Tile	97,381
Shade Structures Fabric	6,455
Pocket Park Components	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,345
Total for 2032 - 2033	\$400,484

**Brandy Creek CDD Update 2020
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 33-34	
Phase I - Misc. Site Furnishings	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,379
Phase I - Furniture, Fixtures & Equipment	
Fitness Equip. Partial Replace Allowance (1 year cycle)	4,825
Office Furniture/Computers	3,033
Pool Furniture Partial Replace (1 year cycle)	2,757
Phase I - Mechanical Systems	
Heat Pump - Office 1.5 Ton	6,203
Phase I - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,757
Phase II - Furniture, Fixtures, Equipment	
Pool Furniture Partial Replace (1 year cycle)	2,757
Phase II - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,757
Pool Pumps & Equipment Allowance	2,757
Pocket Park Components	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,379
Total for 2033 - 2034	<u>\$30,603</u>
 Replacement Year 34-35	
Phase I - Misc.Site Components	
Asphalt Seal Coat - Parking Lot	4,657
Wood Retaining Wall - Pond	43,669
Phase I - Misc. Site Furnishings	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,413
Phase I - Roofing	
Standing Seam Metal Roof - Clubhouse	142,905
Phase I - Exterior Painting	
Buildings/Wood Ceilings	19,782
Phase I - Furniture, Fixtures & Equipment	
Fitness Equip. Partial Replace Allowance (1 year cycle)	4,945
Pool Furniture Partial Replace (1 year cycle)	2,826
Phase I - Basketball Court	
Basketball Court Resurfacing (color coat)	4,493

**Brandy Creek CDD Update 2020
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 34-35 continued...</i>	
Phase I - Swimming Pool	
Concrete Pavers - Pool Deck	96,320
Filtration Equipment Refurbish Allowance	42,389
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,826
Phase II - Misc Site Components	
Asphalt Seal Coat - Parking Lot	2,374
East Monument Sign Refurbish Allowance	2,826
Phase II - Furniture, Fixtures, Equipment	
Pool Furniture Partial Replace (1 year cycle)	2,826
Phase II - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,826
Pool Pumps & Equipment Allowance	2,826
Pocket Park Components	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,413
Light Poles	13,847
Picnic Pavilion	11,572
Total for 2034 - 2035	<u>\$406,735</u>
Replacement Year 35-36	
Phase I - Misc.Site Components	
Pond Fountain	2,897
Phase I - Misc. Site Furnishings	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,448
Phase I - Furniture, Fixtures & Equipment	
Fitness Equip. Partial Replace Allowance (1 year cycle)	5,069
Fitness Room TV's	1,738
Pool Furniture Partial Replace (1 year cycle)	2,897
Phase I - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,897
Phase II - Flooring/Interior Finishes	
Interior Painting - CH/Restrooms	7,647
Phase II - Furniture, Fixtures, Equipment	
Pool Furniture Partial Replace (1 year cycle)	2,897

**Brandy Creek CDD Update 2020
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 35-36 continued...</i>	
Phase II - Basketball Court	
Basketball Court Resurfacing (color coat)	11,019
Phase II - Swimming Pool	
Pergola Repair Allowance	5,793
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,897
Pool Pumps & Equipment Allowance	2,897
Pocket Park Components	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,448
Total for 2035 - 2036	<u>\$51,542</u>
 Replacement Year 36-37	
Phase I - Misc. Site Furnishings	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,485
Phase I - Furniture, Fixtures & Equipment	
Fitness Equip. Partial Replace Allowance (1 year cycle)	5,196
Pool Furniture Partial Replace (1 year cycle)	2,969
Phase I - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,969
Phase II - Flooring/Interior Finishes	
Flooring - Clubhouse	9,263
Phase II - Furniture, Fixtures, Equipment	
Pool Furniture Partial Replace (1 year cycle)	2,969
Phase II - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,969
Pool Pumps & Equipment Allowance	2,969
Pocket Park Components	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,485
Total for 2036 - 2037	<u>\$32,273</u>
 Replacement Year 37-38	
Phase I - Misc. Site Furnishings	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,522
Phase I - Exterior Painting	
Maintenance Building	7,304

**Brandy Creek CDD Update 2020
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 37-38 continued...</i>	
Phase I - Furniture, Fixtures & Equipment	
Fitness Equip. Partial Replace Allowance (1 year cycle)	5,326
Pool Furniture Partial Replace (1 year cycle)	3,043
Phase I - Mechanical Systems	
Water Coolers	4,108
Phase I - Tennis Court	
Tennis Court Resurfacing (color coat)	9,684
Phase I - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,043
Shade Structure Frame/Fabric	12,173
Phase II - Misc Site Components	
Asphalt Mill & Overlay 1 1/2" - Parking Lot	23,007
Concrete Sidewalk Repair/Replace Allowance	1,522
Phase II - Site Lighting	
Light Poles - Basketball Court	18,259
Light Poles - Parking Lot	10,651
Light Poles - Playground	22,824
Phase II - Furniture, Fixtures, Equipment	
Pool Furniture Partial Replace (1 year cycle)	3,043
Phase II - Mechanical Systems	
Water Coolers	4,108
Phase II - Swimming Pool	
Pergola	26,780
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,043
Pool Pumps & Equipment Allowance	3,043
Shade Structures Frame/Fabric	24,346
Pocket Park Components	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,522
Total for 2037 - 2038	\$188,352
 Replacement Year 38-39	
Phase I - Misc.Site Components	
Asphalt Seal Coat - Parking Lot	5,141

**Brandy Creek CDD Update 2020
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 38-39 continued...</i>	
Phase I - Misc. Site Furnishings	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,560
Phase I - Flooring/Interior Finishes	
Interior Painting - Clubhouse/Restrooms	9,982
Phase I - Furniture, Fixtures & Equipment	
Fitness Equip. Partial Replace Allowance (1 year cycle)	5,459
Office Furniture/Computers	3,431
Pool Furniture Partial Replace (1 year cycle)	3,119
Phase I - Tennis Court	
Rebound Wall/Deck Refurbishment Allowance	3,119
Phase I - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,119
Phase II - Misc Site Components	
Asphalt Seal Coat - Parking Lot	2,620
Phase II - Furniture, Fixtures, Equipment	
Pool Furniture Partial Replace (1 year cycle)	3,119
Phase II - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,119
Pool Pumps & Equipment Allowance	3,119
Pocket Park Components	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,560
Total for 2038 - 2039	<u>\$48,468</u>
 Replacement Year 39-40	
Phase I - Misc. Site Furnishings	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,599
Phase I - Furniture, Fixtures & Equipment	
Fitness Equip. Partial Replace Allowance (1 year cycle)	5,595
Pool Furniture Partial Replace (1 year cycle)	3,197
Phase I - Playground	
Play Equipment Allowance	63,946
Phase I - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,197

**Brandy Creek CDD Update 2020
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 39-40 continued...</i>	
Phase II - Furniture, Fixtures, Equipment	
Pool Furniture Partial Replace (1 year cycle)	3,197
Phase II - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,197
Pool Pumps & Equipment Allowance	3,197
Pocket Park Components	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,599
Play Equipment Allowance	47,960
Spring Riders	2,558
Total for 2039 - 2040	\$139,242
Replacement Year 40-41	
Phase I - Misc.Site Components	
Pond Fountain	3,277
Phase I - Misc. Site Furnishings	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,639
Phase I - Furniture, Fixtures & Equipment	
Fitness Equipment Replacement Allowance	45,062
Fitness Room TV's	1,966
Pool Furniture Partial Replace (1 year cycle)	3,277
Phase I - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,277
Shade Structures Fabric	7,865
Phase II - Exterior Painting	
Buildings/Pergola	22,842
Phase II - Furniture, Fixtures, Equipment	
Pool Furniture Partial Replace (1 year cycle)	3,277
Phase II - Swimming Pool	
Pergola Repair Allowance	6,554
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,277
Pool Pumps & Equipment Allowance	3,277
Pocket Park Components	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,639
Total for 2040 - 2041	\$107,231

**Brandy Creek CDD Update 2020
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 41-42	
Phase I - Misc.Site Components	
Monument Sign North - Refurbish Allowance	5,039
Phase I - Misc. Site Furnishings	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,680
Phase I - Furniture, Fixtures & Equipment	
Fitness Equip. Partial Replace Allowance (1 year cycle)	5,879
Pool Furniture Partial Replace (1 year cycle)	3,359
Phase I - Basketball Court	
Basketball Court Resurfacing (color coat)	5,341
Phase I - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,359
Pool Lift	5,375
Phase II - Furniture, Fixtures, Equipment	
Pool Furniture Partial Replace (1 year cycle)	3,359
Phase II - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,359
Pool Pumps & Equipment Allowance	3,359
Pocket Park Components	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,680
Total for 2041 - 2042	<u>\$41,788</u>
 Replacement Year 42-43	
Phase I - Misc.Site Components	
Asphalt Seal Coat - Parking Lot	5,674
Phase I - Misc. Site Furnishings	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,722
Phase I - Exterior Painting	
Buildings/Wood Ceilings	24,102
Phase I - Furniture, Fixtures & Equipment	
Audio Equipment	6,886
Fitness Equip. Partial Replace Allowance (1 year cycle)	6,025
Pool Furniture (Full Replacement)	68,863
Pool Furniture Partial Replace (1 year cycle)	3,443

**Brandy Creek CDD Update 2020
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 42-43 continued...</i>	
Phase I - Playground	
Post Swing 2 Bay	6,542
Shade Structure Fabric - Playground	10,846
Phase I - Tennis Court	
Tennis Court Resurfacing (color coat)	10,956
Phase I - Outdoor Fitness Trail	
Renovation Allowance Track Repair/ Surface Replenishment Allowance	3,443
Phase I - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,443
Pool Repair/Resurfacing/Tile	163,412
Shade Structure Fabric	4,132
Phase II - Misc Site Components	
Asphalt Seal Coat - Parking Lot	2,892
Concrete Curb	5,239
Concrete Pavers	9,641
Exterior Signage	8,608
Phase II - Fencing & Gates	
Vinyl Privacy Fence - Pool Equipment	4,269
Phase II - Roofing	
Standing Seam Metal Roof - CH/Restroom Bld	88,661
Phase II - Flooring/Interior Finishes	
Interior Painting - CH/Restrooms	9,090
Phase II - Furniture, Fixtures, Equipment	
Pool Furniture Partial Replace (1 year cycle)	3,443
Phase II - Mechanical Systems	
HVAC Systems	20,659
Phase II - Playground	
Climber	5,509
Play Equipment Allowance	51,647
Post Swing One Bay	4,820
Phase II - Basketball Court	
Basketball Court Resurfacing (color coat)	13,098
Basketball Pole & Backboard	5,165

**Brandy Creek CDD Update 2020
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 42-43 continued...</i>	
Phase II - Swimming Pool	
Concrete Pavers - Pool Deck	75,763
Filtration Equipment Refurbishment Allowance	51,647
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,443
Pool Lift	5,509
Pool Pumps & Equipment Allowance	3,443
Pool Repair/Resurfacing/Tile	124,656
Shade Structures Fabric	8,264
Pocket Park Components	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,722
Total for 2042 - 2043	<u>\$826,676</u>
 Replacement Year 43-44	
Phase I - Misc. Site Furnishings	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,765
Phase I - Roofing	
Standing Seam Metal Roof - Maintenance Bld	19,852
Phase I - Furniture, Fixtures & Equipment	
Fitness Equip. Partial Replace Allowance (1 year cycle)	6,176
Golf Cart	12,705
Office Furniture/Computers	3,882
Pool Furniture Partial Replace (1 year cycle)	3,529
Phase I - Mechanical Systems	
Heat Pump - Fitness Center 3 Ton	9,705
Phase I - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,529
Phase II - Furniture, Fixtures, Equipment	
Pool Furniture Partial Replace (1 year cycle)	3,529
Phase II - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,529
Pool Pumps & Equipment Allowance	3,529
Pocket Park Components	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,765
Total for 2043 - 2044	<u>\$73,496</u>

**Brandy Creek CDD Update 2020
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 44-45	
Phase I - Misc. Site Furnishings	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,809
Phase I - Fencing & Gates	
Dumpster Enclosure Gates	4,341
Phase I - Misc. Bld Components	
Pool Restrooms Renovation Allowance	54,262
Phase I - Furniture, Fixtures & Equipment	
Fitness Equip. Partial Replace Allowance (1 year cycle)	6,331
Pool Furniture Partial Replace (1 year cycle)	3,617
Phase I - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,617
Pool Play Equipment	61,497
Phase II - Flooring/Interior Finishes	
Flooring - Clubhouse	11,286
Phase II - Furniture, Fixtures, Equipment	
Pool Furniture Partial Replace (1 year cycle)	3,617
Phase II - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,617
Pool Pumps & Equipment Allowance	3,617
Pocket Park Components	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,809
Picnic Tables - Expanded Metal	4,341
Total for 2044 - 2045	<u>\$163,762</u>
 Replacement Year 45-46	
Phase I - Misc.Site Components	
Pond Fountain	3,708
Phase I - Misc. Site Furnishings	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,854
Phase I - Misc. Bld Components	
Fitness Restrooms Renovation Allowance	18,539
Phase I - Exterior Painting	
Maintenance Building	8,899

**Brandy Creek CDD Update 2020
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 45-46 continued...</i>	
Phase I - Flooring/Interior Finishes	
Laminated Wood Flooring - Fitness Center	9,425
Phase I - Furniture, Fixtures & Equipment	
Fitness Equip. Partial Replace Allowance (1 year cycle)	6,489
Fitness Room TV's	2,225
Pool Furniture Partial Replace (1 year cycle)	3,708
Phase I - Mechanical Systems	
Heat Pump - Office 1.5 Ton	8,343
Phase I - Basketball Court	
Basketball Pole & Backboard	3,708
Phase I - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,708
Phase II - Furniture, Fixtures, Equipment	
Pool Furniture Partial Replace (1 year cycle)	3,708
Phase II - Swimming Pool	
Pergola Repair Allowance	7,416
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,708
Pool Pumps & Equipment Allowance	3,708
Pocket Park Components	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,854
Total for 2045 - 2046	<u>\$90,999</u>
 Replacement Year 46-47	
Phase I - Misc.Site Components	
Asphalt Seal Coat - Parking Lot	6,263
Phase I - Misc. Site Furnishings	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,900
Phase I - Flooring/Interior Finishes	
Interior Painting - Clubhouse/Restrooms	12,162
Phase I - Furniture, Fixtures & Equipment	
Fitness Equip. Partial Replace Allowance (1 year cycle)	6,651
Pool Furniture Partial Replace (1 year cycle)	3,801
Phase I - Tennis Court	
Rebound Wall/Deck Refurbishment Allowance	3,801

**Brandy Creek CDD Update 2020
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 46-47 continued...</i>	
Phase I - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,801
Phase II - Misc Site Components	
Asphalt Seal Coat - Parking Lot	3,192
Phase II - Furniture, Fixtures, Equipment	
Pool Furniture Partial Replace (1 year cycle)	3,801
Phase II - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,801
Pool Pumps & Equipment Allowance	3,801
Pocket Park Components	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,900
Total for 2046 - 2047	<u>\$54,873</u>
 Replacement Year 47-48	
Phase I - Misc. Site Furnishings	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,948
Phase I - Furniture, Fixtures & Equipment	
Fitness Equip. Partial Replace Allowance (1 year cycle)	6,817
Pool Furniture Partial Replace (1 year cycle)	3,896
Phase I - Tennis Court	
Tennis Court Resurfacing (color coat)	12,396
Phase I - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,896
Phase II - Furniture, Fixtures, Equipment	
Pool Furniture Partial Replace (1 year cycle)	3,896
Phase II - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,896
Pool Pumps & Equipment Allowance	3,896
Pocket Park Components	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,948
Total for 2047 - 2048	<u>\$42,587</u>
 Replacement Year 48-49	
Phase I - Misc. Site Furnishings	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,996

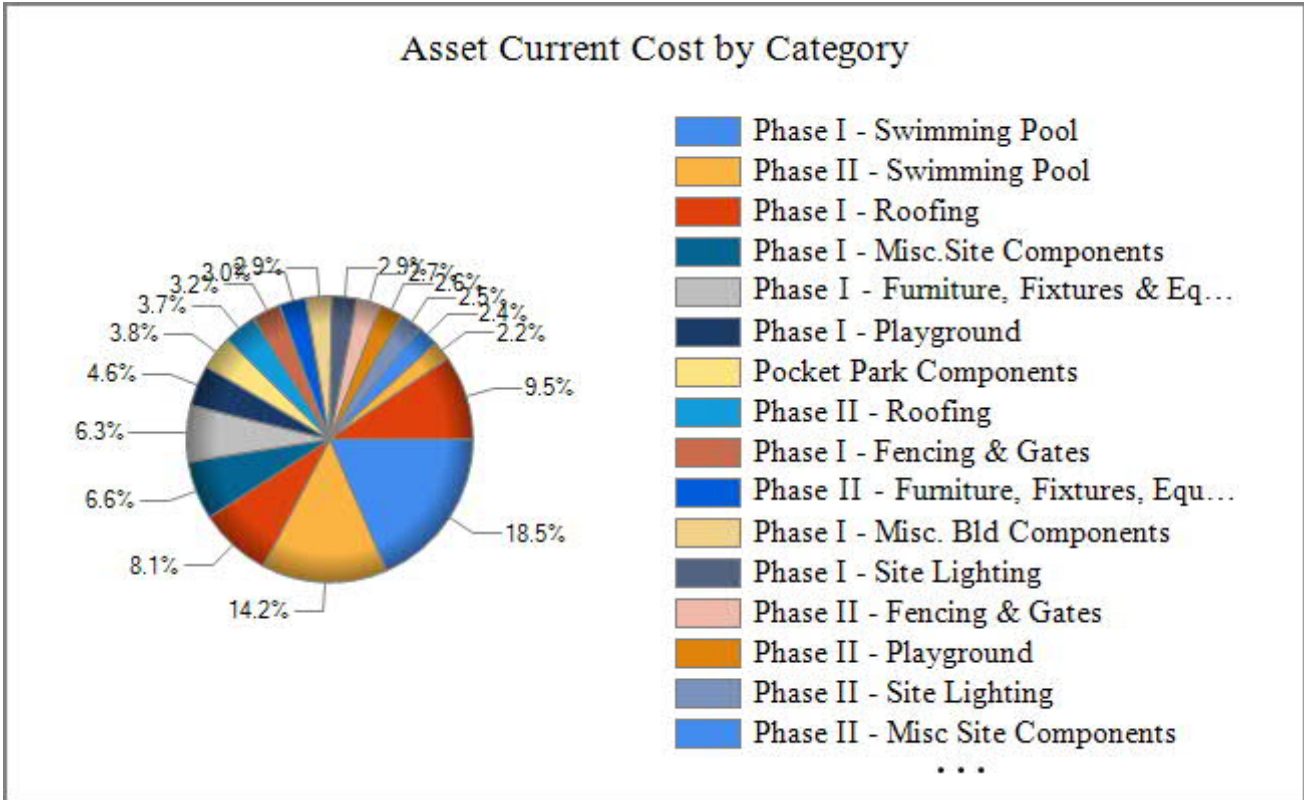
**Brandy Creek CDD Update 2020
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 48-49 continued...</i>	
Phase I - Fencing & Gates	
Chain Link Fence - Tennis Court	15,153
Phase I - Site Lighting	
Light Poles - Pool Deck	7,187
Phase I - Furniture, Fixtures & Equipment	
Fitness Equip. Partial Replace Allowance (1 year cycle)	6,988
Office Furniture/Computers	4,392
Pool Furniture Partial Replace (1 year cycle)	3,993
Phase I - Basketball Court	
Basketball Court Resurfacing (color coat)	6,349
Phase I - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,993
Phase II - Exterior Painting	
Buildings/Pergola	27,831
Phase II - Furniture, Fixtures, Equipment	
Pool Furniture Partial Replace (1 year cycle)	3,993
Phase II - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,993
Pool Pumps & Equipment Allowance	3,993
Pocket Park Components	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,996
Total for 2048 - 2049	<u>\$91,859</u>
 Replacement Year 49-50	
Phase I - Misc. Site Furnishings	
Benches/Trash Cans/ Etc Allow (1 year cycle)	2,046
Phase I - Site Lighting	
Pendent Lights - Bld Patio	10,641
Phase I - Furniture, Fixtures & Equipment	
Fitness Equip. Partial Replace Allowance (1 year cycle)	7,162
Pool Furniture Partial Replace (1 year cycle)	4,093
Phase I - Mechanical Systems	
Water Coolers	5,525

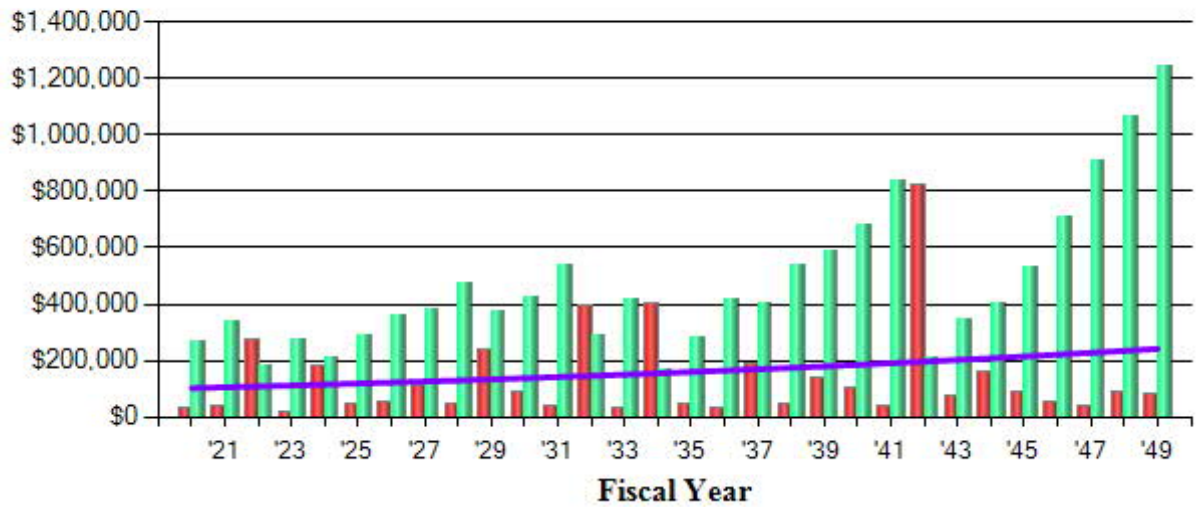
**Brandy Creek CDD Update 2020
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 49-50 continued...</i>	
Phase I - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	4,093
Phase II - Misc Site Components	
East Monument Sign Refurbish Allowance	4,093
Phase II - Flooring/Interior Finishes	
Interior Painting - CH/Restrooms	10,805
Phase II - Furniture, Fixtures, Equipment	
Pool Furniture Partial Replace (1 year cycle)	4,093
Phase II - Mechanical Systems	
Water Coolers	5,525
Phase II - Basketball Court	
Basketball Court Resurfacing (color coat)	15,569
Phase II - Swimming Pool	
Pool Filtration Repair/Replace Allowance (1 year cycle)	4,093
Pool Pumps & Equipment Allowance	4,093
Pocket Park Components	
Benches/Trash Cans/Etc Allow (1 year cycle)	2,046
Total for 2049 - 2050	<u>\$83,878</u>

Brandy Creek CDD Update 2020
Asset Current Cost by Category



Annual Expenditure Chart



- Annual Expenditures
- Threshold Funding Plan Annual Balances
- Threshold Funding Model Assessment

**Brandy Creek CDD Update 2020
Update Adjustment List**

- Remaining useful life of components has been updated and adjusted
- Current replacement cost has been included
- Categories have been revised as part of our current report template
- New components include:
 - Include parking lot paver total replacement
 - Allow for site furnishings
 - Laminated wood flooring in fitness center
 - Allow for fitness center total replacement
 - New golf cart
 - Pool furniture full replacement
 - Pool deck paver total replacement
 - New East monument sign
 -

**Brandy Creek CDD Update 2020
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Phase I - Misc.Site Components								
Asphalt Mill & Overlay 1 1/2" - Parking L..	04-05	29-30	25	0	9	1,648 SY	18.00	29,664
Asphalt Seal Coat - Parking Lot	18-19	22-23	4	0	2	1,648 SY	2.00	3,296
Concrete Curb Allowance at Paving	04-05	29-30	25	0	9	1 LS	2,500.00	2,500
Concrete Pavers - Parking Lot	04-05	29-30	25	0	9	2,360 SF	8.00	18,880
Concrete Sidewalk Repair/Replace Allowa..	04-05	29-30	25	0	9	1 LS	1,500.00	1,500
Monument Sign North - Refurbish Allowa..	04-05	21-22	10	7	1	1 LS	3,000.00	3,000
Pond Fountain	13-14	20-21	5	0	0	1 LS	2,000.00	2,000
Wood Retaining Wall - Pond	04-05	34-35	30	0	14	303 LF	102.00	30,906
Phase I - Misc.Site Components - Total								<u>\$91,746</u>
Phase I - Misc. Site Furnishings								
Benches/Trash Cans/ Etc Allow (1 year cy..	19-20	21-22	1	1	1	1 LS	1,000.00	<u>1,000</u>
Phase I - Misc. Site Furnishings - Total								<u>\$1,000</u>
Phase I - Fencing & Gates								
Aluminun Fence 4 ft. - Pool	04-05	29-30	25	0	9	847 LF	41.00	34,727
Chain Link Fence - Tennis Court	04-05	26-27	22	0	6	345 LF	22.00	7,590
Dumpster Enclosure Gates	14-15	29-30	15	0	9	2 EA	1,200.00	<u>2,400</u>
Phase I - Fencing & Gates - Total								<u>\$44,717</u>
Phase I - Site Lighting								
Light Poles - Basketball Court	04-05	29-30	25	0	9	2 EA	3,000.00	6,000
Light Poles - Parking Lot	04-05	29-30	25	0	9	2 EA	3,500.00	7,000
Light Poles - Pool Deck	04-05	26-27	22	0	6	2 EA	1,800.00	3,600
Light Poles - Tennis Court	04-05	29-30	25	0	9	6 EA	3,000.00	18,000
Pendent Lights - Bld Patio	04-05	29-30	20	5	9	13 EA	400.00	<u>5,200</u>
Phase I - Site Lighting - Total								<u>\$39,800</u>
Phase I - Misc. Bld Components								
Fitness Restrooms Renovation Allowance	04-05	25-26	20	1	5	1 LS	10,000.00	10,000
Pool Restrooms Renovation Allowance	04-05	24-25	20	0	4	2 EA	15,000.00	<u>30,000</u>
Phase I - Misc. Bld Components - Total								<u>\$40,000</u>
Phase I - Roofing								
Standing Seam Metal Roof - Clubhouse	04-05	34-35	30	0	14	8,091 SF	12.50	101,137
Standing Seam Metal Roof - Maintenance ..	13-14	43-44	30	0	23	900 SF	12.50	<u>11,250</u>
Phase I - Roofing - Total								<u>\$112,387</u>
Phase I - Exterior Painting								
Buildings/Wood Ceilings	18-19	26-27	8	0	6	1 LS	14,000.00	14,000
Maintenance Building	13-14	21-22	8	0	1	2,400 SF	2.00	<u>4,800</u>
Phase I - Exterior Painting - Total								<u>\$18,800</u>

**Brandy Creek CDD Update 2020
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Phase I - Flooring/Interior Finishes								
Interior Painting - Clubhouse/Restrooms	12-13	22-23	8	2	2	3,200 SF	2.00	6,400
Laminated Wood Flooring - Fitness Center	15-16	30-31	15	0	10	820 SF	6.20	<u>5,084</u>
Phase I - Flooring/Interior Finishes - Total								\$11,484
Phase I - Furniture, Fixtures & Equipment								
Audio Equipment	12-13	22-23	10	0	2	1 LS	4,000.00	4,000
Fitness Equip. Partial Replace Allowance (..	15-16	20-21	1	0	0	1 LS	3,500.00	3,500
Fitness Equipment Replacement Allowance	15-16	40-41	25	0	20	1 LS	27,500.00	27,500
Fitness Room TV's	13-14	20-21	5	0	0	2 EA	600.00	1,200
Golf Cart	19-20	31-32	12	0	11	1 EA	7,200.00	7,200
Office Furniture/Computers	18-19	23-24	5	0	3	1 LS	2,200.00	2,200
Pool Furniture (Full Replacement)	04-05	22-23	20	-2	2	1 LS	40,000.00	40,000
Pool Furniture Partial Replace (1 year cycl..	11-12	20-21	1	0	0	1 LS	2,000.00	<u>2,000</u>
Phase I - Furniture, Fixtures & Equipment - Total								\$87,600
Phase I - Mechanical Systems								
Heat Pump - Fitness Center 3 Ton	19-20	31-32	12	0	11	1 EA	5,500.00	5,500
Heat Pump - Office 1.5 Ton	04-05	21-22	12	5	1	1 EA	4,500.00	4,500
Water Coolers	04-05	25-26	12	9	5	3 EA	900.00	<u>2,700</u>
Phase I - Mechanical Systems - Total								\$12,700
Phase I - Playground								
Play Equipment Allowance	04-05	24-25	15	5	4	1 LS	40,000.00	40,000
Post Swing 2 Bay	12-13	27-28	15	0	7	1 EA	3,800.00	3,800
Shade Structure Fabric - Playground	12-13	22-23	10	0	2	1 LS	6,300.00	6,300
Shade Structure Frame/Fabric - Playground	12-13	32-33	20	0	12	1 LS	14,000.00	<u>14,000</u>
Phase I - Playground - Total								\$64,100
Phase I - Tennis Court								
Rebound Wall/Deck Refurbishment Allow..	12-13	22-23	8	2	2	1 LS	2,000.00	2,000
Tennis Court Resurfacing (color coat)	15-16	22-23	5	2	2	740 SY	8.60	<u>6,364</u>
Phase I - Tennis Court - Total								\$8,364
Phase I - Outdoor Fitness Trail								
Outdoor Fitness Equipment (phase 1)	12-13	25-26	13	0	5	1 EA	4,000.00	4,000
Outdoor Fitness Equipment (phase 1)	12-13	30-31	18	0	10	6 EA	4,000.00	24,000
Renovation Allowance Track Repair/ Surf..	12-13	27-28	15	0	7	1 LS	2,000.00	<u>2,000</u>
Phase I - Outdoor Fitness Trail - Total								\$30,000
Phase I - Basketball Court								
Basketball Court Resurfacing (color coat)	09-10	20-21	7	0	0	265 SY	12.00	3,180
Basketball Pole & Backboard	04-05	25-26	20	1	5	1 EA	2,000.00	<u>2,000</u>
Phase I - Basketball Court - Total								\$5,180

**Brandy Creek CDD Update 2020
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Phase I - Swimming Pool								
Concrete Pavers - Pool Deck	04-05	34-35	30	0	14	8,521 SF	8.00	68,168
Filtration Equipment Refurbish Allowance	04-05	34-35	30	0	14	1 LS	30,000.00	30,000
Pool Filtration Repair/Replace Allowance ..	04-05	20-21	1	0	0	1 LS	2,000.00	2,000
Pool Lift	11-12	26-27	15	0	6	1 EA	3,200.00	3,200
Pool Play Equipment	04-05	24-25	20	0	4	1 LS	34,000.00	34,000
Pool Repair/Resurfacing/Tile	12-13	22-23	10	0	2	6,780 SF	14.00	94,920
Shade Structure Fabric	12-13	22-23	10	0	2	2 EA	1,200.00	2,400
Shade Structure Frame/Fabric	12-13	37-38	25	0	17	2 EA	4,000.00	8,000
Shade Structures Fabric	04-05	20-21	10	0	0	4 EA	1,200.00	4,800
Shade Structures Frame/Fabric	04-05	29-30	25	0	9	2 EA	4,000.00	8,000
Phase I - Swimming Pool - Total								<u>\$255,488</u>
Phase II - Misc Site Components								
Asphalt Mill & Overlay 1 1/2" - Parking L..	12-13	37-38	25	0	17	840 SY	18.00	15,120
Asphalt Seal Coat - Parking Lot	18-19	22-23	4	0	2	840 SY	2.00	1,680
Concrete Curb	12-13	27-28	15	0	7	340 LF	8.95	3,043
Concrete Pavers	12-13	42-43	30	0	22	700 SF	8.00	5,600
Concrete Sidewalk Repair/Replace Allowa..	12-13	37-38	25	0	17	1 LS	1,000.00	1,000
East Monument Sign Refurbish Allowance	19-20	34-35	15	0	14	1 LS	2,000.00	2,000
Exterior Signage	12-13	27-28	15	0	7	1 LS	5,000.00	5,000
Phase II - Misc Site Components - Total								<u>\$33,443</u>
Phase II - Fencing & Gates								
Aluminun Fence 4 ft. - Pool	04-05	29-30	25	0	9	847 LF	41.00	34,727
Vinyl Privacy Fence - Pool Equipment	12-13	42-43	30	0	22	80 LF	31.00	2,480
Phase II - Fencing & Gates - Total								<u>\$37,207</u>
Phase II - Site Lighting								
Light Poles - Basketball Court	12-13	37-38	25	0	17	4 EA	3,000.00	12,000
Light Poles - Parking Lot	12-13	37-38	25	0	17	2 EA	3,500.00	7,000
Light Poles - Playground	12-13	37-38	25	0	17	5 EA	3,000.00	15,000
Phase II - Site Lighting - Total								<u>\$34,000</u>
Phase II - Misc. Bld Components								
Pool Restrooms Renovation Allowance	12-13	32-33	20	0	12	2 EA	10,000.00	20,000
Phase II - Misc. Bld Components - Total								<u>\$20,000</u>
Phase II - Roofing								
Standing Seam Metal Roof - CH/Restroom..	12-13	42-43	30	0	22	4,120 SF	12.50	51,500
Phase II - Roofing - Total								<u>\$51,500</u>
Phase II - Exterior Painting								
Buildings/Pergola	16-17	24-25	8	0	4	3,400 SF	4.10	13,940
Phase II - Exterior Painting - Total								<u>\$13,940</u>

**Brandy Creek CDD Update 2020
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Phase II - Flooring/Interior Finishes								
Flooring - Clubhouse	12-13	20-21	8	0	0	1,040 SF	6.00	6,240
Interior Painting - CH/Restrooms	12-13	21-22	7	2	1	1 LS	5,280.00	5,280
Laminate Cabinets & Top - Clubhouse	12-13	32-33	20	0	12	14 LF	225.00	3,150
Phase II - Flooring/Interior Finishes - Total								\$14,670
Phase II - Furniture, Fixtures, Equipment								
Pool Furniture (Full Replacement)	12-13	32-33	20	0	12	1 LS	40,000.00	40,000
Pool Furniture Partial Replace (1 year cycl..	12-13	20-21	1	0	0	1 LS	2,000.00	2,000
Phase II - Furniture, Fixtures, Equipment - Total								\$42,000
Phase II - Mechanical Systems								
HVAC Systems	12-13	27-28	15	0	7	8 TONS	1,500.00	12,000
Water Coolers	12-13	25-26	12	1	5	3 EA	900.00	2,700
Phase II - Mechanical Systems - Total								\$14,700
Phase II - Playground								
Climber	12-13	27-28	15	0	7	1 EA	3,200.00	3,200
Play Equipment Allowance	12-13	27-28	15	0	7	1 LS	30,000.00	30,000
Post Swing One Bay	12-13	27-28	15	0	7	1 LS	2,800.00	2,800
Phase II - Playground - Total								\$36,000
Phase II - Basketball Court								
Basketball Court Resurfacing (color coat)	12-13	21-22	7	2	1	634 SY	12.00	7,608
Basketball Pole & Backboard	12-13	27-28	15	0	7	2 EA	1,500.00	3,000
Phase II - Basketball Court - Total								\$10,608
Phase II - Swimming Pool								
Concrete Pavers - Pool Deck	12-13	42-43	30	0	22	5,501 SF	8.00	44,008
Filtration Equipment Refurbishment Allo..	12-13	42-43	30	0	22	1 LS	30,000.00	30,000
Pergola	12-13	37-38	25	0	17	800 SF	22.00	17,600
Pergola Repair Allowance	12-13	20-21	5	0	0	800 SF	5.00	4,000
Pool Filtration Repair/Replace Allowance ..	04-05	20-21	1	0	0	1 LS	2,000.00	2,000
Pool Lift	12-13	27-28	15	0	7	1 EA	3,200.00	3,200
Pool Pumps & Equipment Allowance	12-13	20-21	1	0	0	1 LS	2,000.00	2,000
Pool Repair/Resurfacing/Tile	12-13	22-23	10	0	2	5,172 SF	14.00	72,408
Shade Structures Fabric	12-13	22-23	10	0	2	4 EA	1,200.00	4,800
Shade Structures Frame/Fabric	12-13	37-38	25	0	17	4 EA	4,000.00	16,000
Phase II - Swimming Pool - Total								\$196,016
Pocket Park Components								
Benches/Trash Cans/Etc Allow (1 year cyc..	19-20	21-22	1	1	1	1 LS	1,000.00	1,000
Light Poles	09-10	34-35	25	0	14	7 EA	1,400.00	9,800
Picnic Pavilion	09-10	34-35	25	0	14	273 SF	30.00	8,190
Picnic Tables - Expanded Metal	09-10	29-30	15	5	9	2 EA	1,200.00	2,400

**Brandy Creek CDD Update 2020
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Pocket Park Components continued...</i>								
Play Equipment Allowance	09-10	24-25	15	0	4	1 LS	30,000.00	30,000
Spring Riders	09-10	24-25	15	0	4	2 EA	800.00	<u>1,600</u>
Pocket Park Components - Total								<u>\$52,990</u>

Components Not Included

Access Control System	<i>Unfunded</i>
Access Control System	<i>Unfunded</i>
Aluminum Flag Poles	<i>Unfunded</i>
Exterior Decorative Louvers	<i>Unfunded</i>
Exterior Doors	<i>Unfunded</i>
Exterior Fireplace & Chimney	<i>Unfunded</i>
Exterior Siding/Trim	<i>Unfunded</i>
Exterior Signage	<i>Unfunded</i>
Fitness Room Ceiling Fans	<i>Unfunded</i>
Gutters/Downspouts	<i>Unfunded</i>
Office Carpet & Paint Renovation	<i>Unfunded</i>
Patio Bar/Sink Phase 1	<i>Unfunded</i>
Pool Hand Rails	<i>Unfunded</i>
Pool Shower Poles	<i>Unfunded</i>
Storm Water Pond Maintenance	<i>Unfunded</i>
Street Signs	<i>Unfunded</i>
Tennis Court Net Replacement	<i>Unfunded</i>
Tennis Court Replacement	<i>Unfunded</i>
Water Heater	<i>Unfunded</i>
Windows	<i>Unfunded</i>
Components Not Included - Total	

Total Asset Summary	<u>\$1,380,440</u>
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Brandy Creek CDD Update 2020
Component Detail Index

Asset ID	Description	Replacement	Page
Phase I - Misc. Site Components			
1036	Asphalt Mill & Overlay 1 1/2" - Parking Lot	29-30	5-12
1037	Asphalt Seal Coat - Parking Lot	22-23	5-12
1045	Concrete Curb Allowance at Paving	29-30	5-13
1039	Concrete Pavers - Parking Lot	29-30	5-13
1043	Concrete Sidewalk Repair/Replace Allowance	29-30	5-14
1040	Monument Sign North - Refurbish Allowance	21-22	5-14
1044	Pond Fountain	20-21	5-15
1038	Wood Retaining Wall - Pond	34-35	5-15
Phase I - Misc. Site Furnishings			
1053	Benches/Trash Cans/ Etc Allow (1 year cycle)	21-22	5-17
Phase I - Fencing & Gates			
1018	Aluminun Fence 4 ft. - Pool	29-30	5-18
1016	Chain Link Fence - Tennis Court	26-27	5-18
1017	Dumpster Enclosure Gates	29-30	5-19
Phase I - Site Lighting			
1035	Light Poles - Basketball Court	29-30	5-20
1032	Light Poles - Parking Lot	29-30	5-20
1030	Light Poles - Pool Deck	26-27	5-21
1034	Light Poles - Tennis Court	29-30	5-21
1031	Pendent Lights - Bld Patio	29-30	5-22
Phase I - Misc. Bld Components			
1014	Fitness Restrooms Renovation Allowance	25-26	5-23
1012	Pool Restrooms Renovation Allowance	24-25	5-23
Phase I - Roofing			
1077	Standing Seam Metal Roof - Clubhouse	34-35	5-25
1076	Standing Seam Metal Roof - Maintenance Bld	43-44	5-25
Phase I - Exterior Painting			
1002	Buildings/Wood Ceilings	26-27	5-27
1003	Maintenance Building	21-22	5-27
Phase I - Flooring/Interior Finishes			
1079	Interior Painting - Clubhouse/Restrooms	22-23	5-28

Brandy Creek CDD Update 2020
Component Detail Index

Asset ID	Description	Replacement	Page
<i>Phase I - Flooring/Interior Finishes Continued...</i>			
1078	Laminated Wood Flooring - Fitness Center	30-31	5-28
Phase I - Furniture, Fixtures & Equipment			
1011	Audio Equipment	22-23	5-29
1007	Fitness Equip. Partial Replace Allowance (1 year cyc..	20-21	5-29
1131	Fitness Equipment Replacement Allowance	40-41	5-30
1008	Fitness Room TV's	20-21	5-30
1128	Golf Cart	31-32	5-31
1005	Office Furniture/Computers	23-24	5-31
1101	Pool Furniture (Full Replacement)	22-23	5-32
1004	Pool Furniture Partial Replace (1 year cycle)	20-21	5-32
Phase I - Mechanical Systems			
1048	Heat Pump - Fitness Center 3 Ton	31-32	5-33
1047	Heat Pump - Office 1.5 Ton	21-22	5-33
1046	Water Coolers	25-26	5-33
Phase I - Playground			
1052	Play Equipment Allowance	24-25	5-34
1055	Post Swing 2 Bay	27-28	5-34
1054	Shade Structure Fabric - Playground	22-23	5-35
1056	Shade Structure Frame/Fabric - Playground	32-33	5-35
Phase I - Tennis Court			
1058	Rebound Wall/Deck Refurbishment Allowance	22-23	5-36
1057	Tennis Court Resurfacing (color coat)	22-23	5-36
Phase I - Outdoor Fitness Trail			
1051	Outdoor Fitness Equipment (phase 1)	25-26	5-38
1049	Outdoor Fitness Equipment (phase 1)	30-31	5-38
1050	Renovation Allowance Track Repair/ Surface Reple..	27-28	5-39
Phase I - Basketball Court			
1059	Basketball Court Resurfacing (color coat)	20-21	5-40
1060	Basketball Pole & Backboard	25-26	5-40
Phase I - Swimming Pool			
1020	Concrete Pavers - Pool Deck	34-35	5-41

Brandy Creek CDD Update 2020
Component Detail Index

Asset ID	Description	Replacement	Page
<i>Phase I - Swimming Pool Continued...</i>			
1023	Filtration Equipment Refurbish Allowance	34-35	5-41
1021	Pool Filtration Repair/Replace Allowance (1 year cy..	20-21	5-42
1027	Pool Lift	26-27	5-43
1019	Pool Play Equipment	24-25	5-43
1022	Pool Repair/Resurfacing/Tile	22-23	5-44
1025	Shade Structure Fabric	22-23	5-44
1028	Shade Structure Frame/Fabric	37-38	5-45
1024	Shade Structures Fabric	20-21	5-45
1026	Shade Structures Frame/Fabric	29-30	5-46
Phase II - Misc Site Components			
1085	Asphalt Mill & Overlay 1 1/2" - Parking Lot	37-38	5-47
1084	Asphalt Seal Coat - Parking Lot	22-23	5-47
1082	Concrete Curb	27-28	5-47
1122	Concrete Pavers	42-43	5-48
1081	Concrete Sidewalk Repair/Replace Allowance	37-38	5-48
1083	East Monument Sign Refurbish Allowance	34-35	5-48
1080	Exterior Signage	27-28	5-49
Phase II - Fencing & Gates			
1086	Aluminun Fence 4 ft. - Pool	29-30	5-50
1087	Vinyl Privacy Fence - Pool Equipment	42-43	5-50
Phase II - Site Lighting			
1090	Light Poles - Basketball Court	37-38	5-51
1089	Light Poles - Parking Lot	37-38	5-51
1088	Light Poles - Playground	37-38	5-52
Phase II - Misc. Bld Components			
1093	Pool Restrooms Renovation Allowance	32-33	5-53
Phase II - Roofing			
1094	Standing Seam Metal Roof - CH/Restroom Bld	42-43	5-54
Phase II - Exterior Painting			
1095	Buildings/Pergola	24-25	5-55

Brandy Creek CDD Update 2020
Component Detail Index

Asset ID	Description	Replacement	Page
Phase II - Flooring/Interior Finishes			
1097	Flooring - Clubhouse	20-21	5-56
1130	Interior Painting - CH/Restrooms	21-22	5-56
1096	Laminate Cabinets & Top - Clubhouse	32-33	5-57
Phase II - Furniture, Fixtures, Equipment			
1117	Pool Furniture (Full Replacement)	32-33	5-58
1100	Pool Furniture Partial Replace (1 year cycle)	20-21	5-58
Phase II - Mechanical Systems			
1099	HVAC Systems	27-28	5-59
1098	Water Coolers	25-26	5-59
Phase II - Playground			
1120	Climber	27-28	5-60
1106	Play Equipment Allowance	27-28	5-60
1118	Post Swing One Bay	27-28	5-61
Phase II - Basketball Court			
1105	Basketball Court Resurfacing (color coat)	21-22	5-62
1104	Basketball Pole & Backboard	27-28	5-62
Phase II - Swimming Pool			
1115	Concrete Pavers - Pool Deck	42-43	5-63
1110	Filtration Equipment Refurbishment Allowance	42-43	5-63
1029	Pergola	37-38	5-63
1129	Pergola Repair Allowance	20-21	5-64
1133	Pool Filtration Repair/Replace Allowance (1 year cy..	20-21	5-64
1114	Pool Lift	27-28	5-65
1116	Pool Pumps & Equipment Allowance	20-21	5-65
1113	Pool Repair/Resurfacing/Tile	22-23	5-66
1112	Shade Structures Fabric	22-23	5-66
1111	Shade Structures Frame/Fabric	37-38	5-67
Pocket Park Components			
1109	Benches/Trash Cans/Etc Allow (1 year cycle)	21-22	5-68
1126	Light Poles	34-35	5-68
1108	Picnic Pavilion	34-35	5-69

Brandy Creek CDD Update 2020
Component Detail Index

Asset ID	Description	Replacement	Page
<i>Pocket Park Components Continued...</i>			
1127	Picnic Tables - Expanded Metal	29-30	5-69
1107	Play Equipment Allowance	24-25	5-70
1125	Spring Riders	24-25	5-70
Components Not Included			
1006	Access Control System	Unfunded	5-71
1102	Access Control System	Unfunded	5-71
1041	Aluminum Flag Poles	Unfunded	5-71
1064	Exterior Decorative Louvers	Unfunded	5-71
1091	Exterior Doors	Unfunded	5-72
1061	Exterior Fireplace & Chimney	Unfunded	5-72
1071	Exterior Siding/Trim	Unfunded	5-72
1042	Exterior Signage	Unfunded	5-73
1067	Fitness Room Ceiling Fans	Unfunded	5-73
1092	Gutters/Downspouts	Unfunded	5-73
1075	Office Carpet & Paint Renovation	Unfunded	5-73
1063	Patio Bar/Sink Phase 1	Unfunded	5-74
1074	Pool Hand Rails	Unfunded	5-74
1073	Pool Shower Poles	Unfunded	5-74
1072	Storm Water Pond Maintenance	Unfunded	5-74
1132	Street Signs	Unfunded	5-75
1068	Tennis Court Net Replacement	Unfunded	5-75
1070	Tennis Court Replacement	Unfunded	5-75
1062	Water Heater	Unfunded	5-75
1065	Windows	Unfunded	5-76
	Total Funded Assets	100	
	Total Unfunded Assets	<u>20</u>	
	Total Assets	120	

**Brandy Creek CDD Update 2020
Component Detail**

Asphalt Mill & Overlay 1 1/2" - Parking Lot - 2029

Asset ID	1036	1,648 SY	@ \$18.00
	Phase I	Asset Cost	\$29,664.00
Phase I - Misc.Site Components		Percent Replacement	100%
Placed in Service	February 2005	Future Cost	\$37,046.27
Useful Life	25		
Replacement Year	29-30		
Remaining Life	9		



Asphalt Seal Coat - Parking Lot - 2022

Asset ID	1037	1,648 SY	@ \$2.00
	Phase I	Asset Cost	\$3,296.00
Phase I - Misc.Site Components		Percent Replacement	100%
Placed in Service	January 2019	Future Cost	\$3,462.86
Useful Life	4		
Replacement Year	22-23		
Remaining Life	2		



**Brandy Creek CDD Update 2020
Component Detail**

Concrete Curb Allowance at Paving - 2029

Asset ID	1045	1 LS	@ \$2,500.00
Phase I	Phase I	Asset Cost	\$2,500.00
Phase I - Misc.Site Components		Percent Replacement	100%
Placed in Service	February 2005	Future Cost	\$3,122.16
Useful Life	25		
Replacement Year	29-30		
Remaining Life	9		



Replacement allowance for broken or damaged curbing.

Concrete Pavers - Parking Lot - 2029

Asset ID	1039	2,360 SF	@ \$8.00
Phase I	Phase I	Asset Cost	\$18,880.00
Phase I - Misc.Site Components		Percent Replacement	100%
Placed in Service	February 2005	Future Cost	\$23,578.53
Useful Life	25		
Replacement Year	29-30		
Remaining Life	9		



**Brandy Creek CDD Update 2020
Component Detail**

Concrete Sidewalk Repair/Replace Allowance - 2029

Asset ID	1043	1 LS	@ \$1,500.00
	Phase I	Asset Cost	\$1,500.00
Phase I - Misc.Site Components		Percent Replacement	100%
Placed in Service	February 2005	Future Cost	\$1,873.29
Useful Life	25		
Replacement Year	29-30		
Remaining Life	9		



Allowance for future repair

Monument Sign North - Refurbish Allowance - 2021

Asset ID	1040	1 LS	@ \$3,000.00
	Phase I	Asset Cost	\$3,000.00
Phase I - Misc.Site Components		Percent Replacement	100%
Placed in Service	February 2005	Future Cost	\$3,075.00
Useful Life	10		
Adjustment	7		
Replacement Year	21-22		
Remaining Life	1		

**Brandy Creek CDD Update 2020
Component Detail**

Monument Sign North - Refurbish Allowance continued...



Pond Fountain - 2020

		1 LS	@ \$2,000.00
Asset ID	1044	Asset Cost	\$2,000.00
	Phase I	Percent Replacement	100%
	Phase I - Misc.Site Components	Future Cost	\$2,000.00
Placed in Service	March 2014		
Useful Life	5		
Replacement Year	20-21		
Remaining Life	0		



Wood Retaining Wall - Pond - 2034

		303 LF	@ \$102.00
Asset ID	1038	Asset Cost	\$30,906.00
	Phase I	Percent Replacement	100%
	Phase I - Misc.Site Components	Future Cost	\$43,669.37
Placed in Service	February 2005		
Useful Life	30		
Replacement Year	34-35		
Remaining Life	14		

**Brandy Creek CDD Update 2020
Component Detail**

Wood Retaining Wall - Pond continued...



187 ft 6-8 Ft high
116 ft 3 ft high

**Brandy Creek CDD Update 2020
Component Detail**

Benches/Trash Cans/ Etc Allow (1 year cycle) - 2021

Asset ID	1053	1 LS	@ \$1,000.00
	Phase I	Asset Cost	\$1,000.00
Phase I - Misc. Site Furnishings		Percent Replacement	100%
Placed in Service	January 2020	Future Cost	\$1,025.00
Useful Life	1		
Adjustment	1		
Replacement Year	21-22		
Remaining Life	1		



**Brandy Creek CDD Update 2020
Component Detail**

Aluminun Fence 4 ft. - Pool - 2029

		847 LF	@ \$41.00
Asset ID	1018	Asset Cost	\$34,727.00
	Phase I	Percent Replacement	100%
	Phase I - Fencing & Gates	Future Cost	\$43,369.26
Placed in Service	February 2005		
Useful Life	25		
Replacement Year	29-30		
Remaining Life	9		



Aluminum fence 4 Ft high encloses the pool area. In some locations the fence is attached to the top plate of the wood retaining wall and it may be more cost effective to replace the wood structure when the fence is replaced.

Chain Link Fence - Tennis Court - 2026

		345 LF	@ \$22.00
Asset ID	1016	Asset Cost	\$7,590.00
	Phase I	Percent Replacement	100%
	Phase I - Fencing & Gates	Future Cost	\$8,802.07
Placed in Service	February 2005		
Useful Life	22		
Replacement Year	26-27		
Remaining Life	6		

**Brandy Creek CDD Update 2020
Component Detail**

Chain Link Fence - Tennis Court continued...



Dumpster Enclosure Gates - 2029

		2 EA	@ \$1,200.00
Asset ID	1017	Asset Cost	\$2,400.00
	Phase I	Percent Replacement	100%
	Phase I - Fencing & Gates	Future Cost	\$2,997.27
Placed in Service	February 2015		
Useful Life	15		
Replacement Year	29-30		
Remaining Life	9		



Gate replacement may be required using this allowance.

**Brandy Creek CDD Update 2020
Component Detail**

Light Poles - Basketball Court - 2029

		2 EA	@ \$3,000.00
Asset ID	1035	Asset Cost	\$6,000.00
	Phase I	Percent Replacement	100%
	Phase I - Site Lighting	Future Cost	\$7,493.18
Placed in Service	February 2005		
Useful Life	25		
Replacement Year	29-30		
Remaining Life	9		



Light Poles - Parking Lot - 2029

		2 EA	@ \$3,500.00
Asset ID	1032	Asset Cost	\$7,000.00
	Phase I	Percent Replacement	100%
	Phase I - Site Lighting	Future Cost	\$8,742.04
Placed in Service	February 2005		
Useful Life	25		
Replacement Year	29-30		
Remaining Life	9		



**Brandy Creek CDD Update 2020
Component Detail**

Light Poles - Pool Deck - 2026

			2 EA	@ \$1,800.00
Asset ID	1030	Asset Cost		\$3,600.00
	Phase I	Percent Replacement		100%
	Phase I - Site Lighting	Future Cost		\$4,174.90
Placed in Service	February 2005			
Useful Life	22			
Replacement Year	26-27			
Remaining Life	6			



Light Poles - Tennis Court - 2029

			6 EA	@ \$3,000.00
Asset ID	1034	Asset Cost		\$18,000.00
	Phase I	Percent Replacement		100%
	Phase I - Site Lighting	Future Cost		\$22,479.53
Placed in Service	February 2005			
Useful Life	25			
Replacement Year	29-30			
Remaining Life	9			



**Brandy Creek CDD Update 2020
Component Detail**

Pendent Lights - Bld Patio - 2029

		13 EA	@ \$400.00
Asset ID	1031	Asset Cost	\$5,200.00
	Phase I	Percent Replacement	100%
	Phase I - Site Lighting	Future Cost	\$6,494.09
Placed in Service	February 2005		
Useful Life	20		
Adjustment	5		
Replacement Year	29-30		
Remaining Life	9		



**Brandy Creek CDD Update 2020
Component Detail**

Fitness Restrooms Renovation Allowance - 2025

Asset ID	1014	1 LS	@ \$10,000.00
	Phase I	Asset Cost	\$10,000.00
Phase I - Misc. Bld Components		Percent Replacement	100%
Placed in Service	February 2005	Future Cost	\$11,314.08
Useful Life	20		
Adjustment	1		
Replacement Year	25-26		
Remaining Life	5		



Limited use of this component located in the fitness room allows a long useful life.

Pool Restrooms Renovation Allowance - 2024

Asset ID	1012	2 EA	@ \$15,000.00
	Phase I	Asset Cost	\$30,000.00
Phase I - Misc. Bld Components		Percent Replacement	100%
Placed in Service	February 2005	Future Cost	\$33,114.39
Useful Life	20		
Replacement Year	24-25		
Remaining Life	4		

**Brandy Creek CDD Update 2020
Component Detail**

Pool Restrooms Renovation Allowance continued...



**Brandy Creek CDD Update 2020
Component Detail**

Standing Seam Metal Roof - Clubhouse - 2034

Asset ID	1077	8,091 SF	@ \$12.50
	Phase I	Asset Cost	\$101,137.50
	Phase I - Roofing	Percent Replacement	100%
Placed in Service	February 2005	Future Cost	\$142,904.64
Useful Life	30		
Replacement Year	34-35		
Remaining Life	14		



Replacement includes gutter system.

Standing Seam Metal Roof - Maintenance Bld - 2043

Asset ID	1076	900 SF	@ \$12.50
	Phase I	Asset Cost	\$11,250.00
	Phase I - Roofing	Percent Replacement	100%
Placed in Service	April 2014	Future Cost	\$19,851.87
Useful Life	30		
Replacement Year	43-44		
Remaining Life	23		

Brandy Creek CDD Update 2020
Component Detail

Standing Seam Metal Roof - Maintenance Bld continued...



This component has not been constructed at the time of site visit. We assume that based on the plans

**Brandy Creek CDD Update 2020
Component Detail**

Buildings/Wood Ceilings - 2026

Asset ID	1002	1 LS	@ \$14,000.00
	Phase I	Asset Cost	\$14,000.00
Phase I - Exterior Painting		Percent Replacement	100%
Placed in Service	January 2019	Future Cost	\$16,235.71
Useful Life	8		
Replacement Year	26-27		
Remaining Life	6		



Maintenance Building - 2021

Asset ID	1003	2,400 SF	@ \$2.00
	Phase I	Asset Cost	\$4,800.00
Phase I - Exterior Painting		Percent Replacement	100%
Placed in Service	April 2014	Future Cost	\$4,920.00
Useful Life	8		
Replacement Year	21-22		
Remaining Life	1		



This component has not been constructed at the time of site visit. We assume that based on the plans

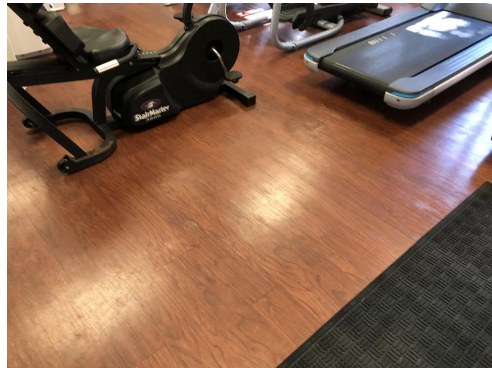
**Brandy Creek CDD Update 2020
Component Detail**

Interior Painting - Clubhouse/Restrooms - 2022

Asset ID	1079	3,200 SF	@ \$2.00
	Phase II	Asset Cost	\$6,400.00
Phase I - Flooring/Interior Finishes		Percent Replacement	100%
Placed in Service	March 2013	Future Cost	\$6,724.00
Useful Life	8		
Adjustment	2		
Replacement Year	22-23		
Remaining Life	2		

Laminated Wood Flooring - Fitness Center - 2030

Asset ID	1078	820 SF	@ \$6.20
	Phase I	Asset Cost	\$5,084.00
Phase I - Flooring/Interior Finishes		Percent Replacement	100%
Placed in Service	January 2016	Future Cost	\$6,507.95
Useful Life	15		
Replacement Year	30-31		
Remaining Life	10		



**Brandy Creek CDD Update 2020
Component Detail**

Audio Equipment - 2022

		1 LS	@ \$4,000.00
Asset ID	1011	Asset Cost	\$4,000.00
	Phase I	Percent Replacement	100%
Phase I - Furniture, Fixtures & Equipment		Future Cost	\$4,202.50
Placed in Service	July 2013		
Useful Life	10		
Replacement Year	22-23		
Remaining Life	2		

Fitness Equip. Partial Replace Allowance (1 year cycle) - 2020

		1 LS	@ \$3,500.00
Asset ID	1007	Asset Cost	\$3,500.00
	Phase I	Percent Replacement	100%
Phase I - Furniture, Fixtures & Equipment		Future Cost	\$3,500.00
Placed in Service	February 2016		
Useful Life	1		
Replacement Year	20-21		
Remaining Life	0		



Useful life is determined by usage and individual pieces of equipment may be replaced as needed.

**Brandy Creek CDD Update 2020
Component Detail**

Fitness Equipment Replacement Allowance - 2040

Asset ID	1131	1 LS	@ \$27,500.00
	Phase I	Asset Cost	\$27,500.00
Phase I - Furniture, Fixtures & Equipment		Percent Replacement	100%
Placed in Service	February 2016	Future Cost	\$45,061.95
Useful Life	25		
Replacement Year	40-41		
Remaining Life	20		



Useful life is determined by usage and individual pieces of equipment may be replaced as needed.

Fitness Room TV's - 2020

Asset ID	1008	2 EA	@ \$600.00
	Phase I	Asset Cost	\$1,200.00
Phase I - Furniture, Fixtures & Equipment		Percent Replacement	100%
Placed in Service	June 2014	Future Cost	\$1,200.00
Useful Life	5		
Replacement Year	20-21		
Remaining Life	0		

Brandy Creek CDD Update 2020 Component Detail

Fitness Room TV's continued...



Operational Budget Expense

Golf Cart - 2031

Asset ID	1128	1 EA	@ \$7,200.00
		Asset Cost	\$7,200.00
		Percent Replacement	100%
Phase I - Furniture, Fixtures & Equipment		Future Cost	\$9,447.02
Placed in Service	January 2020		
Useful Life	12		
Replacement Year	31-32		
Remaining Life	11		

Office Furniture/Computers - 2023

Asset ID	1005	1 LS	@ \$2,200.00
		Asset Cost	\$2,200.00
	Phase I	Percent Replacement	100%
Phase I - Furniture, Fixtures & Equipment		Future Cost	\$2,369.16
Placed in Service	January 2019		
Useful Life	5		
Replacement Year	23-24		
Remaining Life	3		

**Brandy Creek CDD Update 2020
Component Detail**

Pool Furniture (Full Replacement) - 2022

Asset ID	1101	1 LS	@ \$40,000.00
	Phase I	Asset Cost	\$40,000.00
Phase I - Furniture, Fixtures & Equipment		Percent Replacement	100%
Placed in Service	January 2005	Future Cost	\$42,025.00
Useful Life	20		
Adjustment	-2		
Replacement Year	22-23		
Remaining Life	2		



Pool Furniture Partial Replace (1 year cycle) - 2020

Asset ID	1004	1 LS	@ \$2,000.00
	Phase I	Asset Cost	\$2,000.00
Phase I - Furniture, Fixtures & Equipment		Percent Replacement	100%
Placed in Service	February 2012	Future Cost	\$2,000.00
Useful Life	1		
Replacement Year	20-21		
Remaining Life	0		



**Brandy Creek CDD Update 2020
Component Detail**

Heat Pump - Fitness Center 3 Ton - 2031

Asset ID	1048	1 EA	@ \$5,500.00
Phase I	Phase I - Mechanical Systems	Asset Cost	\$5,500.00
Placed in Service	March 2020	Percent Replacement	100%
Useful Life	12	Future Cost	\$7,216.48
Replacement Year	31-32		
Remaining Life	11		

Heat Pump - Office 1.5 Ton - 2021

Asset ID	1047	1 EA	@ \$4,500.00
Phase I	Phase I - Mechanical Systems	Asset Cost	\$4,500.00
Placed in Service	February 2005	Percent Replacement	100%
Useful Life	12	Future Cost	\$4,612.50
Adjustment	5		
Replacement Year	21-22		
Remaining Life	1		

Water Coolers - 2025

Asset ID	1046	3 EA	@ \$900.00
Phase I	Phase I - Mechanical Systems	Asset Cost	\$2,700.00
Placed in Service	February 2005	Percent Replacement	100%
Useful Life	12	Future Cost	\$3,054.80
Adjustment	9		
Replacement Year	25-26		
Remaining Life	5		



**Brandy Creek CDD Update 2020
Component Detail**

Play Equipment Allowance - 2024

			1 LS	@ \$40,000.00
Asset ID	1052		Asset Cost	\$40,000.00
	Phase I		Percent Replacement	100%
	Phase I - Playground		Future Cost	\$44,152.52
Placed in Service	February 2005			
Useful Life	15			
Adjustment	5			
Replacement Year	24-25			
Remaining Life	4			



Post Swing 2 Bay - 2027

			1 EA	@ \$3,800.00
Asset ID	1055		Asset Cost	\$3,800.00
	Phase I		Percent Replacement	100%
	Phase I - Playground		Future Cost	\$4,517.01
Placed in Service	July 2013			
Useful Life	15			
Replacement Year	27-28			
Remaining Life	7			



**Brandy Creek CDD Update 2020
Component Detail**

Shade Structure Fabric - Playground - 2022

			1 LS	@ \$6,300.00
Asset ID	1054		Asset Cost	\$6,300.00
	Phase I		Percent Replacement	100%
	Phase I - Playground		Future Cost	\$6,618.94
Placed in Service	August 2013			
Useful Life	10			
Replacement Year	22-23			
Remaining Life	2			



Shade Structure Frame/Fabric - Playground - 2032

			1 LS	@ \$14,000.00
Asset ID	1056		Asset Cost	\$14,000.00
	Phase I		Percent Replacement	100%
	Phase I - Playground		Future Cost	\$18,828.44
Placed in Service	August 2013			
Useful Life	20			
Replacement Year	32-33			
Remaining Life	12			



**Brandy Creek CDD Update 2020
Component Detail**

Rebound Wall/Deck Refurbishment Allowance - 2022

			1 LS	@ \$2,000.00
Asset ID	1058		Asset Cost	\$2,000.00
	Phase I		Percent Replacement	100%
	Phase I - Tennis Court		Future Cost	\$2,101.25
Placed in Service	August 2013			
Useful Life	8			
Adjustment	2			
Replacement Year	22-23			
Remaining Life	2			



Tennis Court Resurfacing (color coat) - 2022

			740 SY	@ \$8.60
Asset ID	1057		Asset Cost	\$6,364.00
	Phase I		Percent Replacement	100%
	Phase I - Tennis Court		Future Cost	\$6,686.18
Placed in Service	February 2016			
Useful Life	5			
Adjustment	2			
Replacement Year	22-23			
Remaining Life	2			

**Brandy Creek CDD Update 2020
Component Detail**

Tennis Court Resurfacing (color coat) continued...



**Brandy Creek CDD Update 2020
Component Detail**

Outdoor Fitness Equipment (phase 1) - 2025

Asset ID	1051	1 EA	@ \$4,000.00
	Phase I	Asset Cost	\$4,000.00
Phase I - Outdoor Fitness Trail		Percent Replacement	100%
Placed in Service	January 2013	Future Cost	\$4,525.63
Useful Life	13		
Replacement Year	25-26		
Remaining Life	5		



Outdoor Fitness Equipment (phase 1) - 2030

Asset ID	1049	6 EA	@ \$4,000.00
	Phase I	Asset Cost	\$24,000.00
Phase I - Outdoor Fitness Trail		Percent Replacement	100%
Placed in Service	January 2013	Future Cost	\$30,722.03
Useful Life	18		
Replacement Year	30-31		
Remaining Life	10		



**Brandy Creek CDD Update 2020
Component Detail**

Renovation Allowance Track Repair/ Surface Replenishment Allowance - 2027

		1 LS	@ \$2,000.00
Asset ID	1050	Asset Cost	\$2,000.00
	Phase I	Percent Replacement	100%
	Phase I - Outdoor Fitness Trail	Future Cost	\$2,377.37
Placed in Service	September 2013		
Useful Life	15		
Replacement Year	27-28		
Remaining Life	7		

**Brandy Creek CDD Update 2020
Component Detail**

Basketball Court Resurfacing (color coat) - 2020

Asset ID	1059	265 SY	@ \$12.00
	Phase I	Asset Cost	\$3,180.00
Phase I - Basketball Court		Percent Replacement	100%
Placed in Service	February 2010	Future Cost	\$3,180.00
Useful Life	7		
Replacement Year	20-21		
Remaining Life	0		



Basketball Pole & Backboard - 2025

Asset ID	1060	1 EA	@ \$2,000.00
	Phase I	Asset Cost	\$2,000.00
Phase I - Basketball Court		Percent Replacement	100%
Placed in Service	February 2005	Future Cost	\$2,262.82
Useful Life	20		
Adjustment	1		
Replacement Year	25-26		
Remaining Life	5		



**Brandy Creek CDD Update 2020
Component Detail**

Concrete Pavers - Pool Deck - 2034

		8,521 SF	@ \$8.00
Asset ID	1020	Asset Cost	\$68,168.00
	Phase I	Percent Replacement	100%
	Phase I - Swimming Pool	Future Cost	\$96,319.60
Placed in Service	February 2005		
Useful Life	30		
Replacement Year	34-35		
Remaining Life	14		



Included patio area

Filtration Equipment Refurbish Allowance - 2034

		1 LS	@ \$30,000.00
Asset ID	1023	Asset Cost	\$30,000.00
	Phase I	Percent Replacement	100%
	Phase I - Swimming Pool	Future Cost	\$42,389.21
Placed in Service	February 2005		
Useful Life	30		
Replacement Year	34-35		
Remaining Life	14		

**Brandy Creek CDD Update 2020
Component Detail**

Filtration Equipment Refurbish Allowance continued...



Pool Filtration Repair/Replace Allowance (1 year cycle) - 2020

		1 LS	@ \$2,000.00
Asset ID	1021	Asset Cost	\$2,000.00
	Phase I	Percent Replacement	100%
	Phase I - Swimming Pool	Future Cost	\$2,000.00
Placed in Service	February 2005		
Useful Life	1		
Replacement Year	20-21		
Remaining Life	0		



**Brandy Creek CDD Update 2020
Component Detail**

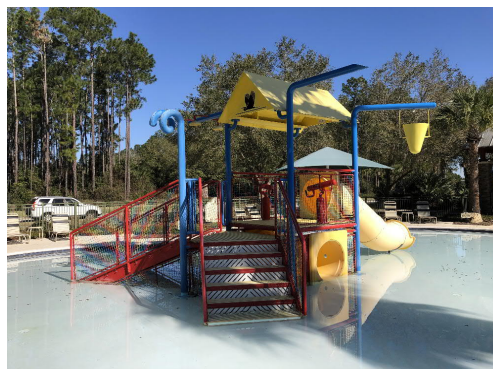
Pool Lift - 2026

			1 EA	@ \$3,200.00
Asset ID	1027		Asset Cost	\$3,200.00
	Phase I		Percent Replacement	100%
	Phase I - Swimming Pool		Future Cost	\$3,711.02
Placed in Service	January 2012			
Useful Life	15			
Replacement Year	26-27			
Remaining Life	6			



Pool Play Equipment - 2024

			1 LS	@ \$34,000.00
Asset ID	1019		Asset Cost	\$34,000.00
	Phase I		Percent Replacement	100%
	Phase I - Swimming Pool		Future Cost	\$37,529.64
Placed in Service	February 2005			
Useful Life	20			
Replacement Year	24-25			
Remaining Life	4			



Allowance for replacement

**Brandy Creek CDD Update 2020
Component Detail**

Pool Repair/Resurfacing/Tile - 2022

		6,780 SF	@ \$14.00
Asset ID	1022	Asset Cost	\$94,920.00
	Phase I	Percent Replacement	100%
	Phase I - Swimming Pool	Future Cost	\$99,725.32
Placed in Service	January 2013		
Useful Life	10		
Replacement Year	22-23		
Remaining Life	2		



Shade Structure Fabric - 2022

		2 EA	@ \$1,200.00
Asset ID	1025	Asset Cost	\$2,400.00
	Phase I	Percent Replacement	100%
	Phase I - Swimming Pool	Future Cost	\$2,521.50
Placed in Service	August 2013		
Useful Life	10		
Replacement Year	22-23		
Remaining Life	2		



These units were installed in August of 2013 bringing the total for Phase 1 pool to 4 units.

**Brandy Creek CDD Update 2020
Component Detail**

Shade Structure Frame/Fabric - 2037

Asset ID	1028	2 EA	@ \$4,000.00
	Phase I	Asset Cost	\$8,000.00
Phase I - Swimming Pool		Percent Replacement	100%
Placed in Service	August 2013	Future Cost	\$12,172.95
Useful Life	25		
Replacement Year	37-38		
Remaining Life	17		



These units were installed in August of 2013 bringing the total for Phase 1 pool to 4 units.

Shade Structures Fabric - 2020

Asset ID	1024	4 EA	@ \$1,200.00
	Phase I	Asset Cost	\$4,800.00
Phase I - Swimming Pool		Percent Replacement	100%
Placed in Service	February 2005	Future Cost	\$4,800.00
Useful Life	10		
Replacement Year	20-21		
Remaining Life	0		



**Brandy Creek CDD Update 2020
Component Detail**

Shade Structures Frame/Fabric - 2029

		2 EA	@ \$4,000.00
Asset ID	1026	Asset Cost	\$8,000.00
	Phase I	Percent Replacement	100%
	Phase I - Swimming Pool	Future Cost	\$9,990.90
Placed in Service	February 2005		
Useful Life	25		
Replacement Year	29-30		
Remaining Life	9		



**Brandy Creek CDD Update 2020
Component Detail**

Asphalt Mill & Overlay 1 1/2" - Parking Lot - 2037

Asset ID	1085	840 SY	@ \$18.00
	Phase II	Asset Cost	\$15,120.00
Phase II - Misc Site Components		Percent Replacement	100%
Placed in Service	March 2013	Future Cost	\$23,006.87
Useful Life	25		
Replacement Year	37-38		
Remaining Life	17		



Asphalt Seal Coat - Parking Lot - 2022

Asset ID	1084	840 SY	@ \$2.00
	Phase II	Asset Cost	\$1,680.00
Phase II - Misc Site Components		Percent Replacement	100%
Placed in Service	January 2019	Future Cost	\$1,765.05
Useful Life	4		
Replacement Year	22-23		
Remaining Life	2		

Concrete Curb - 2027

**Brandy Creek CDD Update 2020
Component Detail**

Concrete Pavers - 2042

		700 SF	@ \$8.00
Asset ID	1122	Asset Cost	\$5,600.00
	Phase II	Percent Replacement	100%
	Phase II - Misc Site Components	Future Cost	\$9,640.80
Placed in Service	March 2013		
Useful Life	30		
Replacement Year	42-43		
Remaining Life	22		



Concrete Sidewalk Repair/Replace Allowance - 2037

		1 LS	@ \$1,000.00
Asset ID	1081	Asset Cost	\$1,000.00
	Phase II	Percent Replacement	100%
	Phase II - Misc Site Components	Future Cost	\$1,521.62
Placed in Service	March 2013		
Useful Life	25		
Replacement Year	37-38		
Remaining Life	17		

East Monument Sign Refurbish Allowance - 2024

**Brandy Creek CDD Update 2020
Component Detail**

East Monument Sign Refurbish Allowance continued...



Exterior Signage - 2027

		1 LS	@ \$5,000.00
Asset ID	1080	Asset Cost	\$5,000.00
	Phase II	Percent Replacement	100%
	Phase II - Misc Site Components	Future Cost	\$5,943.43
Placed in Service	March 2013		
Useful Life	15		
Replacement Year	27-28		
Remaining Life	7		

**Brandy Creek CDD Update 2020
Component Detail**

Aluminun Fence 4 ft. - Pool - 2029

		847 LF	@ \$41.00
Asset ID	1086	Asset Cost	\$34,727.00
	Phase II	Percent Replacement	100%
	Phase II - Fencing & Gates	Future Cost	\$43,369.26
Placed in Service	February 2005		
Useful Life	25		
Replacement Year	29-30		
Remaining Life	9		



Vinyl Privacy Fence - Pool Equipment - 2042

		80 LF	@ \$31.00
Asset ID	1087	Asset Cost	\$2,480.00
	Phase II	Percent Replacement	100%
	Phase II - Fencing & Gates	Future Cost	\$4,269.50
Placed in Service	March 2013		
Useful Life	30		
Replacement Year	42-43		
Remaining Life	22		

**Brandy Creek CDD Update 2020
Component Detail**

Light Poles - Basketball Court - 2037

		4 EA	@ \$3,000.00
Asset ID	1090	Asset Cost	\$12,000.00
	Phase II	Percent Replacement	100%
	Phase II - Site Lighting	Future Cost	\$18,259.42
Placed in Service	March 2013		
Useful Life	25		
Replacement Year	37-38		
Remaining Life	17		



Light Poles - Parking Lot - 2037

		2 EA	@ \$3,500.00
Asset ID	1089	Asset Cost	\$7,000.00
	Phase II	Percent Replacement	100%
	Phase II - Site Lighting	Future Cost	\$10,651.33
Placed in Service	March 2013		
Useful Life	25		
Replacement Year	37-38		
Remaining Life	17		



**Brandy Creek CDD Update 2020
Component Detail**

Light Poles - Playground - 2037

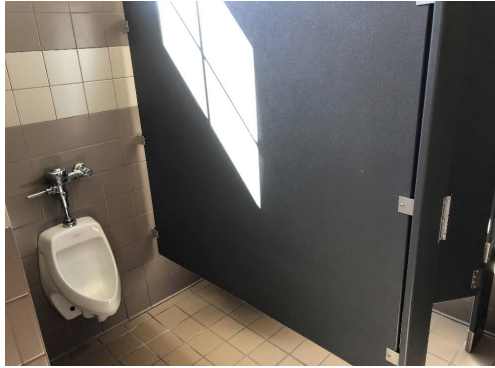
		5 EA	@ \$3,000.00
Asset ID	1088	Asset Cost	\$15,000.00
	Phase II	Percent Replacement	100%
	Phase II - Site Lighting	Future Cost	\$22,824.27
Placed in Service	March 2013		
Useful Life	25		
Replacement Year	37-38		
Remaining Life	17		



**Brandy Creek CDD Update 2020
Component Detail**

Pool Restrooms Renovation Allowance - 2032

Asset ID	1093	2 EA	@ \$10,000.00
	Phase II	Asset Cost	\$20,000.00
Phase II - Misc. Bld Components		Percent Replacement	100%
Placed in Service	March 2013	Future Cost	\$26,897.78
Useful Life	20		
Replacement Year	32-33		
Remaining Life	12		



**Brandy Creek CDD Update 2020
Component Detail**

Standing Seam Metal Roof - CH/Restroom Bld - 2042

Asset ID	1094	4,120 SF	@ \$12.50
	Phase II	Asset Cost	\$51,500.00
	Phase II - Roofing	Percent Replacement	100%
Placed in Service	March 2013	Future Cost	\$88,660.93
Useful Life	30		
Replacement Year	42-43		
Remaining Life	22		



**Brandy Creek CDD Update 2020
Component Detail**

Buildings/Pergola - 2024

		3,400 SF	@ \$4.10
Asset ID	1095	Asset Cost	\$13,940.00
	Phase II	Percent Replacement	100%
	Phase II - Exterior Painting	Future Cost	\$15,387.15
Placed in Service	March 2017		
Useful Life	8		
Replacement Year	24-25		
Remaining Life	4		



Includes pergola, vents and and trim.

**Brandy Creek CDD Update 2020
Component Detail**

Flooring - Clubhouse - 2020

		1,040 SF	@ \$6.00
Asset ID	1097	Asset Cost	\$6,240.00
	Phase II	Percent Replacement	100%
Phase II - Flooring/Interior Finishes		Future Cost	\$6,240.00
Placed in Service	March 2013		
Useful Life	8		
Replacement Year	20-21		
Remaining Life	0		



District intends on replacing with vinyl flooring.

Interior Painting - CH/Restrooms - 2021

		1 LS	@ \$5,280.00
Asset ID	1130	Asset Cost	\$5,280.00
	Phase II	Percent Replacement	100%
Phase II - Flooring/Interior Finishes		Future Cost	\$5,412.00
Placed in Service	March 2013		
Useful Life	7		
Adjustment	2		
Replacement Year	21-22		
Remaining Life	1		

**Brandy Creek CDD Update 2020
Component Detail**

Interior Painting - CH/Restrooms continued...



District intends on replacing with viny flooring.

Laminate Cabinets & Top - Clubhouse - 2032

Asset ID	1096	14 LF	@ \$225.00
	Phase II	Asset Cost	\$3,150.00
Phase II - Flooring/Interior Finishes		Percent Replacement	100%
Placed in Service	March 2013	Future Cost	\$4,236.40
Useful Life	20		
Replacement Year	32-33		
Remaining Life	12		



**Brandy Creek CDD Update 2020
Component Detail**

Pool Furniture (Full Replacement) - 2032

Asset ID	1117	1 LS	@ \$40,000.00
	Phase II	Asset Cost	\$40,000.00
Phase II - Furniture, Fixtures, Equipment		Percent Replacement	100%
Placed in Service	February 2013	Future Cost	\$53,795.55
Useful Life	20		
Replacement Year	32-33		
Remaining Life	12		



Pool Furniture Partial Replace (1 year cycle) - 2020

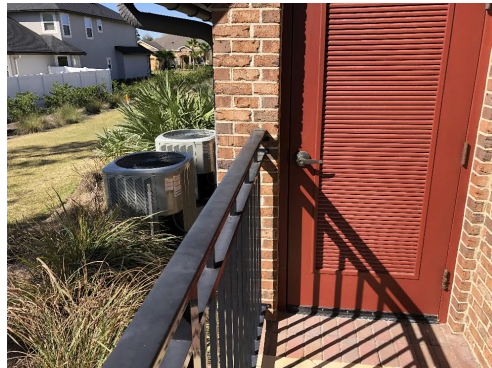
Asset ID	1100	1 LS	@ \$2,000.00
	Phase II	Asset Cost	\$2,000.00
Phase II - Furniture, Fixtures, Equipment		Percent Replacement	100%
Placed in Service	February 2013	Future Cost	\$2,000.00
Useful Life	1		
Replacement Year	20-21		
Remaining Life	0		



**Brandy Creek CDD Update 2020
Component Detail**

HVAC Systems - 2027

		8 TONS	@ \$1,500.00
Asset ID	1099	Asset Cost	\$12,000.00
	Phase II	Percent Replacement	100%
	Phase II - Mechanical Systems	Future Cost	\$14,264.23
Placed in Service	March 2013		
Useful Life	15		
Replacement Year	27-28		
Remaining Life	7		



Water Coolers - 2025

		3 EA	@ \$900.00
Asset ID	1098	Asset Cost	\$2,700.00
	Phase II	Percent Replacement	100%
	Phase II - Mechanical Systems	Future Cost	\$3,054.80
Placed in Service	March 2013		
Useful Life	12		
Adjustment	1		
Replacement Year	25-26		
Remaining Life	5		



**Brandy Creek CDD Update 2020
Component Detail**

Climber - 2027

Asset ID	1120	1 EA	@ \$3,200.00
		Asset Cost	\$3,200.00
		Percent Replacement	100%
		Future Cost	\$3,803.79
Phase II - Playground			
Placed in Service	March 2013		
Useful Life	15		
Replacement Year	27-28		
Remaining Life	7		



Play Equipment Allowance - 2027

Asset ID	1106	1 LS	@ \$30,000.00
		Asset Cost	\$30,000.00
		Percent Replacement	100%
		Future Cost	\$35,660.57
Phase II			
Phase II - Playground			
Placed in Service	March 2013		
Useful Life	15		
Replacement Year	27-28		
Remaining Life	7		



**Brandy Creek CDD Update 2020
Component Detail**

Post Swing One Bay - 2027

		1 LS	@ \$2,800.00
Asset ID	1118	Asset Cost	\$2,800.00
	Phase II	Percent Replacement	100%
	Phase II - Playground	Future Cost	\$3,328.32
Placed in Service	March 2013		
Useful Life	15		
Replacement Year	27-28		
Remaining Life	7		



**Brandy Creek CDD Update 2020
Component Detail**

Basketball Court Resurfacing (color coat) - 2021

Asset ID	1105	634 SY	@ \$12.00
	Phase II	Asset Cost	\$7,608.00
Phase II - Basketball Court		Percent Replacement	100%
Placed in Service	March 2013	Future Cost	\$7,798.20
Useful Life	7		
Adjustment	2		
Replacement Year	21-22		
Remaining Life	1		



Basketball Pole & Backboard - 2027

Asset ID	1104	2 EA	@ \$1,500.00
	Phase II	Asset Cost	\$3,000.00
Phase II - Basketball Court		Percent Replacement	100%
Placed in Service	March 2013	Future Cost	\$3,566.06
Useful Life	15		
Replacement Year	27-28		
Remaining Life	7		



**Brandy Creek CDD Update 2020
Component Detail**

Concrete Pavers - Pool Deck - 2042

		5,501 SF	@ \$8.00
Asset ID	1115	Asset Cost	\$44,008.00
	Phase II	Percent Replacement	100%
	Phase II - Swimming Pool	Future Cost	\$75,762.91
Placed in Service	March 2013		
Useful Life	30		
Replacement Year	42-43		
Remaining Life	22		

Filtration Equipment Refurbishment Allowance - 2042

		1 LS	@ \$30,000.00
Asset ID	1110	Asset Cost	\$30,000.00
	Phase II	Percent Replacement	100%
	Phase II - Swimming Pool	Future Cost	\$51,647.14
Placed in Service	February 2013		
Useful Life	30		
Replacement Year	42-43		
Remaining Life	22		

Pergola - 2037

		800 SF	@ \$22.00
Asset ID	1029	Asset Cost	\$17,600.00
	Phase II	Percent Replacement	100%
	Phase II - Swimming Pool	Future Cost	\$26,780.48
Placed in Service	March 2013		
Useful Life	25		
Replacement Year	37-38		
Remaining Life	17		



**Brandy Creek CDD Update 2020
Component Detail**

Pergola Repair Allowance - 2020

		800 SF	@ \$5.00
Asset ID	1129	Asset Cost	\$4,000.00
	Phase II	Percent Replacement	100%
	Phase II - Swimming Pool	Future Cost	\$4,000.00
Placed in Service	March 2013		
Useful Life	5		
Replacement Year	20-21		
Remaining Life	0		



Pool Filtration Repair/Replace Allowance (1 year cycle) - 2020

		1 LS	@ \$2,000.00
Asset ID	1133	Asset Cost	\$2,000.00
	Phase I	Percent Replacement	100%
	Phase II - Swimming Pool	Future Cost	\$2,000.00
Placed in Service	February 2005		
Useful Life	1		
Replacement Year	20-21		
Remaining Life	0		



**Brandy Creek CDD Update 2020
Component Detail**

Pool Lift - 2027

		1 EA	@ \$3,200.00
Asset ID	1114	Asset Cost	\$3,200.00
	Phase II	Percent Replacement	100%
	Phase II - Swimming Pool	Future Cost	\$3,803.79
Placed in Service	March 2013		
Useful Life	15		
Replacement Year	27-28		
Remaining Life	7		



Pool Pumps & Equipment Allowance - 2020

		1 LS	@ \$2,000.00
Asset ID	1116	Asset Cost	\$2,000.00
	Phase II	Percent Replacement	100%
	Phase II - Swimming Pool	Future Cost	\$2,000.00
Placed in Service	March 2013		
Useful Life	1		
Replacement Year	20-21		
Remaining Life	0		



**Brandy Creek CDD Update 2020
Component Detail**

Pool Repair/Resurfacing/Tile - 2022

		5,172 SF	@ \$14.00
Asset ID	1113	Asset Cost	\$72,408.00
	Phase II	Percent Replacement	100%
	Phase II - Swimming Pool	Future Cost	\$76,073.65
Placed in Service	March 2013		
Useful Life	10		
Replacement Year	22-23		
Remaining Life	2		



Shade Structures Fabric - 2022

		4 EA	@ \$1,200.00
Asset ID	1112	Asset Cost	\$4,800.00
	Phase I	Percent Replacement	100%
	Phase II - Swimming Pool	Future Cost	\$5,043.00
Placed in Service	February 2013		
Useful Life	10		
Replacement Year	22-23		
Remaining Life	2		



**Brandy Creek CDD Update 2020
Component Detail**

Shade Structures Frame/Fabric - 2037

		4 EA	@ \$4,000.00
Asset ID	1111	Asset Cost	\$16,000.00
	Phase II	Percent Replacement	100%
	Phase II - Swimming Pool	Future Cost	\$24,345.89
Placed in Service	February 2013		
Useful Life	25		
Replacement Year	37-38		
Remaining Life	17		



**Brandy Creek CDD Update 2020
Component Detail**

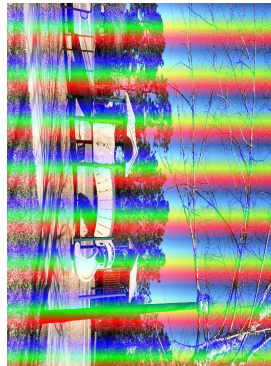
Benches/Trash Cans/Etc Allow (1 year cycle) - 2021

Asset ID	1109	1 LS	@ \$1,000.00
	Phase II	Asset Cost	\$1,000.00
Pocket Park Components		Percent Replacement	100%
Placed in Service	January 2020	Future Cost	\$1,025.00
Useful Life	1		
Adjustment	1		
Replacement Year	21-22		
Remaining Life	1		



Light Poles - 2034

Asset ID	1126	7 EA	@ \$1,400.00
		Asset Cost	\$9,800.00
Pocket Park Components		Percent Replacement	100%
Placed in Service	February 2010	Future Cost	\$13,847.14
Useful Life	25		
Replacement Year	34-35		
Remaining Life	14		



**Brandy Creek CDD Update 2020
Component Detail**

Picnic Pavilion - 2034

		273 SF	@ \$30.00
Asset ID	1108	Asset Cost	\$8,190.00
	Phase II	Percent Replacement	100%
	Pocket Park Components	Future Cost	\$11,572.25
Placed in Service	March 2010		
Useful Life	25		
Replacement Year	34-35		
Remaining Life	14		



Picnic Tables - Expanded Metal - 2029

		2 EA	@ \$1,200.00
Asset ID	1127	Asset Cost	\$2,400.00
	Pocket Park Components	Percent Replacement	100%
Placed in Service	February 2010	Future Cost	\$2,997.27
Useful Life	15		
Adjustment	5		
Replacement Year	29-30		
Remaining Life	9		



**Brandy Creek CDD Update 2020
Component Detail**

Play Equipment Allowance - 2024

Asset ID	1107	1 LS	@ \$30,000.00
	Phase II	Asset Cost	\$30,000.00
	Pocket Park Components	Percent Replacement	100%
Placed in Service	March 2010	Future Cost	\$33,114.39
Useful Life	15		
Replacement Year	24-25		
Remaining Life	4		



Spring Riders - 2024

Asset ID	1125	2 EA	@ \$800.00
		Asset Cost	\$1,600.00
	Pocket Park Components	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$1,766.10
Useful Life	15		
Replacement Year	24-25		
Remaining Life	4		



**Brandy Creek CDD Update 2020
Component Detail**

Access Control System

Asset ID	1006	Asset Cost	
	Phase I	Percent Replacement	100%
	Components Not Included	Future Cost	
Placed in Service	February 2005		
No Useful Life			

Access Control System

Asset ID	1102	Asset Cost	
	Phase II	Percent Replacement	100%
	Components Not Included	Future Cost	
Placed in Service	March 2013		
Useful Life	20		
Replacement Year	32-33		
Remaining Life	12		

Aluminum Flag Poles

Asset ID	1041	Asset Cost	
	Phase I	Percent Replacement	100%
	Components Not Included	Future Cost	
Placed in Service	February 2005		
No Useful Life			

Exterior Decorative Louvers

Asset ID	1064	Asset Cost	
	Phase I	Percent Replacement	100%
	Components Not Included	Future Cost	
Placed in Service	February 2005		
Useful Life	25		
Replacement Year	29-30		
Remaining Life	9		

**Brandy Creek CDD Update 2020
Component Detail**

Exterior Doors

Asset ID	1091	Asset Cost	1
	Phase II	Percent Replacement	100%
	Components Not Included	Future Cost	
Placed in Service	March 2013		
No Useful Life			



Exterior Fireplace & Chimney

Asset ID	1061	Asset Cost	
	Phase I	Percent Replacement	100%
	Components Not Included	Future Cost	
Placed in Service	February 2005		
Useful Life	10		
Replacement Year	20-21		
Remaining Life	0		

Exterior Siding/Trim

Asset ID	1071	Asset Cost	
	Phase II	Percent Replacement	100%
	Components Not Included	Future Cost	
Placed in Service	February 2005		
No Useful Life			

**Brandy Creek CDD Update 2020
Component Detail**

Exterior Signage

Asset ID	1042	Asset Cost	
	Phase I	Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	February 2005		
No Useful Life			

Fitness Room Ceiling Fans

Asset ID	1067	Asset Cost	
	Phase I	Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	February 2005		
No Useful Life			

Gutters/Downspouts

Asset ID	1092	Asset Cost	
	Phase II	Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	February 2005		
No Useful Life			

Office Carpet & Paint Renovation

Asset ID	1075	Asset Cost	
	Phase I	Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	February 2005		
No Useful Life			

**Brandy Creek CDD Update 2020
Component Detail**

Patio Bar/Sink Phase 1

Asset ID	1063	Asset Cost	
	Phase I	Percent Replacement	100%
	Components Not Included	Future Cost	
Placed in Service	February 2005		
No Useful Life			

Pool Hand Rails

Asset ID	1074	Asset Cost	
	Phase I	Percent Replacement	100%
	Components Not Included	Future Cost	
Placed in Service	February 2005		
Useful Life	15		
Replacement Year	20-21		
Remaining Life	0		

Pool Shower Poles

Asset ID	1073	Asset Cost	
	Phase I	Percent Replacement	100%
	Components Not Included	Future Cost	
Placed in Service	February 2005		
No Useful Life			

Storm Water Pond Maintenance

Asset ID	1072	Asset Cost	
	Phase I	Percent Replacement	100%
	Components Not Included	Future Cost	
Placed in Service	February 2005		
No Useful Life			

**Brandy Creek CDD Update 2020
Component Detail**

Street Signs

Asset ID	1132	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	February 2017		
No Useful Life			

Tennis Court Net Replacement

Asset ID	1068	Asset Cost	
	Phase I	Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	February 2005		
No Useful Life			

Tennis Court Replacement

Asset ID	1070	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	February 2005		
No Useful Life			

Water Heater

Asset ID	1062	Asset Cost	
	Phase I	Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	February 2005		
No Useful Life			

**Brandy Creek CDD Update 2020
Component Detail**

Windows

Asset ID	1065	Asset Cost	
	Phase I	Percent Replacement	100%
	Components Not Included	Future Cost	
Placed in Service	February 2005		
No Useful Life			

METHODOLOGY

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

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

The funding plan we develop includes; adequate cash balances, even contributions so all owners pay their fair share over time and moderate contributions with acceptable increases. Percent Funded is defined by industry standards as 70-100% strong, 30-70% fair or adequate and below 30% weak or inadequate. If possible Full Funding is recommended 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 is not a common business practice but our attention to detail, quick response and interest in client relationships continues to earn us a larger market share of work each year.

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

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