

# **Reserve Study Update Brandy Creek CDD Update 2020/2021 St. Augustine, Florida**



**Prepared for FY 2020  
Report Date: July 7, 2020**







July 7, 2020

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

Re: Brandy Creek CDD Update 2020/2021

Dear Mr. Oliver:

Community Advisors is pleased to provide this Revised Reserve Study report for the above referenced Association. We have completed the adjustments you requested and have updated your funding plan. We recommend updating your study every 3 years to keep your information current with changing replacement cost, interest and inflation rates.

It has been a pleasure serving you and please let me know if you have any questions or concerns.

Respectively submitted,

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## Brandy Creek CDD Update 2020/2021

St. Augustine, Florida

### Executive Summary

Report Date	July 7, 2020
Account Number	1022-5
Version	3
Budget Year Beginning	October 1, 2020
Budget Year Ending	September 30, 2021
Total Units	583

#### *Report Parameters*

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: 98
- Current replacement cost: \$1,381,040

#### 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: \$736,156.
- Current funding Plan: The community begins the study year 27% fully funded. Contributions of \$65,000 for year one with annual increases of 3% does not provide adequate component funding beginning in FY 2027
- Recommend Funding Contribution: Annual contribution of \$99,636 provides adequate funding assuming no unknown construction defects are present, regular preventative maintenance is performed and this study is updated regularly
- Alternate Funding Plan: Provides adequate funding with a larger increase at FY 21-22 with moderate increases in subsequent years.

#### *Threshold Funding Model Summary of Calculations*

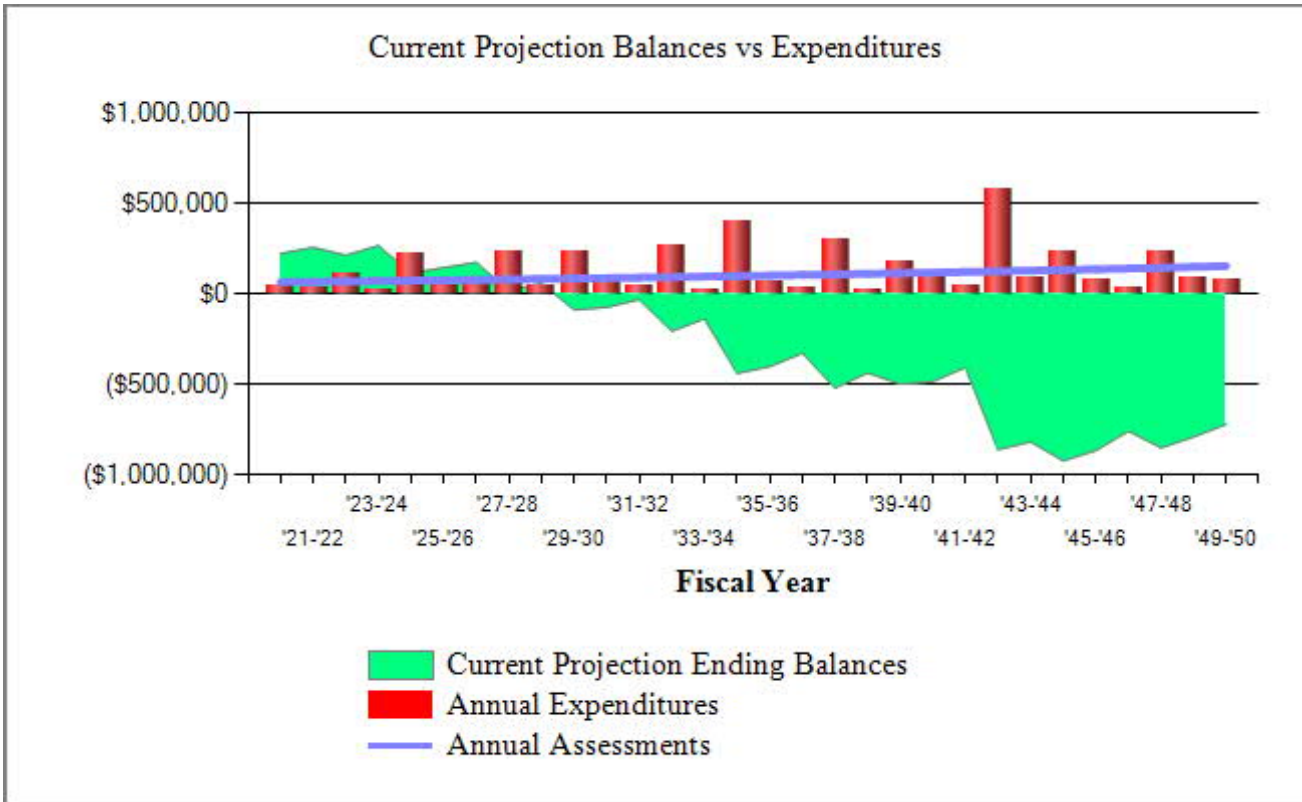
Required Annual Contribution	\$99,635.74
<i>\$170.90 per unit annually</i>	
Average Net Annual Interest Earned	<u>\$3,805.74</u>
Total Annual Allocation to Reserves	\$103,441.48
<i>\$177.43 per unit annually</i>	

**Brandy Creek CDD Update 2020/2021**  
**Current Funding Projection**

Beginning Balance: \$200,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
20-21	1,381,040	65,000	3,286	45,920	222,366	800,472	28%
21-22	1,400,192	66,950	3,788	36,785	256,319	879,809	29%
22-23	1,435,196	68,958	3,149	115,329	213,097	883,494	24%
23-24	1,471,076	71,027	3,931	22,050	266,005	985,654	27%
24-25	1,507,853	73,158	1,693	226,326	114,530	884,307	13%
25-26	1,545,549	75,353	2,130	47,859	144,155	965,898	15%
26-27	1,579,549	77,613	2,563	50,899	173,432	1,049,125	17%
27-28	1,619,038	79,942	274	235,102	18,546	948,721	2%
28-29	1,659,514	82,340	880	42,191	59,576	1,046,398	6%
29-30	1,701,002	84,810		232,910	-88,524	954,078	
30-31	1,743,527	87,355		72,688	-73,858	1,024,934	
31-32	1,755,625	89,975		47,466	-31,349	1,126,452	
32-33	1,799,516	92,674		267,447	-206,121	1,008,142	
33-34	1,844,504	95,455		27,570	-138,237	1,135,938	
34-35	1,890,616	98,318		399,704	-439,623	888,764	
35-36	1,937,882	101,268		63,094	-401,449	983,790	
36-37	1,986,329	104,306		32,273	-329,416	1,116,219	
37-38	2,035,987	107,435		298,700	-520,680	982,394	
38-39	2,086,886	110,658		27,294	-437,316	1,127,025	
39-40	2,139,059	113,978		175,334	-498,672	1,127,233	
40-41	2,192,535	117,397		104,282	-485,556	1,196,342	
41-42	2,201,160	120,919		41,788	-406,425	1,340,956	
42-43	2,256,189	124,547		578,949	-860,827	942,533	
43-44	2,312,594	128,283		86,865	-819,409	1,042,573	
44-45	2,370,408	132,132		236,111	-923,388	996,275	
45-46	2,429,669	136,096		78,763	-866,056	1,114,342	
46-47	2,490,410	140,178		33,255	-759,132	1,286,353	
47-48	2,552,671	144,384		237,164	-851,913	1,258,114	
48-49	2,616,487	148,715		87,466	-790,664	1,387,177	
49-50	2,681,900	153,177		83,878	-721,365	1,527,825	



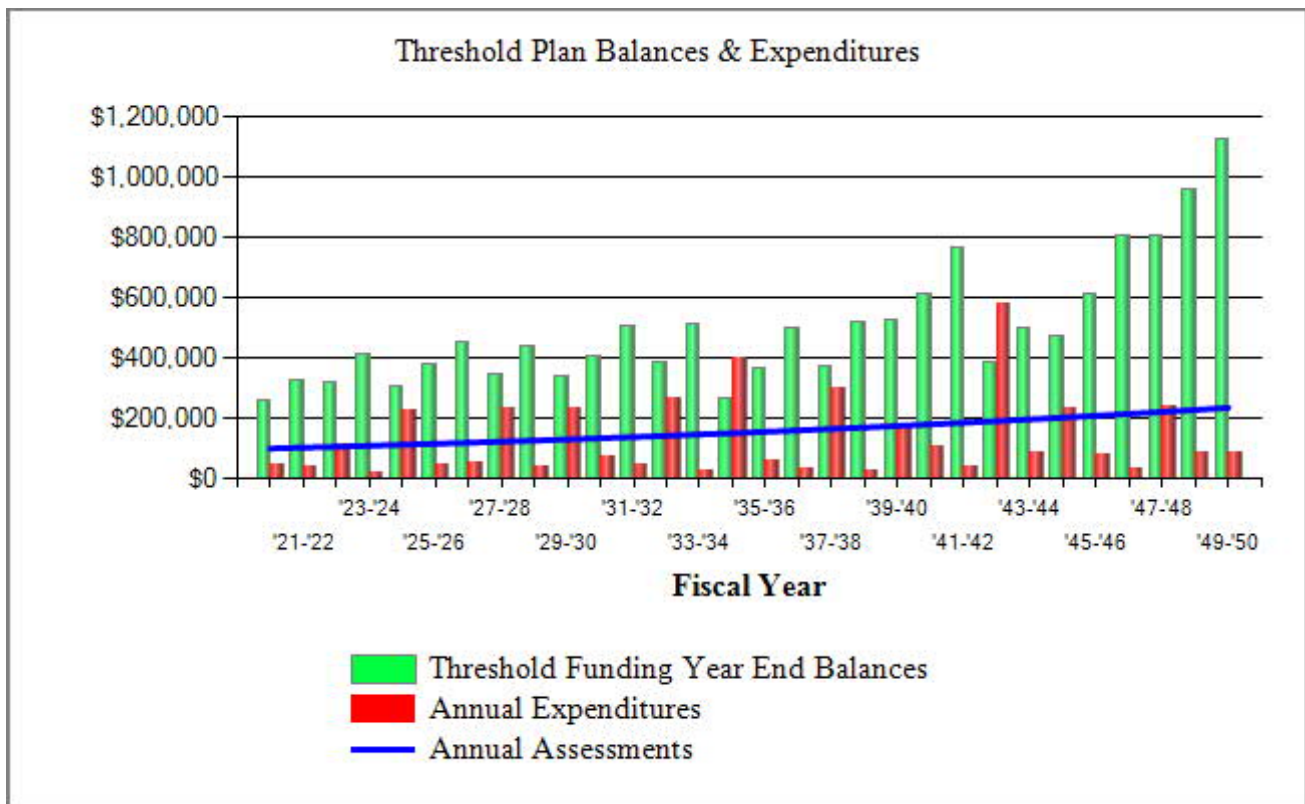


This chart illustrates the current funding plan performance.

**Brandy Creek CDD Update 2020/2021**  
**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	1,381,040	99,636	3,806	45,920	257,521	800,472	32%
21-22	1,400,192	102,625	4,850	36,785	328,212	879,809	37%
22-23	1,435,196	105,704	4,779	115,329	323,365	883,494	37%
23-24	1,471,076	108,875	6,153	22,050	416,342	985,654	42%
24-25	1,507,853	112,141	4,532	226,326	306,689	884,307	35%
25-26	1,545,549	115,505	5,615	47,859	379,951	965,898	39%
26-27	1,579,549	118,970	6,720	50,899	454,742	1,049,125	43%
27-28	1,619,038	122,539	5,133	235,102	347,313	948,721	37%
28-29	1,659,514	126,216	6,470	42,191	437,808	1,046,398	42%
29-30	1,701,002	130,002	5,023	232,910	339,923	954,078	36%
30-31	1,743,527	133,902	6,017	72,688	407,153	1,024,934	40%
31-32	1,755,625	137,919	7,464	47,466	505,071	1,126,452	45%
32-33	1,799,516	142,057	5,695	267,447	385,375	1,008,142	38%
33-34	1,844,504	146,318	7,562	27,570	511,685	1,135,938	45%
34-35	1,890,616	150,708	3,940	399,704	266,630	888,764	30%
35-36	1,937,882	155,229	5,381	63,094	364,147	983,790	37%
36-37	1,986,329	159,886	7,376	32,273	499,136	1,116,219	45%
37-38	2,035,987	164,683	5,477	298,700	370,596	982,394	38%
38-39	2,086,886	169,623	7,694	27,294	520,619	1,127,025	46%
39-40	2,139,059	174,712	7,800	175,334	527,797	1,127,233	47%
40-41	2,192,535	179,953	9,052	104,282	612,521	1,196,342	51%
41-42	2,201,160	185,352	11,341	41,788	767,426	1,340,956	57%
42-43	2,256,189	190,912	5,691	578,949	385,080	942,533	41%
43-44	2,312,594	196,640	7,423	86,865	502,278	1,042,573	48%
44-45	2,370,408	202,539	7,031	236,111	475,737	996,275	48%
45-46	2,429,669	208,615	9,084	78,763	614,673	1,114,342	55%
46-47	2,490,410	214,874	11,944	33,255	808,236	1,286,353	63%
47-48	2,552,671	221,320	11,886	237,164	804,277	1,258,114	64%
48-49	2,616,487	227,959	14,172	87,466	958,942	1,387,177	69%
49-50	2,681,900	234,798	16,648	83,878	1,126,510	1,527,825	74%



This chart illustrates the recommended annual balances, threshold plan contributions or assessments with annual expenditures. Moderately increasing assessments maintain adequate funding with minimum annual balances.

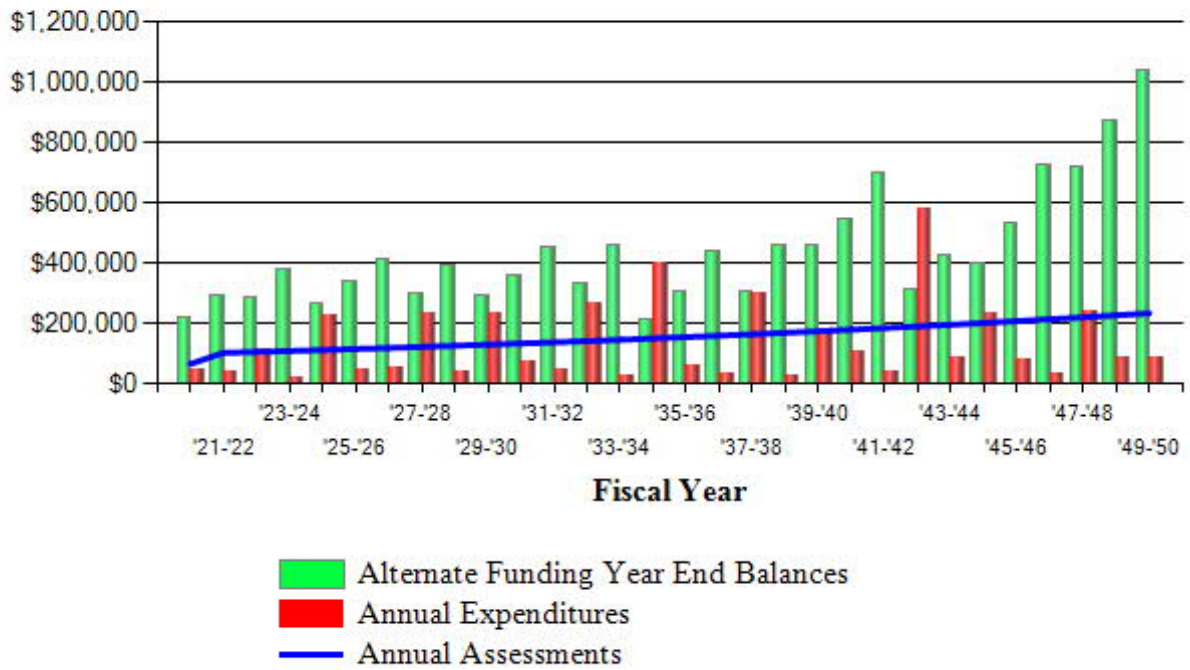
**Brandy Creek CDD Update 2020/2021**  
**Alternate Funding Projection**

Beginning Balance: \$200,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
20-21	1,381,040	65,000	3,286	45,920	222,366	800,472	28%
21-22	1,400,192	102,000	4,314	36,785	291,895	879,809	33%
22-23	1,435,196	105,060	4,224	115,329	285,850	883,494	32%
23-24	1,471,076	108,212	5,580	22,050	377,591	985,654	38%
24-25	1,507,853	111,458	3,941	226,326	266,665	884,307	30%
25-26	1,545,549	114,802	5,004	47,859	338,612	965,898	35%
26-27	1,579,549	118,246	6,089	50,899	412,049	1,049,125	39%
27-28	1,619,038	121,793	4,481	235,102	303,221	948,721	32%
28-29	1,659,514	125,447	5,797	42,191	392,275	1,046,398	37%
29-30	1,701,002	129,211	4,329	232,910	292,903	954,078	31%
30-31	1,743,527	133,087	5,300	72,688	358,601	1,024,934	35%
31-32	1,755,625	137,079	6,723	47,466	454,938	1,126,452	40%
32-33	1,799,516	141,192	4,930	267,447	333,613	1,008,142	33%
33-34	1,844,504	145,428	6,772	27,570	458,242	1,135,938	40%
34-35	1,890,616	149,790	3,125	399,704	211,454	888,764	24%
35-36	1,937,882	154,284	4,540	63,094	307,184	983,790	31%
36-37	1,986,329	158,913	6,507	32,273	440,331	1,116,219	39%
37-38	2,035,987	163,680	4,580	298,700	309,891	982,394	32%
38-39	2,086,886	168,590	6,768	27,294	457,955	1,127,025	41%
39-40	2,139,059	173,648	6,844	175,334	463,113	1,127,233	41%
40-41	2,192,535	178,858	8,065	104,282	545,755	1,196,342	46%
41-42	2,201,160	184,223	10,323	41,788	698,513	1,340,956	52%
42-43	2,256,189	189,750	4,640	578,949	313,954	942,533	33%
43-44	2,312,594	195,443	6,338	86,865	428,870	1,042,573	41%
44-45	2,370,408	201,306	5,911	236,111	399,975	996,275	40%
45-46	2,429,669	207,345	7,928	78,763	536,486	1,114,342	48%
46-47	2,490,410	213,565	10,752	33,255	727,548	1,286,353	57%
47-48	2,552,671	219,972	10,655	237,164	721,012	1,258,114	57%
48-49	2,616,487	226,571	12,902	87,466	873,018	1,387,177	63%
49-50	2,681,900	233,369	15,338	83,878	1,037,846	1,527,825	68%



### Alternate Plan Balances & Expenditures



Alternate Funding Plan Balances, expenditures and assessments are shown here to illustrate fund performance.

**Brandy Creek CDD Update 2020/2021**  
**Income & Expense Spreadsheet**

	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
<b>Beginning Balance</b>	200,000	257,521	328,212	323,365	416,342	306,689	379,951	454,742	347,313	437,808
<b>Annual Assessment</b>	99,636	102,625	105,704	108,875	112,141	115,505	118,970	122,539	126,216	130,002
<b>Interest Earned</b>	3,806	4,850	4,779	6,153	4,532	5,615	6,720	5,133	6,470	5,023
<b>Expenditures</b>	45,920	36,785	115,329	22,050	226,326	47,859	50,899	235,102	42,191	232,910
<b>Fully Funded Reserves</b>	800,472	879,809	883,494	985,654	884,307	965,898	1,049,125	948,721	1,046,398	954,078
<b>Percent Fully Funded</b>	257,521	328,212	323,365	416,342	306,689	379,951	454,742	347,313	437,808	339,923
<b>Ending Balance</b>										

**Description**

**Phase I - Misc.Site Components**

Asphalt Mill & Overlay 1 1/2" - Parking Lot										37,046
Asphalt Seal Coat - Parking Lot				3,549				3,918		
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										
<b>Phase I - Misc.Site Components Total:</b>	<b>2,000</b>	<b>3,075</b>		<b>3,549</b>		<b>2,263</b>		<b>3,918</b>		<b>65,620</b>

**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
<b>Phase I - Misc. Site Furnishings Total:</b>		<b>1,025</b>	<b>1,051</b>	<b>1,077</b>	<b>1,104</b>	<b>1,131</b>	<b>1,160</b>	<b>1,189</b>	<b>1,218</b>	<b>1,249</b>

**Phase I - Fencing & Gates**

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

**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 2020/2021  
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
<b>Phase I - Site Lighting Total:</b>							<b>4,175</b>			<b>45,209</b>
<i>Phase I - Misc. Bld Components</i>										
Fitness Restrooms Renovation Allowance						11,314				
Pool Restrooms Renovation Allowance					33,114					
<b>Phase I - Misc. Bld Components Total:</b>					<b>33,114</b>	<b>11,314</b>				
<i>Phase I - Roofing</i>										
Standing Seam Metal Roof - Clubhouse										
Standing Seam Metal Roof - Maintenance Bld										
<b>Phase I - Roofing Total:</b>										
<i>Phase I - Exterior Painting</i>										
Buildings/Wood Ceilings							16,236			
Maintenance Building								5,706		
<b>Phase I - Exterior Painting Total:</b>							<b>16,236</b>	<b>5,706</b>		
<i>Phase I - Flooring/Interior Finishes</i>										
Laminated Wood Flooring - Fitness Center										
<b>Phase I - Flooring/Interior Finishes Total:</b>										
<i>Phase I - Furniture, Fixtures &amp; Equipment</i>										
Fitness Equip. Partial Replace Allowance (1 year..	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						2,489				
Pool Furniture (Full Replacement)					44,153					
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
<b>Phase I - Furniture, Fixtures &amp; Equipment Total:</b>	<b>6,700</b>	<b>5,637</b>	<b>5,778</b>	<b>5,923</b>	<b>50,223</b>	<b>10,070</b>	<b>6,378</b>	<b>6,538</b>	<b>6,701</b>	<b>6,869</b>

**Brandy Creek CDD Update 2020/2021  
Income & Expense Spreadsheet**

	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
<b>Description</b>										
<b>Phase I - Mechanical Systems</b>										
Heat Pump - Fitness Center 3 Ton										
Heat Pump - Office 1.5 Ton		4,612								
Water Coolers						3,055				
<b>Phase I - Mechanical Systems Total:</b>		<b>4,612</b>				<b>3,055</b>				
<b>Phase I - Playground</b>										
Play Equipment Allowance					44,153					
Post Swing 2 Bay								4,517		
Shade Structure Fabric - Playground			6,619							
Shade Structure Frame/Fabric - Playground										
<b>Phase I - Playground Total:</b>			<b>6,619</b>		<b>44,153</b>			<b>4,517</b>		
<b>Phase I - Tennis Court</b>										
Rebound Wall/Deck Refurbishment Allowance			2,101							
Tennis Court Resurfacing (color coat)			6,686					7,565		
<b>Phase I - Tennis Court Total:</b>			<b>8,787</b>					<b>7,565</b>		
<b>Phase I - Outdoor Fitness Trail</b>										
Outdoor Fitness Equipment (phase 1)						4,526				
Outdoor Fitness Equipment (phase 1)										
Renovation Allowance Track Repair/ Surface R..								2,377		
<b>Phase I - Outdoor Fitness Trail Total:</b>						<b>4,526</b>		<b>2,377</b>		
<b>Phase I - Basketball Court</b>										
Basketball Court Resurfacing (color coat)	3,180							3,780		
Basketball Pole & Backboard						2,263				
<b>Phase I - Basketball Court Total:</b>	<b>3,180</b>					<b>2,263</b>		<b>3,780</b>		
<b>Phase I - Swimming Pool</b>										
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 2020/2021  
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								112,830		
Shade Structure Fabric			2,521							
Shade Structure Frame/Fabric										
Shade Structures Fabric	4,800									
Shade Structures Frame/Fabric										9,991
<b>Phase I - Swimming Pool Total:</b>	<b>6,800</b>	<b>2,050</b>	<b>4,623</b>	<b>2,154</b>	<b>39,737</b>	<b>2,263</b>	<b>6,030</b>	<b>115,207</b>	<b>2,437</b>	<b>12,489</b>
<i>Phase II - Misc Site Components</i>										
Asphalt Mill & Overlay 1 1/2" - Parking Lot										
Asphalt Seal Coat - Parking Lot				1,809				1,997		
Concrete Curb								3,617		
Concrete Pavers										
Concrete Sidewalk Repair/Replace Allowance										
East Monument Sign Refurbish Allowance										
Exterior Signage								5,943		
<b>Phase II - Misc Site Components Total:</b>				<b>1,809</b>				<b>11,558</b>		
<i>Phase II - Fencing &amp; Gates</i>										
Aluminun Fence 4 ft. - Pool										43,369
Vinyl Privacy Fence - Pool Equipment										
<b>Phase II - Fencing &amp; Gates Total:</b>										<b>43,369</b>
<i>Phase II - Site Lighting</i>										
Light Poles - Basketball Court										
Light Poles - Parking Lot										
Light Poles - Playground										
<b>Phase II - Site Lighting Total:</b>										
<i>Phase II - Misc. Bld Components</i>										
Pool Restrooms Renovation Allowance										
<b>Phase II - Misc. Bld Components Total:</b>										

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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										
<b>Phase II - Roofing Total:</b>										
Phase II - Exterior Painting										
Buildings/Pergola					15,387					
<b>Phase II - Exterior Painting Total:</b>					<b>15,387</b>					
Phase II - Flooring/Interior Finishes										
Flooring - Clubhouse	6,240								7,603	
Interior Painting - CH/Restrooms		5,412							6,433	
Laminate Cabinets & Top - Clubhouse										
<b>Phase II - Flooring/Interior Finishes Total:</b>	<b>6,240</b>	<b>5,412</b>							<b>14,036</b>	
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
<b>Phase II - Furniture, Fixtures, Equipment Total:</b>	<b>2,000</b>	<b>2,050</b>	<b>2,101</b>	<b>2,154</b>	<b>2,208</b>	<b>2,263</b>	<b>2,319</b>	<b>2,377</b>	<b>2,437</b>	<b>2,498</b>
Phase II - Mechanical Systems										
HVAC Systems								14,264		
Water Coolers						3,055				
<b>Phase II - Mechanical Systems Total:</b>						<b>3,055</b>		<b>14,264</b>		
Phase II - Playground										
Climber								3,804		
Play Equipment Allowance								35,661		
Post Swing One Bay								3,328		
<b>Phase II - Playground Total:</b>								<b>42,793</b>		
Phase II - Basketball Court										
Basketball Court Resurfacing (color coat)		7,798							9,270	
Basketball Pole & Backboard								3,566		
<b>Phase II - Basketball Court Total:</b>		<b>7,798</b>						<b>3,566</b>	<b>9,270</b>	

**Brandy Creek CDD Update 2020/2021  
Income & Expense Spreadsheet**

	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
<b>Description</b>										
Phase II - Swimming Pool										
Concrete Pavers - Pool Deck										
Filtration Equipment Refurbishment Allowance										
Pergola Repair Allowance	15,000									
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										
Wood Repair/Replace - Pergola										
<b>Phase II - Swimming Pool Total:</b>	<b>19,000</b>	<b>4,100</b>	<b>85,319</b>	<b>4,308</b>	<b>4,415</b>	<b>4,526</b>	<b>4,639</b>	<b>8,559</b>	<b>4,874</b>	<b>4,995</b>
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					
<b>Pocket Park Components Total:</b>		<b>1,025</b>	<b>1,051</b>	<b>1,077</b>	<b>35,984</b>	<b>1,131</b>	<b>1,160</b>	<b>1,189</b>	<b>1,218</b>	<b>4,246</b>
Components Not Included										
Access Control System	Unfunded									
Access Control System	Unfunded									
Aluminum Flag Poles	Unfunded									
Audio Equipment	Unfunded									
Exterior Decorative Louvers	Unfunded									
Exterior Doors	Unfunded									
Exterior Fireplace & Chimney	Unfunded									
Exterior Siding/Trim	Unfunded									
Exterior Signage	Unfunded									
Fitness Room Ceiling Fans	Unfunded									
Gutters/Downspouts	Unfunded									

**Brandy Creek CDD Update 2020/2021**  
**Income & Expense Spreadsheet**

	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
<b>Description</b>										
<i>Components Not Included continued...</i>										
Interior Painting - Clubhouse/Restrooms	<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>									
<b>Year Total:</b>	<b>45,920</b>	<b>36,785</b>	<b>115,329</b>	<b>22,050</b>	<b>226,326</b>	<b>47,859</b>	<b>50,899</b>	<b>235,102</b>	<b>42,191</b>	<b>232,910</b>



**Brandy Creek CDD Update 2020/2021**  
**Income & Expense Spreadsheet**

	<b>30-31</b>	<b>31-32</b>	<b>32-33</b>	<b>33-34</b>	<b>34-35</b>	<b>35-36</b>	<b>36-37</b>	<b>37-38</b>	<b>38-39</b>	<b>39-40</b>
<b>Beginning Balance</b>	339,923	407,153	505,071	385,375	511,685	266,630	364,147	499,136	370,596	520,619
<b>Annual Assessment</b>	133,902	137,919	142,057	146,318	150,708	155,229	159,886	164,683	169,623	174,712
<b>Interest Earned</b>	6,017	7,464	5,695	7,562	3,940	5,381	7,376	5,477	7,694	7,800
<b>Expenditures</b>	72,688	47,466	267,447	27,570	399,704	63,094	32,273	298,700	27,294	175,334
<b>Fully Funded Reserves</b>	1,024,934	1,126,452	1,008,142	1,135,938	888,764	983,790	1,116,219	982,394	1,127,025	1,127,233
<b>Percent Fully Funded</b>	407,153	505,071	385,375	511,685	266,630	364,147	499,136	370,596	520,619	527,797
<b>Ending Balance</b>										

**Description**

**Phase I - Misc.Site Components**

Asphalt Mill & Overlay 1 1/2" - Parking Lot										
Asphalt Seal Coat - Parking Lot		4,325				4,774				5,269
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					
<b>Phase I - Misc.Site Components Total:</b>	<b>2,560</b>	<b>8,261</b>			<b>43,669</b>	<b>7,670</b>				<b>5,269</b>

**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
<b>Phase I - Misc. Site Furnishings Total:</b>	<b>1,280</b>	<b>1,312</b>	<b>1,345</b>	<b>1,379</b>	<b>1,413</b>	<b>1,448</b>	<b>1,485</b>	<b>1,522</b>	<b>1,560</b>	<b>1,599</b>

**Phase I - Fencing & Gates**

Aluminun Fence 4 ft. - Pool										
Chain Link Fence - Tennis Court										
Dumpster Enclosure Gates										
<b>Phase I - Fencing &amp; Gates Total:</b>										

**Phase I - Site Lighting**

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

**Brandy Creek CDD Update 2020/2021**  
**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										
<b>Phase I - Site Lighting Total:</b>										
Phase I - Misc. Bld Components										
Fitness Restrooms Renovation Allowance										
Pool Restrooms Renovation Allowance										
<b>Phase I - Misc. Bld Components Total:</b>										
Phase I - Roofing										
Standing Seam Metal Roof - Clubhouse					142,905					
Standing Seam Metal Roof - Maintenance Bld										
<b>Phase I - Roofing Total:</b>					<b>142,905</b>					
Phase I - Exterior Painting										
Buildings/Wood Ceilings					19,782					
Maintenance Building						6,952				
<b>Phase I - Exterior Painting Total:</b>					<b>19,782</b>	<b>6,952</b>				
Phase I - Flooring/Interior Finishes										
Laminated Wood Flooring - Fitness Center	6,508									
<b>Phase I - Flooring/Interior Finishes Total:</b>	<b>6,508</b>									
Phase I - Furniture, Fixtures & Equipment										
Fitness Equip. Partial Replace Allowance (1 year..	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	2,816					3,186				
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
<b>Phase I - Furniture, Fixtures &amp; Equipment Total:</b>	<b>11,393</b>	<b>16,663</b>	<b>7,397</b>	<b>7,582</b>	<b>7,771</b>	<b>12,890</b>	<b>8,165</b>	<b>8,369</b>	<b>8,578</b>	<b>8,793</b>

**Brandy Creek CDD Update 2020/2021  
Income & Expense Spreadsheet**

	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40
<b>Description</b>										
<b>Phase I - Mechanical Systems</b>										
Heat Pump - Fitness Center 3 Ton		7,216								
Heat Pump - Office 1.5 Ton				6,203						
Water Coolers								4,108		
<b>Phase I - Mechanical Systems Total:</b>		<b>7,216</b>		<b>6,203</b>				<b>4,108</b>		
<b>Phase I - Playground</b>										
Play Equipment Allowance										63,946
Post Swing 2 Bay										
Shade Structure Fabric - Playground			8,473							
Shade Structure Frame/Fabric - Playground			18,828							
<b>Phase I - Playground Total:</b>			<b>27,301</b>							<b>63,946</b>
<b>Phase I - Tennis Court</b>										
Rebound Wall/Deck Refurbishment Allowance	2,560								3,119	
Tennis Court Resurfacing (color coat)			8,559					9,684		
<b>Phase I - Tennis Court Total:</b>	<b>2,560</b>		<b>8,559</b>					<b>9,684</b>	<b>3,119</b>	
<b>Phase I - Outdoor Fitness Trail</b>										
Outdoor Fitness Equipment (phase 1)										
Outdoor Fitness Equipment (phase 1)	30,722									
Renovation Allowance Track Repair/ Surface R..										
<b>Phase I - Outdoor Fitness Trail Total:</b>	<b>30,722</b>									
<b>Phase I - Basketball Court</b>										
Basketball Court Resurfacing (color coat)					4,493					
Basketball Pole & Backboard										
<b>Phase I - Basketball Court Total:</b>					<b>4,493</b>					
<b>Phase I - Swimming Pool</b>										
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 2020/2021  
Income & Expense Spreadsheet**

<b>Description</b>	<b>30-31</b>	<b>31-32</b>	<b>32-33</b>	<b>33-34</b>	<b>34-35</b>	<b>35-36</b>	<b>36-37</b>	<b>37-38</b>	<b>38-39</b>	<b>39-40</b>
<i>Phase I - Swimming Pool continued...</i>										
Pool Repair/Resurfacing/Tile								144,432		
Shade Structure Fabric			3,228							
Shade Structure Frame/Fabric								12,173		
Shade Structures Fabric	6,144									
Shade Structures Frame/Fabric										
<b>Phase I - Swimming Pool Total:</b>	<b>8,705</b>	<b>2,624</b>	<b>5,918</b>	<b>2,757</b>	<b>141,535</b>	<b>2,897</b>	<b>2,969</b>	<b>159,648</b>	<b>3,119</b>	<b>3,197</b>
<i>Phase II - Misc Site Components</i>										
Asphalt Mill & Overlay 1 1/2" - Parking Lot								23,007		
Asphalt Seal Coat - Parking Lot		2,204				2,433				2,686
Concrete Curb										
Concrete Pavers										
Concrete Sidewalk Repair/Replace Allowance								1,522		
East Monument Sign Refurbish Allowance					2,826					
Exterior Signage										
<b>Phase II - Misc Site Components Total:</b>		<b>2,204</b>			<b>2,826</b>	<b>2,433</b>		<b>24,528</b>		<b>2,686</b>
<i>Phase II - Fencing &amp; Gates</i>										
Aluminun Fence 4 ft. - Pool										
Vinyl Privacy Fence - Pool Equipment										
<b>Phase II - Fencing &amp; Gates Total:</b>										
<i>Phase II - Site Lighting</i>										
Light Poles - Basketball Court								18,259		
Light Poles - Parking Lot								10,651		
Light Poles - Playground								22,824		
<b>Phase II - Site Lighting Total:</b>								<b>51,735</b>		
<i>Phase II - Misc. Bld Components</i>										
Pool Restrooms Renovation Allowance			26,898							
<b>Phase II - Misc. Bld Components Total:</b>			<b>26,898</b>							

**Brandy Creek CDD Update 2020/2021  
Income & Expense Spreadsheet**

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

**Brandy Creek CDD Update 2020/2021  
Income & Expense Spreadsheet**

	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40
<b>Description</b>										
Phase II - Swimming Pool										
Concrete Pavers - Pool Deck										
Filtration Equipment Refurbishment Allowance										
Pergola Repair Allowance										
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		
Wood Repair/Replace - Pergola										28,136
<b>Phase II - Swimming Pool Total:</b>	<b>5,120</b>	<b>5,248</b>	<b>109,216</b>	<b>5,514</b>	<b>5,652</b>	<b>5,793</b>	<b>5,938</b>	<b>30,432</b>	<b>6,239</b>	<b>34,531</b>
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
<b>Pocket Park Components Total:</b>	<b>1,280</b>	<b>1,312</b>	<b>1,345</b>	<b>1,379</b>	<b>26,832</b>	<b>1,448</b>	<b>1,485</b>	<b>1,522</b>	<b>1,560</b>	<b>52,116</b>
Components Not Included										
Access Control System	Unfunded									
Access Control System	Unfunded									
Aluminum Flag Poles	Unfunded									
Audio Equipment	Unfunded									
Exterior Decorative Louvers	Unfunded									
Exterior Doors	Unfunded									
Exterior Fireplace & Chimney	Unfunded									
Exterior Siding/Trim	Unfunded									
Exterior Signage	Unfunded									
Fitness Room Ceiling Fans	Unfunded									
Gutters/Downspouts	Unfunded									

**Brandy Creek CDD Update 2020/2021**  
**Income & Expense Spreadsheet**

<b>Description</b>	<b>30-31</b>	<b>31-32</b>	<b>32-33</b>	<b>33-34</b>	<b>34-35</b>	<b>35-36</b>	<b>36-37</b>	<b>37-38</b>	<b>38-39</b>	<b>39-40</b>
<i>Components Not Included continued...</i>										
Interior Painting - Clubhouse/Restrooms	Unfunded									
Office Carpet & Paint Renovation	Unfunded									
Patio Bar/Sink Phase 1	Unfunded									
Pool Hand Rails	Unfunded									
Pool Shower Poles	Unfunded									
Storm Water Pond Maintenance	Unfunded									
Street Signs	Unfunded									
Tennis Court Net Replacement	Unfunded									
Tennis Court Replacement	Unfunded									
Water Heater	Unfunded									
Windows	Unfunded									
<b>Year Total:</b>	<b>72,688</b>	<b>47,466</b>	<b>267,447</b>	<b>27,570</b>	<b>399,704</b>	<b>63,094</b>	<b>32,273</b>	<b>298,700</b>	<b>27,294</b>	<b>175,334</b>

**Brandy Creek CDD Update 2020/2021  
Income & Expense Spreadsheet**

	<b>40-41</b>	<b>41-42</b>	<b>42-43</b>	<b>43-44</b>	<b>44-45</b>	<b>45-46</b>	<b>46-47</b>	<b>47-48</b>	<b>48-49</b>	<b>49-50</b>
<b>Beginning Balance</b>	527,797	612,521	767,426	385,080	502,278	475,737	614,673	808,236	804,277	958,942
<b>Annual Assessment</b>	179,953	185,352	190,912	196,640	202,539	208,615	214,874	221,320	227,959	234,798
<b>Interest Earned</b>	9,052	11,341	5,691	7,423	7,031	9,084	11,944	11,886	14,172	16,648
<b>Expenditures</b>	104,282	41,788	578,949	86,865	236,111	78,763	33,255	237,164	87,466	83,878
<b>Fully Funded Reserves</b>	1,196,342	1,340,956	942,533	1,042,573	996,275	1,114,342	1,286,353	1,258,114	1,387,177	1,527,825
<b>Percent Fully Funded</b>	612,521	767,426	385,080	502,278	475,737	614,673	808,236	804,277	958,942	1,126,510
<b>Ending Balance</b>										

**Description**

**Phase I - Misc.Site Components**

Asphalt Mill & Overlay 1 1/2" - Parking Lot										
Asphalt Seal Coat - Parking Lot				5,816				6,420		
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										
<b>Phase I - Misc.Site Components Total:</b>	<b>3,277</b>	<b>5,039</b>		<b>5,816</b>		<b>3,708</b>		<b>6,420</b>		

**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
<b>Phase I - Misc. Site Furnishings Total:</b>	<b>1,639</b>	<b>1,680</b>	<b>1,722</b>	<b>1,765</b>	<b>1,809</b>	<b>1,854</b>	<b>1,900</b>	<b>1,948</b>	<b>1,996</b>	<b>2,046</b>

**Phase I - Fencing & Gates**

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

**Phase I - Site Lighting**

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



**Brandy Creek CDD Update 2020/2021  
Income & Expense Spreadsheet**

	40-41	41-42	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50
<b>Description</b>										
<i>Phase I - Site Lighting continued...</i>										
Pendent Lights - Bld Patio										10,641
<b>Phase I - Site Lighting Total:</b>									<b>7,187</b>	<b>10,641</b>
<b>Phase I - Misc. Bld Components</b>										
Fitness Restrooms Renovation Allowance						18,539				
Pool Restrooms Renovation Allowance					54,262					
<b>Phase I - Misc. Bld Components Total:</b>					<b>54,262</b>	<b>18,539</b>				
<b>Phase I - Roofing</b>										
Standing Seam Metal Roof - Clubhouse										
Standing Seam Metal Roof - Maintenance Bld				19,852						
<b>Phase I - Roofing Total:</b>				<b>19,852</b>						
<b>Phase I - Exterior Painting</b>										
Buildings/Wood Ceilings			24,102							
Maintenance Building				8,470						
<b>Phase I - Exterior Painting Total:</b>			<b>24,102</b>	<b>8,470</b>						
<b>Phase I - Flooring/Interior Finishes</b>										
Laminated Wood Flooring - Fitness Center						9,425				
<b>Phase I - Flooring/Interior Finishes Total:</b>						<b>9,425</b>				
<b>Phase I - Furniture, Fixtures &amp; Equipment</b>										
Fitness Equip. Partial Replace Allowance (1 year..		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	3,605					4,079				
Pool Furniture (Full Replacement)					72,349					
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
<b>Phase I - Furniture, Fixtures &amp; Equipment Total:</b>	<b>53,910</b>	<b>9,238</b>	<b>9,469</b>	<b>22,411</b>	<b>82,297</b>	<b>16,500</b>	<b>10,452</b>	<b>10,713</b>	<b>10,981</b>	<b>11,255</b>

**Brandy Creek CDD Update 2020/2021  
Income & Expense Spreadsheet**

	40-41	41-42	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50
<b>Description</b>										
<b>Phase I - Mechanical Systems</b>										
Heat Pump - Fitness Center 3 Ton				9,705						
Heat Pump - Office 1.5 Ton						8,343				
Water Coolers										5,525
<b>Phase I - Mechanical Systems Total:</b>				<b>9,705</b>		<b>8,343</b>				<b>5,525</b>
<b>Phase I - Playground</b>										
Play Equipment Allowance										
Post Swing 2 Bay			6,542							
Shade Structure Fabric - Playground			10,846							
Shade Structure Frame/Fabric - Playground										
<b>Phase I - Playground Total:</b>			<b>17,388</b>							
<b>Phase I - Tennis Court</b>										
Rebound Wall/Deck Refurbishment Allowance							3,801			
Tennis Court Resurfacing (color coat)			10,956					12,396		
<b>Phase I - Tennis Court Total:</b>			<b>10,956</b>				<b>3,801</b>	<b>12,396</b>		
<b>Phase I - Outdoor Fitness Trail</b>										
Outdoor Fitness Equipment (phase 1)										
Outdoor Fitness Equipment (phase 1)										
Renovation Allowance Track Repair/ Surface R..			3,443							
<b>Phase I - Outdoor Fitness Trail Total:</b>			<b>3,443</b>							
<b>Phase I - Basketball Court</b>										
Basketball Court Resurfacing (color coat)		5,341							6,349	
Basketball Pole & Backboard						3,708				
<b>Phase I - Basketball Court Total:</b>		<b>5,341</b>				<b>3,708</b>			<b>6,349</b>	
<b>Phase I - Swimming Pool</b>										
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 2020/2021  
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								184,885		
Shade Structure Fabric			4,132							
Shade Structure Frame/Fabric										
Shade Structures Fabric	7,865									
Shade Structures Frame/Fabric										
<b>Phase I - Swimming Pool Total:</b>	<b>11,143</b>	<b>8,734</b>	<b>7,575</b>	<b>3,529</b>	<b>65,114</b>	<b>3,708</b>	<b>3,801</b>	<b>188,781</b>	<b>3,993</b>	<b>4,093</b>
<i>Phase II - Misc Site Components</i>										
Asphalt Mill & Overlay 1 1/2" - Parking Lot										
Asphalt Seal Coat - Parking Lot				2,965				3,272		
Concrete Curb			5,239							
Concrete Pavers			9,641							
Concrete Sidewalk Repair/Replace Allowance										
East Monument Sign Refurbish Allowance										4,093
Exterior Signage			8,608							
<b>Phase II - Misc Site Components Total:</b>			<b>23,487</b>	<b>2,965</b>				<b>3,272</b>		<b>4,093</b>
<i>Phase II - Fencing &amp; Gates</i>										
Aluminun Fence 4 ft. - Pool										
Vinyl Privacy Fence - Pool Equipment			4,269							
<b>Phase II - Fencing &amp; Gates Total:</b>			<b>4,269</b>							
<i>Phase II - Site Lighting</i>										
Light Poles - Basketball Court										
Light Poles - Parking Lot										
Light Poles - Playground										
<b>Phase II - Site Lighting Total:</b>										
<i>Phase II - Misc. Bld Components</i>										
Pool Restrooms Renovation Allowance										
<b>Phase II - Misc. Bld Components Total:</b>										

**Brandy Creek CDD Update 2020/2021  
Income & Expense Spreadsheet**

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

**Brandy Creek CDD Update 2020/2021  
Income & Expense Spreadsheet**

	40-41	41-42	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50
<b>Description</b>										
Phase II - Swimming Pool										
Concrete Pavers - Pool Deck			75,763							
Filtration Equipment Refurbishment Allowance			51,647							
Pergola Repair 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			5,509							
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										
Wood Repair/Replace - Pergola										
<b>Phase II - Swimming Pool Total:</b>	<b>6,554</b>	<b>6,718</b>	<b>272,724</b>	<b>7,058</b>	<b>7,235</b>	<b>7,416</b>	<b>7,601</b>	<b>7,791</b>	<b>7,986</b>	<b>8,186</b>
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										
<b>Pocket Park Components Total:</b>	<b>1,639</b>	<b>1,680</b>	<b>1,722</b>	<b>1,765</b>	<b>6,150</b>	<b>1,854</b>	<b>1,900</b>	<b>1,948</b>	<b>1,996</b>	<b>2,046</b>
Components Not Included										
Access Control System	Unfunded									
Access Control System	Unfunded									
Aluminum Flag Poles	Unfunded									
Audio Equipment	Unfunded									
Exterior Decorative Louvers	Unfunded									
Exterior Doors	Unfunded									
Exterior Fireplace & Chimney	Unfunded									
Exterior Siding/Trim	Unfunded									
Exterior Signage	Unfunded									
Fitness Room Ceiling Fans	Unfunded									
Gutters/Downspouts	Unfunded									

**Brandy Creek CDD Update 2020/2021  
Income & Expense Spreadsheet**

<b>Description</b>	<b>40-41</b>	<b>41-42</b>	<b>42-43</b>	<b>43-44</b>	<b>44-45</b>	<b>45-46</b>	<b>46-47</b>	<b>47-48</b>	<b>48-49</b>	<b>49-50</b>
<i>Components Not Included continued...</i>										
Interior Painting - Clubhouse/Restrooms	<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>									
<b>Year Total:</b>	<b>104,282</b>	<b>41,788</b>	<b>578,949</b>	<b>86,865</b>	<b>236,111</b>	<b>78,763</b>	<b>33,255</b>	<b>237,164</b>	<b>87,466</b>	<b>83,878</b>

**Brandy Creek CDD Update 2020/2021  
Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 20-21</b>	
<b>Phase I - Misc.Site Components</b>	
Pond Fountain	2,000
<b>Phase I - Furniture, Fixtures &amp; Equipment</b>	
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
<b>Phase I - Basketball Court</b>	
Basketball Court Resurfacing (color coat)	3,180
<b>Phase I - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,000
Shade Structures Fabric	4,800
<b>Phase II - Flooring/Interior Finishes</b>	
Flooring - Clubhouse	6,240
<b>Phase II - Furniture, Fixtures, Equipment</b>	
Pool Furniture Partial Replace (1 year cycle)	2,000
<b>Phase II - Swimming Pool</b>	
Pergola Repair Allowance	15,000
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,000
Pool Pumps & Equipment Allowance	2,000
<b>Total for 2020 - 2021</b>	<b>\$45,920</b>
<b>Replacement Year 21-22</b>	
<b>Phase I - Misc.Site Components</b>	
Monument Sign North - Refurbish Allowance	3,075
<b>Phase I - Misc. Site Furnishings</b>	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,025
<b>Phase I - Furniture, Fixtures &amp; Equipment</b>	
Fitness Equip. Partial Replace Allowance (1 year cycle)	3,587
Pool Furniture Partial Replace (1 year cycle)	2,050
<b>Phase I - Mechanical Systems</b>	
Heat Pump - Office 1.5 Ton	4,612
<b>Phase I - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,050

**Brandy Creek CDD Update 2020/2021  
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 21-22 continued...</i>	
<b>Phase II - Flooring/Interior Finishes</b>	
Interior Painting - CH/Restrooms	5,412
<b>Phase II - Furniture, Fixtures, Equipment</b>	
Pool Furniture Partial Replace (1 year cycle)	2,050
<b>Phase II - Basketball Court</b>	
Basketball Court Resurfacing (color coat)	7,798
<b>Phase II - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,050
Pool Pumps & Equipment Allowance	2,050
<b>Pocket Park Components</b>	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,025
<b>Total for 2021 - 2022</b>	<b>\$36,785</b>
 <b>Replacement Year 22-23</b>	
<b>Phase I - Misc. Site Furnishings</b>	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,051
<b>Phase I - Furniture, Fixtures &amp; Equipment</b>	
Fitness Equip. Partial Replace Allowance (1 year cycle)	3,677
Pool Furniture Partial Replace (1 year cycle)	2,101
<b>Phase I - Playground</b>	
Shade Structure Fabric - Playground	6,619
<b>Phase I - Tennis Court</b>	
Rebound Wall/Deck Refurbishment Allowance	2,101
Tennis Court Resurfacing (color coat)	6,686
<b>Phase I - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,101
Shade Structure Fabric	2,521
<b>Phase II - Furniture, Fixtures, Equipment</b>	
Pool Furniture Partial Replace (1 year cycle)	2,101
<b>Phase II - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,101
Pool Pumps & Equipment Allowance	2,101
Pool Repair/Resurfacing/Tile	76,074



**Brandy Creek CDD Update 2020/2021  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 22-23 continued...</i></b>	
Shade Structures Fabric	5,043
<b>Pocket Park Components</b>	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,051
<b>Total for 2022 - 2023</b>	<b><u>\$115,329</u></b>
 <b>Replacement Year 23-24</b>	
<b>Phase I - Misc.Site Components</b>	
Asphalt Seal Coat - Parking Lot	3,549
<b>Phase I - Misc. Site Furnishings</b>	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,077
<b>Phase I - Furniture, Fixtures &amp; Equipment</b>	
Fitness Equip. Partial Replace Allowance (1 year cycle)	3,769
Pool Furniture Partial Replace (1 year cycle)	2,154
<b>Phase I - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,154
<b>Phase II - Misc Site Components</b>	
Asphalt Seal Coat - Parking Lot	1,809
<b>Phase II - Furniture, Fixtures, Equipment</b>	
Pool Furniture Partial Replace (1 year cycle)	2,154
<b>Phase II - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,154
Pool Pumps & Equipment Allowance	2,154
<b>Pocket Park Components</b>	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,077
<b>Total for 2023 - 2024</b>	<b><u>\$22,050</u></b>
 <b>Replacement Year 24-25</b>	
<b>Phase I - Misc. Site Furnishings</b>	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,104
<b>Phase I - Misc. Bld Components</b>	
Pool Restrooms Renovation Allowance	33,114
<b>Phase I - Furniture, Fixtures &amp; Equipment</b>	
Fitness Equip. Partial Replace Allowance (1 year cycle)	3,863

**Brandy Creek CDD Update 2020/2021  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 24-25 continued...</i></b>	
Pool Furniture (Full Replacement)	44,153
Pool Furniture Partial Replace (1 year cycle)	2,208
<b>Phase I - Playground</b>	
Play Equipment Allowance	44,153
<b>Phase I - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,208
Pool Play Equipment	37,530
<b>Phase II - Exterior Painting</b>	
Buildings/Pergola	15,387
<b>Phase II - Furniture, Fixtures, Equipment</b>	
Pool Furniture Partial Replace (1 year cycle)	2,208
<b>Phase II - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,208
Pool Pumps & Equipment Allowance	2,208
<b>Pocket Park Components</b>	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,104
Play Equipment Allowance	33,114
Spring Riders	1,766
<b>Total for 2024 - 2025</b>	<b>\$226,326</b>
 <b>Replacement Year 25-26</b>	
<b>Phase I - Misc.Site Components</b>	
Pond Fountain	2,263
<b>Phase I - Misc. Site Furnishings</b>	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,131
<b>Phase I - Misc. Bld Components</b>	
Fitness Restrooms Renovation Allowance	11,314
<b>Phase I - Furniture, Fixtures &amp; Equipment</b>	
Fitness Equip. Partial Replace Allowance (1 year cycle)	3,960
Fitness Room TV's	1,358
Office Furniture/Computers	2,489
Pool Furniture Partial Replace (1 year cycle)	2,263
<b>Phase I - Mechanical Systems</b>	
Water Coolers	3,055

**Brandy Creek CDD Update 2020/2021  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 25-26 continued...</i></b>	
<b>Phase I - Outdoor Fitness Trail</b>	
Outdoor Fitness Equipment (phase 1)	4,526
<b>Phase I - Basketball Court</b>	
Basketball Pole & Backboard	2,263
<b>Phase I - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,263
<b>Phase II - Furniture, Fixtures, Equipment</b>	
Pool Furniture Partial Replace (1 year cycle)	2,263
<b>Phase II - Mechanical Systems</b>	
Water Coolers	3,055
<b>Phase II - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,263
Pool Pumps & Equipment Allowance	2,263
<b>Pocket Park Components</b>	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,131
<b>Total for 2025 - 2026</b>	<b><u>\$47,859</u></b>
<b>Replacement Year 26-27</b>	
<b>Phase I - Misc. Site Furnishings</b>	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,160
<b>Phase I - Fencing &amp; Gates</b>	
Chain Link Fence - Tennis Court	8,802
<b>Phase I - Site Lighting</b>	
Light Poles - Pool Deck	4,175
<b>Phase I - Exterior Painting</b>	
Buildings/Wood Ceilings	16,236
<b>Phase I - Furniture, Fixtures &amp; Equipment</b>	
Fitness Equip. Partial Replace Allowance (1 year cycle)	4,059
Pool Furniture Partial Replace (1 year cycle)	2,319
<b>Phase I - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,319
Pool Lift	3,711
<b>Phase II - Furniture, Fixtures, Equipment</b>	
Pool Furniture Partial Replace (1 year cycle)	2,319

**Brandy Creek CDD Update 2020/2021  
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 26-27 continued...</i>	
<b>Phase II - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,319
Pool Pumps & Equipment Allowance	2,319
<b>Pocket Park Components</b>	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,160
<b>Total for 2026 - 2027</b>	<b>\$50,899</b>
 <b>Replacement Year 27-28</b>	
<b>Phase I - Misc.Site Components</b>	
Asphalt Seal Coat - Parking Lot	3,918
<b>Phase I - Misc. Site Furnishings</b>	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,189
<b>Phase I - Exterior Painting</b>	
Maintenance Building	5,706
<b>Phase I - Furniture, Fixtures &amp; Equipment</b>	
Fitness Equip. Partial Replace Allowance (1 year cycle)	4,160
Pool Furniture Partial Replace (1 year cycle)	2,377
<b>Phase I - Playground</b>	
Post Swing 2 Bay	4,517
<b>Phase I - Tennis Court</b>	
Tennis Court Resurfacing (color coat)	7,565
<b>Phase I - Outdoor Fitness Trail</b>	
Renovation Allowance Track Repair/ Surface Replenishment Allowance	2,377
<b>Phase I - Basketball Court</b>	
Basketball Court Resurfacing (color coat)	3,780
<b>Phase I - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,377
Pool Repair/Resurfacing/Tile	112,830
<b>Phase II - Misc Site Components</b>	
Asphalt Seal Coat - Parking Lot	1,997
Concrete Curb	3,617
Exterior Signage	5,943
<b>Phase II - Furniture, Fixtures, Equipment</b>	
Pool Furniture Partial Replace (1 year cycle)	2,377

**Brandy Creek CDD Update 2020/2021  
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 27-28 continued...</i>	
<b>Phase II - Mechanical Systems</b>	
HVAC Systems	14,264
<b>Phase II - Playground</b>	
Climber	3,804
Play Equipment Allowance	35,661
Post Swing One Bay	3,328
<b>Phase II - Basketball Court</b>	
Basketball Pole & Backboard	3,566
<b>Phase II - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,377
Pool Lift	3,804
Pool Pumps & Equipment Allowance	2,377
<b>Pocket Park Components</b>	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,189
<b>Total for 2027 - 2028</b>	<b><u>\$235,102</u></b>
 <b>Replacement Year 28-29</b>	
<b>Phase I - Misc. Site Furnishings</b>	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,218
<b>Phase I - Furniture, Fixtures &amp; Equipment</b>	
Fitness Equip. Partial Replace Allowance (1 year cycle)	4,264
Pool Furniture Partial Replace (1 year cycle)	2,437
<b>Phase I - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,437
<b>Phase II - Flooring/Interior Finishes</b>	
Flooring - Clubhouse	7,603
Interior Painting - CH/Restrooms	6,433
<b>Phase II - Furniture, Fixtures, Equipment</b>	
Pool Furniture Partial Replace (1 year cycle)	2,437
<b>Phase II - Basketball Court</b>	
Basketball Court Resurfacing (color coat)	9,270
<b>Phase II - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,437

**Brandy Creek CDD Update 2020/2021  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 28-29 continued...</i></b>	
Pool Pumps & Equipment Allowance	2,437
<b>Pocket Park Components</b>	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,218
<b>Total for 2028 - 2029</b>	<b>\$42,191</b>
 <b>Replacement Year 29-30</b>	
<b>Phase I - Misc.Site Components</b>	
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
<b>Phase I - Misc. Site Furnishings</b>	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,249
<b>Phase I - Fencing &amp; Gates</b>	
Aluminun Fence 4 ft. - Pool	43,369
Dumpster Enclosure Gates	2,997
<b>Phase I - Site Lighting</b>	
Light Poles - Basketball Court	7,493
Light Poles - Parking Lot	8,742
Light Poles - Tennis Court	22,480
Pendent Lights - Bld Patio	6,494
<b>Phase I - Furniture, Fixtures &amp; Equipment</b>	
Fitness Equip. Partial Replace Allowance (1 year cycle)	4,371
Pool Furniture Partial Replace (1 year cycle)	2,498
<b>Phase I - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,498
Shade Structures Frame/Fabric	9,991
<b>Phase II - Fencing &amp; Gates</b>	
Aluminun Fence 4 ft. - Pool	43,369
<b>Phase II - Furniture, Fixtures, Equipment</b>	
Pool Furniture Partial Replace (1 year cycle)	2,498
<b>Phase II - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,498
Pool Pumps & Equipment Allowance	2,498

**Brandy Creek CDD Update 2020/2021  
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 29-30 continued...</i>	
<b>Pocket Park Components</b>	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,249
Picnic Tables - Expanded Metal	2,997
<b>Total for 2029 - 2030</b>	<b>\$232,910</b>
 <b>Replacement Year 30-31</b>	
<b>Phase I - Misc.Site Components</b>	
Pond Fountain	2,560
<b>Phase I - Misc. Site Furnishings</b>	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,280
<b>Phase I - Flooring/Interior Finishes</b>	
Laminated Wood Flooring - Fitness Center	6,508
<b>Phase I - Furniture, Fixtures &amp; Equipment</b>	
Fitness Equip. Partial Replace Allowance (1 year cycle)	4,480
Fitness Room TV's	1,536
Office Furniture/Computers	2,816
Pool Furniture Partial Replace (1 year cycle)	2,560
<b>Phase I - Tennis Court</b>	
Rebound Wall/Deck Refurbishment Allowance	2,560
<b>Phase I - Outdoor Fitness Trail</b>	
Outdoor Fitness Equipment (phase 1)	30,722
<b>Phase I - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,560
Shade Structures Fabric	6,144
<b>Phase II - Furniture, Fixtures, Equipment</b>	
Pool Furniture Partial Replace (1 year cycle)	2,560
<b>Phase II - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,560
Pool Pumps & Equipment Allowance	2,560
<b>Pocket Park Components</b>	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,280
<b>Total for 2030 - 2031</b>	<b>\$72,688</b>

**Brandy Creek CDD Update 2020/2021  
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Description	Expenditures
<b>Replacement Year 31-32</b>	
<b>Phase I - Misc.Site Components</b>	
Asphalt Seal Coat - Parking Lot	4,325
Monument Sign North - Refurbish Allowance	3,936
<b>Phase I - Misc. Site Furnishings</b>	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,312
<b>Phase I - Furniture, Fixtures &amp; Equipment</b>	
Fitness Equip. Partial Replace Allowance (1 year cycle)	4,592
Golf Cart	9,447
Pool Furniture Partial Replace (1 year cycle)	2,624
<b>Phase I - Mechanical Systems</b>	
Heat Pump - Fitness Center 3 Ton	7,216
<b>Phase I - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,624
<b>Phase II - Misc Site Components</b>	
Asphalt Seal Coat - Parking Lot	2,204
<b>Phase II - Furniture, Fixtures, Equipment</b>	
Pool Furniture Partial Replace (1 year cycle)	2,624
<b>Phase II - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,624
Pool Pumps & Equipment Allowance	2,624
<b>Pocket Park Components</b>	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,312
<b>Total for 2031 - 2032</b>	<b>\$47,466</b>
<b>Replacement Year 32-33</b>	
<b>Phase I - Misc. Site Furnishings</b>	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,345
<b>Phase I - Furniture, Fixtures &amp; Equipment</b>	
Fitness Equip. Partial Replace Allowance (1 year cycle)	4,707
Pool Furniture Partial Replace (1 year cycle)	2,690
<b>Phase I - Playground</b>	
Shade Structure Fabric - Playground	8,473
Shade Structure Frame/Fabric - Playground	18,828



**Brandy Creek CDD Update 2020/2021  
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Description	Expenditures
<i>Replacement Year 32-33 continued...</i>	
<b>Phase I - Tennis Court</b>	
Tennis Court Resurfacing (color coat)	8,559
<b>Phase I - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,690
Shade Structure Fabric	3,228
<b>Phase II - Misc. Bld Components</b>	
Pool Restrooms Renovation Allowance	26,898
<b>Phase II - Exterior Painting</b>	
Buildings/Pergola	18,748
<b>Phase II - Flooring/Interior Finishes</b>	
Laminate Cabinets & Top - Clubhouse	4,236
<b>Phase II - Furniture, Fixtures, Equipment</b>	
Pool Furniture (Full Replacement)	53,796
Pool Furniture Partial Replace (1 year cycle)	2,690
<b>Phase II - Swimming Pool</b>	
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
<b>Pocket Park Components</b>	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,345
<b>Total for 2032 - 2033</b>	<b>\$267,447</b>
 <b>Replacement Year 33-34</b>	
<b>Phase I - Misc. Site Furnishings</b>	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,379
<b>Phase I - Furniture, Fixtures &amp; Equipment</b>	
Fitness Equip. Partial Replace Allowance (1 year cycle)	4,825
Pool Furniture Partial Replace (1 year cycle)	2,757
<b>Phase I - Mechanical Systems</b>	
Heat Pump - Office 1.5 Ton	6,203
<b>Phase I - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,757

**Brandy Creek CDD Update 2020/2021  
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Description	Expenditures
<i>Replacement Year 33-34 continued...</i>	
<b>Phase II - Furniture, Fixtures, Equipment</b>	
Pool Furniture Partial Replace (1 year cycle)	2,757
<b>Phase II - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,757
Pool Pumps & Equipment Allowance	2,757
<b>Pocket Park Components</b>	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,379
<b>Total for 2033 - 2034</b>	<b>\$27,570</b>
 <b>Replacement Year 34-35</b>	
<b>Phase I - Misc.Site Components</b>	
Wood Retaining Wall - Pond	43,669
<b>Phase I - Misc. Site Furnishings</b>	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,413
<b>Phase I - Roofing</b>	
Standing Seam Metal Roof - Clubhouse	142,905
<b>Phase I - Exterior Painting</b>	
Buildings/Wood Ceilings	19,782
<b>Phase I - Furniture, Fixtures &amp; Equipment</b>	
Fitness Equip. Partial Replace Allowance (1 year cycle)	4,945
Pool Furniture Partial Replace (1 year cycle)	2,826
<b>Phase I - Basketball Court</b>	
Basketball Court Resurfacing (color coat)	4,493
<b>Phase I - Swimming Pool</b>	
Concrete Pavers - Pool Deck	96,320
Filtration Equipment Refurbish Allowance	42,389
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,826
<b>Phase II - Misc Site Components</b>	
East Monument Sign Refurbish Allowance	2,826
<b>Phase II - Furniture, Fixtures, Equipment</b>	
Pool Furniture Partial Replace (1 year cycle)	2,826
<b>Phase II - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,826

**Brandy Creek CDD Update 2020/2021  
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Description	Expenditures
<b><i>Replacement Year 34-35 continued...</i></b>	
Pool Pumps & Equipment Allowance	2,826
<b>Pocket Park Components</b>	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,413
Light Poles	13,847
Picnic Pavilion	11,572
<b>Total for 2034 - 2035</b>	<b><u>\$399,704</u></b>
 <b>Replacement Year 35-36</b>	
<b>Phase I - Misc.Site Components</b>	
Asphalt Seal Coat - Parking Lot	4,774
Pond Fountain	2,897
<b>Phase I - Misc. Site Furnishings</b>	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,448
<b>Phase I - Exterior Painting</b>	
Maintenance Building	6,952
<b>Phase I - Furniture, Fixtures &amp; Equipment</b>	
Fitness Equip. Partial Replace Allowance (1 year cycle)	5,069
Fitness Room TV's	1,738
Office Furniture/Computers	3,186
Pool Furniture Partial Replace (1 year cycle)	2,897
<b>Phase I - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,897
<b>Phase II - Misc Site Components</b>	
Asphalt Seal Coat - Parking Lot	2,433
<b>Phase II - Flooring/Interior Finishes</b>	
Interior Painting - CH/Restrooms	7,647
<b>Phase II - Furniture, Fixtures, Equipment</b>	
Pool Furniture Partial Replace (1 year cycle)	2,897
<b>Phase II - Basketball Court</b>	
Basketball Court Resurfacing (color coat)	11,019
<b>Phase II - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,897
Pool Pumps & Equipment Allowance	2,897

**Brandy Creek CDD Update 2020/2021  
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Description	Expenditures
<i>Replacement Year 35-36 continued...</i>	
<b>Pocket Park Components</b>	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,448
<b>Total for 2035 - 2036</b>	<b>\$63,094</b>
<b>Replacement Year 36-37</b>	
<b>Phase I - Misc. Site Furnishings</b>	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,485
<b>Phase I - Furniture, Fixtures &amp; Equipment</b>	
Fitness Equip. Partial Replace Allowance (1 year cycle)	5,196
Pool Furniture Partial Replace (1 year cycle)	2,969
<b>Phase I - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,969
<b>Phase II - Flooring/Interior Finishes</b>	
Flooring - Clubhouse	9,263
<b>Phase II - Furniture, Fixtures, Equipment</b>	
Pool Furniture Partial Replace (1 year cycle)	2,969
<b>Phase II - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	2,969
Pool Pumps & Equipment Allowance	2,969
<b>Pocket Park Components</b>	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,485
<b>Total for 2036 - 2037</b>	<b>\$32,273</b>
<b>Replacement Year 37-38</b>	
<b>Phase I - Misc. Site Furnishings</b>	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,522
<b>Phase I - Furniture, Fixtures &amp; Equipment</b>	
Fitness Equip. Partial Replace Allowance (1 year cycle)	5,326
Pool Furniture Partial Replace (1 year cycle)	3,043
<b>Phase I - Mechanical Systems</b>	
Water Coolers	4,108
<b>Phase I - Tennis Court</b>	
Tennis Court Resurfacing (color coat)	9,684

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Description	Expenditures
<b><i>Replacement Year 37-38 continued...</i></b>	
<b>Phase I - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,043
Pool Repair/Resurfacing/Tile	144,432
Shade Structure Frame/Fabric	12,173
<b>Phase II - Misc Site Components</b>	
Asphalt Mill & Overlay 1 1/2" - Parking Lot	23,007
Concrete Sidewalk Repair/Replace Allowance	1,522
<b>Phase II - Site Lighting</b>	
Light Poles - Basketball Court	18,259
Light Poles - Parking Lot	10,651
Light Poles - Playground	22,824
<b>Phase II - Furniture, Fixtures, Equipment</b>	
Pool Furniture Partial Replace (1 year cycle)	3,043
<b>Phase II - Mechanical Systems</b>	
Water Coolers	4,108
<b>Phase II - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,043
Pool Pumps & Equipment Allowance	3,043
Shade Structures Frame/Fabric	24,346
<b>Pocket Park Components</b>	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,522
<b>Total for 2037 - 2038</b>	<b><u>\$298,700</u></b>
 <b>Replacement Year 38-39</b>	
<b>Phase I - Misc. Site Furnishings</b>	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,560
<b>Phase I - Furniture, Fixtures &amp; Equipment</b>	
Fitness Equip. Partial Replace Allowance (1 year cycle)	5,459
Pool Furniture Partial Replace (1 year cycle)	3,119
<b>Phase I - Tennis Court</b>	
Rebound Wall/Deck Refurbishment Allowance	3,119
<b>Phase I - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,119

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Description	Expenditures
<i>Replacement Year 38-39 continued...</i>	
<b>Phase II - Furniture, Fixtures, Equipment</b>	
Pool Furniture Partial Replace (1 year cycle)	3,119
<b>Phase II - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,119
Pool Pumps & Equipment Allowance	3,119
<b>Pocket Park Components</b>	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,560
<b>Total for 2038 - 2039</b>	<b>\$27,294</b>
 <b>Replacement Year 39-40</b>	
<b>Phase I - Misc.Site Components</b>	
Asphalt Seal Coat - Parking Lot	5,269
<b>Phase I - Misc. Site Furnishings</b>	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,599
<b>Phase I - Furniture, Fixtures &amp; Equipment</b>	
Fitness Equip. Partial Replace Allowance (1 year cycle)	5,595
Pool Furniture Partial Replace (1 year cycle)	3,197
<b>Phase I - Playground</b>	
Play Equipment Allowance	63,946
<b>Phase I - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,197
<b>Phase II - Misc Site Components</b>	
Asphalt Seal Coat - Parking Lot	2,686
<b>Phase II - Furniture, Fixtures, Equipment</b>	
Pool Furniture Partial Replace (1 year cycle)	3,197
<b>Phase II - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,197
Pool Pumps & Equipment Allowance	3,197
Wood Repair/Replace - Pergola	28,136
<b>Pocket Park Components</b>	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,599
Play Equipment Allowance	47,960
Spring Riders	2,558
<b>Total for 2039 - 2040</b>	<b>\$175,334</b>

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Description	Expenditures
<b>Replacement Year 40-41</b>	
<b>Phase I - Misc.Site Components</b>	
Pond Fountain	3,277
<b>Phase I - Misc. Site Furnishings</b>	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,639
<b>Phase I - Furniture, Fixtures &amp; Equipment</b>	
Fitness Equipment Replacement Allowance	45,062
Fitness Room TV's	1,966
Office Furniture/Computers	3,605
Pool Furniture Partial Replace (1 year cycle)	3,277
<b>Phase I - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,277
Shade Structures Fabric	7,865
<b>Phase II - Exterior Painting</b>	
Buildings/Pergola	22,842
<b>Phase II - Furniture, Fixtures, Equipment</b>	
Pool Furniture Partial Replace (1 year cycle)	3,277
<b>Phase II - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,277
Pool Pumps & Equipment Allowance	3,277
<b>Pocket Park Components</b>	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,639
<b>Total for 2040 - 2041</b>	<b>\$104,282</b>
<b>Replacement Year 41-42</b>	
<b>Phase I - Misc.Site Components</b>	
Monument Sign North - Refurbish Allowance	5,039
<b>Phase I - Misc. Site Furnishings</b>	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,680
<b>Phase I - Furniture, Fixtures &amp; Equipment</b>	
Fitness Equip. Partial Replace Allowance (1 year cycle)	5,879
Pool Furniture Partial Replace (1 year cycle)	3,359
<b>Phase I - Basketball Court</b>	
Basketball Court Resurfacing (color coat)	5,341

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Description	Expenditures
<b><i>Replacement Year 41-42 continued...</i></b>	
<b>Phase I - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,359
Pool Lift	5,375
<b>Phase II - Furniture, Fixtures, Equipment</b>	
Pool Furniture Partial Replace (1 year cycle)	3,359
<b>Phase II - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,359
Pool Pumps & Equipment Allowance	3,359
<b>Pocket Park Components</b>	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,680
<b>Total for 2041 - 2042</b>	<b><u>\$41,788</u></b>
 <b>Replacement Year 42-43</b>	
<b>Phase I - Misc. Site Furnishings</b>	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,722
<b>Phase I - Exterior Painting</b>	
Buildings/Wood Ceilings	24,102
<b>Phase I - Furniture, Fixtures &amp; Equipment</b>	
Fitness Equip. Partial Replace Allowance (1 year cycle)	6,025
Pool Furniture Partial Replace (1 year cycle)	3,443
<b>Phase I - Playground</b>	
Post Swing 2 Bay	6,542
Shade Structure Fabric - Playground	10,846
<b>Phase I - Tennis Court</b>	
Tennis Court Resurfacing (color coat)	10,956
<b>Phase I - Outdoor Fitness Trail</b>	
Renovation Allowance Track Repair/ Surface Replenishment Allowance	3,443
<b>Phase I - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,443
Shade Structure Fabric	4,132
<b>Phase II - Misc Site Components</b>	
Concrete Curb	5,239
Concrete Pavers	9,641



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Description	Expenditures
<b><i>Replacement Year 42-43 continued...</i></b>	
Exterior Signage	8,608
<b>Phase II - Fencing &amp; Gates</b>	
Vinyl Privacy Fence - Pool Equipment	4,269
<b>Phase II - Roofing</b>	
Standing Seam Metal Roof - CH/Restroom Bld	88,661
<b>Phase II - Flooring/Interior Finishes</b>	
Interior Painting - CH/Restrooms	9,090
<b>Phase II - Furniture, Fixtures, Equipment</b>	
Pool Furniture Partial Replace (1 year cycle)	3,443
<b>Phase II - Mechanical Systems</b>	
HVAC Systems	20,659
<b>Phase II - Playground</b>	
Climber	5,509
Play Equipment Allowance	51,647
Post Swing One Bay	4,820
<b>Phase II - Basketball Court</b>	
Basketball Court Resurfacing (color coat)	13,098
Basketball Pole & Backboard	5,165
<b>Phase II - Swimming Pool</b>	
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
<b>Pocket Park Components</b>	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,722
<b>Total for 2042 - 2043</b>	<b><u>\$578,949</u></b>
<b>Replacement Year 43-44</b>	
<b>Phase I - Misc.Site Components</b>	
Asphalt Seal Coat - Parking Lot	5,816
<b>Phase I - Misc. Site Furnishings</b>	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,765

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Description	Expenditures
<i>Replacement Year 43-44 continued...</i>	
<b>Phase I - Roofing</b>	
Standing Seam Metal Roof - Maintenance Bld	19,852
<b>Phase I - Exterior Painting</b>	
Maintenance Building	8,470
<b>Phase I - Furniture, Fixtures &amp; Equipment</b>	
Fitness Equip. Partial Replace Allowance (1 year cycle)	6,176
Golf Cart	12,705
Pool Furniture Partial Replace (1 year cycle)	3,529
<b>Phase I - Mechanical Systems</b>	
Heat Pump - Fitness Center 3 Ton	9,705
<b>Phase I - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,529
<b>Phase II - Misc Site Components</b>	
Asphalt Seal Coat - Parking Lot	2,965
<b>Phase II - Furniture, Fixtures, Equipment</b>	
Pool Furniture Partial Replace (1 year cycle)	3,529
<b>Phase II - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,529
Pool Pumps & Equipment Allowance	3,529
<b>Pocket Park Components</b>	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,765
<b>Total for 2043 - 2044</b>	<b>\$86,865</b>
 <b>Replacement Year 44-45</b>	
<b>Phase I - Misc. Site Furnishings</b>	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,809
<b>Phase I - Fencing &amp; Gates</b>	
Dumpster Enclosure Gates	4,341
<b>Phase I - Misc. Bld Components</b>	
Pool Restrooms Renovation Allowance	54,262
<b>Phase I - Furniture, Fixtures &amp; Equipment</b>	
Fitness Equip. Partial Replace Allowance (1 year cycle)	6,331
Pool Furniture (Full Replacement)	72,349

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Description	Expenditures
<b><i>Replacement Year 44-45 continued...</i></b>	
Pool Furniture Partial Replace (1 year cycle)	3,617
<b>Phase I - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,617
Pool Play Equipment	61,497
<b>Phase II - Flooring/Interior Finishes</b>	
Flooring - Clubhouse	11,286
<b>Phase II - Furniture, Fixtures, Equipment</b>	
Pool Furniture Partial Replace (1 year cycle)	3,617
<b>Phase II - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,617
Pool Pumps & Equipment Allowance	3,617
<b>Pocket Park Components</b>	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,809
Picnic Tables - Expanded Metal	4,341
<b>Total for 2044 - 2045</b>	<b><u>\$236,111</u></b>
<b>Replacement Year 45-46</b>	
<b>Phase I - Misc.Site Components</b>	
Pond Fountain	3,708
<b>Phase I - Misc. Site Furnishings</b>	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,854
<b>Phase I - Misc. Bld Components</b>	
Fitness Restrooms Renovation Allowance	18,539
<b>Phase I - Flooring/Interior Finishes</b>	
Laminated Wood Flooring - Fitness Center	9,425
<b>Phase I - Furniture, Fixtures &amp; Equipment</b>	
Fitness Equip. Partial Replace Allowance (1 year cycle)	6,489
Fitness Room TV's	2,225
Office Furniture/Computers	4,079
Pool Furniture Partial Replace (1 year cycle)	3,708
<b>Phase I - Mechanical Systems</b>	
Heat Pump - Office 1.5 Ton	8,343
<b>Phase I - Basketball Court</b>	
Basketball Pole & Backboard	3,708

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Description	Expenditures
<i>Replacement Year 45-46 continued...</i>	
<b>Phase I - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,708
<b>Phase II - Furniture, Fixtures, Equipment</b>	
Pool Furniture Partial Replace (1 year cycle)	3,708
<b>Phase II - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,708
Pool Pumps & Equipment Allowance	3,708
<b>Pocket Park Components</b>	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,854
<b>Total for 2045 - 2046</b>	<b>\$78,763</b>
 <b>Replacement Year 46-47</b>	
<b>Phase I - Misc. Site Furnishings</b>	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,900
<b>Phase I - Furniture, Fixtures &amp; Equipment</b>	
Fitness Equip. Partial Replace Allowance (1 year cycle)	6,651
Pool Furniture Partial Replace (1 year cycle)	3,801
<b>Phase I - Tennis Court</b>	
Rebound Wall/Deck Refurbishment Allowance	3,801
<b>Phase I - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,801
<b>Phase II - Furniture, Fixtures, Equipment</b>	
Pool Furniture Partial Replace (1 year cycle)	3,801
<b>Phase II - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,801
Pool Pumps & Equipment Allowance	3,801
<b>Pocket Park Components</b>	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,900
<b>Total for 2046 - 2047</b>	<b>\$33,255</b>
 <b>Replacement Year 47-48</b>	
<b>Phase I - Misc.Site Components</b>	
Asphalt Seal Coat - Parking Lot	6,420

**Brandy Creek CDD Update 2020/2021  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 47-48 continued...</i></b>	
<b>Phase I - Misc. Site Furnishings</b>	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,948
<b>Phase I - Furniture, Fixtures &amp; Equipment</b>	
Fitness Equip. Partial Replace Allowance (1 year cycle)	6,817
Pool Furniture Partial Replace (1 year cycle)	3,896
<b>Phase I - Tennis Court</b>	
Tennis Court Resurfacing (color coat)	12,396
<b>Phase I - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,896
Pool Repair/Resurfacing/Tile	184,885
<b>Phase II - Misc Site Components</b>	
Asphalt Seal Coat - Parking Lot	3,272
<b>Phase II - Furniture, Fixtures, Equipment</b>	
Pool Furniture Partial Replace (1 year cycle)	3,896
<b>Phase II - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,896
Pool Pumps & Equipment Allowance	3,896
<b>Pocket Park Components</b>	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,948
<b>Total for 2047 - 2048</b>	<b>\$237,164</b>
 <b>Replacement Year 48-49</b>	
<b>Phase I - Misc. Site Furnishings</b>	
Benches/Trash Cans/ Etc Allow (1 year cycle)	1,996
<b>Phase I - Fencing &amp; Gates</b>	
Chain Link Fence - Tennis Court	15,153
<b>Phase I - Site Lighting</b>	
Light Poles - Pool Deck	7,187
<b>Phase I - Furniture, Fixtures &amp; Equipment</b>	
Fitness Equip. Partial Replace Allowance (1 year cycle)	6,988
Pool Furniture Partial Replace (1 year cycle)	3,993
<b>Phase I - Basketball Court</b>	
Basketball Court Resurfacing (color coat)	6,349

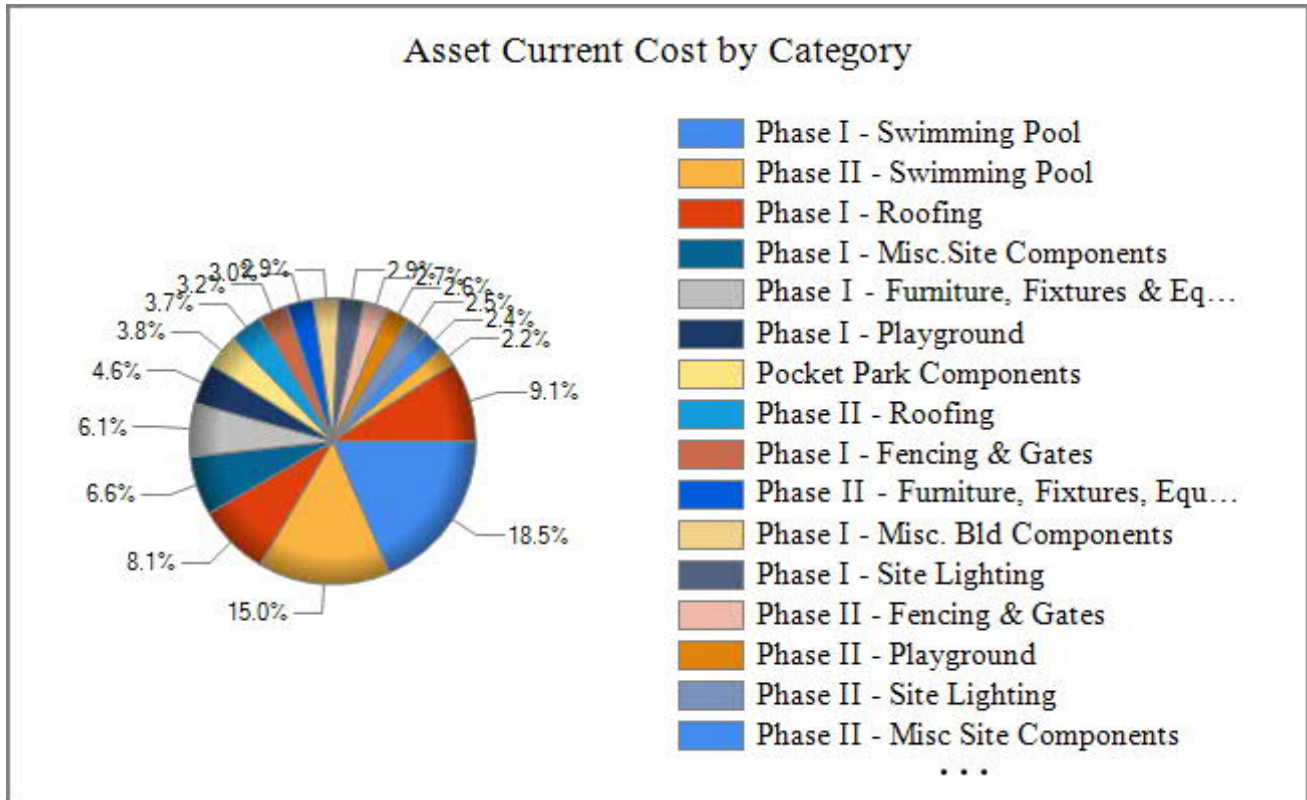
**Brandy Creek CDD Update 2020/2021  
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 48-49 continued...</i>	
<b>Phase I - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,993
<b>Phase II - Exterior Painting</b>	
Buildings/Pergola	27,831
<b>Phase II - Furniture, Fixtures, Equipment</b>	
Pool Furniture Partial Replace (1 year cycle)	3,993
<b>Phase II - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	3,993
Pool Pumps & Equipment Allowance	3,993
<b>Pocket Park Components</b>	
Benches/Trash Cans/Etc Allow (1 year cycle)	1,996
<b>Total for 2048 - 2049</b>	<b>\$87,466</b>
 <b>Replacement Year 49-50</b>	
<b>Phase I - Misc. Site Furnishings</b>	
Benches/Trash Cans/ Etc Allow (1 year cycle)	2,046
<b>Phase I - Site Lighting</b>	
Pendent Lights - Bld Patio	10,641
<b>Phase I - Furniture, Fixtures &amp; Equipment</b>	
Fitness Equip. Partial Replace Allowance (1 year cycle)	7,162
Pool Furniture Partial Replace (1 year cycle)	4,093
<b>Phase I - Mechanical Systems</b>	
Water Coolers	5,525
<b>Phase I - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	4,093
<b>Phase II - Misc Site Components</b>	
East Monument Sign Refurbish Allowance	4,093
<b>Phase II - Flooring/Interior Finishes</b>	
Interior Painting - CH/Restrooms	10,805
<b>Phase II - Furniture, Fixtures, Equipment</b>	
Pool Furniture Partial Replace (1 year cycle)	4,093
<b>Phase II - Mechanical Systems</b>	
Water Coolers	5,525

**Brandy Creek CDD Update 2020/2021  
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 49-50 continued...</i>	
<b>Phase II - Basketball Court</b>	
Basketball Court Resurfacing (color coat)	15,569
<b>Phase II - Swimming Pool</b>	
Pool Filtration Repair/Replace Allowance (1 year cycle)	4,093
Pool Pumps & Equipment Allowance	4,093
<b>Pocket Park Components</b>	
Benches/Trash Cans/Etc Allow (1 year cycle)	2,046
<b>Total for 2049 - 2050</b>	<b><u>\$83,878</u></b>

**Brandy Creek CDD Update 2020/2021**  
**Asset Current Cost by Category**





## **Component Condition Assessment**

### **Misc. Site Components**

- Various monument signs are located in the District that appear in good condition.
- Street signs and poles should be cleaned and painted upon inspection.
- Wood bulkhead and pier appear good condition from visual inspection of above waterline areas.

### **Parking Lot/Streets**

- Asphalt is in good condition for its age with some damage at catch basis.
- Seal coating is included after the asphalt resurfacing.

### **Fencing & Gates**

- Fencing, gates, railings appear in good condition. Dumpster gates show some wear due to their use.
- Tennis court fencing requires some immediate cleaning and repair.

### **Stormwater System**

- Pond fountains do not have a predictable useful life therefore an allowance of one replacement per 4-year cycle is included. Pump and motor size unknown.

### **Site Lighting**

- District has variety of site lighting that appears in good condition. Site visit was conducted during daytime hours, so performance of lights is unknown.

### **Misc. Building Components**

- Restroom refurbishment allowance is included to allow flexibility for material selection determined at the time of replacement.
- We find vinyl ceilings located in exterior locations tends to deform over time.
- Wood cabinets and top are like new.
- Wood decking at covered porch is like new.

### **Roofing**

- Asphalt shingles have been installed on the new section of the clubhouse and do not match the existing. At the time of replacement of the original roof this area is included. Shingle areas should be inspected annually, and repairs completed.
- Metal roofing appears in good condition and should be inspected annually, and repairs completed.

## Exterior Painting

- Exterior walls should be properly prepared prior to painting with all material joints sealed, window and door connections to siding sealed.

## FF&E

- Access control system appear to operate correctly. Replacement of controls is included.
- Fitness equipment does not have a predictable life therefore regular replacement is assumed funded by the operating budget with a full replacement allowance included in this analysis.
- Furniture allowances for interior and exterior spaces in included.
- Site furniture includes benches and tables appear in good condition.
- Kitchen appliances generally have a useful life of 12 years with regular use. In the location of this type that life is extended.
- Shade structures at pool should not need replacement with regular repair. Immediate repair and painting are needed.
- Shade fabric is near end of its useful life.

## HVAC

- Clubhouse has two heat pumps that we assume are original equipment. Generally, this component has a 12-year life. Annual inspection and cleaning of units is recommended.

## Swimming Pool

- Concrete pool deck pavers appear structurally sound, but we find over time the aggregate begins to appear due to wear and do not provide the level of quality the District will expect.
- An allowance for major filtration refurbishment is included for pumps, motors and other equipment.
- Pool lift appears in good condition but was not operated. The life should remain covered until needed to prevent exposure to the elements.
- Pool was resurfaced in 2019 and in good condition.

## Tennis Court

- Tennis court resurfacing is included on a 7-year cycle.

## Playground

- Play equipment and swings appear in good condition. An inspection is recommended annually with needed repairs completed.

**Brandy Creek CDD Update 2020/2021**  
**Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>Phase I - Misc.Site Components</b>								
Asphalt Mill & Overlay 1 1/2" - Parking L..	2005	29-30	25	0	9	1,648 SY	18.00	29,664
Asphalt Seal Coat - Parking Lot	2019	23-24	4	1	3	1,648 SY	2.00	3,296
Concrete Curb Allowance at Paving	2005	29-30	25	0	9	1 LS	2,500.00	2,500
Concrete Pavers - Parking Lot	2005	29-30	25	0	9	2,360 SF	8.00	18,880
Concrete Sidewalk Repair/Replace Allowa..	2005	29-30	25	0	9	1 LS	1,500.00	1,500
Monument Sign North - Refurbish Allowa..	2005	21-22	10	7	1	1 LS	3,000.00	3,000
Pond Fountain	2014	20-21	5	0	0	1 LS	2,000.00	2,000
Wood Retaining Wall - Pond	2005	34-35	30	0	14	303 LF	102.00	30,906
Phase I - Misc.Site Components - Total								<u>\$91,746</u>
<b>Phase I - Misc. Site Furnishings</b>								
Benches/Trash Cans/ Etc Allow (1 year cy..	2020	21-22	1	1	1	1 LS	1,000.00	<u>1,000</u>
Phase I - Misc. Site Furnishings - Total								<u>\$1,000</u>
<b>Phase I - Fencing &amp; Gates</b>								
Aluminun Fence 4 ft. - Pool	2005	29-30	25	0	9	847 LF	41.00	34,727
Chain Link Fence - Tennis Court	2005	26-27	22	0	6	345 LF	22.00	7,590
Dumpster Enclosure Gates	2015	29-30	15	0	9	2 EA	1,200.00	<u>2,400</u>
Phase I - Fencing & Gates - Total								<u>\$44,717</u>
<b>Phase I - Site Lighting</b>								
Light Poles - Basketball Court	2005	29-30	25	0	9	2 EA	3,000.00	6,000
Light Poles - Parking Lot	2005	29-30	25	0	9	2 EA	3,500.00	7,000
Light Poles - Pool Deck	2005	26-27	22	0	6	2 EA	1,800.00	3,600
Light Poles - Tennis Court	2005	29-30	25	0	9	6 EA	3,000.00	18,000
Pendent Lights - Bld Patio	2005	29-30	20	5	9	13 EA	400.00	<u>5,200</u>
Phase I - Site Lighting - Total								<u>\$39,800</u>
<b>Phase I - Misc. Bld Components</b>								
Fitness Restrooms Renovation Allowance	2005	25-26	20	1	5	1 LS	10,000.00	10,000
Pool Restrooms Renovation Allowance	2005	24-25	20	0	4	2 EA	15,000.00	<u>30,000</u>
Phase I - Misc. Bld Components - Total								<u>\$40,000</u>
<b>Phase I - Roofing</b>								
Standing Seam Metal Roof - Clubhouse	2005	34-35	30	0	14	8,091 SF	12.50	101,137
Standing Seam Metal Roof - Maintenance ..	2014	43-44	30	0	23	900 SF	12.50	<u>11,250</u>
Phase I - Roofing - Total								<u>\$112,387</u>
<b>Phase I - Exterior Painting</b>								
Buildings/Wood Ceilings	2019	26-27	8	0	6	1 LS	14,000.00	14,000
Maintenance Building	2014	27-28	8	6	7	2,400 SF	2.00	<u>4,800</u>
Phase I - Exterior Painting - Total								<u>\$18,800</u>

**Brandy Creek CDD Update 2020/2021  
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>Phase I - Flooring/Interior Finishes</b>								
Laminated Wood Flooring - Fitness Center	2016	30-31	15	0	10	820 SF	6.20	<u>5,084</u>
Phase I - Flooring/Interior Finishes - Total								<u>\$5,084</u>
<b>Phase I - Furniture, Fixtures &amp; Equipment</b>								
Fitness Equip. Partial Replace Allowance (..	2016	20-21	1	0	0	1 LS	3,500.00	3,500
Fitness Equipment Replacement Allowance	2016	40-41	25	0	20	1 LS	27,500.00	27,500
Fitness Room TV's	2014	20-21	5	0	0	2 EA	600.00	1,200
Golf Cart	2020	31-32	12	0	11	1 EA	7,200.00	7,200
Office Furniture/Computers	2020	25-26	5	1	5	1 LS	2,200.00	2,200
Pool Furniture (Full Replacement)	2005	24-25	20	0	4	1 LS	40,000.00	40,000
Pool Furniture Partial Replace (1 year cycl..	2012	20-21	1	0	0	1 LS	2,000.00	<u>2,000</u>
Phase I - Furniture, Fixtures & Equipment - Total								<u>\$83,600</u>
<b>Phase I - Mechanical Systems</b>								
Heat Pump - Fitness Center 3 Ton	2020	31-32	12	0	11	1 EA	5,500.00	5,500
Heat Pump - Office 1.5 Ton	2005	21-22	12	5	1	1 EA	4,500.00	4,500
Water Coolers	2005	25-26	12	9	5	3 EA	900.00	<u>2,700</u>
Phase I - Mechanical Systems - Total								<u>\$12,700</u>
<b>Phase I - Playground</b>								
Play Equipment Allowance	2005	24-25	15	5	4	1 LS	40,000.00	40,000
Post Swing 2 Bay	2013	27-28	15	0	7	1 EA	3,800.00	3,800
Shade Structure Fabric - Playground	2013	22-23	10	0	2	1 LS	6,300.00	6,300
Shade Structure Frame/Fabric - Playground	2013	32-33	20	0	12	1 LS	14,000.00	<u>14,000</u>
Phase I - Playground - Total								<u>\$64,100</u>
<b>Phase I - Tennis Court</b>								
Rebound Wall/Deck Refurbishment Allow..	2013	22-23	8	2	2	1 LS	2,000.00	2,000
Tennis Court Resurfacing (color coat)	2016	22-23	5	2	2	740 SY	8.60	<u>6,364</u>
Phase I - Tennis Court - Total								<u>\$8,364</u>
<b>Phase I - Outdoor Fitness Trail</b>								
Outdoor Fitness Equipment (phase 1)	2013	25-26	13	0	5	1 EA	4,000.00	4,000
Outdoor Fitness Equipment (phase 1)	2013	30-31	18	0	10	6 EA	4,000.00	24,000
Renovation Allowance Track Repair/ Surf..	2013	27-28	15	0	7	1 LS	2,000.00	<u>2,000</u>
Phase I - Outdoor Fitness Trail - Total								<u>\$30,000</u>
<b>Phase I - Basketball Court</b>								
Basketball Court Resurfacing (color coat)	2010	20-21	7	0	0	265 SY	12.00	3,180
Basketball Pole & Backboard	2005	25-26	20	1	5	1 EA	2,000.00	<u>2,000</u>
Phase I - Basketball Court - Total								<u>\$5,180</u>

# Brandy Creek CDD Update 2020/2021

## Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>Phase I - Swimming Pool</b>								
Concrete Pavers - Pool Deck	2005	34-35	30	0	14	8,521 SF	8.00	68,168
Filtration Equipment Refurbish Allowance	2005	34-35	30	0	14	1 LS	30,000.00	30,000
Pool Filtration Repair/Replace Allowance ..	2005	20-21	1	0	0	1 LS	2,000.00	2,000
Pool Lift	2012	26-27	15	0	6	1 EA	3,200.00	3,200
Pool Play Equipment	2005	24-25	20	0	4	1 LS	34,000.00	34,000
Pool Repair/Resurfacing/Tile	2018	27-28	10	0	7	6,780 SF	14.00	94,920
Shade Structure Fabric	2013	22-23	10	0	2	2 EA	1,200.00	2,400
Shade Structure Frame/Fabric	2013	37-38	25	0	17	2 EA	4,000.00	8,000
Shade Structures Fabric	2005	20-21	10	0	0	4 EA	1,200.00	4,800
Shade Structures Frame/Fabric	2005	29-30	25	0	9	2 EA	4,000.00	8,000
Phase I - Swimming Pool - Total								<u>\$255,488</u>
<b>Phase II - Misc Site Components</b>								
Asphalt Mill & Overlay 1 1/2" - Parking L..	2013	37-38	25	0	17	840 SY	18.00	15,120
Asphalt Seal Coat - Parking Lot	2019	23-24	4	1	3	840 SY	2.00	1,680
Concrete Curb	2013	27-28	15	0	7	340 LF	8.95	3,043
Concrete Pavers	2013	42-43	30	0	22	700 SF	8.00	5,600
Concrete Sidewalk Repair/Replace Allowa..	2013	37-38	25	0	17	1 LS	1,000.00	1,000
East Monument Sign Refurbish Allowance	2020	34-35	15	0	14	1 LS	2,000.00	2,000
Exterior Signage	2013	27-28	15	0	7	1 LS	5,000.00	5,000
Phase II - Misc Site Components - Total								<u>\$33,443</u>
<b>Phase II - Fencing &amp; Gates</b>								
Aluminun Fence 4 ft. - Pool	2005	29-30	25	0	9	847 LF	41.00	34,727
Vinyl Privacy Fence - Pool Equipment	2013	42-43	30	0	22	80 LF	31.00	2,480
Phase II - Fencing & Gates - Total								<u>\$37,207</u>
<b>Phase II - Site Lighting</b>								
Light Poles - Basketball Court	2013	37-38	25	0	17	4 EA	3,000.00	12,000
Light Poles - Parking Lot	2013	37-38	25	0	17	2 EA	3,500.00	7,000
Light Poles - Playground	2013	37-38	25	0	17	5 EA	3,000.00	15,000
Phase II - Site Lighting - Total								<u>\$34,000</u>
<b>Phase II - Misc. Bld Components</b>								
Pool Restrooms Renovation Allowance	2013	32-33	20	0	12	2 EA	10,000.00	20,000
Phase II - Misc. Bld Components - Total								<u>\$20,000</u>
<b>Phase II - Roofing</b>								
Standing Seam Metal Roof - CH/Restroom..	2013	42-43	30	0	22	4,120 SF	12.50	51,500
Phase II - Roofing - Total								<u>\$51,500</u>
<b>Phase II - Exterior Painting</b>								
Buildings/Pergola	2017	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 2020/2021 Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>Phase II - Flooring/Interior Finishes</b>								
Flooring - Clubhouse	2013	20-21	8	0	0	1,040 SF	6.00	6,240
Interior Painting - CH/Restrooms	2013	21-22	7	2	1	1 LS	5,280.00	5,280
Laminate Cabinets & Top - Clubhouse	2013	32-33	20	0	12	14 LF	225.00	3,150
Phase II - Flooring/Interior Finishes - Total								\$14,670
<b>Phase II - Furniture, Fixtures, Equipment</b>								
Pool Furniture (Full Replacement)	2013	32-33	20	0	12	1 LS	40,000.00	40,000
Pool Furniture Partial Replace (1 year cycl..	2013	20-21	1	0	0	1 LS	2,000.00	2,000
Phase II - Furniture, Fixtures, Equipment - Total								\$42,000
<b>Phase II - Mechanical Systems</b>								
HVAC Systems	2013	27-28	15	0	7	8 TONS	1,500.00	12,000
Water Coolers	2013	25-26	12	1	5	3 EA	900.00	2,700
Phase II - Mechanical Systems - Total								\$14,700
<b>Phase II - Playground</b>								
Climber	2013	27-28	15	0	7	1 EA	3,200.00	3,200
Play Equipment Allowance	2013	27-28	15	0	7	1 LS	30,000.00	30,000
Post Swing One Bay	2013	27-28	15	0	7	1 LS	2,800.00	2,800
Phase II - Playground - Total								\$36,000
<b>Phase II - Basketball Court</b>								
Basketball Court Resurfacing (color coat)	2013	21-22	7	2	1	634 SY	12.00	7,608
Basketball Pole & Backboard	2013	27-28	15	0	7	2 EA	1,500.00	3,000
Phase II - Basketball Court - Total								\$10,608
<b>Phase II - Swimming Pool</b>								
Concrete Pavers - Pool Deck	2013	42-43	30	0	22	5,501 SF	8.00	44,008
Filtration Equipment Refurbishment Allo..	2013	42-43	30	0	22	1 LS	30,000.00	30,000
Pergola Repair Allowance	2013	20-21	1	0	0	1 Lump Sum	15,000.00	15,000
Pool Filtration Repair/Replace Allowance ..	2005	20-21	1	0	0	1 LS	2,000.00	2,000
Pool Lift	2013	27-28	15	0	7	1 EA	3,200.00	3,200
Pool Pumps & Equipment Allowance	2013	20-21	1	0	0	1 LS	2,000.00	2,000
Pool Repair/Resurfacing/Tile	2013	22-23	10	0	2	5,172 SF	14.00	72,408
Shade Structures Fabric	2013	22-23	10	0	2	4 EA	1,200.00	4,800
Shade Structures Frame/Fabric	2013	37-38	25	0	17	4 EA	4,000.00	16,000
Wood Repair/Replace - Pergola	2020	39-40	20	0	19	800 SF	22.00	17,600
Phase II - Swimming Pool - Total								\$207,016
<b>Pocket Park Components</b>								
Benches/Trash Cans/Etc Allow (1 year cyc..	2020	21-22	1	1	1	1 LS	1,000.00	1,000
Light Poles	2010	34-35	25	0	14	7 EA	1,400.00	9,800
Picnic Pavilion	2010	34-35	25	0	14	273 SF	30.00	8,190
Picnic Tables - Expanded Metal	2010	29-30	15	5	9	2 EA	1,200.00	2,400

## Brandy Creek CDD Update 2020/2021 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	2010	24-25	15	0	4	1 LS	30,000.00	30,000
Spring Riders	2010	24-25	15	0	4	2 EA	800.00	<u>1,600</u>
Pocket Park Components - Total								\$52,990

### Components Not Included

Access Control System	<i>Unfunded</i>
Access Control System	<i>Unfunded</i>
Aluminum Flag Poles	<i>Unfunded</i>
Audio Equipment	<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>
Interior Painting - Clubhouse/Restrooms	<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>\$1,381,040</u>
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**Brandy Creek CDD Update 2020/2021**  
**Component Detail Index**

Asset ID	Description	Replacement	Page
<b>Phase I - Misc. Site Components</b>			
1036	Asphalt Mill & Overlay 1 1/2" - Parking Lot	29-30	5-13
1037	Asphalt Seal Coat - Parking Lot	23-24	5-14
1045	Concrete Curb Allowance at Paving	29-30	5-15
1039	Concrete Pavers - Parking Lot	29-30	5-15
1043	Concrete Sidewalk Repair/Replace Allowance	29-30	5-16
1040	Monument Sign North - Refurbish Allowance	21-22	5-16
1044	Pond Fountain	20-21	5-17
1038	Wood Retaining Wall - Pond	34-35	5-18
<b>Phase I - Misc. Site Furnishings</b>			
1053	Benches/Trash Cans/ Etc Allow (1 year cycle)	21-22	5-19
<b>Phase I - Fencing &amp; Gates</b>			
1018	Aluminum Fence 4 ft. - Pool	29-30	5-20
1016	Chain Link Fence - Tennis Court	26-27	5-20
1017	Dumpster Enclosure Gates	29-30	5-22
<b>Phase I - Site Lighting</b>			
1035	Light Poles - Basketball Court	29-30	5-23
1032	Light Poles - Parking Lot	29-30	5-24
1030	Light Poles - Pool Deck	26-27	5-25
1034	Light Poles - Tennis Court	29-30	5-26
1031	Pendent Lights - Bld Patio	29-30	5-27
<b>Phase I - Misc. Bld Components</b>			
1014	Fitness Restrooms Renovation Allowance	25-26	5-28
1012	Pool Restrooms Renovation Allowance	24-25	5-28
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1077	Standing Seam Metal Roof - Clubhouse	34-35	5-30
1076	Standing Seam Metal Roof - Maintenance Bld	43-44	5-30
<b>Phase I - Exterior Painting</b>			
1002	Buildings/Wood Ceilings	26-27	5-32
1003	Maintenance Building	27-28	5-33
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**Brandy Creek CDD Update 2020/2021**  
**Component Detail Index**

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1131	Fitness Equipment Replacement Allowance	40-41	5-35
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1005	Office Furniture/Computers	25-26	5-38
1101	Pool Furniture (Full Replacement)	24-25	5-39
1004	Pool Furniture Partial Replace (1 year cycle)	20-21	5-40
<b>Phase I - Mechanical Systems</b>			
1048	Heat Pump - Fitness Center 3 Ton	31-32	5-41
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1055	Post Swing 2 Bay	27-28	5-45
1054	Shade Structure Fabric - Playground	22-23	5-46
1056	Shade Structure Frame/Fabric - Playground	32-33	5-47
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1058	Rebound Wall/Deck Refurbishment Allowance	22-23	5-48
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<b>Phase I - Outdoor Fitness Trail</b>			
1051	Outdoor Fitness Equipment (phase 1)	25-26	5-50
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1050	Renovation Allowance Track Repair/ Surface Reple..	27-28	5-52
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1059	Basketball Court Resurfacing (color coat)	20-21	5-53
1060	Basketball Pole & Backboard	25-26	5-54
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1020	Concrete Pavers - Pool Deck	34-35	5-55
1023	Filtration Equipment Refurbish Allowance	34-35	5-55
1021	Pool Filtration Repair/Replace Allowance (1 year cy..	20-21	5-57
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1081	Concrete Sidewalk Repair/Replace Allowance	37-38	5-67
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1086	Aluminum Fence 4 ft. - Pool	29-30	5-70
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1090	Light Poles - Basketball Court	37-38	5-71
1089	Light Poles - Parking Lot	37-38	5-72
1088	Light Poles - Playground	37-38	5-73
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1093	Pool Restrooms Renovation Allowance	32-33	5-74
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1094	Standing Seam Metal Roof - CH/Restroom Bld	42-43	5-75
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1095	Buildings/Pergola	24-25	5-76
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1097	Flooring - Clubhouse	20-21	5-77
1130	Interior Painting - CH/Restrooms	21-22	5-77

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1117	Pool Furniture (Full Replacement)	32-33	5-79
1100	Pool Furniture Partial Replace (1 year cycle)	20-21	5-80
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1099	HVAC Systems	27-28	5-81
1098	Water Coolers	25-26	5-82
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1106	Play Equipment Allowance	27-28	5-84
1118	Post Swing One Bay	27-28	5-85
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1105	Basketball Court Resurfacing (color coat)	21-22	5-86
1104	Basketball Pole & Backboard	27-28	5-87
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1115	Concrete Pavers - Pool Deck	42-43	5-88
1110	Filtration Equipment Refurbishment Allowance	42-43	5-88
1129	Pergola Repair Allowance	20-21	5-89
1133	Pool Filtration Repair/Replace Allowance (1 year cy..	20-21	5-90
1114	Pool Lift	27-28	5-90
1116	Pool Pumps & Equipment Allowance	20-21	5-92
1113	Pool Repair/Resurfacing/Tile	22-23	5-93
1112	Shade Structures Fabric	22-23	5-94
1111	Shade Structures Frame/Fabric	37-38	5-95
1029	Wood Repair/Replace - Pergola	39-40	5-96
<b>Pocket Park Components</b>			
1109	Benches/Trash Cans/Etc Allow (1 year cycle)	21-22	5-97
1126	Light Poles	34-35	5-98
1108	Picnic Pavilion	34-35	5-99
1127	Picnic Tables - Expanded Metal	29-30	5-100
1107	Play Equipment Allowance	24-25	5-101

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1102	Access Control System	Unfunded	5-103
1041	Aluminum Flag Poles	Unfunded	5-104
1011	Audio Equipment	Unfunded	5-105
1064	Exterior Decorative Louvers	Unfunded	5-106
1091	Exterior Doors	Unfunded	5-107
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1071	Exterior Siding/Trim	Unfunded	5-109
1042	Exterior Signage	Unfunded	5-110
1067	Fitness Room Ceiling Fans	Unfunded	5-111
1092	Gutters/Downspouts	Unfunded	5-112
1079	Interior Painting - Clubhouse/Restrooms	Unfunded	5-113
1075	Office Carpet & Paint Renovation	Unfunded	5-114
1063	Patio Bar/Sink Phase 1	Unfunded	5-115
1074	Pool Hand Rails	Unfunded	5-116
1073	Pool Shower Poles	Unfunded	5-117
1072	Storm Water Pond Maintenance	Unfunded	5-118
1132	Street Signs	Unfunded	5-119
1068	Tennis Court Net Replacement	Unfunded	5-120
1070	Tennis Court Replacement	Unfunded	5-121
1062	Water Heater	Unfunded	5-122
1065	Windows	Unfunded	5-123
Total Funded Assets		98	
Total Unfunded Assets		<u>22</u>	
Total Assets		120	

# **Brandy Creek CDD Update 2020/2021** **Component Detail**

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

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



# Brandy Creek CDD Update 2020/2021

## Component Detail

### Asphalt Seal Coat - Parking Lot - 2023

Asset ID	1037	1,648 SY	@ \$2.00
Phase I	Phase I	Asset Actual Cost	\$3,296.00
Category	Misc. Site Components	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	\$3,549.43
Useful Life	4		
Adjustment	1		
Replacement Year	23-24		
Remaining Life	3		



# Brandy Creek CDD Update 2020/2021

## Component Detail

### Concrete Curb Allowance at Paving - 2029

Asset ID	1045	Asset Actual Cost	1 LS @ \$2,500.00
Phase I	Phase I	Percent Replacement	100%
Category	Misc. Site Components	Future Cost	\$3,122.16
Placed in Service	February 2005		
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	Asset Actual Cost	2,360 SF @ \$8.00
Phase I	Phase I	Percent Replacement	100%
Category	Misc. Site Components	Future Cost	\$23,578.53
Placed in Service	February 2005		
Useful Life	25		
Replacement Year	29-30		
Remaining Life	9		



**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Concrete Sidewalk Repair/Replace Allowance - 2029**

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



Allowance for future repair

**Monument Sign North - Refurbish Allowance - 2021**

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



# Brandy Creek CDD Update 2020/2021

## Component Detail

*Monument Sign North - Refurbish Allowance continued...*



### Pond Fountain - 2020

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



# **Brandy Creek CDD Update 2020/2021** **Component Detail**

## **Wood Retaining Wall - Pond - 2034**

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



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

# **Brandy Creek CDD Update 2020/2021** **Component Detail**

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

Asset ID	1053	1 LS	@ \$1,000.00
Phase I		Asset Actual Cost	\$1,000.00
Class - 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 2020/2021

## Component Detail

### Aluminum Fence 4 ft. - Pool - 2029

Asset ID	1018	847 LF	@ \$41.00
Phase I	Asset Actual Cost		\$34,727.00
Category	Phase I - Fencing & Gates	Percent Replacement	100%
Placed in Service	February 2005	Future Cost	\$43,369.26
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

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

**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

*Chain Link Fence - Tennis Court continued...*



**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Dumpster Enclosure Gates - 2029**

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



Gate replacement may be required using this allowance.



**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Light Poles - Basketball Court - 2029**

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



**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Light Poles - Parking Lot - 2029**

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





**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Light Poles - Pool Deck - 2026**

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



**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Light Poles - Tennis Court - 2029**

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



**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Pendent Lights - Bld Patio - 2029**

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



**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Fitness Restrooms Renovation Allowance - 2025**

Asset ID	1014	1 LS	@ \$10,000.00
Phase I		Asset Actual Cost	\$10,000.00
Category	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 Actual Cost	\$30,000.00
Category	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 2020/2021**  
**Component Detail**

*Pool Restrooms Renovation Allowance continued...*



**Brandy Creek CDD Update 2020/2021  
Component Detail**

**Standing Seam Metal Roof - Clubhouse - 2034**

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



Replacement includes gutter system.

**Standing Seam Metal Roof - Maintenance Bld - 2043**

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

**Brandy Creek CDD Update 2020/2021**  
**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 2020/2021

## Component Detail

### Buildings/Wood Ceilings - 2026

Asset ID	1002	1 LS	@ \$14,000.00
Phase I		Asset Actual Cost	\$14,000.00
Category	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		





# Brandy Creek CDD Update 2020/2021

## Component Detail

### Maintenance Building - 2027

Asset ID	1003	2,400 SF	@ \$2.00
Phase I	Asset Actual Cost		\$4,800.00
Category	Percent Replacement		100%
Placed in Service	Future Cost		\$5,705.69
Useful Life			
Adjustment			
Replacement Year			
Remaining Life			



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

**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Laminated Wood Flooring - Fitness Center - 2030**

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



**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

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

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



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

**Fitness Equipment Replacement Allowance - 2040**

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

# Brandy Creek CDD Update 2020/2021

## Component Detail

### *Fitness Equipment Replacement Allowance continued...*



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 - Category	Phase I	Asset Actual Cost	\$1,200.00
Phase I - Category, 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		



Operational Budget Expense

**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Golf Cart - 2031**

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

**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Office Furniture/Computers - 2025**

Asset ID	1005	1 LS	@ \$2,200.00
Phase I - Category	Phase I	Asset Actual Cost	\$2,200.00
Placed in Service	January 2020	Percent Replacement	100%
Useful Life	5	Future Cost	\$2,489.10
Adjustment	1		
Replacement Year	25-26		
Remaining Life	5		

# **Brandy Creek CDD Update 2020/2021** **Component Detail**

## **Pool Furniture (Full Replacement) - 2024**

Asset ID	1101	1 LS	@ \$40,000.00
Phase I - Category	Phase I	Asset Actual Cost	\$40,000.00
Phase I - Subcategory	Category, Fixtures & Equipment	Percent Replacement	100%
Placed in Service	January 2005	Future Cost	\$44,152.52
Useful Life	20		
Replacement Year	24-25		
Remaining Life	4		



**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Pool Furniture Partial Replace (1 year cycle) - 2020**

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





**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Heat Pump - Fitness Center 3 Ton - 2031**

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

**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Heat Pump - Office 1.5 Ton - 2021**

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

# **Brandy Creek CDD Update 2020/2021** **Component Detail**

## **Water Coolers - 2025**

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



**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Play Equipment Allowance - 2024**

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



**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Post Swing 2 Bay - 2027**

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



**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Shade Structure Fabric - Playground - 2022**

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



**Brandy Creek CDD Update 2020/2021  
Component Detail**

**Shade Structure Frame/Fabric - Playground - 2032**

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



**Brandy Creek CDD Update 2020/2021  
Component Detail**

**Rebound Wall/Deck Refurbishment Allowance - 2022**

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





**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Tennis Court Resurfacing (color coat) - 2022**

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



# Brandy Creek CDD Update 2020/2021

## Component Detail

### Outdoor Fitness Equipment (phase 1) - 2025

Asset ID	1051	1 EA	@ \$4,000.00
Phase I		Asset Actual Cost	\$4,000.00
Category - 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		



# Brandy Creek CDD Update 2020/2021

## Component Detail

### Outdoor Fitness Equipment (phase 1) - 2030

Asset ID	1049	6 EA	@ \$4,000.00
Phase I		Asset Actual Cost	\$24,000.00
Category - 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 2020/2021**  
**Component Detail**

**Renovation Allowance Track Repair/ Surface Replenishment Allowance - 2027**

Asset ID	1050	1 LS	@ \$2,000.00
		Asset Actual Cost	\$2,000.00
	Phase I	Percent Replacement	100%
Category - 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 2020/2021**  
**Component Detail**

**Basketball Court Resurfacing (color coat) - 2020**

Asset ID	1059	265 SY	@ \$12.00
	Phase I	Asset Actual Cost	\$3,180.00
Category	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		



**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Basketball Pole & Backboard - 2025**

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



**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Concrete Pavers - Pool Deck - 2034**

		8,521 SF	@ \$8.00
Asset ID	1020	Asset Actual Cost	\$68,168.00
	Phase I	Percent Replacement	100%
Category	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 Actual Cost	\$30,000.00
	Phase I	Percent Replacement	100%
Category	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 2020/2021**  
**Component Detail**

*Filtration Equipment Refurbish Allowance continued...*





**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

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

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



**Pool Lift - 2026**

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

## Brandy Creek CDD Update 2020/2021 Component Detail

*Pool Lift continued...*



# Brandy Creek CDD Update 2020/2021

## Component Detail

### Pool Play Equipment - 2024

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



Allowance for replacement

### Pool Repair/Resurfacing/Tile - 2027

Asset ID	1022	Asset Actual Cost	6,780 SF @ \$14.00
Category	Phase I	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$112,830.05
Useful Life	10		
Replacement Year	27-28		
Remaining Life	7		



**Brandy Creek CDD Update 2020/2021  
Component Detail**

**Shade Structure Fabric - 2022**

		2 EA	@ \$1,200.00
Asset ID	1025	Asset Actual Cost	\$2,400.00
	Phase I	Percent Replacement	100%
Category	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.

**Shade Structure Frame/Fabric - 2037**

		2 EA	@ \$4,000.00
Asset ID	1028	Asset Actual Cost	\$8,000.00
	Phase I	Percent Replacement	100%
Category	Phase I - Swimming Pool	Future Cost	\$12,172.95
Placed in Service	August 2013		
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.

# **Brandy Creek CDD Update 2020/2021** **Component Detail**

## **Shade Structures Fabric - 2020**

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



# **Brandy Creek CDD Update 2020/2021** **Component Detail**

## **Shade Structures Frame/Fabric - 2029**

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





# Brandy Creek CDD Update 2020/2021

## Component Detail

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

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



**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Asphalt Seal Coat - Parking Lot - 2023**

Asset ID	1084	840 SY	@ \$2.00
Phase II		Asset Actual Cost	\$1,680.00
Percent Replacement		Future Cost	\$1,809.18
Placed in Service	January 2019		
Useful Life	4		
Adjustment	1		
Replacement Year	23-24		
Remaining Life	3		



**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Concrete Curb - 2027**

Asset ID	1082	340 LF	@ \$8.95
Phase II		Asset Actual Cost	\$3,043.00
Percent Replacement			100%
Future Cost			\$3,617.17
Placed in Service	March 2013		
Useful Life	15		
Replacement Year	27-28		
Remaining Life	7		

# **Brandy Creek CDD Update 2020/2021** **Component Detail**

## **Concrete Pavers - 2042**

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



**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Concrete Sidewalk Repair/Replace Allowance - 2037**

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

# Brandy Creek CDD Update 2020/2021

## Component Detail

### East Monument Sign Refurbish Allowance - 2034

Asset ID	1083	1 LS	@ \$2,000.00
Phase II		Asset Actual Cost	\$2,000.00
Placed in Service	January 2020	Percent Replacement	100%
Useful Life	15	Future Cost	\$2,825.95
Replacement Year	34-35		
Remaining Life	14		



**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Exterior Signage - 2027**

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

**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Aluminum Fence 4 ft. - Pool - 2029**

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



**Vinyl Privacy Fence - Pool Equipment - 2042**

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

**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Light Poles - Basketball Court - 2037**

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



**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Light Poles - Parking Lot - 2037**

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





**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Light Poles - Playground - 2037**

Asset ID	1088	Asset Actual Cost	5 EA @ \$3,000.00
Phase II		Percent Replacement	100%
Category 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 2020/2021** **Component Detail**

## **Pool Restrooms Renovation Allowance - 2032**

Asset ID	1093	2 EA	@ \$10,000.00
Phase II		Asset Actual Cost	\$20,000.00
Category	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 2020/2021**  
**Component Detail**

**Standing Seam Metal Roof - CH/Restroom Bld - 2042**

Asset ID	1094	4,120 SF	@ \$12.50
	Phase II	Asset Actual Cost	\$51,500.00
Category	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 2020/2021

## Component Detail

### Buildings/Pergola - 2024

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



Includes pergola, vents and and trim.

# Brandy Creek CDD Update 2020/2021

## Component Detail

### Flooring - Clubhouse - 2020

Asset ID	1097	1,040 SF	@ \$6.00
Phase II	Asset Actual Cost		\$6,240.00
Category	Percent Replacement		100%
Placed in Service	Future Cost		\$6,240.00
Useful Life			
Replacement Year			
Remaining Life			



District intends on replacing with vinyl flooring.

### Interior Painting - CH/Restrooms - 2021

Asset ID	1130	1 LS	@ \$5,280.00
Phase II	Asset Actual Cost		\$5,280.00
Category	Percent Replacement		100%
Placed in Service	Future Cost		\$5,412.00
Useful Life			
Adjustment			
Replacement Year			
Remaining Life			

## Brandy Creek CDD Update 2020/2021 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 Actual Cost		\$3,150.00
Category	Percent Replacement		100%
Placed in Service	Future Cost		\$4,236.40
Useful Life			
Replacement Year			
Remaining Life			



**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Pool Furniture (Full Replacement) - 2032**

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





# Brandy Creek CDD Update 2020/2021

## Component Detail

### Pool Furniture Partial Replace (1 year cycle) - 2020

Asset ID	1100	1 LS	@ \$2,000.00
Phase II	Phase II	Asset Actual Cost	\$2,000.00
Category	Category	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 2020/2021

## Component Detail

### HVAC Systems - 2027

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



# **Brandy Creek CDD Update 2020/2021** **Component Detail**

## **Water Coolers - 2025**

Asset ID	1098	Asset Actual Cost	3 EA @ \$900.00
Phase II	Phase II	Percent Replacement	100%
Category	Category 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 2020/2021**  
**Component Detail**

**Climber - 2027**

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



# **Brandy Creek CDD Update 2020/2021** **Component Detail**

## **Play Equipment Allowance - 2027**

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



**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Post Swing One Bay - 2027**

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



**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Basketball Court Resurfacing (color coat) - 2021**

Asset ID	1105	634 SY	@ \$12.00
	Phase II	Asset Actual Cost	\$7,608.00
Category	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		



# Brandy Creek CDD Update 2020/2021

## Component Detail

### Basketball Pole & Backboard - 2027

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



**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Concrete Pavers - Pool Deck - 2042**

		5,501 SF	@ \$8.00
Asset ID	1115	Asset Actual Cost	\$44,008.00
	Phase II	Percent Replacement	100%
Category	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 Actual Cost	\$30,000.00
	Phase II	Percent Replacement	100%
Category	Phase II - Swimming Pool	Future Cost	\$51,647.14
Placed in Service	February 2013		
Useful Life	30		
Replacement Year	42-43		
Remaining Life	22		



**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Pergola Repair Allowance - 2020**

Asset ID	1129	1 Lump Sum	@ \$15,000.00
Phase II		Asset Actual Cost	\$15,000.00
Category	Phase II - Swimming Pool	Percent Replacement	100%
Placed in Service	March 2013	Future Cost	\$15,000.00
Useful Life	1		
Replacement Year	20-21		
Remaining Life	0		



**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

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

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



**Pool Lift - 2027**

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

## Brandy Creek CDD Update 2020/2021 Component Detail

*Pool Lift continued...*



**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Pool Pumps & Equipment Allowance - 2020**

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



# Brandy Creek CDD Update 2020/2021

## Component Detail

### Pool Repair/Resurfacing/Tile - 2022

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



**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Shade Structures Fabric - 2022**

Asset ID	1112	Asset Actual Cost	4 EA @ \$1,200.00
Phase I		Percent Replacement	100%
Category	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 2020/2021** **Component Detail**

## **Shade Structures Frame/Fabric - 2037**

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



**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Wood Repair/Replace - Pergola - 2039**

		800 SF	@ \$22.00
Asset ID	1029	Asset Actual Cost	\$17,600.00
	Phase II	Percent Replacement	100%
Category	Phase II - Swimming Pool	Future Cost	\$28,136.24
Placed in Service	January 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	19		





# Brandy Creek CDD Update 2020/2021

## Component Detail

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

Asset ID	1109	1 LS	@ \$1,000.00
Phase II		Asset Actual Cost	\$1,000.00
Category Rocket 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		



**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Light Poles - 2034**

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



# Brandy Creek CDD Update 2020/2021

## Component Detail

### Picnic Pavilion - 2034

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



**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Picnic Tables - Expanded Metal - 2029**

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





**Brandy Creek CDD Update 2020/2021  
Component Detail**

**Play Equipment Allowance - 2024**

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



1

**Spring Riders - 2024**

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



**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

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**Access Control System**

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

**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Access Control System**

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

**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Aluminum Flag Poles**

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



**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

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**Audio Equipment**

Asset ID	1011	Asset Actual Cost	
Category	Phase I	Percent Replacement	100%
Placed in Service	Components Not Included	Future Cost	
No Useful Life	July 2013		

**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Exterior Decorative Louvers**

Asset ID	1064	Asset Actual Cost	
Category	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 2020/2021

## Component Detail

### Exterior Doors

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



**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Exterior Fireplace & Chimney**

Asset ID	1061	Asset Actual Cost	
Category	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		

**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

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**Exterior Siding/Trim**

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

**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

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**Exterior Signage**

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

**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Fitness Room Ceiling Fans**

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

**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

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**Gutters/Downspouts**

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



**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Interior Painting - Clubhouse/Restrooms**

Asset ID	1079	Asset Actual Cost	
Category	Phase I	Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	March 2013		
No Useful Life			

**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

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**Office Carpet & Paint Renovation**

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

**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

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**Patio Bar/Sink Phase 1**

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

**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

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**Pool Hand Rails**

Asset ID	1074	Asset Actual Cost	
Category	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		

**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Pool Shower Poles**

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

**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Storm Water Pond Maintenance**

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

**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

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**Street Signs**

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

**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Tennis Court Net Replacement**

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



**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Tennis Court Replacement**

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

**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

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**Water Heater**

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

**Brandy Creek CDD Update 2020/2021**  
**Component Detail**

**Windows**

Asset ID	1065	Asset Actual Cost	
Category	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 District 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. We recommend Full Funding if possible to avoid deferred maintenance or special assessments. Baseline Funding maintains funds above zero resulting is 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 CDD communities, Condominiums, Homeowner Associations, Churches, Private Schools, Time Shares, Active Adult, Municipal Utility Plants, Marinas, Historic Buildings & Museums and commercial investment properties.

*Personal Service* is our 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 District 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.