

Reserve Study Update Double Branch CDD Orange Park, Florida



**Prepared for FY 2022
Report Date: May 9, 2022**





May 9, 2022

Ms. Marilee Giles, Operations Manager
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine Florida 32092

Re: Reserve Study Report for Double Branch CDD

Dear Ms. Giles:

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

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

Respectively submitted,

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

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SPECIAL NOTICE

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

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

TABLE OF CONTENTS

EXECUTIVE SUMMARY

Executive Summary	1-1
Financial Summary - Recommended Funding Plan	1-2
Recommended Funding Plan VS Fully Funded	1-3
Funding Assessment Comparison Chart	1-4

CURRENT FUNDING PLAN

Financial Summary - Recommended Funding Plan	2-1
Current Funding Plan Chart	2-2

CASH FLOW

Income & Expense Spreadsheet	3-1
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EXPENDITURE DETAIL

Annual Expenditure Detail	4-1
Asset Current Cost by Category	4-24

COMPONENT INVENTORY

Component Inventory	5-1
Component Detail Index	5-8
Component Detail	5-15

DISCLOSURES & INFORMATION

Report Navigation	6-1
Important Information	6-2
Methodology & Information	6-4
Terms of Service	6-5

Executive Summary

Account Information

Account Name	Double Branch CDD	Account Number	1801
City	Orange Park	Last Site Visit	April, 6 2022
State	Florida	Report Date	May, 9 2022
In Service Date	June, 15 2003	Report Version	1
Total Units		Fiscal Year Start	October, 1 2022
Study Level	Level II Update	Fiscal year End	September, 30 2023

Reserve Fund Information

Current Component Replacement Cost	\$2,859,449
Number of Components	198
Reserve Fund Beginning Balance	\$1,325,474
Billing Term	Annually

Component Funding (Straight Line)

Recommended First Year Reserve Fund Contribution	\$176,789
Interest Rate on Reserve Deposits	0%
Inflation Rate on Replacement Cost	0%

Pooled Cash (Current Funding Plan)

Current Year Reserve Fund Contribution	\$8,250
Interest Rate on Reserve Deposits	Variable
Inflation Rate on Replacement Cost	Variable
Annual Contribution Increases	3.0%

Pooled Cash (Recommended Funding Plan)

Recommended First Year Reserve Fund Contribution	\$170,912
Interest Rate on Reserve Deposits	Variable
Inflation Rate on Replacement Cost	Variable
Annual Contribution Increases	3.0%

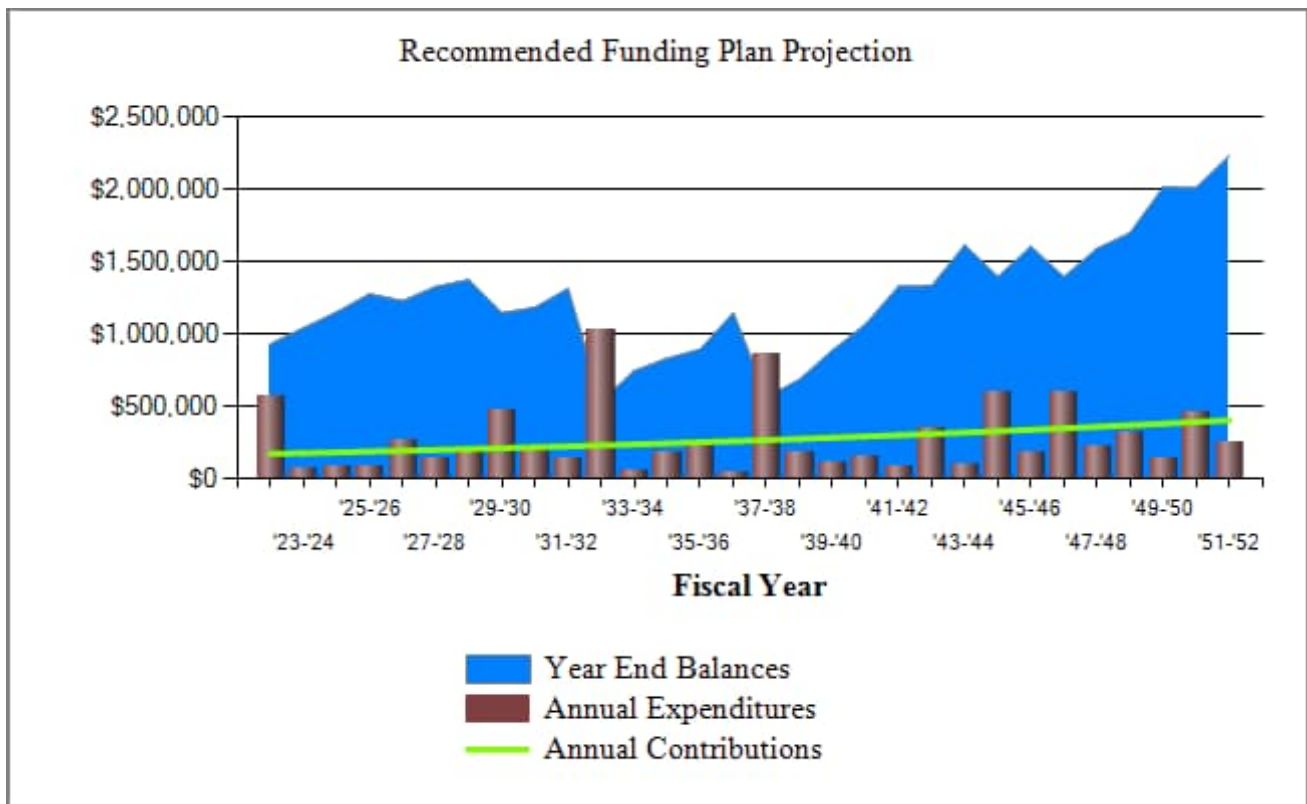
Comments

- Current funding level is not adequate for future component replacement in FY 2029.
- Recommended funding plan requires larger contributions for adequate funding.

Double Branch CDD **Financial Summary - Recommended Funding Plan**

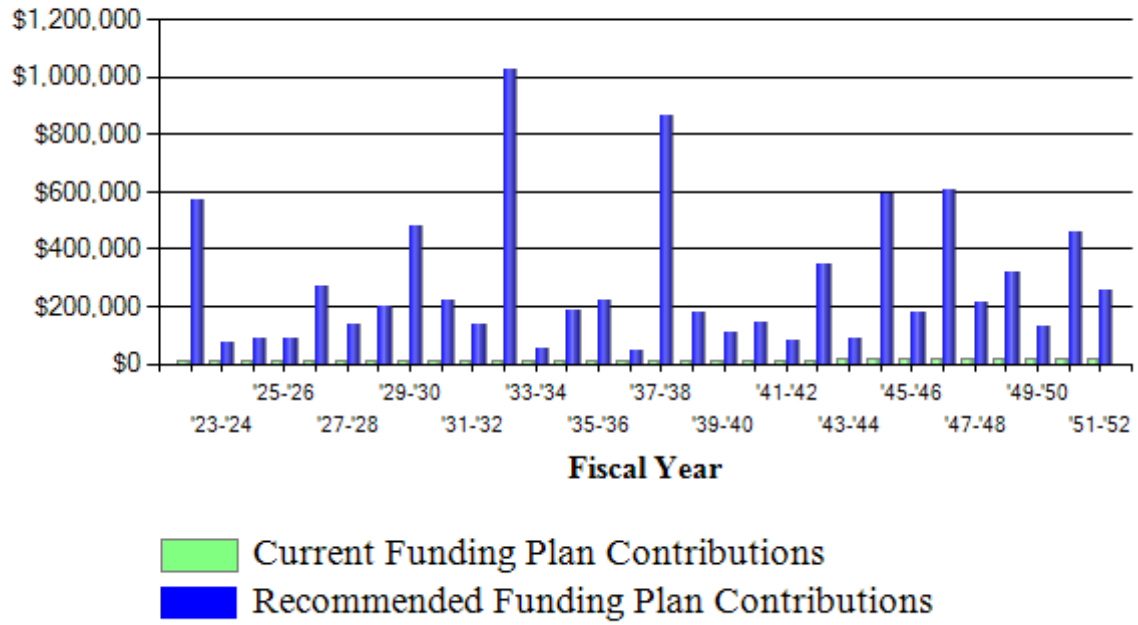
Beginning Balance: \$1,325,474 Fully Funded: \$2,000,849 Tax Rate:0%

Year	Replacement Cost	Inflation Rate	Annual Reserve Contribution	Other Income	Interest Rate	Net Interest	Projected Expenditure	Year End Balance	Year End Fully Funded	Year End %Funded
22-23	2,859,449	6.0%	170,912	0	0.50%	4,629	570,670	930,344	1,683,563	55%
23-24	3,031,016	5.0%	176,039	0	1.00%	10,305	75,896	1,040,792	1,865,281	56%
24-25	3,182,567	4.0%	181,320	0	1.50%	16,992	89,307	1,149,797	2,031,678	57%
25-26	3,309,869	3.0%	186,760	0	2.00%	25,022	85,467	1,276,112	2,195,262	58%
26-27	3,409,165	3.0%	192,362	0	2.50%	29,952	270,401	1,228,025	2,180,883	56%
27-28	3,511,440	3.0%	198,133	0	3.00%	38,651	137,776	1,327,034	2,309,263	57%
28-29	3,616,784	3.0%	204,077	0	3.50%	46,464	203,581	1,373,994	2,381,653	58%
29-30	3,725,287	3.0%	210,200	0	3.50%	38,689	478,806	1,144,076	2,179,861	52%
30-31	3,837,046	3.0%	216,506	0	3.50%	39,984	218,192	1,182,374	2,247,610	53%
31-32	3,952,157	3.0%	223,001	0	3.50%	44,409	136,555	1,313,228	2,408,417	55%
32-33	4,070,722	3.0%	229,691	0	3.50%	18,025	1,027,929	533,015	1,663,042	32%
33-34	4,192,843	3.0%	236,582	0	3.50%	25,160	50,734	744,022	1,909,049	39%
34-35	4,318,629	3.0%	243,679	0	3.50%	28,060	185,978	829,783	2,030,587	41%
35-36	4,448,188	3.0%	250,989	0	3.50%	30,197	217,997	892,973	2,130,467	42%
36-37	4,581,633	3.0%	258,519	0	3.50%	38,695	45,908	1,144,279	2,418,498	47%
37-38	4,719,082	3.0%	266,275	0	3.50%	19,058	866,036	563,576	1,878,582	30%
38-39	4,860,655	3.0%	274,263	0	3.50%	23,131	176,955	684,014	2,040,608	34%
39-40	5,006,474	3.0%	282,491	0	3.50%	29,973	110,129	886,350	2,284,964	39%
40-41	5,156,669	3.0%	290,965	0	3.50%	36,098	145,940	1,067,473	2,508,662	43%
41-42	5,311,369	3.0%	299,694	0	3.50%	44,938	83,215	1,328,891	2,812,841	47%
42-43	5,470,710	3.0%	308,685	0	3.50%	45,056	350,250	1,332,382	2,860,539	47%
43-44	5,634,831	3.0%	317,946	0	3.50%	54,575	91,042	1,613,861	3,186,374	51%
44-45	5,803,876	3.0%	327,484	0	3.50%	47,161	593,879	1,394,627	3,014,076	46%
45-46	5,977,992	3.0%	337,309	0	3.50%	54,235	182,376	1,603,794	3,270,770	49%
46-47	6,157,332	3.0%	347,428	0	3.50%	47,168	603,578	1,394,812	3,111,952	45%
47-48	6,342,052	3.0%	357,851	0	3.50%	53,782	216,048	1,590,396	3,358,467	47%
48-49	6,532,313	3.0%	368,586	0	3.50%	57,434	317,998	1,698,419	3,518,640	48%
49-50	6,728,283	3.0%	379,644	0	3.50%	68,079	132,944	2,013,198	3,885,832	52%
50-51	6,930,131	3.0%	391,033	0	3.50%	68,026	460,630	2,011,627	3,938,480	51%
51-52	7,138,035	3.0%	402,764	0	3.50%	75,513	256,886	2,233,018	4,214,880	53%



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

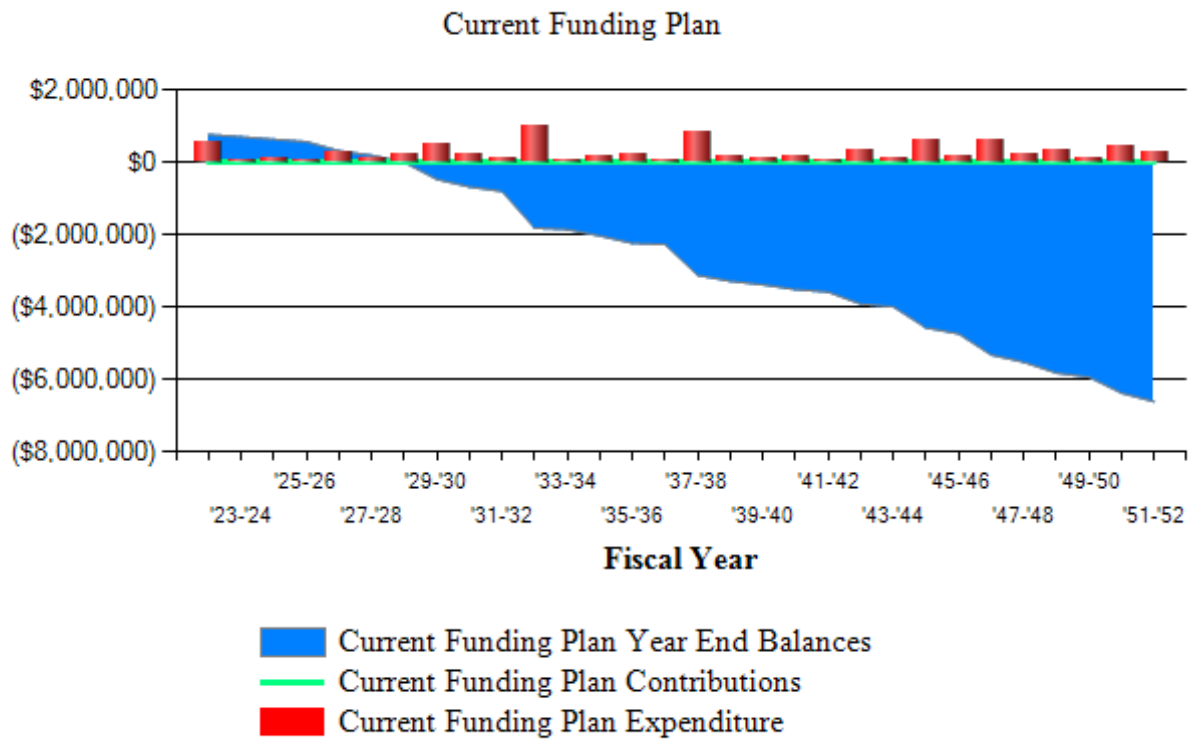
Current Contributions vs. Recommended Contributions



Double Branch CDD **Financial Summary - Recommended Funding Plan**

Beginning Balance: \$1,325,474 Fully Funded: \$2,000,849 Tax Rate:0%

Year	Replacement Cost	Inflation Rate	Annual Reserve Contribution	Other Income	Interest Rate	Net Interest	Projected Expenditure	Year End Balance	Year End Fully Funded	Year End % Funded
22-23	2,859,449	6.0%	8,250	0	0.50%	3,815	570,670	766,869	1,683,563	46%
23-24	3,031,016	5.0%	8,498	0	1.00%	6,995	75,896	706,465	1,865,281	38%
24-25	3,182,567	4.0%	8,752	0	1.50%	9,389	89,307	635,299	2,031,678	31%
25-26	3,309,869	3.0%	9,015	0	2.00%	11,177	85,467	570,025	2,195,262	26%
26-27	3,409,165	3.0%	9,285	0	2.50%	7,723	270,401	316,632	2,180,883	15%
27-28	3,511,440	3.0%	9,564	0	3.00%	5,653	137,776	194,073	2,309,263	8%
28-29	3,616,784	3.0%	9,851	0	3.50%	12	203,581	355	2,381,653	0%
29-30	3,725,287	3.0%	10,146	0	3.50%		478,806	-468,305	2,179,861	
30-31	3,837,046	3.0%	10,451	0	3.50%		218,192	-676,045	2,247,610	
31-32	3,952,157	3.0%	10,764	0	3.50%		136,555	-801,836	2,408,417	
32-33	4,070,722	3.0%	11,087	0	3.50%		1,027,929	-1,818,678	1,663,042	
33-34	4,192,843	3.0%	11,420	0	3.50%		50,734	-1,857,992	1,909,049	
34-35	4,318,629	3.0%	11,763	0	3.50%		185,978	-2,032,208	2,030,587	
35-36	4,448,188	3.0%	12,115	0	3.50%		217,997	-2,238,090	2,130,467	
36-37	4,581,633	3.0%	12,479	0	3.50%		45,908	-2,271,519	2,418,498	
37-38	4,719,082	3.0%	12,853	0	3.50%		866,036	-3,124,702	1,878,582	
38-39	4,860,655	3.0%	13,239	0	3.50%		176,955	-3,288,418	2,040,608	
39-40	5,006,474	3.0%	13,636	0	3.50%		110,129	-3,384,911	2,284,964	
40-41	5,156,669	3.0%	14,045	0	3.50%		145,940	-3,516,806	2,508,662	
41-42	5,311,369	3.0%	14,466	0	3.50%		83,215	-3,585,555	2,812,841	
42-43	5,470,710	3.0%	14,900	0	3.50%		350,250	-3,920,905	2,860,539	
43-44	5,634,831	3.0%	15,347	0	3.50%		91,042	-3,996,599	3,186,374	
44-45	5,803,876	3.0%	15,808	0	3.50%		593,879	-4,574,670	3,014,076	
45-46	5,977,992	3.0%	16,282	0	3.50%		182,376	-4,740,765	3,270,770	
46-47	6,157,332	3.0%	16,771	0	3.50%		603,578	-5,327,572	3,111,952	
47-48	6,342,052	3.0%	17,274	0	3.50%		216,048	-5,526,347	3,358,467	
48-49	6,532,313	3.0%	17,792	0	3.50%		317,998	-5,826,552	3,518,640	
49-50	6,728,283	3.0%	18,326	0	3.50%		132,944	-5,941,171	3,885,832	
50-51	6,930,131	3.0%	18,875	0	3.50%		460,630	-6,382,926	3,938,480	
51-52	7,138,035	3.0%	19,442	0	3.50%		256,886	-6,620,371	4,214,880	



Double Branch CDD Income & Expense Spreadsheet

	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32
Beginning Balance	1,325,474	930,344	1,040,792	1,149,797	1,276,112	1,228,025	1,327,034	1,373,994	1,144,076	1,182,374
Annual Assessment	170,912	176,039	181,320	186,760	192,362	198,133	204,077	210,200	216,506	223,001
Interest Earned	4,629	10,305	16,992	25,022	29,952	38,651	46,464	38,689	39,984	44,409
Expenditures	570,670	75,896	89,307	85,467	270,401	137,776	203,581	478,806	218,192	136,555
Fully Funded Reserves	1,683,563	1,865,281	2,031,678	2,195,262	2,180,883	2,309,263	2,381,653	2,179,861	2,247,610	2,408,417
Percent Fully Funded	55%	56%	57%	58%	56%	57%	58%	52%	53%	55%
Ending Balance	930,344	1,040,792	1,149,797	1,276,112	1,228,025	1,327,034	1,373,994	1,144,076	1,182,374	1,313,228

Description

Site Components - General

Alumnum Flag Pole										
Fountain Replacement Allowance - East Pond					5,961					
Irrigation Pump 1	6,300									
Irrigation Pump 2		6,678								
Irrigation System Repair Allowance	3,000					3,684				
Site Components - General Total:	9,300	6,678			5,961	3,684				

Site Components - Monuments & Signage

Entry Sign Refurbishment - Cannons Point								4,951		
Entry Sign Refurbishment - Fall Creek								4,951		
Entry Sign Refurbishment - Natures Hammock								4,951		
Entry Sign Refurbishment - Oakleaf								20,454		
Entry Sign Refurbishment - Silverleaf								4,951		
Entry Sign Refurbishment - The Oaks								4,951		
Entry Sign Refurbishment - Timberfield								4,951		
Entry Sign Refurbishment Allowance - Amenity	12,000									
Refurbishment Allowance - Brick Columns								7,035		
Standing Seam Roof - Amenity Entry Feature										
Site Components - Monuments & Signage Total:	12,000							57,193		

Site Components - Fencing

Vinyl Privacy Fence - Oakleaf Village Parkway										
Vinyl Privacy Fence - Plantation Oaks Blvd.										
Vinyl Ranch Fence - Oakleaf Village Parkway										

Double Branch CDD **Income & Expense Spreadsheet**

Description	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32
<i>Site Components - Fencing continued...</i>										
Vinyl Ranch Fence - Plantation Oaks Blvd. Lot										
Site Components - Fencing Total:										
Site Components - Parking Lots										
Asphalt Mil/Overlay - Amenity Lot					118,247					
Asphalt Mill/Overlay - P.O.B. Lot					85,627					
Asphalt Mill/Overlay - P.O.B. Lot (New)										
Concrete Paver Replacement - Amenity Lot										
Decorative Light Poles - Amenity Lot						17,683				
Dumpster Enclosure Gates						4,912				
Site Concrete Replacement Allowance			11,130							
Site Components - Parking Lots Total:			11,130		203,874	22,595				
Site Components - Bridges & Bulkheads										
Pedestrian East Bridge Painting										
Pedestrian Nature Walk Bridge Painting										5,529
Pedestrian South West Bridge Painting										
Pedestrian West Bridge Painting										
Wood Bulkhead - East Bridge									21,964	
Wood Bulkhead - OVP Pond									39,934	
Wood Bulkhead - SouthWest Bridge									23,295	
Wood Bulkhead - West Bridge									24,626	
Site Components - Bridges & Bulkheads Total:									109,820	5,529
Site Components - Sport Field										
Asphalt Replacement (4 Phases of Replacement)							13,600			
Decorative Light Poles			38,065							
Light Bollards			6,678							
Outdoor Fitness Equip. Allowance										
Park Benches	10,400									
Picnic Tables	9,000									
Site Components - Sport Field Total:	19,400		44,743				13,600			

**Double Branch CDD
Income & Expense Spreadsheet**

Description	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32
Clubhouse - General										
Access Control Panel								4,951		
Brick Tuck Point & Seal Allowance	15,500									
Ceiling Fans - Exterior	5,600									
Exterior Trim Paint	16,400									
Interior Painting				5,325						
Office Furniture Allowance			1,113							
Security Camera System Allowance		10,600								
Vinyl Ceiling/Trim										
Water Coolers										5,805
Wood Pergola - Ext Porch						13,754				
Clubhouse - General Total:	37,500	10,600	1,113	5,325		13,754		4,951		5,805
Club House - Roofing										
Concrete Tiles/Underlayment										
Standing Seam Metal Roof										
Club House - Roofing Total:										
Clubhouse - Locker Rooms										
Refurbishment Allowance							145,711			
Clubhouse - Locker Rooms Total:							145,711			
Clubhouse - Club Room & Kitchen										
Electric Range					1,908					
Floor Tile - Club Room									36,840	
Floor Tile - Kitchen									1,437	
Furniture Allowance - Club Room	3,000									
Refrigerator					1,431					
Vinyl Flooring - Offices										
Wood Cabinet & Laminate Top - Kitchen						8,633				
Wood Cabinets & Stone Top - Club Room										
Wood Credenza & Stone Top - Club Room										
Clubhouse - Club Room & Kitchen Total:	3,000				3,338	8,633			38,277	

Double Branch CDD **Income & Expense Spreadsheet**

	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32
Description										
Clubhouse - Mechanical Systems										
HVAC - Clubhouse West Wing	21,600									
HVAC Unit - Club Room	9,000									
Clubhouse - Mechanical Systems Total:	30,600									
Field House										
Concrete Tiles/Underlayment										
Exterior Painting	4,400									
Park Bench		5,512								
Picnic Table		2,756								
Refurbishment Allowance - Restrooms	18,000									
Standing Seam Metal Roof										
Vinyl Ceiling/Trim										
Water Coolers										
Field House Total:	22,400	8,268								
Fitness Center										
Aluminium Fence										
Asphalt Shingle Roof										26,758
Carpet Tiles - Strength Room			7,613							
Coffee Bar Cabinets & Top						2,456				
Exterior Painting	7,200									
Fitness Equipment Annual Allowance	3,000	3,180	3,339	3,473	3,577	3,684	3,795	3,908	4,026	4,146
Floor Tile - Lobby										17,691
HVAC System		19,080								
Interior Painting							6,324			
Reception Desk Cabinets										3,317
Reception Desk Solid Surface Top										5,307
Refurbishment Allowance - Restrooms										53,074
Water Cooler - ADA Bi-Level							7,589			
Wood Flooring Refinishing - Cardio Room										2,488
Fitness Center Total:	10,200	22,260	10,952	3,473	3,577	6,140	17,708	3,908	4,026	112,783

**Double Branch CDD
Income & Expense Spreadsheet**

	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32
Description										
Basketball Courts										
Basketball Poles & Goals								9,380		
Chain Link Fence								16,034		
Court Resurfacing				8,589					9,957	
Light Poles								15,634		
Basketball Courts Total:				8,589				41,047	9,957	
Tennis Courts										
Chain Link Fence - 10 Ft								31,259		
Chain Link Fence - 4 Ft								5,628		
Court Resurfacing				21,780					25,249	
Light Poles								31,267		
Shade Structures			8,681							
Tennis Courts Total:			8,681	21,780				68,155	25,249	
Swimming Pool - General										
Aluminium Fence										
Lane Divider Reel						2,382				
Lane Dividers	3,640									
Lifeguard Chairs		2,968								
Pool Furniture Replacement Allowance					47,690					
Pool Lift			7,123							
Pool Play Equipment Allowance				40,513						
Pool Pumps & Equipment Annual Allowance	5,000	5,300	5,565	5,788	5,961	6,140	6,324	6,514	6,709	6,911
Pool Resurfacing/Tile								297,038		
Swimming Pool - General Total:	8,640	8,268	12,688	46,301	53,651	8,522	6,324	303,552	6,709	6,911
Pool House										
Asphalt Shingles	7,920									
Exterior Painting	7,000									
Refurbishment Allowance - Restrooms	6,200									
Standing Seam Metal Roof										
Pool House Total:	21,120									

Double Branch CDD
Income & Expense Spreadsheet

Description	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32
Pool Shade Structures										
Exterior Painting - Pavilion										5,529
Standing Seam Metal Roof - Pavilion										
Wood Pergola Replacement						44,012				
Pool Shade Structures Total:						44,012				5,529
Pool Slide & Tower										
Aluminium Railings - Pool Slide Tower						12,575				
Pool Slide Refurbishment Allowance							20,238			
Pool Slide Tower Painting		12,720								
Shade Structures - Pool Side Tower									24,154	
Standing Seam Metal Roof - Slide Tower										
Pool Slide & Tower Total:		12,720				12,575	20,238		24,154	
Park - Fall Creek										
Bi-pod Swing Set - Two Bay	3,200									
Gazebo Roof										
Park Benches -Back to Back	2,300									
Picnic Table	2,600									
Plastic Play Surface Border	6,090									
Play Equipment Allowance	50,000									
Vinyl Ranch Fence										
Park - Fall Creek Total:	64,190									
Park - Natures Hammock										
Bi-pod Swing Set - Two Bay										
Fence/Gates - Dog Park										
Gazebo Roof										
Park Benches -Back to Back										
Picnic Table										
Plastic Play Surface Border										
Play Equipment Allowance										
Scoop Digger										
Vinyl Ranch Fence										
Park - Natures Hammock Total:										

**Double Branch CDD
Income & Expense Spreadsheet**

Description	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32
Park - Timberfield										
Bi-pod Swing Set - Two Bay	3,200									
Gazebo Roof										
Park Benches -Back to Back	2,300									
Picnic Table	2,600									
Plastic Play Surface Border	6,930									
Play Equipment Allowance	30,000									
Vinyl Ranch Fence										
Park - Timberfield Total:	45,030									
Park - Stonebrier										
Bi-pod Swing Set - Two Bay	3,200									
Gazebo Roof										
Park Benches -Back to Back		2,438								
Picnic Table	2,600									
Plastic Play Surface Border	5,460									
Play Equipment Allowance	30,000									
Scoop Digger	2,100									
Spring Rider	1,600									
Vinyl Ranch Fence							17,860			
Park - Stonebrier Total:	44,960	2,438				17,860				
Park - Worthington Oaks										
Bi-pod Swing Set - Two Bay	3,200									
Gazebo Roof										
Park Benches -Back to Back	2,300									
Picnic Table	2,600									
Plastic Play Surface Border	6,510									
Play Equipment Allowance	30,000									
Vinyl Ranch Fence										
Park - Worthington Oaks Total:	44,610									

Double Branch CDD Income & Expense Spreadsheet

Description	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32
Park - Oakbrook										
Gazebo Roof										
Park Bench	1,300									
Picnic Table	1,300									
Park - Oakbrook Total:	2,600									
Park - Silverleaf										
Bi-pod Swing Set - Two Bay	3,200									
Gazebo Roof										
Park Benches -Back to Back		2,438								
Picnic Table	2,600									
Plastic Play Surface Border	5,250									
Play Equipment Allowance										
Vinyl Ranch Fence										
Park - Silverleaf Total:	11,050	2,438								
Park - Club House										
Bi-Pod Swing Set One Bay	2,200									
Bi-Pod Swing Set Two Bay	3,200									
Park Benches	10,400									
Play Equipment	30,000									
Scoop Digger	2,100									
Spring Rider	4,800									
Park - Club House Total:	52,700									
Park - Sport Field										
Play Equipment Allowance - Playground	30,000									
Scoop Digger - Playground	2,100									
Spring Rider - Playground	1,600									
Park - Sport Field Total:	33,700									
Park - The Oaks										
Bi-pod Swing Set - Two Bay	3,200									
Gazebo Roof										

**Double Branch CDD
Income & Expense Spreadsheet**

Description	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32
<i>Park - The Oaks continued...</i>										
Park Benches	1,300									
Picnic Table	2,600									
Plastic Play Surface Border	5,460									
Play Equipment Allowance	30,000									
Vinyl Ranch Fence										
Park - The Oaks Total:	42,560									
 Park - Cannons Point										
Bi-pod Swing Set - Two Bay	3,200									
Crescent Climber	2,800									
Gazebo Roof										
Park Benches -Back to Back	2,300									
Picnic Table	2,600									
Plastic Play Surface Border	6,510									
Play Equipment Allowance	30,000									
Scoop Digger	2,100									
Spring Rider	1,600									
Vinyl Ranch Fence										
Park - Cannons Point Total:	51,110									
 Operating Expense										
Ice Machine - Club Romm	<i>Unfunded</i>									
Metal Trash Cans	<i>Unfunded</i>									
Wood Repair/Painting - Pool Pergola	<i>Unfunded</i>									
 Components Not Included										
Cardio Room Wood Floor Replacement	<i>Unfunded</i>									
Glass Display Refrigerator		2,226								
Ice Machine	4,000									
Pool Slide Replacement	<i>Unfunded</i>									
Components Not Included Total:	4,000	2,226								
 Year Total:	570,670	75,896	89,307	85,467	270,401	137,776	203,581	478,806	218,192	136,555

Double Branch CDD Income & Expense Spreadsheet

	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42
Beginning Balance	1,313,228	533,015	744,022	829,783	892,973	1,144,279	563,576	684,014	886,350	1,067,473
Annual Assessment	229,691	236,582	243,679	250,989	258,519	266,275	274,263	282,491	290,965	299,694
Interest Earned	18,025	25,160	28,060	30,197	38,695	19,058	23,131	29,973	36,098	44,938
Expenditures	1,027,929	50,734	185,978	217,997	45,908	866,036	176,955	110,129	145,940	83,215
Fully Funded Reserves	1,663,042	1,909,049	2,030,587	2,130,467	2,418,498	1,878,582	2,040,608	2,284,964	2,508,662	2,812,841
Percent Fully Funded	32%	39%	41%	42%	47%	30%	34%	39%	43%	47%
Ending Balance	533,015	744,022	829,783	892,973	1,144,279	563,576	684,014	886,350	1,067,473	1,328,891

Description

Site Components - General

Alumnum Flag Pole	4,983									
Fountain Replacement Allowance - East Pond			7,552							
Irrigation Pump 1			9,515							
Irrigation Pump 2				9,800						
Irrigation System Repair Allowance	4,271					4,951				
Site Components - General Total:	9,253		17,066	9,800		4,951				

Site Components - Monuments & Signage

Entry Sign Refurbishment - Cannons Point							6,653			
Entry Sign Refurbishment - Fall Creek							6,653			
Entry Sign Refurbishment - Natures Hammock							6,653			
Entry Sign Refurbishment - Oakleaf							27,488			
Entry Sign Refurbishment - Silverleaf							6,653			
Entry Sign Refurbishment - The Oaks							6,653			
Entry Sign Refurbishment - Timberfield							6,653			
Entry Sign Refurbishment Allowance - Amenity	17,083									
Refurbishment Allowance - Brick Columns							9,455			
Standing Seam Roof - Amenity Entry Feature						4,390				
Site Components - Monuments & Signage Total:	17,083					4,390		76,862		

Site Components - Fencing

Vinyl Privacy Fence - Oakleaf Village Parkway	350,087									
Vinyl Privacy Fence - Plantation Oaks Blvd.	132,839									
Vinyl Ranch Fence - Oakleaf Village Parkway	54,461									

**Double Branch CDD
Income & Expense Spreadsheet**

Description	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42
<i>Site Components - Fencing continued...</i>										
Vinyl Ranch Fence - Plantation Oaks Blvd. Lot	28,905									
Site Components - Fencing Total:	566,292									
 Site Components - Parking Lots										
Asphalt Mil/Overlay - Amenity Lot										
Asphalt Mill/Overlay - P.O.B. Lot										
Asphalt Mill/Overlay - P.O.B. Lot (New)									64,759	
Concrete Paver Replacement - Amenity Lot	124,145									
Decorative Light Poles - Amenity Lot										
Dumpster Enclosure Gates										
Site Concrete Replacement Allowance				15,103						
Site Components - Parking Lots Total:	124,145		15,103						64,759	
 Site Components - Bridges & Bulkheads										
Pedestrian East Bridge Painting	5,694									
Pedestrian Nature Walk Bridge Painting										
Pedestrian South West Bridge Painting	5,694									
Pedestrian West Bridge Painting	5,694									
Wood Bulkhead - East Bridge										
Wood Bulkhead - OVP Pond										
Wood Bulkhead - SouthWest Bridge										
Wood Bulkhead - West Bridge										
Site Components - Bridges & Bulkheads Total:	17,083									
 Site Components - Sport Field										
Asphalt Replacement (4 Phases of Replacement)					17,228					
Decorative Light Poles										
Light Bollards										
Outdoor Fitness Equip. Allowance										49,037
Park Benches							17,679			
Picnic Tables							15,299			
Site Components - Sport Field Total:					17,228		32,977			49,037

**Double Branch CDD
Income & Expense Spreadsheet**

Description	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42
Clubhouse - General										
Access Control Panel										
Brick Tuck Point & Seal Allowance										
Ceiling Fans - Exterior							9,519			
Exterior Trim Paint			24,769							
Interior Painting		6,745								8,544
Office Furniture Allowance										
Security Camera System Allowance		14,663								
Vinyl Ceiling/Trim	15,717									
Water Coolers										
Wood Pergola - Ext Porch										
Clubhouse - General Total:	15,717	21,408	24,769				9,519			8,544
Club House - Roofing										
Concrete Tiles/Underlayment						187,842				
Standing Seam Metal Roof						15,843				
Club House - Roofing Total:						203,686				
Clubhouse - Locker Rooms										
Refurbishment Allowance										
Clubhouse - Locker Rooms Total:										
Clubhouse - Club Room & Kitchen										
Electric Range							2,720			
Floor Tile - Club Room										
Floor Tile - Kitchen										
Furniture Allowance - Club Room										
Refrigerator							2,040			
Vinyl Flooring - Offices									3,787	
Wood Cabinet & Laminate Top - Kitchen										
Wood Cabinets & Stone Top - Club Room	8,542									
Wood Credenza & Stone Top - Club Room	4,100									
Clubhouse - Club Room & Kitchen Total:	12,642						4,760		3,787	

Double Branch CDD Income & Expense Spreadsheet

Description	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42
Clubhouse - Mechanical Systems										
HVAC - Clubhouse West Wing			32,623							
HVAC Unit - Club Room			13,593							
Clubhouse - Mechanical Systems Total:			46,215							
Field House										
Concrete Tiles/Underlayment						23,448				
Exterior Painting	6,264									
Park Bench							8,839			
Picnic Table							4,420			
Refurbishment Allowance - Restrooms										
Standing Seam Metal Roof						31,687				
Vinyl Ceiling/Trim	11,787									
Water Coolers				6,534						
Field House Total:	18,051			6,534		55,135	13,259			
Fitness Center										
Aluminium Fence	12,300									
Asphalt Shingle Roof										
Carpet Tiles - Strength Room			10,330							
Coffee Bar Cabinets & Top										
Exterior Painting	10,250									
Fitness Equipment Annual Allowance	4,271	4,399	4,531	4,667	4,807	4,951	5,100	5,253	5,410	5,572
Floor Tile - Lobby										
HVAC System				28,001						
Interior Painting					8,011					
Reception Desk Cabinets										
Reception Desk Solid Surface Top										
Refurbishment Allowance - Restrooms										
Water Cooler - ADA Bi-Level										
Wood Flooring Refinishing - Cardio Room										3,343
Fitness Center Total:	26,821	4,399	14,861	32,668	12,818	4,951	5,100	5,253	5,410	8,916

**Double Branch CDD
Income & Expense Spreadsheet**

	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42
Description										
Basketball Courts										
Basketball Poles & Goals										
Chain Link Fence										
Court Resurfacing				11,543					13,381	
Light Poles										
Basketball Courts Total:				11,543					13,381	
Tennis Courts										
Chain Link Fence - 10 Ft										
Chain Link Fence - 4 Ft										
Court Resurfacing				29,270					33,932	
Light Poles										
Shade Structures										
Tennis Courts Total:				29,270					33,932	
Swimming Pool - General										
Aluminium Fence	44,075									
Lane Divider Reel										
Lane Dividers	5,182									
Lifeguard Chairs							4,760			
Pool Furniture Replacement Allowance			60,412							
Pool Lift								11,205		
Pool Play Equipment Allowance										
Pool Pumps & Equipment Annual Allowance	7,118	7,332	7,552	7,778	8,011	8,252	8,499	8,754	9,017	9,287
Pool Resurfacing/Tile										
Swimming Pool - General Total:	56,375	7,332	67,964	7,778	8,011	8,252	13,259	19,960	9,017	9,287
Pool House										
Asphalt Shingles										
Exterior Painting	9,965									
Refurbishment Allowance - Restrooms										
Standing Seam Metal Roof						2,641				
Pool House Total:	9,965					2,641				

Double Branch CDD
Income & Expense Spreadsheet

Description	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42
Pool Shade Structures										
Exterior Painting - Pavilion										7,430
Standing Seam Metal Roof - Pavilion						43,886				
Wood Pergola Replacement										
Pool Shade Structures Total:						43,886				7,430
Pool Slide & Tower										
Aluminium Railings - Pool Slide Tower										
Pool Slide Refurbishment Allowance							27,198			
Pool Slide Tower Painting		17,596								
Shade Structures - Pool Side Tower										
Standing Seam Metal Roof - Slide Tower						10,562				
Pool Slide & Tower Total:		17,596				10,562	27,198			
Park - Fall Creek										
Bi-pod Swing Set - Two Bay						5,281				
Gazebo Roof	6,833									
Park Benches -Back to Back							3,910			
Picnic Table							4,420			
Plastic Play Surface Border										
Play Equipment Allowance						82,517				
Vinyl Ranch Fence	18,860									
Park - Fall Creek Total:	25,693					87,798	8,329			
Park - Natures Hammock										
Bi-pod Swing Set - Two Bay				4,978						
Fence/Gates - Dog Park						16,305				
Gazebo Roof	6,833									
Park Benches -Back to Back					3,685					
Picnic Table					4,166					
Plastic Play Surface Border									10,604	
Play Equipment Allowance				46,668						
Scoop Digger				3,267						
Vinyl Ranch Fence	7,927									
Park - Natures Hammock Total:	14,760			54,913	7,851	16,305			10,604	

**Double Branch CDD
Income & Expense Spreadsheet**

Description	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42
Park - Timberfield										
Bi-pod Swing Set - Two Bay						5,281				
Gazebo Roof	5,296									
Park Benches -Back to Back							3,910			
Picnic Table							4,420			
Plastic Play Surface Border										
Play Equipment Allowance						49,510				
Vinyl Ranch Fence	18,928									
Park - Timberfield Total:	24,224					54,792	8,329			
Park - Stonebrier										
Bi-pod Swing Set - Two Bay						5,281				
Gazebo Roof	6,833									
Park Benches -Back to Back								4,027		
Picnic Table							4,420			
Plastic Play Surface Border										
Play Equipment Allowance						49,510				
Scoop Digger						3,466				
Spring Rider						2,641				
Vinyl Ranch Fence										
Park - Stonebrier Total:	6,833					60,898	4,420	4,027		
Park - Worthington Oaks										
Bi-pod Swing Set - Two Bay						5,281				
Gazebo Roof	6,833									
Park Benches -Back to Back							3,910			
Picnic Table							4,420			
Plastic Play Surface Border										
Play Equipment Allowance						49,510				
Vinyl Ranch Fence	14,008									
Park - Worthington Oaks Total:	20,842					54,792	8,329			

Double Branch CDD **Income & Expense Spreadsheet**

Description	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42
Park - Oakbrook										
Gazebo Roof	6,833									
Park Bench							2,210			
Picnic Table							2,210			
Park - Oakbrook Total:	6,833						4,420			
Park - Silverleaf										
Bi-pod Swing Set - Two Bay						5,281				
Gazebo Roof	6,833									
Park Benches -Back to Back								4,027		
Picnic Table							4,420			
Plastic Play Surface Border										
Play Equipment Allowance				62,224						
Vinyl Ranch Fence	15,512									
Park - Silverleaf Total:	22,345			62,224		5,281	4,420	4,027		
Park - Club House										
Bi-Pod Swing Set One Bay						3,631				
Bi-Pod Swing Set Two Bay						5,281				
Park Benches							17,679			
Play Equipment						49,510				
Scoop Digger						3,466				
Spring Rider						7,922				
Park - Club House Total:						69,810	17,679			
Park - Sport Field										
Play Equipment Allowance - Playground						49,510				
Scoop Digger - Playground						3,466				
Spring Rider - Playground						2,641				
Park - Sport Field Total:						55,617				
Park - The Oaks										
Bi-pod Swing Set - Two Bay						5,281				
Gazebo Roof	6,833									

Double Branch CDD Income & Expense Spreadsheet

Description	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42
<i>Park - The Oaks continued...</i>										
Park Benches							2,210			
Picnic Table							4,420			
Plastic Play Surface Border										
Play Equipment Allowance						49,510				
Vinyl Ranch Fence	6,833									
Park - The Oaks Total:	13,667					54,792	6,629			
<i>Park - Cannons Point</i>										
Bi-pod Swing Set - Two Bay						5,281				
Crescent Climber									5,049	
Gazebo Roof	6,833									
Park Benches -Back to Back							3,910			
Picnic Table							4,420			
Plastic Play Surface Border										
Play Equipment Allowance						49,510				
Scoop Digger						3,466				
Spring Rider						2,641				
Vinyl Ranch Fence	12,471									
Park - Cannons Point Total:	19,304					60,898	8,329		5,049	
<i>Operating Expense</i>										
Ice Machine - Club Romm	<i>Unfunded</i>									
Metal Trash Cans	<i>Unfunded</i>									
Wood Repair/Painting - Pool Pergola	<i>Unfunded</i>									
<i>Components Not Included</i>										
Cardio Room Wood Floor Replacement	<i>Unfunded</i>									
Glass Display Refrigerator				3,267						
Ice Machine						6,601				
Pool Slide Replacement	<i>Unfunded</i>									
Components Not Included Total:				3,267		6,601				
Year Total:	1,027,929	50,734	185,978	217,997	45,908	866,036	176,955	110,129	145,940	83,215

Double Branch CDD Income & Expense Spreadsheet

	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52
Beginning Balance	1,328,891	1,332,382	1,613,861	1,394,627	1,603,794	1,394,812	1,590,396	1,698,419	2,013,198	2,011,627
Annual Assessment	308,685	317,946	327,484	337,309	347,428	357,851	368,586	379,644	391,033	402,764
Interest Earned	45,056	54,575	47,161	54,235	47,168	53,782	57,434	68,079	68,026	75,513
Expenditures	350,250	91,042	593,879	182,376	603,578	216,048	317,998	132,944	460,630	256,886
Fully Funded Reserves	2,860,539	3,186,374	3,014,076	3,270,770	3,111,952	3,358,467	3,518,640	3,885,832	3,938,480	4,214,880
Percent Fully Funded	47%	51%	46%	49%	45%	47%	48%	52%	51%	53%
Ending Balance	1,332,382	1,613,861	1,394,627	1,603,794	1,394,812	1,590,396	1,698,419	2,013,198	2,011,627	2,233,018

Description

Site Components - General

Alumnum Flag Pole										
Fountain Replacement Allowance - East Pond	9,566								12,118	
Irrigation Pump 1					13,566					
Irrigation Pump 2						13,973				
Irrigation System Repair Allowance	5,740					6,654				
Site Components - General Total:	15,306				13,566	20,627			12,118	

Site Components - Monuments & Signage

Entry Sign Refurbishment - Cannons Point								8,941		
Entry Sign Refurbishment - Fall Creek								8,941		
Entry Sign Refurbishment - Natures Hammock								8,941		
Entry Sign Refurbishment - Oakleaf								36,942		
Entry Sign Refurbishment - Silverleaf								8,941		
Entry Sign Refurbishment - The Oaks								8,941		
Entry Sign Refurbishment - Timberfield								8,941		
Entry Sign Refurbishment Allowance - Amenity	22,958									
Refurbishment Allowance - Brick Columns								12,706		
Standing Seam Roof - Amenity Entry Feature										
Site Components - Monuments & Signage Total:	22,958							103,297		

Site Components - Fencing

Vinyl Privacy Fence - Oakleaf Village Parkway										
Vinyl Privacy Fence - Plantation Oaks Blvd.										
Vinyl Ranch Fence - Oakleaf Village Parkway										

Double Branch CDD **Income & Expense Spreadsheet**

Description	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52
<i>Site Components - Fencing continued...</i>										
Vinyl Ranch Fence - Plantation Oaks Blvd. Lot										
Site Components - Fencing Total:										
Site Components - Parking Lots										
Asphalt Mil/Overlay - Amenity Lot					213,567					
Asphalt Mill/Overlay - P.O.B. Lot					154,652					
Asphalt Mill/Overlay - P.O.B. Lot (New)										
Concrete Paver Replacement - Amenity Lot										
Decorative Light Poles - Amenity Lot										
Dumpster Enclosure Gates						8,872				
Site Concrete Replacement Allowance			20,297							
Site Components - Parking Lots Total:			20,297		368,219	8,872				
Site Components - Bridges & Bulkheads										
Pedestrian East Bridge Painting			8,119							
Pedestrian Nature Walk Bridge Painting		7,882								
Pedestrian South West Bridge Painting			8,119							
Pedestrian West Bridge Painting			8,119							
Wood Bulkhead - East Bridge										
Wood Bulkhead - OVP Pond										
Wood Bulkhead - SouthWest Bridge										
Wood Bulkhead - West Bridge										
Site Components - Bridges & Bulkheads Total:		7,882	24,357							
Site Components - Sport Field										
Asphalt Replacement (4 Phases of Replacement)			21,824							
Decorative Light Poles					73,644					
Light Bollards					12,920					
Outdoor Fitness Equip. Allowance										
Park Benches										
Picnic Tables										
Site Components - Sport Field Total:			21,824		86,564					

**Double Branch CDD
Income & Expense Spreadsheet**

Description	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52
Clubhouse - General										
Access Control Panel			7,713							
Brick Tuck Point & Seal Allowance	29,655									
Ceiling Fans - Exterior										
Exterior Trim Paint					35,315					
Interior Painting								10,824		
Office Furniture Allowance			2,030							
Security Camera System Allowance		19,706								
Vinyl Ceiling/Trim										
Water Coolers		8,277								
Wood Pergola - Ext Porch						24,841				
Clubhouse - General Total:	29,655	27,983	9,743		35,315	24,841		10,824		
Club House - Roofing										
Concrete Tiles/Underlayment										
Standing Seam Metal Roof										
Club House - Roofing Total:										
Clubhouse - Locker Rooms										
Refurbishment Allowance							263,170			
Clubhouse - Locker Rooms Total:							263,170			
Clubhouse - Club Room & Kitchen										
Electric Range									3,878	
Floor Tile - Club Room									66,537	
Floor Tile - Kitchen									2,596	
Furniture Allowance - Club Room	5,740									
Refrigerator									2,908	
Vinyl Flooring - Offices										
Wood Cabinet & Laminate Top - Kitchen						15,592				
Wood Cabinets & Stone Top - Club Room										
Wood Credenza & Stone Top - Club Room										
Clubhouse - Club Room & Kitchen Total:	5,740					15,592			75,919	

**Double Branch CDD
Income & Expense Spreadsheet**

	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52
Description										
Clubhouse - Mechanical Systems										
HVAC - Clubhouse West Wing					46,512					
HVAC Unit - Club Room					19,380					
Clubhouse - Mechanical Systems Total:					65,892					
Field House										
Concrete Tiles/Underlayment										
Exterior Painting	8,418									
Park Bench										
Picnic Table										
Refurbishment Allowance - Restrooms	34,438									
Standing Seam Metal Roof										
Vinyl Ceiling/Trim										
Water Coolers									10,179	
Field House Total:	42,856								10,179	
Fitness Center										
Aluminium Fence										
Asphalt Shingle Roof										48,328
Carpet Tiles - Strength Room			13,883							
Coffee Bar Cabinets & Top		3,941								
Exterior Painting	13,775									
Fitness Equipment Annual Allowance	5,740	5,912	6,089	6,272	6,460	6,654	6,853	7,059	7,271	7,489
Floor Tile - Lobby										31,953
HVAC System						39,923				
Interior Painting			10,149							
Reception Desk Cabinets										5,991
Reception Desk Solid Surface Top										9,586
Refurbishment Allowance - Restrooms										95,858
Water Cooler - ADA Bi-Level		11,824								
Wood Flooring Refinishing - Cardio Room										4,493
Fitness Center Total:	19,515	21,677	30,121	6,272	6,460	46,576	6,853	7,059	7,271	203,698

**Double Branch CDD
Income & Expense Spreadsheet**

	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52
Description										
Basketball Courts										
Basketball Poles & Goals			14,614							
Chain Link Fence										30,722
Court Resurfacing				15,512					17,983	
Light Poles										
Basketball Courts Total:			14,614	15,512					17,983	30,722
Tennis Courts										
Chain Link Fence - 10 Ft										
Chain Link Fence - 4 Ft										
Court Resurfacing				39,337					45,602	
Light Poles										
Shade Structures					16,796					
Tennis Courts Total:				39,337	16,796				45,602	
Swimming Pool - General										
Aluminium Fence										
Lane Divider Reel						4,303				
Lane Dividers	6,964									
Lifeguard Chairs										
Pool Furniture Replacement Allowance	76,528								96,944	
Pool Lift										
Pool Play Equipment Allowance				73,171						
Pool Pumps & Equipment Annual Allowance	9,566	9,853	10,149	10,453	10,767	11,090	11,422	11,765	12,118	12,481
Pool Resurfacing/Tile			462,776							
Swimming Pool - General Total:	93,058	9,853	472,924	83,624	10,767	15,392	11,422	11,765	109,062	12,481
Pool House										
Asphalt Shingles	15,153									
Exterior Painting	13,392									
Refurbishment Allowance - Restrooms	11,862									
Standing Seam Metal Roof										
Pool House Total:	40,407									

Double Branch CDD
Income & Expense Spreadsheet

Description	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52
Pool Shade Structures										
Exterior Painting - Pavilion										9,985
Standing Seam Metal Roof - Pavilion										
Wood Pergola Replacement						79,491				
Pool Shade Structures Total:						79,491				9,985
Pool Slide & Tower										
Aluminium Railings - Pool Slide Tower										
Pool Slide Refurbishment Allowance							36,551			
Pool Slide Tower Painting		23,647								
Shade Structures - Pool Side Tower				37,631						
Standing Seam Metal Roof - Slide Tower										
Pool Slide & Tower Total:		23,647		37,631			36,551			
Park - Fall Creek										
Bi-pod Swing Set - Two Bay										
Gazebo Roof										
Park Benches -Back to Back										
Picnic Table										
Plastic Play Surface Border	11,651									
Play Equipment Allowance										
Vinyl Ranch Fence										
Park - Fall Creek Total:	11,651									
Park - Natures Hammock										
Bi-pod Swing Set - Two Bay									7,755	
Fence/Gates - Dog Park										
Gazebo Roof										
Park Benches -Back to Back										
Picnic Table										
Plastic Play Surface Border										
Play Equipment Allowance									72,708	
Scoop Digger									5,090	
Vinyl Ranch Fence										
Park - Natures Hammock Total:									85,553	

**Double Branch CDD
Income & Expense Spreadsheet**

	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52
Description										
Park - Timberfield										
Bi-pod Swing Set - Two Bay										
Gazebo Roof										
Park Benches -Back to Back										
Picnic Table										
Plastic Play Surface Border	13,259									
Play Equipment Allowance										
Vinyl Ranch Fence										
Park - Timberfield Total:	13,259									
Park - Stonebrier										
Bi-pod Swing Set - Two Bay										
Gazebo Roof										
Park Benches -Back to Back										
Picnic Table										
Plastic Play Surface Border	10,446									
Play Equipment Allowance										
Scoop Digger										
Spring Rider										
Vinyl Ranch Fence										
Park - Stonebrier Total:	10,446									
Park - Worthington Oaks										
Bi-pod Swing Set - Two Bay										
Gazebo Roof										
Park Benches -Back to Back										
Picnic Table										
Plastic Play Surface Border	12,455									
Play Equipment Allowance										
Vinyl Ranch Fence										
Park - Worthington Oaks Total:	12,455									

Double Branch CDD **Income & Expense Spreadsheet**

Description	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52
Park - Oakbrook										
Gazebo Roof										
Park Bench										
Picnic Table										
Park - Oakbrook Total:										
Park - Silverleaf										
Bi-pod Swing Set - Two Bay										
Gazebo Roof										
Park Benches -Back to Back										
Picnic Table										
Plastic Play Surface Border	10,044									
Play Equipment Allowance									96,944	
Vinyl Ranch Fence										
Park - Silverleaf Total:	10,044								96,944	
Park - Club House										
Bi-Pod Swing Set One Bay										
Bi-Pod Swing Set Two Bay										
Park Benches										
Play Equipment										
Scoop Digger										
Spring Rider										
Park - Club House Total:										
Park - Sport Field										
Play Equipment Allowance - Playground										
Scoop Digger - Playground										
Spring Rider - Playground										
Park - Sport Field Total:										
Park - The Oaks										
Bi-pod Swing Set - Two Bay										
Gazebo Roof										

**Double Branch CDD
Income & Expense Spreadsheet**

Description	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52
<i>Park - The Oaks continued...</i>										
Park Benches										
Picnic Table										
Plastic Play Surface Border	10,446									
Play Equipment Allowance										
Vinyl Ranch Fence										
Park - The Oaks Total:	10,446									
<i>Park - Cannons Point</i>										
Bi-pod Swing Set - Two Bay										
Crescent Climber										
Gazebo Roof										
Park Benches -Back to Back										
Picnic Table										
Plastic Play Surface Border	12,455									
Play Equipment Allowance										
Scoop Digger										
Spring Rider										
Vinyl Ranch Fence										
Park - Cannons Point Total:	12,455									
<i>Operating Expense</i>										
Ice Machine - Club Romm	<i>Unfunded</i>									
Metal Trash Cans	<i>Unfunded</i>									
Wood Repair/Painting - Pool Pergola	<i>Unfunded</i>									
<i>Components Not Included</i>										
Cardio Room Wood Floor Replacement	<i>Unfunded</i>									
Glass Display Refrigerator						4,658				
Ice Machine										
Pool Slide Replacement	<i>Unfunded</i>									
Components Not Included Total:						4,658				
Year Total:	350,250	91,042	593,879	182,376	603,578	216,048	317,998	132,944	460,630	256,886

**Double Branch CDD
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 22-23	
Site Components - General	
Irrigation Pump 1	6,300
Irrigation System Repair Allowance	3,000
Site Components - Monuments & Signage	
Entry Sign Refurbishment Allowance - Amenity	12,000
Site Components - Sport Field	
Park Benches	10,400
Picnic Tables	9,000
Clubhouse - General	
Brick Tuck Point & Seal Allowance	15,500
Ceiling Fans - Exterior	5,600
Exterior Trim Paint	16,400
Clubhouse - Club Room & Kitchen	
Furniture Allowance - Club Room	3,000
Clubhouse - Mechanical Systems	
HVAC - Clubhouse West Wing	21,600
HVAC Unit - Club Room	9,000
Field House	
Exterior Painting	4,400
Refurbishment Allowance - Restrooms	18,000
Fitness Center	
Exterior Painting	7,200
Fitness Equipment Annual Allowance	3,000
Swimming Pool - General	
Lane Dividers	3,640
Pool Pumps & Equipment Annual Allowance	5,000
Pool House	
Asphalt Shingles	7,920
Exterior Painting	7,000
Refurbishment Allowance - Restrooms	6,200
Park - Fall Creek	
Bi-pod Swing Set - Two Bay	3,200
Park Benches -Back to Back	2,300
Picnic Table	2,600

Double Branch CDD
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 22-23 continued...</i>	
Plastic Play Surface Border	6,090
Play Equipment Allowance	50,000
Park - Timberfield	
Bi-pod Swing Set - Two Bay	3,200
Park Benches -Back to Back	2,300
Picnic Table	2,600
Plastic Play Surface Border	6,930
Play Equipment Allowance	30,000
Park - Stonebrier	
Bi-pod Swing Set - Two Bay	3,200
Picnic Table	2,600
Plastic Play Surface Border	5,460
Play Equipment Allowance	30,000
Scoop Digger	2,100
Spring Rider	1,600
Park - Worthington Oaks	
Bi-pod Swing Set - Two Bay	3,200
Park Benches -Back to Back	2,300
Picnic Table	2,600
Plastic Play Surface Border	6,510
Play Equipment Allowance	30,000
Park - Oakbrook	
Park Bench	1,300
Picnic Table	1,300
Park - Silverleaf	
Bi-pod Swing Set - Two Bay	3,200
Picnic Table	2,600
Plastic Play Surface Border	5,250
Park - Club House	
Bi-Pod Swing Set One Bay	2,200
Bi-Pod Swing Set Two Bay	3,200
Park Benches	10,400
Play Equipment	30,000
Scoop Digger	2,100
Spring Rider	4,800

**Double Branch CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 22-23 continued...</i>	
Park - Sport Field	
Play Equipment Allowance - Playground	30,000
Scoop Digger - Playground	2,100
Spring Rider - Playground	1,600
Park - The Oaks	
Bi-pod Swing Set - Two Bay	3,200
Park Benches	1,300
Picnic Table	2,600
Plastic Play Surface Border	5,460
Play Equipment Allowance	30,000
Park - Cannons Point	
Bi-pod Swing Set - Two Bay	3,200
Crescent Climber	2,800
Park Benches -Back to Back	2,300
Picnic Table	2,600
Plastic Play Surface Border	6,510
Play Equipment Allowance	30,000
Scoop Digger	2,100
Spring Rider	1,600
Components Not Included	
Ice Machine	4,000
Total for 2022 - 2023	<u>\$570,670</u>
Replacement Year 23-24	
Site Components - General	
Irrigation Pump 2	6,678
Clubhouse - General	
Security Camera System Allowance	10,600
Field House	
Park Bench	5,512
Picnic Table	2,756
Fitness Center	
Fitness Equipment Annual Allowance	3,180
HVAC System	19,080

**Double Branch CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 23-24 continued...</i>	
Swimming Pool - General	
Lifeguard Chairs	2,968
Pool Pumps & Equipment Annual Allowance	5,300
Pool Slide & Tower	
Pool Slide Tower Painting	12,720
Park - Stonebrier	
Park Benches -Back to Back	2,438
Park - Silverleaf	
Park Benches -Back to Back	2,438
Components Not Included	
Glass Display Refrigerator	2,226
Total for 2023 - 2024	\$75,896
 Replacement Year 24-25	
Site Components - Parking Lots	
Site Concrete Replacement Allowance	11,130
Site Components - Sport Field	
Decorative Light Poles	38,065
Light Bollards	6,678
Clubhouse - General	
Office Furniture Allowance	1,113
Fitness Center	
Carpet Tiles - Strength Room	7,613
Fitness Equipment Annual Allowance	3,339
Tennis Courts	
Shade Structures	8,681
Swimming Pool - General	
Pool Lift	7,123
Pool Pumps & Equipment Annual Allowance	5,565
Total for 2024 - 2025	\$89,307
 Replacement Year 25-26	
Clubhouse - General	
Interior Painting	5,325

**Double Branch CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 25-26 continued...</i>	
Fitness Center	
Fitness Equipment Annual Allowance	3,473
Basketball Courts	
Court Resurfacing	8,589
Tennis Courts	
Court Resurfacing	21,780
Swimming Pool - General	
Pool Play Equipment Allowance	40,513
Pool Pumps & Equipment Annual Allowance	5,788
Total for 2025 - 2026	\$85,467
 Replacement Year 26-27	
Site Components - General	
Fountain Replacement Allowance - East Pond	5,961
Site Components - Parking Lots	
Asphalt Mil/Overlay - Amenity Lot	118,247
Asphalt Mill/Overlay - P.O.B. Lot	85,627
Clubhouse - Club Room & Kitchen	
Electric Range	1,908
Refrigerator	1,431
Fitness Center	
Fitness Equipment Annual Allowance	3,577
Swimming Pool - General	
Pool Furniture Replacement Allowance	47,690
Pool Pumps & Equipment Annual Allowance	5,961
Total for 2026 - 2027	\$270,401
 Replacement Year 27-28	
Site Components - General	
Irrigation System Repair Allowance	3,684
Site Components - Parking Lots	
Decorative Light Poles - Amenity Lot	17,683
Dumpster Enclosure Gates	4,912

**Double Branch CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 27-28 continued...</i>	
Clubhouse - General	
Wood Pergola - Ext Porch	13,754
Clubhouse - Club Room & Kitchen	
Wood Cabinet & Laminate Top - Kitchen	8,633
Fitness Center	
Coffee Bar Cabinets & Top	2,456
Fitness Equipment Annual Allowance	3,684
Swimming Pool - General	
Lane Divider Reel	2,382
Pool Pumps & Equipment Annual Allowance	6,140
Pool Shade Structures	
Wood Pergola Replacement	44,012
Pool Slide & Tower	
Aluminium Railings - Pool Slide Tower	12,575
Park - Stonebrier	
Vinyl Ranch Fence	17,860
Total for 2027 - 2028	\$137,776
 Replacement Year 28-29	
Site Components - Sport Field	
Asphalt Replacement (4 Phases of Replacement)	13,600
Clubhouse - Locker Rooms	
Refurbishment Allowance	145,711
Fitness Center	
Fitness Equipment Annual Allowance	3,795
Interior Painting	6,324
Water Cooler - ADA Bi-Level	7,589
Swimming Pool - General	
Pool Pumps & Equipment Annual Allowance	6,324
Pool Slide & Tower	
Pool Slide Refurbishment Allowance	20,238
Total for 2028 - 2029	\$203,581

**Double Branch CDD
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 29-30	
Site Components - Monuments & Signage	
Entry Sign Refurbishment - Cannons Point	4,951
Entry Sign Refurbishment - Fall Creek	4,951
Entry Sign Refurbishment - Natures Hammock	4,951
Entry Sign Refurbishment - Oakleaf	20,454
Entry Sign Refurbishment - Silverleaf	4,951
Entry Sign Refurbishment - The Oaks	4,951
Entry Sign Refurbishment - Timberfield	4,951
Refurbishment Allowance - Brick Columns	7,035
Clubhouse - General	
Access Control Panel	4,951
Fitness Center	
Fitness Equipment Annual Allowance	3,908
Basketball Courts	
Basketball Poles & Goals	9,380
Chain Link Fence	16,034
Light Poles	15,634
Tennis Courts	
Chain Link Fence - 10 Ft	31,259
Chain Link Fence - 4 Ft	5,628
Light Poles	31,267
Swimming Pool - General	
Pool Pumps & Equipment Annual Allowance	6,514
Pool Resurfacing/Tile	297,038
Total for 2029 - 2030	\$478,806
Replacement Year 30-31	
Site Components - Bridges & Bulkheads	
Wood Bulkhead - East Bridge	21,964
Wood Bulkhead - OVP Pond	39,934
Wood Bulkhead - SouthWest Bridge	23,295
Wood Bulkhead - West Bridge	24,626
Clubhouse - Club Room & Kitchen	
Floor Tile - Club Room	36,840

**Double Branch CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 30-31 continued...</i>	
Floor Tile - Kitchen	1,437
Fitness Center	
Fitness Equipment Annual Allowance	4,026
Basketball Courts	
Court Resurfacing	9,957
Tennis Courts	
Court Resurfacing	25,249
Swimming Pool - General	
Pool Pumps & Equipment Annual Allowance	6,709
Pool Slide & Tower	
Shade Structures - Pool Side Tower	24,154
Total for 2030 - 2031	<u>\$218,192</u>
 Replacement Year 31-32	
Site Components - Bridges & Bulkheads	
Pedestrian Nature Walk Bridge Painting	5,529
Clubhouse - General	
Water Coolers	5,805
Fitness Center	
Asphalt Shingle Roof	26,758
Fitness Equipment Annual Allowance	4,146
Floor Tile - Lobby	17,691
Reception Desk Cabinets	3,317
Reception Desk Solid Surface Top	5,307
Refurbishment Allowance - Restrooms	53,074
Wood Flooring Refinishing - Cardio Room	2,488
Swimming Pool - General	
Pool Pumps & Equipment Annual Allowance	6,911
Pool Shade Structures	
Exterior Painting - Pavilion	5,529
Total for 2031 - 2032	<u>\$136,555</u>
 Replacement Year 32-33	
Site Components - General	
Alumnium Flag Pole	4,983

**Double Branch CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 32-33 continued...</i>	
Irrigation System Repair Allowance	4,271
Site Components - Monuments & Signage	
Entry Sign Refurbishment Allowance - Amenity	17,083
Site Components - Fencing	
Vinyl Privacy Fence - Oakleaf Village Parkway	350,087
Vinyl Privacy Fence - Plantation Oaks Blvd.	132,839
Vinyl Ranch Fence - Oakleaf Village Parkway	54,461
Vinyl Ranch Fence - Plantation Oaks Blvd. Lot	28,905
Site Components - Parking Lots	
Concrete Paver Replacement - Amenity Lot	124,145
Site Components - Bridges & Bulkheads	
Pedestrian East Bridge Painting	5,694
Pedestrian South West Bridge Painting	5,694
Pedestrian West Bridge Painting	5,694
Clubhouse - General	
Vinyl Ceiling/Trim	15,717
Clubhouse - Club Room & Kitchen	
Wood Cabinets & Stone Top - Club Room	8,542
Wood Credenza & Stone Top - Club Room	4,100
Field House	
Exterior Painting	6,264
Vinyl Ceiling/Trim	11,787
Fitness Center	
Aluminium Fence	12,300
Exterior Painting	10,250
Fitness Equipment Annual Allowance	4,271
Swimming Pool - General	
Aluminium Fence	44,075
Lane Dividers	5,182
Pool Pumps & Equipment Annual Allowance	7,118
Pool House	
Exterior Painting	9,965
Park - Fall Creek	
Gazebo Roof	6,833

Double Branch CDD
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 32-33 continued...</i>	
Vinyl Ranch Fence	18,860
Park - Natures Hammock	
Gazebo Roof	6,833
Vinyl Ranch Fence	7,927
Park - Timberfield	
Gazebo Roof	5,296
Vinyl Ranch Fence	18,928
Park - Stonebrier	
Gazebo Roof	6,833
Park - Worthington Oaks	
Gazebo Roof	6,833
Vinyl Ranch Fence	14,008
Park - Oakbrook	
Gazebo Roof	6,833
Park - Silverleaf	
Gazebo Roof	6,833
Vinyl Ranch Fence	15,512
Park - The Oaks	
Gazebo Roof	6,833
Vinyl Ranch Fence	6,833
Park - Cannons Point	
Gazebo Roof	6,833
Vinyl Ranch Fence	12,471
Total for 2032 - 2033	<u>\$1,027,929</u>
Replacement Year 33-34	
Clubhouse - General	
Interior Painting	6,745
Security Camera System Allowance	14,663
Fitness Center	
Fitness Equipment Annual Allowance	4,399
Swimming Pool - General	
Pool Pumps & Equipment Annual Allowance	7,332

**Double Branch CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 33-34 continued...</i>	
Pool Slide & Tower	
Pool Slide Tower Painting	17,596
Total for 2033 - 2034	\$50,734
Replacement Year 34-35	
Site Components - General	
Fountain Replacement Allowance - East Pond	7,552
Irrigation Pump 1	9,515
Site Components - Parking Lots	
Site Concrete Replacement Allowance	15,103
Clubhouse - General	
Exterior Trim Paint	24,769
Clubhouse - Mechanical Systems	
HVAC - Clubhouse West Wing	32,623
HVAC Unit - Club Room	13,593
Fitness Center	
Carpet Tiles - Strength Room	10,330
Fitness Equipment Annual Allowance	4,531
Swimming Pool - General	
Pool Furniture Replacement Allowance	60,412
Pool Pumps & Equipment Annual Allowance	7,552
Total for 2034 - 2035	\$185,978
Replacement Year 35-36	
Site Components - General	
Irrigation Pump 2	9,800
Field House	
Water Coolers	6,534
Fitness Center	
Fitness Equipment Annual Allowance	4,667
HVAC System	28,001
Basketball Courts	
Court Resurfacing	11,543

**Double Branch CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 35-36 continued...</i>	
Tennis Courts	
Court Resurfacing	29,270
Swimming Pool - General	
Pool Pumps & Equipment Annual Allowance	7,778
Park - Natures Hammock	
Bi-pod Swing Set - Two Bay	4,978
Play Equipment Allowance	46,668
Scoop Digger	3,267
Park - Silverleaf	
Play Equipment Allowance	62,224
Components Not Included	
Glass Display Refrigerator	3,267
Total for 2035 - 2036	\$217,997
 Replacement Year 36-37	
Site Components - Sport Field	
Asphalt Replacement (4 Phases of Replacement)	17,228
Fitness Center	
Fitness Equipment Annual Allowance	4,807
Interior Painting	8,011
Swimming Pool - General	
Pool Pumps & Equipment Annual Allowance	8,011
Park - Natures Hammock	
Park Benches -Back to Back	3,685
Picnic Table	4,166
Total for 2036 - 2037	\$45,908
 Replacement Year 37-38	
Site Components - General	
Irrigation System Repair Allowance	4,951
Site Components - Monuments & Signage	
Standing Seam Roof - Amenity Entry Feature	4,390
Club House - Roofing	
Concrete Tiles/Underlayment	187,842

**Double Branch CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 37-38 continued...</i>	
Standing Seam Metal Roof	15,843
Field House	
Concrete Tiles/Underlayment	23,448
Standing Seam Metal Roof	31,687
Fitness Center	
Fitness Equipment Annual Allowance	4,951
Swimming Pool - General	
Pool Pumps & Equipment Annual Allowance	8,252
Pool House	
Standing Seam Metal Roof	2,641
Pool Shade Structures	
Standing Seam Metal Roof - Pavilion	43,886
Pool Slide & Tower	
Standing Seam Metal Roof - Slide Tower	10,562
Park - Fall Creek	
Bi-pod Swing Set - Two Bay	5,281
Play Equipment Allowance	82,517
Park - Natures Hammock	
Fence/Gates - Dog Park	16,305
Park - Timberfield	
Bi-pod Swing Set - Two Bay	5,281
Play Equipment Allowance	49,510
Park - Stonebrier	
Bi-pod Swing Set - Two Bay	5,281
Play Equipment Allowance	49,510
Scoop Digger	3,466
Spring Rider	2,641
Park - Worthington Oaks	
Bi-pod Swing Set - Two Bay	5,281
Play Equipment Allowance	49,510
Park - Silverleaf	
Bi-pod Swing Set - Two Bay	5,281
Park - Club House	
Bi-Pod Swing Set One Bay	3,631

Double Branch CDD
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 37-38 continued...</i>	
Bi-Pod Swing Set Two Bay	5,281
Play Equipment	49,510
Scoop Digger	3,466
Spring Rider	7,922
Park - Sport Field	
Play Equipment Allowance - Playground	49,510
Scoop Digger - Playground	3,466
Spring Rider - Playground	2,641
Park - The Oaks	
Bi-pod Swing Set - Two Bay	5,281
Play Equipment Allowance	49,510
Park - Cannons Point	
Bi-pod Swing Set - Two Bay	5,281
Play Equipment Allowance	49,510
Scoop Digger	3,466
Spring Rider	2,641
Components Not Included	
Ice Machine	6,601
Total for 2037 - 2038	<u>\$866,036</u>
 Replacement Year 38-39	
Site Components - Sport Field	
Park Benches	17,679
Picnic Tables	15,299
Clubhouse - General	
Ceiling Fans - Exterior	9,519
Clubhouse - Club Room & Kitchen	
Electric Range	2,720
Refrigerator	2,040
Field House	
Park Bench	8,839
Picnic Table	4,420
Fitness Center	
Fitness Equipment Annual Allowance	5,100

**Double Branch CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 38-39 continued...</i>	
Swimming Pool - General	
Lifeguard Chairs	4,760
Pool Pumps & Equipment Annual Allowance	8,499
Pool Slide & Tower	
Pool Slide Refurbishment Allowance	27,198
Park - Fall Creek	
Park Benches -Back to Back	3,910
Picnic Table	4,420
Park - Timberfield	
Park Benches -Back to Back	3,910
Picnic Table	4,420
Park - Stonebrier	
Picnic Table	4,420
Park - Worthington Oaks	
Park Benches -Back to Back	3,910
Picnic Table	4,420
Park - Oakbrook	
Park Bench	2,210
Picnic Table	2,210
Park - Silverleaf	
Picnic Table	4,420
Park - Club House	
Park Benches	17,679
Park - The Oaks	
Park Benches	2,210
Picnic Table	4,420
Park - Cannons Point	
Park Benches -Back to Back	3,910
Picnic Table	4,420
Total for 2038 - 2039	\$176,955
Replacement Year 39-40	
Site Components - Monuments & Signage	
Entry Sign Refurbishment - Cannons Point	6,653

**Double Branch CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 39-40 continued...</i>	
Entry Sign Refurbishment - Fall Creek	6,653
Entry Sign Refurbishment - Natures Hammock	6,653
Entry Sign Refurbishment - Oakleaf	27,488
Entry Sign Refurbishment - Silverleaf	6,653
Entry Sign Refurbishment - The Oaks	6,653
Entry Sign Refurbishment - Timberfield	6,653
Refurbishment Allowance - Brick Columns	9,455
Fitness Center	
Fitness Equipment Annual Allowance	5,253
Swimming Pool - General	
Pool Lift	11,205
Pool Pumps & Equipment Annual Allowance	8,754
Park - Stonebrier	
Park Benches -Back to Back	4,027
Park - Silverleaf	
Park Benches -Back to Back	4,027
Total for 2039 - 2040	<u>\$110,129</u>
Replacement Year 40-41	
Site Components - Parking Lots	
Asphalt Mill/Overlay - P.O.B. Lot (New)	64,759
Clubhouse - Club Room & Kitchen	
Vinyl Flooring - Offices	3,787
Fitness Center	
Fitness Equipment Annual Allowance	5,410
Basketball Courts	
Court Resurfacing	13,381
Tennis Courts	
Court Resurfacing	33,932
Swimming Pool - General	
Pool Pumps & Equipment Annual Allowance	9,017
Park - Natures Hammock	
Plastic Play Surface Border	10,604

**Double Branch CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 40-41 continued...</i>	
Park - Cannons Point	
Crescent Climber	5,049
Total for 2040 - 2041	\$145,940
Replacement Year 41-42	
Site Components - Sport Field	
Outdoor Fitness Equip. Allowance	49,037
Clubhouse - General	
Interior Painting	8,544
Fitness Center	
Fitness Equipment Annual Allowance	5,572
Wood Flooring Refinishing - Cardio Room	3,343
Swimming Pool - General	
Pool Pumps & Equipment Annual Allowance	9,287
Pool Shade Structures	
Exterior Painting - Pavilion	7,430
Total for 2041 - 2042	\$83,215
Replacement Year 42-43	
Site Components - General	
Fountain Replacement Allowance - East Pond	9,566
Irrigation System Repair Allowance	5,740
Site Components - Monuments & Signage	
Entry Sign Refurbishment Allowance - Amenity	22,958
Clubhouse - General	
Brick Tuck Point & Seal Allowance	29,655
Clubhouse - Club Room & Kitchen	
Furniture Allowance - Club Room	5,740
Field House	
Exterior Painting	8,418
Refurbishment Allowance - Restrooms	34,438
Fitness Center	
Exterior Painting	13,775

**Double Branch CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 42-43 continued...</i>	
Fitness Equipment Annual Allowance	5,740
Swimming Pool - General	
Lane Dividers	6,964
Pool Furniture Replacement Allowance	76,528
Pool Pumps & Equipment Annual Allowance	9,566
Pool House	
Asphalt Shingles	15,153
Exterior Painting	13,392
Refurbishment Allowance - Restrooms	11,862
Park - Fall Creek	
Plastic Play Surface Border	11,651
Park - Timberfield	
Plastic Play Surface Border	13,259
Park - Stonebrier	
Plastic Play Surface Border	10,446
Park - Worthington Oaks	
Plastic Play Surface Border	12,455
Park - Silverleaf	
Plastic Play Surface Border	10,044
Park - The Oaks	
Plastic Play Surface Border	10,446
Park - Cannons Point	
Plastic Play Surface Border	12,455
Total for 2042 - 2043	<u>\$350,250</u>
 Replacement Year 43-44	
Site Components - Bridges & Bulkheads	
Pedestrian Nature Walk Bridge Painting	7,882
Clubhouse - General	
Security Camera System Allowance	19,706
Water Coolers	8,277
Fitness Center	
Coffee Bar Cabinets & Top	3,941

**Double Branch CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 43-44 continued...</i>	
Fitness Equipment Annual Allowance	5,912
Water Cooler - ADA Bi-Level	11,824
Swimming Pool - General	
Pool Pumps & Equipment Annual Allowance	9,853
Pool Slide & Tower	
Pool Slide Tower Painting	23,647
Total for 2043 - 2044	\$91,042
 Replacement Year 44-45	
Site Components - Parking Lots	
Site Concrete Replacement Allowance	20,297
Site Components - Bridges & Bulkheads	
Pedestrian East Bridge Painting	8,119
Pedestrian South West Bridge Painting	8,119
Pedestrian West Bridge Painting	8,119
Site Components - Sport Field	
Asphalt Replacement (4 Phases of Replacement)	21,824
Clubhouse - General	
Access Control Panel	7,713
Office Furniture Allowance	2,030
Fitness Center	
Carpet Tiles - Strength Room	13,883
Fitness Equipment Annual Allowance	6,089
Interior Painting	10,149
Basketball Courts	
Basketball Poles & Goals	14,614
Swimming Pool - General	
Pool Pumps & Equipment Annual Allowance	10,149
Pool Resurfacing/Tile	462,776
Total for 2044 - 2045	\$593,879
 Replacement Year 45-46	
Fitness Center	
Fitness Equipment Annual Allowance	6,272

**Double Branch CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 45-46 continued...</i>	
Basketball Courts	
Court Resurfacing	15,512
Tennis Courts	
Court Resurfacing	39,337
Swimming Pool - General	
Pool Play Equipment Allowance	73,171
Pool Pumps & Equipment Annual Allowance	10,453
Pool Slide & Tower	
Shade Structures - Pool Side Tower	37,631
Total for 2045 - 2046	\$182,376
 Replacement Year 46-47	
Site Components - General	
Irrigation Pump 1	13,566
Site Components - Parking Lots	
Asphalt Mil/Overlay - Amenity Lot	213,567
Asphalt Mill/Overlay - P.O.B. Lot	154,652
Site Components - Sport Field	
Decorative Light Poles	73,644
Light Bollards	12,920
Clubhouse - General	
Exterior Trim Paint	35,315
Clubhouse - Mechanical Systems	
HVAC - Clubhouse West Wing	46,512
HVAC Unit - Club Room	19,380
Fitness Center	
Fitness Equipment Annual Allowance	6,460
Tennis Courts	
Shade Structures	16,796
Swimming Pool - General	
Pool Pumps & Equipment Annual Allowance	10,767
Total for 2046 - 2047	\$603,578

**Double Branch CDD
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 47-48	
Site Components - General	
Irrigation Pump 2	13,973
Irrigation System Repair Allowance	6,654
Site Components - Parking Lots	
Dumpster Enclosure Gates	8,872
Clubhouse - General	
Wood Pergola - Ext Porch	24,841
Clubhouse - Club Room & Kitchen	
Wood Cabinet & Laminate Top - Kitchen	15,592
Fitness Center	
Fitness Equipment Annual Allowance	6,654
HVAC System	39,923
Swimming Pool - General	
Lane Divider Reel	4,303
Pool Pumps & Equipment Annual Allowance	11,090
Pool Shade Structures	
Wood Pergola Replacement	79,491
Components Not Included	
Glass Display Refrigerator	4,658
Total for 2047 - 2048	\$216,048
Replacement Year 48-49	
Clubhouse - Locker Rooms	
Refurbishment Allowance	263,170
Fitness Center	
Fitness Equipment Annual Allowance	6,853
Swimming Pool - General	
Pool Pumps & Equipment Annual Allowance	11,422
Pool Slide & Tower	
Pool Slide Refurbishment Allowance	36,551
Total for 2048 - 2049	\$317,998
Replacement Year 49-50	
Site Components - Monuments & Signage	
Entry Sign Refurbishment - Cannons Point	8,941

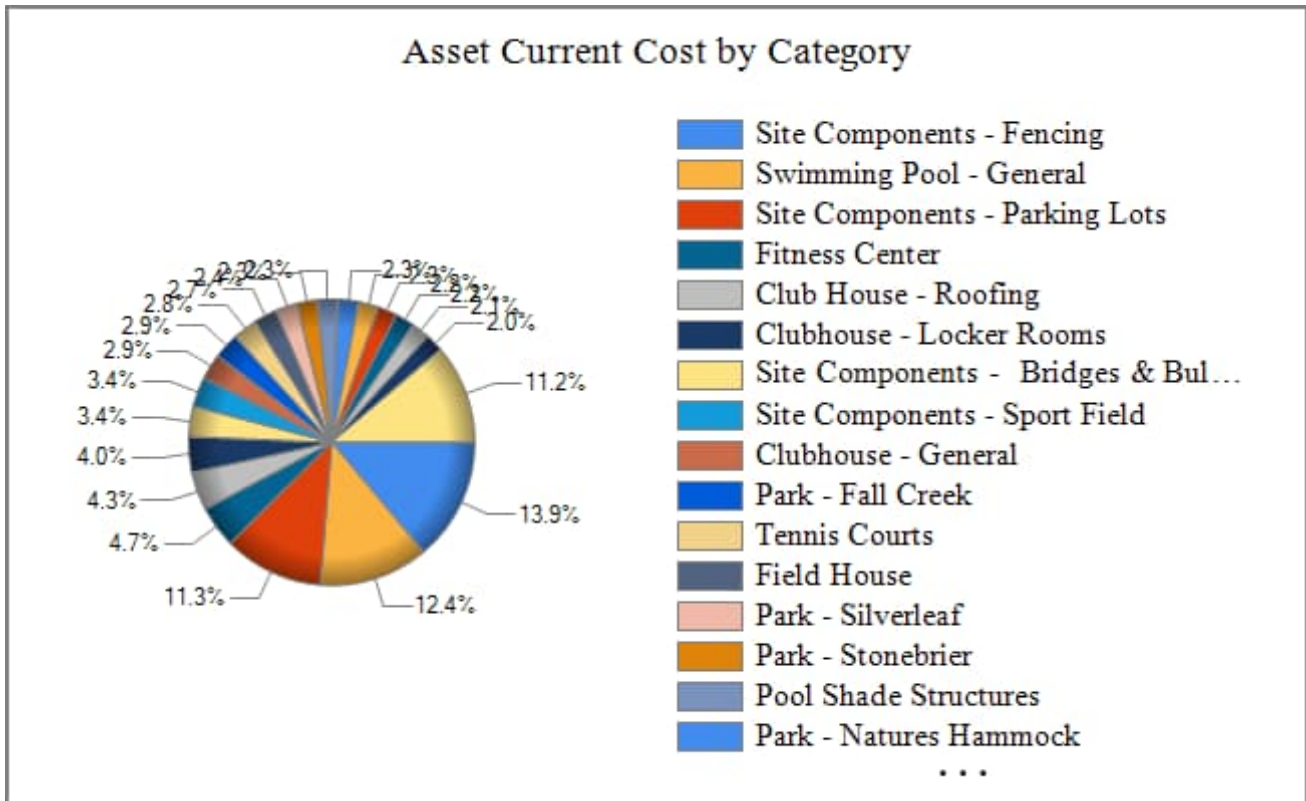
**Double Branch CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 49-50 continued...</i>	
Entry Sign Refurbishment - Fall Creek	8,941
Entry Sign Refurbishment - Natures Hammock	8,941
Entry Sign Refurbishment - Oakleaf	36,942
Entry Sign Refurbishment - Silverleaf	8,941
Entry Sign Refurbishment - The Oaks	8,941
Entry Sign Refurbishment - Timberfield	8,941
Refurbishment Allowance - Brick Columns	12,706
Clubhouse - General	
Interior Painting	10,824
Fitness Center	
Fitness Equipment Annual Allowance	7,059
Swimming Pool - General	
Pool Pumps & Equipment Annual Allowance	11,765
Total for 2049 - 2050	<u>\$132,944</u>
 Replacement Year 50-51	
Site Components - General	
Fountain Replacement Allowance - East Pond	12,118
Clubhouse - Club Room & Kitchen	
Electric Range	3,878
Floor Tile - Club Room	66,537
Floor Tile - Kitchen	2,596
Refrigerator	2,908
Field House	
Water Coolers	10,179
Fitness Center	
Fitness Equipment Annual Allowance	7,271
Basketball Courts	
Court Resurfacing	17,983
Tennis Courts	
Court Resurfacing	45,602
Swimming Pool - General	
Pool Furniture Replacement Allowance	96,944
Pool Pumps & Equipment Annual Allowance	12,118

**Double Branch CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 50-51 continued...</i>	
Park - Natures Hammock	
Bi-pod Swing Set - Two Bay	7,755
Play Equipment Allowance	72,708
Scoop Digger	5,090
Park - Silverleaf	
Play Equipment Allowance	96,944
Total for 2050 - 2051	\$460,630
 Replacement Year 51-52	
Fitness Center	
Asphalt Shingle Roof	48,328
Fitness Equipment Annual Allowance	7,489
Floor Tile - Lobby	31,953
Reception Desk Cabinets	5,991
Reception Desk Solid Surface Top	9,586
Refurbishment Allowance - Restrooms	95,858
Wood Flooring Refinishing - Cardio Room	4,493
Basketball Courts	
Chain Link Fence	30,722
Swimming Pool - General	
Pool Pumps & Equipment Annual Allowance	12,481
Pool Shade Structures	
Exterior Painting - Pavilion	9,985
Total for 2051 - 2052	\$256,886

Double Branch CDD
Orange Park, Florida
Asset Current Cost by Category



Double Branch CDD Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Site Components - General								
Alumnum Flag Pole	2003	32-33	30	0	10	1 Each	3,500.00	3,500
Fountain Replacement Allowance - East Pond	2019	26-27	8	0	4	1 Each	5,000.00	5,000
Irrigation Pump 1	2003	22-23	12	0	0	15 HP	420.00	6,300
Irrigation Pump 2	2003	23-24	12	9	1	15 HP	420.00	6,300
Irrigation System Repair Allowance	2015	22-23	5	0	0	1 Lump Sum	3,000.00	3,000
Site Components - General - Total								<u>\$24,100</u>
Site Components - Monuments & Signage								
Entry Sign Refurbishment - Cannons Point	2020	29-30	10	0	7	1 Lump Sum	3,800.00	3,800
Entry Sign Refurbishment - Fall Creek	2020	29-30	10	0	7	1 Lump Sum	3,800.00	3,800
Entry Sign Refurbishment - Natures Hammo.	2020	29-30	10	0	7	1 Lump Sum	3,800.00	3,800
Entry Sign Refurbishment - Oakleaf	2020	29-30	10	0	7	1 Lump Sum	15,700.00	15,700
Entry Sign Refurbishment - Silverleaf	2020	29-30	10	0	7	1 Lump Sum	3,800.00	3,800
Entry Sign Refurbishment - The Oaks	2020	29-30	10	0	7	1 Each	3,800.00	3,800
Entry Sign Refurbishment - Timberfield	2020	29-30	10	0	7	1 Lump Sum	3,800.00	3,800
Entry Sign Refurbishment Allowance - Ame..	2003	22-23	10	0	0	1 Lump Sum	12,000.00	12,000
Refurbishment Allowance - Brick Columns	2020	29-30	10	0	7	1 Lump Sum	5,400.00	5,400
Standing Seam Roof - Amenity Entry Feature	2003	37-38	35	0	15	140 Square Feet	19.00	2,660
Site Components - Monuments & Signage - Total								<u>\$58,560</u>
Site Components - Fencing								
Vinyl Privacy Fence - Oakleaf Village Park..	2003	32-33	30	0	10	6,831 Linear Feet	36.00	245,916
Vinyl Privacy Fence - Plantation Oaks Blvd.	2003	32-33	30	0	10	2,592 Linear Feet	36.00	93,312
Vinyl Ranch Fence - Oakleaf Village Parkw..	2003	32-33	30	0	10	1,594 Linear Feet	24.00	38,256
Vinyl Ranch Fence - Plantation Oaks Blvd. ..	2003	32-33	30	0	10	846 Linear Feet	24.00	20,304
Site Components - Fencing - Total								<u>\$397,788</u>
Site Components - Parking Lots								
Asphalt Mil/Overlay - Amenity Lot	2003	26-27	20	4	4	5,800 Square Yards	17.10	99,180
Asphalt Mill/Overlay - P.O.B. Lot	2003	26-27	20	4	4	4,200 Square Yards	17.10	71,820
Asphalt Mill/Overlay - P.O.B. Lot (New)	2021	40-41	20	0	18	2,100 Square Yards	17.10	35,910
Concrete Paver Replacement - Amenity Lot	2003	32-33	30	0	10	10,700 Square Feet	8.15	87,205
Decorative Light Poles - Amenity Lot	2003	27-28	25	0	5	8 Each	1,800.00	14,400
Dumpster Enclosure Gates	2003	27-28	20	5	5	2 Each	2,000.00	4,000
Site Concrete Replacement Allowance	2015	24-25	10	0	2	1 Lump Sum	10,000.00	10,000
Site Components - Parking Lots - Total								<u>\$322,515</u>
Site Components - Bridges & Bulkheads								
Pedestrian East Bridge Painting	2021	32-33	12	0	10	1 Lump Sum	4,000.00	4,000
Pedestrian Nature Walk Bridge Painting	2020	31-32	12	0	9	1 Lump Sum	4,000.00	4,000
Pedestrian South West Bridge Painting	2021	32-33	12	0	10	1 Lump Sum	4,000.00	4,000
Pedestrian West Bridge Painting	2021	32-33	12	0	10	1 Lump Sum	4,000.00	4,000
Wood Bulkhead - East Bridge	2003	30-31	28	0	8	132 Linear Feet	124.00	16,368
Wood Bulkhead - OVP Pond	2003	30-31	28	0	8	240 Linear Feet	124.00	29,760

Double Branch CDD Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Site Components - Bridges & Bulkheads continued...</i>								
Wood Bulkhead - SouthWest Bridge	2003	30-31	28	0	8	140 Linear Feet	124.00	17,360
Wood Bulkhead - West Bridge	2003	30-31	28	0	8	148 Linear Feet	124.00	<u>18,352</u>
Site Components - Bridges & Bulkheads - Total								\$97,840
Site Components - Sport Field								
Asphalt Replacement (4 Phases of Replace..	2021	28-29	8	0	6	448 Square Yards	24.00	10,752
Decorative Light Poles	2003	24-25	22	0	2	19 Each	1,800.00	34,200
Light Bollards	2003	24-25	22	0	2	10 Each	600.00	6,000
Outdoor Fitness Equip. Allowance	2017	41-42	25	0	19	12 Units	2,200.00	26,400
Park Benches	2003	22-23	16	3	0	8 Each	1,300.00	10,400
Picnic Tables	2003	22-23	16	3	0	5 Each	1,800.00	<u>9,000</u>
Site Components - Sport Field - Total								\$96,752
Clubhouse - General								
Access Control Panel	2015	29-30	15	0	7	1 Lump Sum	3,800.00	3,800
Brick Tuck Point & Seal Allowance	2003	22-23	20	0	0	2,500 Stalls	6.20	15,500
Ceiling Fans - Exterior	2003	22-23	16	0	0	14 Each	400.00	5,600
Exterior Trim Paint	2003	22-23	12	0	0	1 Lump Sum	16,400.00	16,400
Interior Painting	2015	25-26	8	3	3	1 Lump Sum	4,600.00	4,600
Office Furniture Allowance	2003	24-25	20	2	2	1 Lump Sum	1,000.00	1,000
Security Camera System Allowance	2010	23-24	10	4	1	1 Lump Sum	10,000.00	10,000
Vinyl Ceiling/Trim	2003	32-33	30	0	10	1,600 Square Feet	6.90	11,040
Water Coolers	2020	31-32	12	0	9	2 Each	2,100.00	4,200
Wood Pergola - Ext Porch	2003	27-28	20	5	5	400 Square Feet	28.00	<u>11,200</u>
Clubhouse - General - Total								\$83,340
Club House - Roofing								
Concrete Tiles/Underlayment	2003	37-38	35	0	15	9,485 Square Feet	12.00	113,820
Standing Seam Metal Roof	2003	37-38	35	0	15	600 Square Feet	16.00	<u>9,600</u>
Club House - Roofing - Total								\$123,420
Clubhouse - Locker Rooms								
Refurbishment Allowance	2003	28-29	20	6	6	2,400 Square Feet	48.00	<u>115,200</u>
Clubhouse - Locker Rooms - Total								\$115,200
Clubhouse - Club Room & Kitchen								
Electric Range	2003	26-27	12	12	4	1 Each	1,600.00	1,600
Floor Tile - Club Room	2003	30-31	20	8	8	1,961 Square Feet	14.00	27,454
Floor Tile - Kitchen	2003	30-31	20	8	8	84 Square Feet	12.75	1,071
Furniture Allowance - Club Room	2003	22-23	20	0	0	1 Lump Sum	3,000.00	3,000
Refrigerator	2003	26-27	12	12	4	1 Each	1,200.00	1,200
Vinyl Flooring - Offices	2021	40-41	20	0	18	300 Square Feet	7.00	2,100
Wood Cabinet & Laminate Top - Kitchen	2003	27-28	20	5	5	38 Linear Feet	185.00	7,030
Wood Cabinets & Stone Top - Club Room	2003	32-33	25	5	10	20 Linear Feet	300.00	6,000

Double Branch CDD Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Clubhouse - Club Room & Kitchen continued...</i>								
Wood Credenza & Stone Top - Club Room	2003	32-33	25	5	10	12 Linear Feet	240.00	<u>2,880</u>
Clubhouse - Club Room & Kitchen - Total								\$52,335
Clubhouse - Mechanical Systems								
HVAC - Clubhouse West Wing	2003	22-23	12	0	0	12 Tons	1,800.00	21,600
HVAC Unit - Club Room	2003	22-23	12	0	0	5 Tons	1,800.00	<u>9,000</u>
Clubhouse - Mechanical Systems - Total								\$30,600
Field House								
Concrete Tiles/Underlayment	2003	37-38	35	0	15	1,184 Square Feet	12.00	14,208
Exterior Painting	2003	22-23	10	7	0	2,200 Square Feet	2.00	4,400
Park Bench	2003	23-24	15	6	1	4 Each	1,300.00	5,200
Picnic Table	2003	23-24	15	6	1	2 Each	1,300.00	2,600
Refurbishment Allowance - Restrooms	2003	22-23	20	-3	0	1 Lump Sum	18,000.00	18,000
Standing Seam Metal Roof	2003	37-38	35	0	15	1,200 Square Feet	16.00	19,200
Vinyl Ceiling/Trim	2003	32-33	30	0	10	1,200 Square Feet	6.90	8,280
Water Coolers	2021	35-36	15	0	13	2 Each	2,100.00	<u>4,200</u>
Field House - Total								\$76,088
Fitness Center								
Aluminium Fence	2003	32-33	30	0	10	240 Linear Feet	36.00	8,640
Asphalt Shingle Roof	2012	31-32	20	0	9	44 Squares	440.00	19,360
Carpet Tiles - Strength Room	2012	24-25	10	3	2	180 Square Yards	38.00	6,840
Coffee Bar Cabinets & Top	2012	27-28	16	0	5	1 Lump Sum	2,000.00	2,000
Exterior Painting	2012	22-23	10	0	0	3,600 Square Feet	2.00	7,200
Fitness Equipment Annual Allowance	2015	22-23	1	0	0	1 Lump Sum	3,000.00	3,000
Floor Tile - Lobby	2012	31-32	20	0	9	800 Square Feet	16.00	12,800
HVAC System	2012	23-24	12	0	1	10 Tons	1,800.00	18,000
Interior Painting	2021	28-29	8	0	6	1 Lump Sum	5,000.00	5,000
Reception Desk Cabinets	2012	31-32	20	0	9	10 Linear Feet	240.00	2,400
Reception Desk Solid Surface Top	2012	31-32	20	0	9	24 Linear Feet	160.00	3,840
Refurbishment Allowance - Restrooms	2012	31-32	20	0	9	600 Square Feet	64.00	38,400
Water Cooler - ADA Bi-Level	2012	28-29	15	2	6	1 Each	6,000.00	6,000
Wood Flooring Refinishing - Cardio Room	2012	31-32	10	10	9	900 Square Feet	2.00	<u>1,800</u>
Fitness Center - Total								\$135,280
Basketball Courts								
Basketball Poles & Goals	2003	29-30	15	12	7	4 Each	1,800.00	7,200
Chain Link Fence	2003	29-30	22	5	7	397 Linear Feet	31.00	12,307
Court Resurfacing	2021	25-26	5	0	3	1,060 Square Yards	7.00	7,420
Light Poles	2003	29-30	25	2	7	4 Each	3,000.00	<u>12,000</u>
Basketball Courts - Total								\$38,927

Double Branch CDD Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Tennis Courts								
Chain Link Fence - 10 Ft	2003	29-30	24	3	7	774 Linear Feet	31.00	23,994
Chain Link Fence - 4 Ft	2003	29-30	24	3	7	240 Linear Feet	18.00	4,320
Court Resurfacing	2021	25-26	5	0	3	2,688 Square Yards	7.00	18,816
Light Poles	2003	29-30	25	2	7	8 Each	3,000.00	24,000
Shade Structures	2003	24-25	22	0	2	2 Each	3,900.00	7,800
Tennis Courts - Total								<u>\$78,930</u>
Swimming Pool - General								
Aluminium Fence	2003	32-33	30	0	10	860 Linear Feet	36.00	30,960
Lane Divider Reel	2003	27-28	20	5	5	1 Each	1,940.00	1,940
Lane Dividers	2003	22-23	10	6	0	7 Lanes	520.00	3,640
Lifeguard Chairs	2003	23-24	15	6	1	2 Each	1,400.00	2,800
Pool Furniture Replacement Allowance	2019	26-27	8	0	4	1 Lump Sum	40,000.00	40,000
Pool Lift	2003	24-25	15	7	2	2 Each	3,200.00	6,400
Pool Play Equipment Allowance	2003	25-26	20	3	3	1 Lump Sum	35,000.00	35,000
Pool Pumps & Equipment Annual Allowance	2015	22-23	1	0	0	1 Lump Sum	5,000.00	5,000
Pool Resurfacing/Tile	2015	29-30	15	0	7	1 Lump Sum	228,000.00	228,000
Swimming Pool - General - Total								<u>\$353,740</u>
Pool House								
Asphalt Shingles	2003	22-23	20	0	0	18 Squares	440.00	7,920
Exterior Painting	2012	22-23	10	0	0	3,500 Square Feet	2.00	7,000
Refurbishment Allowance - Restrooms	2003	22-23	20	0	0	1 Lump Sum	6,200.00	6,200
Standing Seam Metal Roof	2003	37-38	35	0	15	100 Square Feet	16.00	1,600
Pool House - Total								<u>\$22,720</u>
Pool Shade Structures								
Exterior Painting - Pavilion	2022	31-32	10	0	9	1 Lump Sum	4,000.00	4,000
Standing Seam Metal Roof - Pavilion	2003	37-38	35	0	15	1,662 Square Feet	16.00	26,592
Wood Pergola Replacement	2003	27-28	20	5	5	1,280 Square Feet	28.00	35,840
Pool Shade Structures - Total								<u>\$66,432</u>
Pool Slide & Tower								
Aluminium Railings - Pool Slide Tower	2003	27-28	25	0	5	160 Linear Feet	64.00	10,240
Pool Slide Refurbishment Allowance	2019	28-29	10	0	6	1 Lump Sum	16,000.00	16,000
Pool Slide Tower Painting	2010	23-24	10	4	1	1 Lump Sum	12,000.00	12,000
Shade Structures - Pool Side Tower	2016	30-31	15	0	8	1 Lump Sum	18,000.00	18,000
Standing Seam Metal Roof - Slide Tower	2003	37-38	35	0	15	400 Square Feet	16.00	6,400
Pool Slide & Tower - Total								<u>\$62,640</u>
Park - Fall Creek								
Bi-pod Swing Set - Two Bay	2003	22-23	15	0	0	1 Each	3,200.00	3,200
Gazebo Roof	2003	32-33	30	0	10	600 Square Feet	8.00	4,800
Park Benches -Back to Back	2003	22-23	16	-4	0	1 Each	2,300.00	2,300

Double Branch CDD Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Park - Fall Creek continued...</i>								
Picnic Table	2003	22-23	16	3	0	2 Each	1,300.00	2,600
Plastic Play Surface Border	2003	22-23	20	0	0	290 Linear Feet	21.00	6,090
Play Equipment Allowance	2003	22-23	15	5	0	1 Lump Sum	50,000.00	50,000
Vinyl Ranch Fence	2003	32-33	30	0	10	552 Linear Feet	24.00	<u>13,248</u>
Park - Fall Creek - Total								\$82,238
Park - Natures Hammock								
Bi-pod Swing Set - Two Bay	2021	35-36	15	0	13	1 Each	3,200.00	3,200
Fence/Gates - Dog Park	2020	37-38	18	0	15	380 Linear Feet	26.00	9,880
Gazebo Roof	2003	32-33	30	0	10	600 Square Feet	8.00	4,800
Park Benches -Back to Back	2021	36-37	16	0	14	Each	2,300.00	2,300
Picnic Table	2021	36-37	16	0	14	2 Each	1,300.00	2,600
Plastic Play Surface Border	2021	40-41	20	0	18	280 Linear Feet	21.00	5,880
Play Equipment Allowance	2021	35-36	15	0	13	1 Lump Sum	30,000.00	30,000
Scoop Digger	2021	35-36	15	0	13	1 Each	2,100.00	2,100
Vinyl Ranch Fence	2003	32-33	30	0	10	232 Linear Feet	24.00	<u>5,568</u>
Park - Natures Hammock - Total								\$66,328
Park - Timberfield								
Bi-pod Swing Set - Two Bay	2003	22-23	15	0	0	1 Each	3,200.00	3,200
Gazebo Roof	2003	32-33	30	0	10	600 Square Feet	6.20	3,720
Park Benches -Back to Back	2003	22-23	16	4	0	Each	2,300.00	2,300
Picnic Table	2003	22-23	16	3	0	2 Each	1,300.00	2,600
Plastic Play Surface Border	2003	22-23	20	0	0	330 Linear Feet	21.00	6,930
Play Equipment Allowance	2003	22-23	15	5	0	1 Lump Sum	30,000.00	30,000
Vinyl Ranch Fence	2003	32-33	30	0	10	554 Linear Feet	24.00	<u>13,296</u>
Park - Timberfield - Total								\$62,046
Park - Stonebrier								
Bi-pod Swing Set - Two Bay	2003	22-23	15	0	0	1 Each	3,200.00	3,200
Gazebo Roof	2003	32-33	30	0	10	600 Square Feet	8.00	4,800
Park Benches -Back to Back	2003	23-24	16	5	1	Each	2,300.00	2,300
Picnic Table	2003	22-23	16	3	0	2 Each	1,300.00	2,600
Plastic Play Surface Border	2003	22-23	20	0	0	260 Linear Feet	21.00	5,460
Play Equipment Allowance	2003	22-23	15	5	0	1 Lump Sum	30,000.00	30,000
Scoop Digger	2003	22-23	15	3	0	1 Each	2,100.00	2,100
Spring Rider	2003	22-23	15	3	0	1 Each	1,600.00	1,600
Vinyl Ranch Fence	2003	27-28	30	-5	5	606 Linear Feet	24.00	<u>14,544</u>
Park - Stonebrier - Total								\$66,604
Park - Worthington Oaks								
Bi-pod Swing Set - Two Bay	2003	22-23	15	0	0	1 Each	3,200.00	3,200
Gazebo Roof	2003	32-33	30	0	10	600 Square Feet	8.00	4,800
Park Benches -Back to Back	2003	22-23	16	3	0	1 Each	2,300.00	2,300

Double Branch CDD Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Park - Worthington Oaks continued...</i>								
Picnic Table	2003	22-23	16	3	0	2 Each	1,300.00	2,600
Plastic Play Surface Border	2003	22-23	20	0	0	310 Linear Feet	21.00	6,510
Play Equipment Allowance	2003	22-23	15	5	0	1 Lump Sum	30,000.00	30,000
Vinyl Ranch Fence	2003	32-33	30	0	10	410 Linear Feet	24.00	<u>9,840</u>
Park - Worthington Oaks - Total								\$59,250
Park - Oakbrook								
Gazebo Roof	2003	32-33	30	0	10	600 Square Feet	8.00	4,800
Park Bench	2003	22-23	16	0	0	1 Each	1,300.00	1,300
Picnic Table	2003	22-23	16	2	0	1 Each	1,300.00	<u>1,300</u>
Park - Oakbrook - Total								\$7,400
Park - Silverleaf								
Bi-pod Swing Set - Two Bay	2003	22-23	15	0	0	1 Each	3,200.00	3,200
Gazebo Roof	2003	32-33	30	0	10	600 Square Feet	8.00	4,800
Park Benches -Back to Back	2003	23-24	16	5	1	1 Each	2,300.00	2,300
Picnic Table	2003	22-23	16	3	0	2 Each	1,300.00	2,600
Plastic Play Surface Border	2003	22-23	20	0	0	250 Linear Feet	21.00	5,250
Play Equipment Allowance	2021	35-36	15	0	13	1 Lump Sum	40,000.00	40,000
Vinyl Ranch Fence	2003	32-33	30	0	10	454 Linear Feet	24.00	<u>10,896</u>
Park - Silverleaf - Total								\$69,046
Park - Club House								
Bi-Pod Swing Set One Bay	2003	22-23	15	0	0	1 Each	2,200.00	2,200
Bi-Pod Swing Set Two Bay	2003	22-23	15	0	0	1 Each	3,200.00	3,200
Park Benches	2003	22-23	16	3	0	8 Each	1,300.00	10,400
Play Equipment	2003	22-23	15	5	0	1 Lump Sum	30,000.00	30,000
Scoop Digger	2003	22-23	15	3	0	1 Each	2,100.00	2,100
Spring Rider	2003	22-23	15	3	0	3 Each	1,600.00	<u>4,800</u>
Park - Club House - Total								\$52,700
Park - Sport Field								
Play Equipment Allowance - Playground	2003	22-23	15	5	0	1 Lump Sum	30,000.00	30,000
Scoop Digger - Playground	2003	22-23	15	3	0	1 Each	2,100.00	2,100
Spring Rider - Playground	2003	22-23	15	3	0	1 Each	1,600.00	<u>1,600</u>
Park - Sport Field - Total								\$33,700
Park - The Oaks								
Bi-pod Swing Set - Two Bay	2003	22-23	15	0	0	1 Each	3,200.00	3,200
Gazebo Roof	2003	32-33	30	0	10	600 Square Feet	8.00	4,800
Park Benches	2003	22-23	16	1	0	1 Each	1,300.00	1,300
Picnic Table	2003	22-23	16	2	0	2 Each	1,300.00	2,600
Plastic Play Surface Border	2003	22-23	20	0	0	260 Linear Feet	21.00	5,460
Play Equipment Allowance	2003	22-23	15	3	0	1 Lump Sum	30,000.00	30,000

Double Branch CDD Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Park - The Oaks continued...</i>								
Vinyl Ranch Fence	2003	32-33	30	0	10	200 Linear Feet	24.00	<u>4,800</u>
Park - The Oaks - Total								\$52,160
Park - Cannons Point								
Bi-pod Swing Set - Two Bay	2003	22-23	15	0	0	1 Each	3,200.00	3,200
Crescent Climber	2003	22-23	18	0	0	1 Each	2,800.00	2,800
Gazebo Roof	2003	32-33	30	0	10	600 Square Feet	8.00	4,800
Park Benches -Back to Back	2003	22-23	16	-4	0	Each	2,300.00	2,300
Picnic Table	2003	22-23	16	3	0	2 Each	1,300.00	2,600
Plastic Play Surface Border	2003	22-23	20	0	0	310 Linear Feet	21.00	6,510
Play Equipment Allowance	2003	22-23	15	5	0	1 Lump Sum	30,000.00	30,000
Scoop Digger	2003	22-23	15	3	0	1 Each	2,100.00	2,100
Spring Rider	2003	22-23	15	3	0	1 Each	1,600.00	1,600
Vinyl Ranch Fence	2003	32-33	30	0	10	365 Linear Feet	24.00	<u>8,760</u>
Park - Cannons Point - Total								\$64,670
Operating Expense								
Ice Machine - Club Romm								<i>Unfunded</i>
Metal Trash Cans								<i>Unfunded</i>
Wood Repair/Painting - Pool Pergola								<i>Unfunded</i>
Operating Expense - Total								
Components Not Included								
Cardio Room Wood Floor Replacement								<i>Unfunded</i>
Glass Display Refrigerator	2010	23-24	12	2	1	1 Each	2,100.00	2,100
Ice Machine	2003	22-23	15	2	0	1 Each	4,000.00	4,000
Pool Slide Replacement								<i>Unfunded</i>
Components Not Included - Total								<u>\$6,100</u>
Total Asset Summary								<u>\$2,859,449</u>

Double Branch CDD Component Detail Index

Asset ID	Description	Replacement	Page
Site Components - General			
1173	Alumnum Flag Pole	32-33	5-15
1172	Fountain Replacement Allowance - East Pond	26-27	5-15
1170	Irrigation Pump 1	22-23	5-15
1171	Irrigation Pump 2	23-24	5-15
1169	Irrigation System Repair Allowance	22-23	5-16
Site Components - Monuments & Signage			
1193	Entry Sign Refurbishment - Cannons Point	29-30	5-17
1191	Entry Sign Refurbishment - Fall Creek	29-30	5-17
1192	Entry Sign Refurbishment - Natures Hammock	29-30	5-17
1190	Entry Sign Refurbishment - Oakleaf	29-30	5-18
1194	Entry Sign Refurbishment - Silverleaf	29-30	5-18
1189	Entry Sign Refurbishment - The Oaks	29-30	5-18
1195	Entry Sign Refurbishment - Timberfield	29-30	5-19
1198	Entry Sign Refurbishment Allowance - Amenity	22-23	5-19
1196	Refurbishment Allowance - Brick Columns	29-30	5-19
1197	Standing Seam Roof - Amenity Entry Feature	37-38	5-20
Site Components - Fencing			
1062	Vinyl Privacy Fence - Oakleaf Village Parkway	32-33	5-21
1060	Vinyl Privacy Fence - Plantation Oaks Blvd.	32-33	5-21
1059	Vinyl Ranch Fence - Oakleaf Village Parkway	32-33	5-21
1061	Vinyl Ranch Fence - Plantation Oaks Blvd. Lot	32-33	5-22
Site Components - Parking Lots			
1001	Asphalt Mill/Overlay - Amenity Lot	26-27	5-23
1002	Asphalt Mill/Overlay - P.O.B. Lot	26-27	5-23
1002	Asphalt Mill/Overlay - P.O.B. Lot (New)	40-41	5-23
1004	Concrete Paver Replacement - Amenity Lot	32-33	5-24
1005	Decorative Light Poles - Amenity Lot	27-28	5-24
1006	Dumpster Enclosure Gates	27-28	5-25
1003	Site Concrete Replacement Allowance	24-25	5-25
Site Components - Bridges & Bulkheads			
1174	Pedestrian East Bridge Painting	32-33	5-26
1174	Pedestrian Nature Walk Bridge Painting	31-32	5-26
1176	Pedestrian South West Bridge Painting	32-33	5-26

Double Branch CDD Component Detail Index

Asset ID	Description	Replacement	Page
<i>Site Components - Bridges & Bulkheads Continued...</i>			
1175	Pedestrian West Bridge Painting	32-33	5-27
1177	Wood Bulkhead - East Bridge	30-31	5-27
1180	Wood Bulkhead - OVP Pond	30-31	5-27
1178	Wood Bulkhead - SouthWest Bridge	30-31	5-28
1179	Wood Bulkhead - West Bridge	30-31	5-28
Site Components - Sport Field			
1184	Asphalt Replacement (4 Phases of Replacement)	28-29	5-29
1186	Decorative Light Poles	24-25	5-29
1181	Light Bollards	24-25	5-29
	Outdoor Fitness Equip. Allowance	41-42	5-30
1185	Park Benches	22-23	5-30
1183	Picnic Tables	22-23	5-30
Clubhouse - General			
1011	Access Control Panel	29-30	5-31
1017	Brick Tuck Point & Seal Allowance	22-23	5-31
1016	Ceiling Fans - Exterior	22-23	5-31
1008	Exterior Trim Paint	22-23	5-31
1009	Interior Painting	25-26	5-32
1010	Office Furniture Allowance	24-25	5-32
1012	Security Camera System Allowance	23-24	5-32
1015	Vinyl Ceiling/Trim	32-33	5-33
1018	Water Coolers	31-32	5-33
1014	Wood Pergola - Ext Porch	27-28	5-33
Club House - Roofing			
1188	Concrete Tiles/Underlayment	37-38	5-34
1187	Standing Seam Metal Roof	37-38	5-34
Clubhouse - Locker Rooms			
1067	Refurbishment Allowance	28-29	5-35
Clubhouse - Club Room & Kitchen			
1075	Electric Range	26-27	5-36
1070	Floor Tile - Club Room	30-31	5-36
1073	Floor Tile - Kitchen	30-31	5-36

Double Branch CDD Component Detail Index

Asset ID	Description	Replacement	Page
<i>Clubhouse - Club Room & Kitchen Continued...</i>			
1069	Furniture Allowance - Club Room	22-23	5-37
1076	Refrigerator	26-27	5-37
1013	Vinyl Flooring - Offices	40-41	5-37
1074	Wood Cabinet & Laminate Top - Kitchen	27-28	5-38
1071	Wood Cabinets & Stone Top - Club Room	32-33	5-38
1072	Wood Credenza & Stone Top - Club Room	32-33	5-38
Clubhouse - Mechanical Systems			
1078	HVAC - Clubhouse West Wing	22-23	5-39
1077	HVAC Unit - Club Room	22-23	5-39
Field House			
1040	Concrete Tiles/Underlayment	37-38	5-40
1043	Exterior Painting	22-23	5-40
1037	Park Bench	23-24	5-41
1038	Picnic Table	23-24	5-41
1034	Refurbishment Allowance - Restrooms	22-23	5-41
1039	Standing Seam Metal Roof	37-38	5-42
1036	Vinyl Ceiling/Trim	32-33	5-42
1035	Water Coolers	35-36	5-43
Fitness Center			
1056	Aluminium Fence	32-33	5-44
1057	Asphalt Shingle Roof	31-32	5-44
1054	Carpet Tiles - Strength Room	24-25	5-44
1047	Coffee Bar Cabinets & Top	27-28	5-45
1058	Exterior Painting	22-23	5-45
1053	Fitness Equipment Annual Allowance	22-23	5-45
1044	Floor Tile - Lobby	31-32	5-45
1055	HVAC System	23-24	5-46
	Interior Painting	28-29	5-46
1049	Reception Desk Cabinets	31-32	5-46
1048	Reception Desk Solid Surface Top	31-32	5-47
1051	Refurbishment Allowance - Restrooms	31-32	5-47
1045	Water Cooler - ADA Bi-Level	28-29	5-47
1046	Wood Flooring Refinishing - Cardio Room	31-32	5-48

Double Branch CDD Component Detail Index

Asset ID	Description	Replacement	Page
Basketball Courts			
1081	Basketball Poles & Goals	29-30	5-49
1080	Chain Link Fence	29-30	5-49
1079	Court Resurfacing	25-26	5-49
1082	Light Poles	29-30	5-49
Tennis Courts			
1086	Chain Link Fence - 10 Ft	29-30	5-50
1084	Chain Link Fence - 4 Ft	29-30	5-50
1085	Court Resurfacing	25-26	5-50
1087	Light Poles	29-30	5-50
1083	Shade Structures	24-25	5-51
Swimming Pool - General			
1022	Aluminium Fence	32-33	5-52
1025	Lane Divider Reel	27-28	5-52
1024	Lane Dividers	22-23	5-52
1021	Lifeguard Chairs	23-24	5-52
1023	Pool Furniture Replacement Allowance	26-27	5-53
1026	Pool Lift	24-25	5-53
1027	Pool Play Equipment Allowance	25-26	5-53
1020	Pool Pumps & Equipment Annual Allowance	22-23	5-54
1019	Pool Resurfacing/Tile	29-30	5-54
Pool House			
1032	Asphalt Shingles	22-23	5-55
1029	Exterior Painting	22-23	5-55
1031	Refurbishment Allowance - Restrooms	22-23	5-55
1028	Standing Seam Metal Roof	37-38	5-55
Pool Shade Structures			
1161	Exterior Painting - Pavilion	31-32	5-56
1160	Standing Seam Metal Roof - Pavilion	37-38	5-56
1162	Wood Pergola Replacement	27-28	5-56
Pool Slide & Tower			
1166	Aluminium Railings - Pool Slide Tower	27-28	5-57
1167	Pool Slide Refurbishment Allowance	28-29	5-57

Double Branch CDD Component Detail Index

Asset ID	Description	Replacement	Page
<i>Pool Slide & Tower Continued...</i>			
1168	Pool Slide Tower Painting	23-24	5-57
1164	Shade Structures - Pool Side Tower	30-31	5-58
1165	Standing Seam Metal Roof - Slide Tower	37-38	5-58
Park - Fall Creek			
1110	Bi-pod Swing Set - Two Bay	22-23	5-59
1107	Gazebo Roof	32-33	5-59
1108	Park Benches -Back to Back	22-23	5-60
1111	Picnic Table	22-23	5-60
1109	Plastic Play Surface Border	22-23	5-61
1105	Play Equipment Allowance	22-23	5-61
1106	Vinyl Ranch Fence	32-33	5-62
Park - Natures Hammock			
1118	Bi-pod Swing Set - Two Bay	35-36	5-63
1118	Fence/Gates - Dog Park	37-38	5-63
1115	Gazebo Roof	32-33	5-63
1119	Park Benches -Back to Back	36-37	5-64
1120	Picnic Table	36-37	5-64
1112	Plastic Play Surface Border	40-41	5-65
1114	Play Equipment Allowance	35-36	5-65
1117	Scoop Digger	35-36	5-66
1113	Vinyl Ranch Fence	32-33	5-66
Park - Timberfield			
1122	Bi-pod Swing Set - Two Bay	22-23	5-68
1121	Gazebo Roof	32-33	5-68
1123	Park Benches -Back to Back	22-23	5-68
1125	Picnic Table	22-23	5-68
1127	Plastic Play Surface Border	22-23	5-69
1126	Play Equipment Allowance	22-23	5-69
1124	Vinyl Ranch Fence	32-33	5-69
Park - Stonebrier			
1128	Bi-pod Swing Set - Two Bay	22-23	5-70
1131	Gazebo Roof	32-33	5-70
1133	Park Benches -Back to Back	23-24	5-70

Double Branch CDD Component Detail Index

Asset ID	Description	Replacement	Page
<i>Park - Stonebrier Continued...</i>			
1136	Picnic Table	22-23	5-70
1135	Plastic Play Surface Border	22-23	5-71
1129	Play Equipment Allowance	22-23	5-71
1132	Scoop Digger	22-23	5-71
1130	Spring Rider	22-23	5-71
1134	Vinyl Ranch Fence	27-28	5-72
Park - Worthington Oaks			
1138	Bi-pod Swing Set - Two Bay	22-23	5-73
1140	Gazebo Roof	32-33	5-73
1143	Park Benches -Back to Back	22-23	5-73
1142	Picnic Table	22-23	5-73
1137	Plastic Play Surface Border	22-23	5-74
1139	Play Equipment Allowance	22-23	5-74
1141	Vinyl Ranch Fence	32-33	5-74
Park - Oakbrook			
1089	Gazebo Roof	32-33	5-75
1090	Park Bench	22-23	5-75
1088	Picnic Table	22-23	5-76
Park - Silverleaf			
1094	Bi-pod Swing Set - Two Bay	22-23	5-77
1093	Gazebo Roof	32-33	5-77
1095	Park Benches -Back to Back	23-24	5-78
1097	Picnic Table	22-23	5-78
1092	Plastic Play Surface Border	22-23	5-79
1091	Play Equipment Allowance	35-36	5-79
1096	Vinyl Ranch Fence	32-33	5-80
Park - Club House			
1159	Bi-Pod Swing Set One Bay	22-23	5-81
1154	Bi-Pod Swing Set Two Bay	22-23	5-81
1155	Park Benches	22-23	5-81
1157	Play Equipment	22-23	5-81
1158	Scoop Digger	22-23	5-82
1156	Spring Rider	22-23	5-82

**Double Branch CDD
Component Detail Index**

Asset ID	Description	Replacement	Page
Park - Sport Field			
1199	Play Equipment Allowance - Playground	22-23	5-83
1201	Scoop Digger - Playground	22-23	5-83
1200	Spring Rider - Playground	22-23	5-84
Park - The Oaks			
1099	Bi-pod Swing Set - Two Bay	22-23	5-85
1102	Gazebo Roof	32-33	5-85
1100	Park Benches	22-23	5-85
1103	Picnic Table	22-23	5-85
1104	Plastic Play Surface Border	22-23	5-86
1098	Play Equipment Allowance	22-23	5-86
1101	Vinyl Ranch Fence	32-33	5-86
Park - Cannons Point			
1145	Bi-pod Swing Set - Two Bay	22-23	5-87
1151	Crescent Climber	22-23	5-87
1148	Gazebo Roof	32-33	5-87
1149	Park Benches -Back to Back	22-23	5-87
1153	Picnic Table	22-23	5-88
1152	Plastic Play Surface Border	22-23	5-88
1146	Play Equipment Allowance	22-23	5-88
1150	Scoop Digger	22-23	5-89
1144	Spring Rider	22-23	5-89
1147	Vinyl Ranch Fence	32-33	5-89
Operating Expense			
1076	Ice Machine - Club Romm	22-23	5-90
	Metal Trash Cans	22-23	5-90
1163	Wood Repair/Painting - Pool Pergola	22-23	5-90
Components Not Included			
	Cardio Room Wood Floor Replacement	22-23	5-91
1042	Glass Display Refrigerator	23-24	5-91
1041	Ice Machine	22-23	5-91
1167	Pool Slide Replacement	22-23	5-91
	Total Funded Assets	193	
	Total Unfunded Assets	<u>5</u>	
	Total Assets	198	

**Double Branch CDD
Component Detail**

Alumnium Flag Pole - 2032

Asset ID	1173	1 Each	@ \$3,500.00
		Asset Actual Cost	\$3,500.00
		Percent Replacement	100%
Site Components - General		Future Cost	\$4,982.61
Placed in Service	June 2003		
Useful Life	30		
Replacement Year	32-33		
Remaining Life	10		

Fountain Replacement Allowance - East Pond - 2026

Asset ID	1172	1 Each	@ \$5,000.00
		Asset Actual Cost	\$5,000.00
		Percent Replacement	100%
Site Components - General		Future Cost	\$5,961.23
Placed in Service	June 2019		
Useful Life	8		
Replacement Year	26-27		
Remaining Life	4		

Irrigation Pump 1 - 2022

Asset ID	1170	15 HP	@ \$420.00
		Asset Actual Cost	\$6,300.00
		Percent Replacement	100%
Site Components - General		Future Cost	\$6,300.00
Placed in Service	June 2003		
Useful Life	12		
Replacement Year	22-23		
Remaining Life	0		

Irrigation Pump 2 - 2023

Asset ID	1171	15 HP	@ \$420.00
		Asset Actual Cost	\$6,300.00
		Percent Replacement	100%
Site Components - General		Future Cost	\$6,678.00
Placed in Service	June 2003		
Useful Life	12		
Adjustment	9		
Replacement Year	23-24		
Remaining Life	1		

**Double Branch CDD
Component Detail**

Irrigation System Repair Allowance - 2022

Asset ID	1169	1 Lump Sum	@ \$3,000.00
		Asset Actual Cost	\$3,000.00
		Percent Replacement	100%
Site Components - General		Future Cost	\$3,000.00
Placed in Service	June 2015		
Useful Life	5		
Replacement Year	22-23		
Remaining Life	0		

**Double Branch CDD
Component Detail**

Entry Sign Refurbishment - Cannons Point - 2029

Asset ID	1193	1 Lump Sum	@ \$3,800.00
		Asset Actual Cost	\$3,800.00
		Percent Replacement	100%
Site Components - Monuments & Signage		Future Cost	\$4,950.64
Placed in Service	June 2020		
Useful Life	10		
Replacement Year	29-30		
Remaining Life	7		

Entry Sign Refurbishment - Fall Creek - 2029

Asset ID	1191	1 Lump Sum	@ \$3,800.00
		Asset Actual Cost	\$3,800.00
		Percent Replacement	100%
Site Components - Monuments & Signage		Future Cost	\$4,950.64
Placed in Service	June 2020		
Useful Life	10		
Replacement Year	29-30		
Remaining Life	7		

Entry Sign Refurbishment - Natures Hammock - 2029

Asset ID	1192	1 Lump Sum	@ \$3,800.00
		Asset Actual Cost	\$3,800.00
		Percent Replacement	100%
Site Components - Monuments & Signage		Future Cost	\$4,950.64
Placed in Service	June 2020		
Useful Life	10		
Replacement Year	29-30		
Remaining Life	7		

**Double Branch CDD
Component Detail**

Entry Sign Refurbishment - Oakleaf - 2029

Asset ID	1190	1 Lump Sum	@ \$15,700.00
		Asset Actual Cost	\$15,700.00
		Percent Replacement	100%
Site Components - Monuments & Signage		Future Cost	\$20,453.94
Placed in Service	June 2020		
Useful Life	10		
Replacement Year	29-30		
Remaining Life	7		

Entry Sign Refurbishment - Silverleaf - 2029

Asset ID	1194	1 Lump Sum	@ \$3,800.00
		Asset Actual Cost	\$3,800.00
		Percent Replacement	100%
Site Components - Monuments & Signage		Future Cost	\$4,950.64
Placed in Service	June 2020		
Useful Life	10		
Replacement Year	29-30		
Remaining Life	7		

Entry Sign Refurbishment - The Oaks - 2029

Asset ID	1189	1 Each	@ \$3,800.00
		Asset Actual Cost	\$3,800.00
		Percent Replacement	100%
Site Components - Monuments & Signage		Future Cost	\$4,950.64
Placed in Service	June 2020		
Useful Life	10		
Replacement Year	29-30		
Remaining Life	7		

Double Branch CDD Component Detail

Entry Sign Refurbishment - Timberfield - 2029

Asset ID	1195	1 Lump Sum	@ \$3,800.00
		Asset Actual Cost	\$3,800.00
		Percent Replacement	100%
Site Components - Monuments & Signage		Future Cost	\$4,950.64
Placed in Service	June 2020		
Useful Life	10		
Replacement Year	29-30		
Remaining Life	7		

Entry Sign Refurbishment Allowance - Amenity - 2022

Asset ID	1198	1 Lump Sum	@ \$12,000.00
		Asset Actual Cost	\$12,000.00
		Percent Replacement	100%
Site Components - Monuments & Signage		Future Cost	\$12,000.00
Placed in Service	June 2003		
Useful Life	10		
Replacement Year	22-23		
Remaining Life	0		

Includes brick cleaning and tuck point, painting of other sections.

Refurbishment Allowance - Brick Columns - 2029

Asset ID	1196	1 Lump Sum	@ \$5,400.00
		Asset Actual Cost	\$5,400.00
		Percent Replacement	100%
Site Components - Monuments & Signage		Future Cost	\$7,035.11
Placed in Service	June 2020		
Useful Life	10		
Replacement Year	29-30		
Remaining Life	7		

**Double Branch CDD
Component Detail**

Standing Seam Roof - Amenity Entry Feature - 2037

Asset ID	1197	140 Square Feet	@ \$19.00
		Asset Actual Cost	\$2,660.00
		Percent Replacement	100%
Site Components - Monuments & Signage		Future Cost	\$4,389.92
Placed in Service	June 2003		
Useful Life	35		
Replacement Year	37-38		
Remaining Life	15		

**Double Branch CDD
Component Detail**

Vinyl Privacy Fence - Oakleaf Village Parkway - 2032

Asset ID	1062	6,831 Linear Feet	@ \$36.00
		Asset Actual Cost	\$245,916.00
		Percent Replacement	100%
Site Components - Fencing		Future Cost	\$350,086.90
Placed in Service	June 2003		
Useful Life	30		
Replacement Year	32-33		
Remaining Life	10		

Vinyl Privacy Fence - Plantation Oaks Blvd. - 2032

Asset ID	1060	2,592 Linear Feet	@ \$36.00
		Asset Actual Cost	\$93,312.00
		Percent Replacement	100%
Site Components - Fencing		Future Cost	\$132,839.30
Placed in Service	June 2003		
Useful Life	30		
Replacement Year	32-33		
Remaining Life	10		

Vinyl Ranch Fence - Oakleaf Village Parkway - 2032

Asset ID	1059	1,594 Linear Feet	@ \$24.00
		Asset Actual Cost	\$38,256.00
		Percent Replacement	100%
Site Components - Fencing		Future Cost	\$54,461.38
Placed in Service	June 2003		
Useful Life	30		
Replacement Year	32-33		
Remaining Life	10		

**Double Branch CDD
Component Detail**

Vinyl Ranch Fence - Plantation Oaks Blvd. Lot - 2032

Asset ID	1061	846 Linear Feet	@ \$24.00
		Asset Actual Cost	\$20,304.00
		Percent Replacement	100%
Site Components - Fencing		Future Cost	\$28,904.85
Placed in Service	June 2003		
Useful Life	30		
Replacement Year	32-33		
Remaining Life	10		

**Double Branch CDD
Component Detail**

Asphalt Mil/Overlay - Amenity Lot - 2026

Asset ID	1001	5,800 Square Yards	@ \$17.10
		Asset Actual Cost	\$99,180.00
		Percent Replacement	100%
Site Components - Parking Lots		Future Cost	\$118,246.92
Placed in Service	June 2003		
Useful Life	20		
Adjustment	4		
Replacement Year	26-27		
Remaining Life	4		

Asphalt Mill/Overlay - P.O.B. Lot - 2026

Asset ID	1002	4,200 Square Yards	@ \$17.10
		Asset Actual Cost	\$71,820.00
		Percent Replacement	100%
Site Components - Parking Lots		Future Cost	\$85,627.08
Placed in Service	June 2003		
Useful Life	20		
Adjustment	4		
Replacement Year	26-27		
Remaining Life	4		

Asphalt Mill/Overlay - P.O.B. Lot (New) - 2040

Asset ID	1002	2,100 Square Yards	@ \$17.10
		Asset Actual Cost	\$35,910.00
		Percent Replacement	100%
Site Components - Parking Lots		Future Cost	\$64,759.32
Placed in Service	June 2021		
Useful Life	20		
Replacement Year	40-41		
Remaining Life	18		

Double Branch CDD Component Detail

Asphalt Mill/Overlay - P.O.B. Lot (New) continued...



Concrete Paver Replacement - Amenity Lot - 2032

Asset ID	1004	10,700 Square Feet	@ \$8.15
		Asset Actual Cost	\$87,205.00
		Percent Replacement	100%
		Future Cost	\$124,145.35
Site Components - Parking Lots			
Placed in Service	June 2003		
Useful Life	30		
Replacement Year	32-33		
Remaining Life	10		

Decorative Light Poles - Amenity Lot - 2027

Asset ID	1005	8 Each	@ \$1,800.00
		Asset Actual Cost	\$14,400.00
		Percent Replacement	100%
		Future Cost	\$17,683.39
Site Components - Parking Lots			
Placed in Service	June 2003		
Useful Life	25		
Replacement Year	27-28		
Remaining Life	5		

**Double Branch CDD
Component Detail**

Dumpster Enclosure Gates - 2027

Asset ID	1006	2 Each	@ \$2,000.00
		Asset Actual Cost	\$4,000.00
		Percent Replacement	100%
		Future Cost	\$4,912.05
Site Components - Parking Lots			
Placed in Service	June 2003		
Useful Life	20		
Adjustment	5		
Replacement Year	27-28		
Remaining Life	5		

Site Concrete Replacement Allowance - 2024

Asset ID	1003	1 Lump Sum	@ \$10,000.00
		Asset Actual Cost	\$10,000.00
		Percent Replacement	100%
		Future Cost	\$11,130.00
Site Components - Parking Lots			
Placed in Service	June 2015		
Useful Life	10		
Replacement Year	24-25		
Remaining Life	2		

Double Branch CDD Component Detail

Pedestrian East Bridge Painting - 2032

Asset ID	1174	1 Lump Sum	@ \$4,000.00
		Asset Actual Cost	\$4,000.00
		Percent Replacement	100%
Site Components - Bridges & Bulkheads		Future Cost	\$5,694.41
Placed in Service	June 2021		
Useful Life	12		
Replacement Year	32-33		
Remaining Life	10		

Pedestrian Nature Walk Bridge Painting - 2031

Asset ID	1174	1 Lump Sum	@ \$4,000.00
		Asset Actual Cost	\$4,000.00
		Percent Replacement	100%
Site Components - Bridges & Bulkheads		Future Cost	\$5,528.56
Placed in Service	June 2020		
Useful Life	12		
Replacement Year	31-32		
Remaining Life	9		



Pedestrian South West Bridge Painting - 2032

Asset ID	1176	1 Lump Sum	@ \$4,000.00
		Asset Actual Cost	\$4,000.00
		Percent Replacement	100%
Site Components - Bridges & Bulkheads		Future Cost	\$5,694.41
Placed in Service	June 2021		
Useful Life	12		
Replacement Year	32-33		
Remaining Life	10		

**Double Branch CDD
Component Detail**

Pedestrian West Bridge Painting - 2032

Asset ID	1175	1 Lump Sum	@ \$4,000.00
		Asset Actual Cost	\$4,000.00
		Percent Replacement	100%
Site Components - Bridges & Bulkheads		Future Cost	\$5,694.41
Placed in Service	June 2021		
Useful Life	12		
Replacement Year	32-33		
Remaining Life	10		

Wood Bulkhead - East Bridge - 2030

Asset ID	1177	132 Linear Feet	@ \$124.00
		Asset Actual Cost	\$16,368.00
		Percent Replacement	100%
Site Components - Bridges & Bulkheads		Future Cost	\$21,963.94
Placed in Service	June 2003		
Useful Life	28		
Replacement Year	30-31		
Remaining Life	8		

Wood Bulkhead - OVP Pond - 2030

Asset ID	1180	240 Linear Feet	@ \$124.00
		Asset Actual Cost	\$29,760.00
		Percent Replacement	100%
Site Components - Bridges & Bulkheads		Future Cost	\$39,934.44
Placed in Service	June 2003		
Useful Life	28		
Replacement Year	30-31		
Remaining Life	8		

**Double Branch CDD
Component Detail**

Wood Bulkhead - SouthWest Bridge - 2030

Asset ID	1178	140 Linear Feet	@ \$124.00
		Asset Actual Cost	\$17,360.00
		Percent Replacement	100%
Site Components - Bridges & Bulkheads		Future Cost	\$23,295.09
Placed in Service	June 2003		
Useful Life	28		
Replacement Year	30-31		
Remaining Life	8		

Wood Bulkhead - West Bridge - 2030

Asset ID	1179	148 Linear Feet	@ \$124.00
		Asset Actual Cost	\$18,352.00
		Percent Replacement	100%
Site Components - Bridges & Bulkheads		Future Cost	\$24,626.24
Placed in Service	June 2003		
Useful Life	28		
Replacement Year	30-31		
Remaining Life	8		

Double Branch CDD Component Detail

Asphalt Replacement (4 Phases of Replacement) - 2028

Asset ID	1184	448 Square Yards	@ \$24.00
		Asset Actual Cost	\$10,752.00
		Percent Replacement	100%
Site Components - Sport Field		Future Cost	\$13,599.70
Placed in Service	June 2021		
Useful Life	8		
Replacement Year	28-29		
Remaining Life	6		



Total of approx 1,791 SY of which about 25% was replaced in 2021. Included is a phased replacement of 448 Sy every 8 years.

Decorative Light Poles - 2024

Asset ID	1186	19 Each	@ \$1,800.00
		Asset Actual Cost	\$34,200.00
		Percent Replacement	100%
Site Components - Sport Field		Future Cost	\$38,064.60
Placed in Service	June 2003		
Useful Life	22		
Replacement Year	24-25		
Remaining Life	2		

Light Bollards - 2024

Asset ID	1181	10 Each	@ \$600.00
		Asset Actual Cost	\$6,000.00
		Percent Replacement	100%
Site Components - Sport Field		Future Cost	\$6,678.00
Placed in Service	June 2003		
Useful Life	22		
Replacement Year	24-25		
Remaining Life	2		

Double Branch CDD Component Detail

Outdoor Fitness Equip. Allowance - 2041

Asset ID		12 Units	@ \$2,200.00
		Asset Actual Cost	\$26,400.00
		Percent Replacement	100%
Site Components - Sport Field		Future Cost	\$49,037.47
Placed in Service	June 2017		
Useful Life	25		
Replacement Year	41-42		
Remaining Life	19		



Park Benches - 2022

Asset ID	1185	8 Each	@ \$1,300.00
		Asset Actual Cost	\$10,400.00
		Percent Replacement	100%
Site Components - Sport Field		Future Cost	\$10,400.00
Placed in Service	June 2003		
Useful Life	16		
Adjustment	3		
Replacement Year	22-23		
Remaining Life	0		

Picnic Tables - 2022

Asset ID	1183	5 Each	@ \$1,800.00
		Asset Actual Cost	\$9,000.00
		Percent Replacement	100%
Site Components - Sport Field		Future Cost	\$9,000.00
Placed in Service	June 2003		
Useful Life	16		
Adjustment	3		
Replacement Year	22-23		
Remaining Life	0		

**Double Branch CDD
Component Detail**

Access Control Panel - 2029

Asset ID	1011	1 Lump Sum	@ \$3,800.00
		Asset Actual Cost	\$3,800.00
		Percent Replacement	100%
		Future Cost	\$4,950.64
Clubhouse - General			
Placed in Service	June 2015		
Useful Life	15		
Replacement Year	29-30		
Remaining Life	7		

Brick Tuck Point & Seal Allowance - 2022

Asset ID	1017	2,500 Stalls	@ \$6.20
		Asset Actual Cost	\$15,500.00
		Percent Replacement	100%
		Future Cost	\$15,500.00
Clubhouse - General			
Placed in Service	June 2003		
Useful Life	20		
Replacement Year	22-23		
Remaining Life	0		

Ceiling Fans - Exterior - 2022

Asset ID	1016	14 Each	@ \$400.00
		Asset Actual Cost	\$5,600.00
		Percent Replacement	100%
		Future Cost	\$5,600.00
Clubhouse - General			
Placed in Service	June 2003		
Useful Life	16		
Replacement Year	22-23		
Remaining Life	0		

Exterior Trim Paint - 2022

Asset ID	1008	1 Lump Sum	@ \$16,400.00
		Asset Actual Cost	\$16,400.00
		Percent Replacement	100%
		Future Cost	\$16,400.00
Clubhouse - General			
Placed in Service	June 2003		
Useful Life	12		
Replacement Year	22-23		
Remaining Life	0		

**Double Branch CDD
Component Detail**

Interior Painting - 2025

Asset ID	1009	1 Lump Sum	@ \$4,600.00
		Asset Actual Cost	\$4,600.00
		Percent Replacement	100%
		Future Cost	\$5,324.59
Clubhouse - General			
Placed in Service	June 2015		
Useful Life	8		
Adjustment	3		
Replacement Year	25-26		
Remaining Life	3		

Office Furniture Allowance - 2024

Asset ID	1010	1 Lump Sum	@ \$1,000.00
		Asset Actual Cost	\$1,000.00
		Percent Replacement	100%
		Future Cost	\$1,113.00
Clubhouse - General			
Placed in Service	June 2003		
Useful Life	20		
Adjustment	2		
Replacement Year	24-25		
Remaining Life	2		

Security Camera System Allowance - 2023

Asset ID	1012	1 Lump Sum	@ \$10,000.00
		Asset Actual Cost	\$10,000.00
		Percent Replacement	100%
		Future Cost	\$10,600.00
Clubhouse - General			
Placed in Service	June 2010		
Useful Life	10		
Adjustment	4		
Replacement Year	23-24		
Remaining Life	1		

Double Branch CDD Component Detail

Vinyl Ceiling/Trim - 2032

Asset ID	1015	1,600 Square Feet	@ \$6.90
		Asset Actual Cost	\$11,040.00
		Percent Replacement	100%
		Future Cost	\$15,716.58
Clubhouse - General			
Placed in Service	June 2003		
Useful Life	30		
Replacement Year	32-33		
Remaining Life	10		

Water Coolers - 2031

Asset ID	1018	2 Each	@ \$2,100.00
		Asset Actual Cost	\$4,200.00
		Percent Replacement	100%
		Future Cost	\$5,804.99
Clubhouse - General			
Placed in Service	June 2020		
Useful Life	12		
Replacement Year	31-32		
Remaining Life	9		

Wood Pergola - Ext Porch - 2027

Asset ID	1014	400 Square Feet	@ \$28.00
		Asset Actual Cost	\$11,200.00
		Percent Replacement	100%
		Future Cost	\$13,753.75
Clubhouse - General			
Placed in Service	June 2003		
Useful Life	20		
Adjustment	5		
Replacement Year	27-28		
Remaining Life	5		



Double Branch CDD Component Detail

Concrete Tiles/Underlayment - 2037

Asset ID	1188	9,485 Square Feet	@ \$12.00
		Asset Actual Cost	\$113,820.00
		Percent Replacement	100%
		Future Cost	\$187,842.47
Club House - Roofing			
Placed in Service	June 2003		
Useful Life	35		
Replacement Year	37-38		
Remaining Life	15		



Standing Seam Metal Roof - 2037

Asset ID	1187	600 Square Feet	@ \$16.00
		Asset Actual Cost	\$9,600.00
		Percent Replacement	100%
		Future Cost	\$15,843.33
Club House - Roofing			
Placed in Service	June 2003		
Useful Life	35		
Replacement Year	37-38		
Remaining Life	15		



Double Branch CDD Component Detail

Refurbishment Allowance - 2028

Asset ID	1067	2,400 Square Feet	@ \$48.00
		Asset Actual Cost	\$115,200.00
		Percent Replacement	100%
		Future Cost	\$145,711.11
Clubhouse - Locker Rooms			
Placed in Service	June 2003		
Useful Life	20		
Adjustment	6		
Replacement Year	28-29		
Remaining Life	6		



Double Branch CDD Component Detail

Electric Range - 2026

Asset ID	1075	1 Each	@ \$1,600.00
		Asset Actual Cost	\$1,600.00
		Percent Replacement	100%
Clubhouse - Club Room & Kitchen		Future Cost	\$1,907.59
Placed in Service	June 2003		
Useful Life	12		
Adjustment	12		
Replacement Year	26-27		
Remaining Life	4		

Floor Tile - Club Room - 2030

Asset ID	1070	1,961 Square Feet	@ \$14.00
		Asset Actual Cost	\$27,454.00
		Percent Replacement	100%
Clubhouse - Club Room & Kitchen		Future Cost	\$36,840.05
Placed in Service	June 2003		
Useful Life	20		
Adjustment	8		
Replacement Year	30-31		
Remaining Life	8		



Floor Tile - Kitchen - 2030

Asset ID	1073	84 Square Feet	@ \$12.75
		Asset Actual Cost	\$1,071.00
		Percent Replacement	100%
Clubhouse - Club Room & Kitchen		Future Cost	\$1,437.16
Placed in Service	June 2003		
Useful Life	20		
Adjustment	8		
Replacement Year	30-31		
Remaining Life	8		

Double Branch CDD Component Detail

Furniture Allowance - Club Room - 2022

Asset ID	1069	1 Lump Sum	@ \$3,000.00
		Asset Actual Cost	\$3,000.00
		Percent Replacement	100%
Clubhouse - Club Room & Kitchen		Future Cost	\$3,000.00
Placed in Service	June 2003		
Useful Life	20		
Replacement Year	22-23		
Remaining Life	0		



Refrigerator - 2026

Asset ID	1076	1 Each	@ \$1,200.00
		Asset Actual Cost	\$1,200.00
		Percent Replacement	100%
Clubhouse - Club Room & Kitchen		Future Cost	\$1,430.69
Placed in Service	June 2003		
Useful Life	12		
Adjustment	12		
Replacement Year	26-27		
Remaining Life	4		

Vinyl Flooring - Offices - 2040

Asset ID	1013	300 Square Feet	@ \$7.00
		Asset Actual Cost	\$2,100.00
		Percent Replacement	100%
Clubhouse - Club Room & Kitchen		Future Cost	\$3,787.09
Placed in Service	June 2021		
Useful Life	20		
Replacement Year	40-41		
Remaining Life	18		

**Double Branch CDD
Component Detail**

Wood Cabinet & Laminate Top - Kitchen - 2027

Asset ID	1074	38 Linear Feet	@ \$185.00
		Asset Actual Cost	\$7,030.00
		Percent Replacement	100%
Clubhouse - Club Room & Kitchen		Future Cost	\$8,632.93
Placed in Service	June 2003		
Useful Life	20		
Adjustment	5		
Replacement Year	27-28		
Remaining Life	5		

Wood Cabinets & Stone Top - Club Room - 2032

Asset ID	1071	20 Linear Feet	@ \$300.00
		Asset Actual Cost	\$6,000.00
		Percent Replacement	100%
Clubhouse - Club Room & Kitchen		Future Cost	\$8,541.62
Placed in Service	June 2003		
Useful Life	25		
Adjustment	5		
Replacement Year	32-33		
Remaining Life	10		

Wood Credenza & Stone Top - Club Room - 2032

Asset ID	1072	12 Linear Feet	@ \$240.00
		Asset Actual Cost	\$2,880.00
		Percent Replacement	100%
Clubhouse - Club Room & Kitchen		Future Cost	\$4,099.98
Placed in Service	June 2003		
Useful Life	25		
Adjustment	5		
Replacement Year	32-33		
Remaining Life	10		

**Double Branch CDD
Component Detail**

HVAC - Clubhouse West Wing - 2022

Asset ID	1078	12 Tons	@ \$1,800.00
		Asset Actual Cost	\$21,600.00
		Percent Replacement	100%
		Future Cost	\$21,600.00
Clubhouse - Mechanical Systems			
Placed in Service	June 2003		
Useful Life	12		
Replacement Year	22-23		
Remaining Life	0		

Assuming system will be replaced with standard unit since fitness component has been removed.

HVAC Unit - Club Room - 2022

Asset ID	1077	5 Tons	@ \$1,800.00
		Asset Actual Cost	\$9,000.00
		Percent Replacement	100%
		Future Cost	\$9,000.00
Clubhouse - Mechanical Systems			
Placed in Service	June 2003		
Useful Life	12		
Replacement Year	22-23		
Remaining Life	0		

Double Branch CDD Component Detail

Concrete Tiles/Underlayment - 2037

Asset ID	1040	1,184 Square Feet	@ \$12.00
		Asset Actual Cost	\$14,208.00
		Percent Replacement	100%
		Future Cost	\$23,448.13
Placed in Service	Field House		
Useful Life	June 2003		
Replacement Year	35		
Remaining Life	37-38		
	15		



Exterior Painting - 2022

Asset ID	1043	2,200 Square Feet	@ \$2.00
		Asset Actual Cost	\$4,400.00
		Percent Replacement	100%
		Future Cost	\$4,400.00
Placed in Service	Field House		
Useful Life	June 2003		
Adjustment	10		
Replacement Year	7		
Remaining Life	22-23		
	0		



**Double Branch CDD
Component Detail**

Park Bench - 2023

Asset ID	1037	4 Each	@ \$1,300.00
		Asset Actual Cost	\$5,200.00
		Percent Replacement	100%
		Future Cost	\$5,512.00
Placed in Service	Field House		
Useful Life	June 2003		
Adjustment	15		
Replacement Year	6		
Remaining Life	23-24		
	1		

Picnic Table - 2023

Asset ID	1038	2 Each	@ \$1,300.00
		Asset Actual Cost	\$2,600.00
		Percent Replacement	100%
		Future Cost	\$2,756.00
Placed in Service	Field House		
Useful Life	June 2003		
Adjustment	15		
Replacement Year	6		
Remaining Life	23-24		
	1		

Refurbishment Allowance - Restrooms - 2022

Asset ID	1034	1 Lump Sum	@ \$18,000.00
		Asset Actual Cost	\$18,000.00
		Percent Replacement	100%
		Future Cost	\$18,000.00
Placed in Service	Field House		
Useful Life	June 2003		
Adjustment	20		
Replacement Year	-3		
Remaining Life	22-23		
	0		

Double Branch CDD Component Detail

Refurbishment Allowance - Restrooms continued...



Standing Seam Metal Roof - 2037

Asset ID	1039	1,200 Square Feet	@ \$16.00
		Asset Actual Cost	\$19,200.00
		Percent Replacement	100%
		Future Cost	\$31,686.66
Placed in Service	Field House		
Useful Life	June 2003		
Replacement Year	35		
Remaining Life	37-38		
	15		



Vinyl Ceiling/Trim - 2032

Asset ID	1036	1,200 Square Feet	@ \$6.90
		Asset Actual Cost	\$8,280.00
		Percent Replacement	100%
		Future Cost	\$11,787.44
Placed in Service	Field House		
Useful Life	June 2003		
Replacement Year	30		
Remaining Life	32-33		
	10		

Double Branch CDD **Component Detail**

Water Coolers - 2035

Asset ID	1035	2 Each	@ \$2,100.00
		Asset Actual Cost	\$4,200.00
		Percent Replacement	100%
		Future Cost	\$6,533.56
Placed in Service	Field House		
Useful Life	June 2021		
Replacement Year	15		
Remaining Life	35-36		
	13		

Double Branch CDD Component Detail

Aluminium Fence - 2032

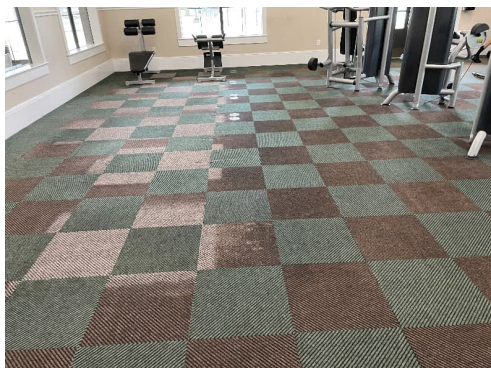
Asset ID	1056	240 Linear Feet	@ \$36.00
		Asset Actual Cost	\$8,640.00
		Percent Replacement	100%
		Future Cost	\$12,299.93
Placed in Service	Fitness Center		
	June 2003		
Useful Life	30		
Replacement Year	32-33		
Remaining Life	10		

Asphalt Shingle Roof - 2031

Asset ID	1057	44 Squares	@ \$440.00
		Asset Actual Cost	\$19,360.00
		Percent Replacement	100%
		Future Cost	\$26,758.22
Placed in Service	Fitness Center		
	June 2012		
Useful Life	20		
Replacement Year	31-32		
Remaining Life	9		

Carpet Tiles - Strength Room - 2024

Asset ID	1054	180 Square Yards	@ \$38.00
		Asset Actual Cost	\$6,840.00
		Percent Replacement	100%
		Future Cost	\$7,612.92
Placed in Service	Fitness Center		
	June 2012		
Useful Life	10		
Adjustment	3		
Replacement Year	24-25		
Remaining Life	2		



**Double Branch CDD
Component Detail**

Coffee Bar Cabinets & Top - 2027

Asset ID	1047	1 Lump Sum	@ \$2,000.00
		Asset Actual Cost	\$2,000.00
		Percent Replacement	100%
		Future Cost	\$2,456.03
Placed in Service	Fitness Center		
	June 2012		
Useful Life	16		
Replacement Year	27-28		
Remaining Life	5		

Exterior Painting - 2022

Asset ID	1058	3,600 Square Feet	@ \$2.00
		Asset Actual Cost	\$7,200.00
		Percent Replacement	100%
		Future Cost	\$7,200.00
Placed in Service	Fitness Center		
	June 2012		
Useful Life	10		
Replacement Year	22-23		
Remaining Life	0		

Fitness Equipment Annual Allowance - 2022

Asset ID	1053	1 Lump Sum	@ \$3,000.00
		Asset Actual Cost	\$3,000.00
		Percent Replacement	100%
		Future Cost	\$3,000.00
Placed in Service	Fitness Center		
	June 2015		
Useful Life	1		
Replacement Year	22-23		
Remaining Life	0		

Floor Tile - Lobby - 2031

Asset ID	1044	800 Square Feet	@ \$16.00
		Asset Actual Cost	\$12,800.00
		Percent Replacement	100%
		Future Cost	\$17,691.38
Placed in Service	Fitness Center		
	June 2012		
Useful Life	20		
Replacement Year	31-32		
Remaining Life	9		

Double Branch CDD Component Detail

HVAC System - 2023

Asset ID	1055	10 Tons	@ \$1,800.00
		Asset Actual Cost	\$18,000.00
		Percent Replacement	100%
		Future Cost	\$19,080.00
Placed in Service	Fitness Center		
	June 2012		
Useful Life	12		
Replacement Year	23-24		
Remaining Life	1		

Interior Painting - 2028

Asset ID		1 Lump Sum	@ \$5,000.00
		Asset Actual Cost	\$5,000.00
		Percent Replacement	100%
		Future Cost	\$6,324.27
Placed in Service	Fitness Center		
	June 2021		
Useful Life	8		
Replacement Year	28-29		
Remaining Life	6		



Reception Desk Cabinets - 2031

Asset ID	1049	10 Linear Feet	@ \$240.00
		Asset Actual Cost	\$2,400.00
		Percent Replacement	100%
		Future Cost	\$3,317.13
Placed in Service	Fitness Center		
	June 2012		
Useful Life	20		
Replacement Year	31-32		
Remaining Life	9		

**Double Branch CDD
Component Detail**

Reception Desk Solid Surface Top - 2031

Asset ID	1048	24 Linear Feet	@ \$160.00
		Asset Actual Cost	\$3,840.00
		Percent Replacement	100%
		Future Cost	\$5,307.42
Placed in Service	Fitness Center		
	June 2012		
Useful Life	20		
Replacement Year	31-32		
Remaining Life	9		

Refurbishment Allowance - Restrooms - 2031

Asset ID	1051	600 Square Feet	@ \$64.00
		Asset Actual Cost	\$38,400.00
		Percent Replacement	100%
		Future Cost	\$53,074.15
Placed in Service	Fitness Center		
	June 2012		
Useful Life	20		
Replacement Year	31-32		
Remaining Life	9		

Water Cooler - ADA Bi-Level - 2028

Asset ID	1045	1 Each	@ \$6,000.00
		Asset Actual Cost	\$6,000.00
		Percent Replacement	100%
		Future Cost	\$7,589.12
Placed in Service	Fitness Center		
	June 2012		
Useful Life	15		
Adjustment	2		
Replacement Year	28-29		
Remaining Life	6		

Double Branch CDD Component Detail

Wood Flooring Refinishing - Cardio Room - 2031

Asset ID	1046	900 Square Feet	@ \$2.00
		Asset Actual Cost	\$1,800.00
		Percent Replacement	100%
		Future Cost	\$2,487.85
Placed in Service	Fitness Center		
	June 2012		
Useful Life	10		
Adjustment	10		
Replacement Year	31-32		
Remaining Life	9		



**Double Branch CDD
Component Detail**

Basketball Poles & Goals - 2029

Asset ID	1081	4 Each	@ \$1,800.00
		Asset Actual Cost	\$7,200.00
		Percent Replacement	100%
		Future Cost	\$9,380.15
	Basketball Courts		
Placed in Service	June 2003		
Useful Life	15		
Adjustment	12		
Replacement Year	29-30		
Remaining Life	7		

Chain Link Fence - 2029

Asset ID	1080	397 Linear Feet	@ \$31.00
		Asset Actual Cost	\$12,307.00
		Percent Replacement	100%
		Future Cost	\$16,033.55
	Basketball Courts		
Placed in Service	June 2003		
Useful Life	22		
Adjustment	5		
Replacement Year	29-30		
Remaining Life	7		

Court Resurfacing - 2025

Asset ID	1079	1,060 Square Yards	@ \$7.00
		Asset Actual Cost	\$7,420.00
		Percent Replacement	100%
		Future Cost	\$8,588.80
	Basketball Courts		
Placed in Service	June 2021		
Useful Life	5		
Replacement Year	25-26		
Remaining Life	3		

Light Poles - 2029

Asset ID	1082	4 Each	@ \$3,000.00
		Asset Actual Cost	\$12,000.00
		Percent Replacement	100%
		Future Cost	\$15,633.59
	Basketball Courts		
Placed in Service	June 2003		
Useful Life	25		
Adjustment	2		
Replacement Year	29-30		
Remaining Life	7		

**Double Branch CDD
Component Detail**

Chain Link Fence - 10 Ft - 2029

Asset ID	1086	774 Linear Feet	@ \$31.00
		Asset Actual Cost	\$23,994.00
		Percent Replacement	100%
		Future Cost	\$31,259.36
	Tennis Courts		
Placed in Service	June 2003		
Useful Life	24		
Adjustment	3		
Replacement Year	29-30		
Remaining Life	7		

Chain Link Fence - 4 Ft - 2029

Asset ID	1084	240 Linear Feet	@ \$18.00
		Asset Actual Cost	\$4,320.00
		Percent Replacement	100%
		Future Cost	\$5,628.09
	Tennis Courts		
Placed in Service	June 2003		
Useful Life	24		
Adjustment	3		
Replacement Year	29-30		
Remaining Life	7		

Court Resurfacing - 2025

Asset ID	1085	2,688 Square Yards	@ \$7.00
		Asset Actual Cost	\$18,816.00
		Percent Replacement	100%
		Future Cost	\$21,779.90
	Tennis Courts		
Placed in Service	June 2021		
Useful Life	5		
Replacement Year	25-26		
Remaining Life	3		

Light Poles - 2029

Asset ID	1087	8 Each	@ \$3,000.00
		Asset Actual Cost	\$24,000.00
		Percent Replacement	100%
		Future Cost	\$31,267.17
	Tennis Courts		
Placed in Service	June 2003		
Useful Life	25		
Adjustment	2		
Replacement Year	29-30		
Remaining Life	7		

**Double Branch CDD
Component Detail**

Shade Structures - 2024

Asset ID	1083	2 Each	@ \$3,900.00
		Asset Actual Cost	\$7,800.00
		Percent Replacement	100%
		Future Cost	\$8,681.40
Placed in Service	Tennis Courts		
Useful Life	June 2003		
Replacement Year	22		
Remaining Life	24-25		
	2		

**Double Branch CDD
Component Detail**

Aluminium Fence - 2032

Asset ID	1022	860 Linear Feet	@ \$36.00
		Asset Actual Cost	\$30,960.00
		Percent Replacement	100%
Swimming Pool - General		Future Cost	\$44,074.77
Placed in Service	June 2003		
Useful Life	30		
Replacement Year	32-33		
Remaining Life	10		

Lane Divider Reel - 2027

Asset ID	1025	1 Each	@ \$1,940.00
		Asset Actual Cost	\$1,940.00
		Percent Replacement	100%
Swimming Pool - General		Future Cost	\$2,382.34
Placed in Service	June 2003		
Useful Life	20		
Adjustment	5		
Replacement Year	27-28		
Remaining Life	5		

Lane Dividers - 2022

Asset ID	1024	7 Lanes	@ \$520.00
		Asset Actual Cost	\$3,640.00
		Percent Replacement	100%
Swimming Pool - General		Future Cost	\$3,640.00
Placed in Service	June 2003		
Useful Life	10		
Adjustment	6		
Replacement Year	22-23		
Remaining Life	0		

Lifeguard Chairs - 2023

Asset ID	1021	2 Each	@ \$1,400.00
		Asset Actual Cost	\$2,800.00
		Percent Replacement	100%
Swimming Pool - General		Future Cost	\$2,968.00
Placed in Service	June 2003		
Useful Life	15		
Adjustment	6		
Replacement Year	23-24		
Remaining Life	1		

**Double Branch CDD
Component Detail**

Pool Furniture Replacement Allowance - 2026

Asset ID	1023	1 Lump Sum	@ \$40,000.00
		Asset Actual Cost	\$40,000.00
		Percent Replacement	100%
		Future Cost	\$47,689.82
Swimming Pool - General			
Placed in Service	June 2019		
Useful Life	8		
Replacement Year	26-27		
Remaining Life	4		

Pool Lift - 2024

Asset ID	1026	2 Each	@ \$3,200.00
		Asset Actual Cost	\$6,400.00
		Percent Replacement	100%
		Future Cost	\$7,123.20
Swimming Pool - General			
Placed in Service	June 2003		
Useful Life	15		
Adjustment	7		
Replacement Year	24-25		
Remaining Life	2		

Pool Play Equipment Allowance - 2025

Asset ID	1027	1 Lump Sum	@ \$35,000.00
		Asset Actual Cost	\$35,000.00
		Percent Replacement	100%
		Future Cost	\$40,513.20
Swimming Pool - General			
Placed in Service	June 2003		
Useful Life	20		
Adjustment	3		
Replacement Year	25-26		
Remaining Life	3		

Double Branch CDD Component Detail

Pool Pumps & Equipment Annual Allowance - 2022

Asset ID	1020	1 Lump Sum	@ \$5,000.00
		Asset Actual Cost	\$5,000.00
		Percent Replacement	100%
		Future Cost	\$5,000.00
Swimming Pool - General			
Placed in Service	June 2015		
Useful Life	1		
Replacement Year	22-23		
Remaining Life	0		

Pool Resurfacing/Tile - 2029

Asset ID	1019	1 Lump Sum	@ \$228,000.00
		Asset Actual Cost	\$228,000.00
		Percent Replacement	100%
		Future Cost	\$297,038.16
Swimming Pool - General			
Placed in Service	February 2015		
Useful Life	15		
Replacement Year	29-30		
Remaining Life	7		



**Double Branch CDD
Component Detail**

Asphalt Shingles - 2022

Asset ID	1032	18 Squares	@ \$440.00
		Asset Actual Cost	\$7,920.00
		Percent Replacement	100%
		Future Cost	\$7,920.00
Placed in Service	Pool House		
Useful Life	June 2003		
Replacement Year	20		
Remaining Life	22-23		
	0		

Exterior Painting - 2022

Asset ID	1029	3,500 Square Feet	@ \$2.00
		Asset Actual Cost	\$7,000.00
		Percent Replacement	100%
		Future Cost	\$7,000.00
Placed in Service	Pool House		
Useful Life	June 2012		
Replacement Year	10		
Remaining Life	22-23		
	0		

Refurbishment Allowance - Restrooms - 2022

Asset ID	1031	1 Lump Sum	@ \$6,200.00
		Asset Actual Cost	\$6,200.00
		Percent Replacement	100%
		Future Cost	\$6,200.00
Placed in Service	Pool House		
Useful Life	June 2003		
Replacement Year	20		
Remaining Life	22-23		
	0		

Standing Seam Metal Roof - 2037

Asset ID	1028	100 Square Feet	@ \$16.00
		Asset Actual Cost	\$1,600.00
		Percent Replacement	100%
		Future Cost	\$2,640.55
Placed in Service	Pool House		
Useful Life	June 2003		
Replacement Year	35		
Remaining Life	37-38		
	15		

**Double Branch CDD
Component Detail**

Exterior Painting - Pavilion - 2031

Asset ID	1161	1 Lump Sum	@ \$4,000.00
		Asset Actual Cost	\$4,000.00
		Percent Replacement	100%
		Future Cost	\$5,528.56
Pool Shade Structures			
Placed in Service	May 2022		
Useful Life	10		
Replacement Year	31-32		
Remaining Life	9		

Standing Seam Metal Roof - Pavilion - 2037

Asset ID	1160	1,662 Square Feet	@ \$16.00
		Asset Actual Cost	\$26,592.00
		Percent Replacement	100%
		Future Cost	\$43,886.02
Pool Shade Structures			
Placed in Service	June 2003		
Useful Life	35		
Replacement Year	37-38		
Remaining Life	15		

Wood Pergola Replacement - 2027

Asset ID	1162	1,280 Square Feet	@ \$28.00
		Asset Actual Cost	\$35,840.00
		Percent Replacement	100%
		Future Cost	\$44,011.98
Pool Shade Structures			
Placed in Service	June 2003		
Useful Life	20		
Adjustment	5		
Replacement Year	27-28		
Remaining Life	5		

**Double Branch CDD
Component Detail**

Aluminium Railings - Pool Slide Tower - 2027

Asset ID	1166	160 Linear Feet	@ \$64.00
		Asset Actual Cost	\$10,240.00
		Percent Replacement	100%
		Future Cost	\$12,574.85
	Pool Slide & Tower		
Placed in Service	June 2003		
Useful Life	25		
Replacement Year	27-28		
Remaining Life	5		

Pool Slide Refurbishment Allowance - 2028

Asset ID	1167	1 Lump Sum	@ \$16,000.00
		Asset Actual Cost	\$16,000.00
		Percent Replacement	100%
		Future Cost	\$20,237.65
	Pool Slide & Tower		
Placed in Service	June 2019		
Useful Life	10		
Replacement Year	28-29		
Remaining Life	6		

Pool Slide Tower Painting - 2023

Asset ID	1168	1 Lump Sum	@ \$12,000.00
		Asset Actual Cost	\$12,000.00
		Percent Replacement	100%
		Future Cost	\$12,720.00
	Pool Slide & Tower		
Placed in Service	June 2010		
Useful Life	10		
Adjustment	4		
Replacement Year	23-24		
Remaining Life	1		

Double Branch CDD Component Detail

Shade Structures - Pool Side Tower - 2030

Asset ID	1164	1 Lump Sum	@ \$18,000.00
		Asset Actual Cost	\$18,000.00
		Percent Replacement	100%
		Future Cost	\$24,153.89
Pool Slide & Tower			
Placed in Service	June 2016		
Useful Life	15		
Replacement Year	30-31		
Remaining Life	8		



Standing Seam Metal Roof - Slide Tower - 2037

Asset ID	1165	400 Square Feet	@ \$16.00
		Asset Actual Cost	\$6,400.00
		Percent Replacement	100%
		Future Cost	\$10,562.22
Pool Slide & Tower			
Placed in Service	June 2003		
Useful Life	35		
Replacement Year	37-38		
Remaining Life	15		

Double Branch CDD Component Detail

Bi-pod Swing Set - Two Bay - 2022

Asset ID	1110	1 Each	@ \$3,200.00
		Asset Actual Cost	\$3,200.00
		Percent Replacement	100%
		Future Cost	\$3,200.00
Park - Fall Creek			
Placed in Service	June 2003		
Useful Life	15		
Replacement Year	22-23		
Remaining Life	0		



Gazebo Roof - 2032

Asset ID	1107	600 Square Feet	@ \$8.00
		Asset Actual Cost	\$4,800.00
		Percent Replacement	100%
		Future Cost	\$6,833.30
Park - Fall Creek			
Placed in Service	June 2003		
Useful Life	30		
Replacement Year	32-33		
Remaining Life	10		



Double Branch CDD Component Detail

Park Benches -Back to Back - 2022

Asset ID	1108	1 Each	@ \$2,300.00
		Asset Actual Cost	\$2,300.00
		Percent Replacement	100%
		Future Cost	\$2,300.00
Placed in Service	Park - Fall Creek		
	June 2003		
Useful Life	16		
Adjustment	-4		
Replacement Year	22-23		
Remaining Life	0		



Picnic Table - 2022

Asset ID	1111	2 Each	@ \$1,300.00
		Asset Actual Cost	\$2,600.00
		Percent Replacement	100%
		Future Cost	\$2,600.00
Placed in Service	Park - Fall Creek		
	June 2003		
Useful Life	16		
Adjustment	3		
Replacement Year	22-23		
Remaining Life	0		



Double Branch CDD Component Detail

Plastic Play Surface Border - 2022

Asset ID	1109	290 Linear Feet	@ \$21.00
		Asset Actual Cost	\$6,090.00
		Percent Replacement	100%
		Future Cost	\$6,090.00
Park - Fall Creek			
Placed in Service	June 2003		
Useful Life	20		
Replacement Year	22-23		
Remaining Life	0		



Play Equipment Allowance - 2022

Asset ID	1105	1 Lump Sum	@ \$50,000.00
		Asset Actual Cost	\$50,000.00
		Percent Replacement	100%
		Future Cost	\$50,000.00
Park - Fall Creek			
Placed in Service	June 2003		
Useful Life	15		
Adjustment	5		
Replacement Year	22-23		
Remaining Life	0		



Double Branch CDD Component Detail

Vinyl Ranch Fence - 2032

Asset ID	1106	552 Linear Feet	@ \$24.00
		Asset Actual Cost	\$13,248.00
		Percent Replacement	100%
		Future Cost	\$18,859.90
Placed in Service	Park - Fall Creek		
Useful Life	June 2003		
Replacement Year	30		
Remaining Life	32-33		
	10		



Double Branch CDD Component Detail

Bi-pod Swing Set - Two Bay - 2035

Asset ID	1118	1 Each	@ \$3,200.00
		Asset Actual Cost	\$3,200.00
		Percent Replacement	100%
		Future Cost	\$4,977.95
Park - Natures Hammock			
Placed in Service	June 2021		
Useful Life	15		
Replacement Year	35-36		
Remaining Life	13		

Fence/Gates - Dog Park - 2037

Asset ID	1118	380 Linear Feet	@ \$26.00
		Asset Actual Cost	\$9,880.00
		Percent Replacement	100%
		Future Cost	\$16,305.43
Park - Natures Hammock			
Placed in Service	June 2020		
Useful Life	18		
Replacement Year	37-38		
Remaining Life	15		



Gazebo Roof - 2032

Asset ID	1115	600 Square Feet	@ \$8.00
		Asset Actual Cost	\$4,800.00
		Percent Replacement	100%
		Future Cost	\$6,833.30
Park - Natures Hammock			
Placed in Service	June 2003		
Useful Life	30		
Replacement Year	32-33		
Remaining Life	10		

Double Branch CDD Component Detail

Gazebo Roof continued...



Park Benches -Back to Back - 2036

Asset ID	1119	Asset Actual Cost	\$2,300.00
		Percent Replacement	100%
		Future Cost	\$3,685.24
Park - Natures Hammock			
Placed in Service	June 2021		
Useful Life	16		
Replacement Year	36-37		
Remaining Life	14		



Picnic Table - 2036

		2 Each	@ \$1,300.00
Asset ID	1120	Asset Actual Cost	\$2,600.00
		Percent Replacement	100%
		Future Cost	\$4,165.92
Park - Natures Hammock			
Placed in Service	June 2021		
Useful Life	16		
Replacement Year	36-37		
Remaining Life	14		

Double Branch CDD Component Detail

Picnic Table continued...



Plastic Play Surface Border - 2040

Asset ID	1112	280 Linear Feet	@ \$21.00
		Asset Actual Cost	\$5,880.00
		Percent Replacement	100%
		Future Cost	\$10,603.86
Park - Natures Hammock			
Placed in Service	June 2021		
Useful Life	20		
Replacement Year	40-41		
Remaining Life	18		



Play Equipment Allowance - 2035

Asset ID	1114	1 Lump Sum	@ \$30,000.00
		Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
		Future Cost	\$46,668.30
Park - Natures Hammock			
Placed in Service	June 2021		
Useful Life	15		
Replacement Year	35-36		
Remaining Life	13		

Double Branch CDD Component Detail

Play Equipment Allowance continued...



Scoop Digger - 2035

Asset ID	1117	1 Each	@ \$2,100.00
		Asset Actual Cost	\$2,100.00
		Percent Replacement	100%
		Future Cost	\$3,266.78
Park - Natures Hammock			
Placed in Service	June 2021		
Useful Life	15		
Replacement Year	35-36		
Remaining Life	13		

Vinyl Ranch Fence - 2032

Asset ID	1113	232 Linear Feet	@ \$24.00
		Asset Actual Cost	\$5,568.00
		Percent Replacement	100%
		Future Cost	\$7,926.62
Park - Natures Hammock			
Placed in Service	June 2003		
Useful Life	30		
Replacement Year	32-33		
Remaining Life	10		

Double Branch CDD Component Detail

Vinyl Ranch Fence continued...



**Double Branch CDD
Component Detail**

Bi-pod Swing Set - Two Bay - 2022

Asset ID	1122	1 Each	@ \$3,200.00
		Asset Actual Cost	\$3,200.00
		Percent Replacement	100%
		Future Cost	\$3,200.00
Placed in Service	Park - Timberfield June 2003		
Useful Life	15		
Replacement Year	22-23		
Remaining Life	0		

Gazebo Roof - 2032

Asset ID	1121	600 Square Feet	@ \$6.20
		Asset Actual Cost	\$3,720.00
		Percent Replacement	100%
		Future Cost	\$5,295.81
Placed in Service	Park - Timberfield June 2003		
Useful Life	30		
Replacement Year	32-33		
Remaining Life	10		

Park Benches -Back to Back - 2022

Asset ID	1123	Asset Actual Cost	\$2,300.00
		Percent Replacement	100%
		Future Cost	\$2,300.00
Placed in Service	Park - Timberfield June 2003		
Useful Life	16		
Adjustment	4		
Replacement Year	22-23		
Remaining Life	0		

Picnic Table - 2022

Asset ID	1125	2 Each	@ \$1,300.00
		Asset Actual Cost	\$2,600.00
		Percent Replacement	100%
		Future Cost	\$2,600.00
Placed in Service	Park - Timberfield June 2003		
Useful Life	16		
Adjustment	3		
Replacement Year	22-23		
Remaining Life	0		

Double Branch CDD Component Detail

Plastic Play Surface Border - 2022

Asset ID	1127	330 Linear Feet	@ \$21.00
		Asset Actual Cost	\$6,930.00
		Percent Replacement	100%
		Future Cost	\$6,930.00
Park - Timberfield			
Placed in Service	June 2003		
Useful Life	20		
Replacement Year	22-23		
Remaining Life	0		

Play Equipment Allowance - 2022

Asset ID	1126	1 Lump Sum	@ \$30,000.00
		Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
		Future Cost	\$30,000.00
Park - Timberfield			
Placed in Service	June 2003		
Useful Life	15		
Adjustment	5		
Replacement Year	22-23		
Remaining Life	0		

Vinyl Ranch Fence - 2032

Asset ID	1124	554 Linear Feet	@ \$24.00
		Asset Actual Cost	\$13,296.00
		Percent Replacement	100%
		Future Cost	\$18,928.23
Park - Timberfield			
Placed in Service	June 2003		
Useful Life	30		
Replacement Year	32-33		
Remaining Life	10		



Double Branch CDD Component Detail

Bi-pod Swing Set - Two Bay - 2022

Asset ID	1128	1 Each	@ \$3,200.00
		Asset Actual Cost	\$3,200.00
		Percent Replacement	100%
		Future Cost	\$3,200.00
Placed in Service	Park - Stonebrier June 2003		
Useful Life	15		
Replacement Year	22-23		
Remaining Life	0		

Gazebo Roof - 2032

Asset ID	1131	600 Square Feet	@ \$8.00
		Asset Actual Cost	\$4,800.00
		Percent Replacement	100%
		Future Cost	\$6,833.30
Placed in Service	Park - Stonebrier June 2003		
Useful Life	30		
Replacement Year	32-33		
Remaining Life	10		

Park Benches -Back to Back - 2023

Asset ID	1133	Asset Actual Cost	\$2,300.00
		Percent Replacement	100%
		Future Cost	\$2,438.00
Placed in Service	Park - Stonebrier June 2003		
Useful Life	16		
Adjustment	5		
Replacement Year	23-24		
Remaining Life	1		

Picnic Table - 2022

Asset ID	1136	2 Each	@ \$1,300.00
		Asset Actual Cost	\$2,600.00
		Percent Replacement	100%
		Future Cost	\$2,600.00
Placed in Service	Park - Stonebrier June 2003		
Useful Life	16		
Adjustment	3		
Replacement Year	22-23		
Remaining Life	0		

Double Branch CDD Component Detail

Plastic Play Surface Border - 2022

Asset ID	1135	260 Linear Feet	@ \$21.00
		Asset Actual Cost	\$5,460.00
		Percent Replacement	100%
		Future Cost	\$5,460.00
Park - Stonebrier			
Placed in Service	June 2003		
Useful Life	20		
Replacement Year	22-23		
Remaining Life	0		

Play Equipment Allowance - 2022

Asset ID	1129	1 Lump Sum	@ \$30,000.00
		Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
		Future Cost	\$30,000.00
Park - Stonebrier			
Placed in Service	June 2003		
Useful Life	15		
Adjustment	5		
Replacement Year	22-23		
Remaining Life	0		

Scoop Digger - 2022

Asset ID	1132	1 Each	@ \$2,100.00
		Asset Actual Cost	\$2,100.00
		Percent Replacement	100%
		Future Cost	\$2,100.00
Park - Stonebrier			
Placed in Service	June 2003		
Useful Life	15		
Adjustment	3		
Replacement Year	22-23		
Remaining Life	0		

Spring Rider - 2022

Asset ID	1130	1 Each	@ \$1,600.00
		Asset Actual Cost	\$1,600.00
		Percent Replacement	100%
		Future Cost	\$1,600.00
Park - Stonebrier			
Placed in Service	June 2003		
Useful Life	15		
Adjustment	3		
Replacement Year	22-23		
Remaining Life	0		

**Double Branch CDD
Component Detail**

Vinyl Ranch Fence - 2027

Asset ID	1134	606 Linear Feet	@ \$24.00
		Asset Actual Cost	\$14,544.00
		Percent Replacement	100%
		Future Cost	\$17,860.22
Placed in Service	Park - Stonebrier		
	June 2003		
Useful Life	30		
Adjustment	-5		
Replacement Year	27-28		
Remaining Life	5		

**Double Branch CDD
Component Detail**

Bi-pod Swing Set - Two Bay - 2022

Asset ID	1138	1 Each	@ \$3,200.00
		Asset Actual Cost	\$3,200.00
		Percent Replacement	100%
		Future Cost	\$3,200.00
Park - Worthington Oaks			
Placed in Service	June 2003		
Useful Life	15		
Replacement Year	22-23		
Remaining Life	0		

Gazebo Roof - 2032

Asset ID	1140	600 Square Feet	@ \$8.00
		Asset Actual Cost	\$4,800.00
		Percent Replacement	100%
		Future Cost	\$6,833.30
Park - Worthington Oaks			
Placed in Service	June 2003		
Useful Life	30		
Replacement Year	32-33		
Remaining Life	10		

Park Benches -Back to Back - 2022

Asset ID	1143	1 Each	@ \$2,300.00
		Asset Actual Cost	\$2,300.00
		Percent Replacement	100%
		Future Cost	\$2,300.00
Park - Worthington Oaks			
Placed in Service	June 2003		
Useful Life	16		
Adjustment	3		
Replacement Year	22-23		
Remaining Life	0		

Picnic Table - 2022

Asset ID	1142	2 Each	@ \$1,300.00
		Asset Actual Cost	\$2,600.00
		Percent Replacement	100%
		Future Cost	\$2,600.00
Park - Worthington Oaks			
Placed in Service	June 2003		
Useful Life	16		
Adjustment	3		
Replacement Year	22-23		
Remaining Life	0		

**Double Branch CDD
Component Detail**

Plastic Play Surface Border - 2022

Asset ID	1137	310 Linear Feet	@ \$21.00
		Asset Actual Cost	\$6,510.00
		Percent Replacement	100%
		Future Cost	\$6,510.00
Park - Worthington Oaks			
Placed in Service	June 2003		
Useful Life	20		
Replacement Year	22-23		
Remaining Life	0		

Play Equipment Allowance - 2022

Asset ID	1139	1 Lump Sum	@ \$30,000.00
		Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
		Future Cost	\$30,000.00
Park - Worthington Oaks			
Placed in Service	June 2003		
Useful Life	15		
Adjustment	5		
Replacement Year	22-23		
Remaining Life	0		

Vinyl Ranch Fence - 2032

Asset ID	1141	410 Linear Feet	@ \$24.00
		Asset Actual Cost	\$9,840.00
		Percent Replacement	100%
		Future Cost	\$14,008.26
Park - Worthington Oaks			
Placed in Service	June 2003		
Useful Life	30		
Replacement Year	32-33		
Remaining Life	10		

Double Branch CDD Component Detail

Gazebo Roof - 2032

Asset ID	1089	600 Square Feet	@ \$8.00
		Asset Actual Cost	\$4,800.00
		Percent Replacement	100%
		Future Cost	\$6,833.30
Placed in Service	Park - Oakbrook		
Useful Life	June 2003		
Replacement Year	30		
Remaining Life	32-33		
	10		



Park Bench - 2022

Asset ID	1090	1 Each	@ \$1,300.00
		Asset Actual Cost	\$1,300.00
		Percent Replacement	100%
		Future Cost	\$1,300.00
Placed in Service	Park - Oakbrook		
Useful Life	June 2003		
Replacement Year	16		
Remaining Life	22-23		
	0		



Double Branch CDD Component Detail

Picnic Table - 2022

Asset ID	1088	1 Each	@ \$1,300.00
		Asset Actual Cost	\$1,300.00
		Percent Replacement	100%
		Future Cost	\$1,300.00
Placed in Service	Park - Oakbrook		
	June 2003		
Useful Life	16		
Adjustment	2		
Replacement Year	22-23		
Remaining Life	0		



Double Branch CDD Component Detail

Bi-pod Swing Set - Two Bay - 2022

Asset ID	1094	1 Each	@ \$3,200.00
		Asset Actual Cost	\$3,200.00
		Percent Replacement	100%
		Future Cost	\$3,200.00
Placed in Service	Park - Silverleaf		
Useful Life	June 2003		
Replacement Year	15		
Remaining Life	22-23		
	0		



Gazebo Roof - 2032

Asset ID	1093	600 Square Feet	@ \$8.00
		Asset Actual Cost	\$4,800.00
		Percent Replacement	100%
		Future Cost	\$6,833.30
Placed in Service	Park - Silverleaf		
Useful Life	June 2003		
Replacement Year	30		
Remaining Life	32-33		
	10		



Double Branch CDD Component Detail

Park Benches -Back to Back - 2023

Asset ID	1095	1 Each	@ \$2,300.00
		Asset Actual Cost	\$2,300.00
		Percent Replacement	100%
		Future Cost	\$2,438.00
Placed in Service	Park - Silverleaf		
Useful Life	June 2003		
Adjustment	16		
Replacement Year	5		
Remaining Life	23-24		
	1		



Picnic Table - 2022

Asset ID	1097	2 Each	@ \$1,300.00
		Asset Actual Cost	\$2,600.00
		Percent Replacement	100%
		Future Cost	\$2,600.00
Placed in Service	Park - Silverleaf		
Useful Life	June 2003		
Adjustment	16		
Replacement Year	3		
Remaining Life	22-23		
	0		



Double Branch CDD Component Detail

Plastic Play Surface Border - 2022

Asset ID	1092	250 Linear Feet	@ \$21.00
		Asset Actual Cost	\$5,250.00
		Percent Replacement	100%
		Future Cost	\$5,250.00
Placed in Service	Park - Silverleaf		
Useful Life	June 2003		
Replacement Year	20		
Remaining Life	22-23		
	0		



Play Equipment Allowance - 2035

Asset ID	1091	1 Lump Sum	@ \$40,000.00
		Asset Actual Cost	\$40,000.00
		Percent Replacement	100%
		Future Cost	\$62,224.40
Placed in Service	Park - Silverleaf		
Useful Life	June 2021		
Replacement Year	15		
Remaining Life	35-36		
	13		



Double Branch CDD Component Detail

Vinyl Ranch Fence - 2032

Asset ID	1096	454 Linear Feet	@ \$24.00
		Asset Actual Cost	\$10,896.00
		Percent Replacement	100%
		Future Cost	\$15,511.58
Placed in Service	Park - Silverleaf		
Useful Life	June 2003		
Replacement Year	30		
Remaining Life	32-33		
	10		



**Double Branch CDD
Component Detail**

Bi-Pod Swing Set One Bay - 2022

Asset ID	1159	1 Each	@ \$2,200.00
		Asset Actual Cost	\$2,200.00
		Percent Replacement	100%
		Future Cost	\$2,200.00
Park - Club House			
Placed in Service	June 2003		
Useful Life	15		
Replacement Year	22-23		
Remaining Life	0		

Bi-Pod Swing Set Two Bay - 2022

Asset ID	1154	1 Each	@ \$3,200.00
		Asset Actual Cost	\$3,200.00
		Percent Replacement	100%
		Future Cost	\$3,200.00
Park - Club House			
Placed in Service	June 2003		
Useful Life	15		
Replacement Year	22-23		
Remaining Life	0		

Park Benches - 2022

Asset ID	1155	8 Each	@ \$1,300.00
		Asset Actual Cost	\$10,400.00
		Percent Replacement	100%
		Future Cost	\$10,400.00
Park - Club House			
Placed in Service	June 2003		
Useful Life	16		
Adjustment	3		
Replacement Year	22-23		
Remaining Life	0		

Play Equipment - 2022

Asset ID	1157	1 Lump Sum	@ \$30,000.00
		Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
		Future Cost	\$30,000.00
Park - Club House			
Placed in Service	June 2003		
Useful Life	15		
Adjustment	5		
Replacement Year	22-23		
Remaining Life	0		

**Double Branch CDD
Component Detail**

Scoop Digger - 2022

Asset ID	1158	1 Each	@ \$2,100.00
		Asset Actual Cost	\$2,100.00
		Percent Replacement	100%
		Future Cost	\$2,100.00
Placed in Service	Park - Club House		
Useful Life	June 2003		
Adjustment	15		
Replacement Year	3		
Remaining Life	22-23		
	0		

Spring Rider - 2022

Asset ID	1156	3 Each	@ \$1,600.00
		Asset Actual Cost	\$4,800.00
		Percent Replacement	100%
		Future Cost	\$4,800.00
Placed in Service	Park - Club House		
Useful Life	June 2003		
Adjustment	15		
Replacement Year	3		
Remaining Life	22-23		
	0		

Double Branch CDD Component Detail

Play Equipment Allowance - Playground - 2022

Asset ID	1199	1 Lump Sum	@ \$30,000.00
		Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
		Future Cost	\$30,000.00
Park - Sport Field			
Placed in Service	June 2003		
Useful Life	15		
Adjustment	5		
Replacement Year	22-23		
Remaining Life	0		



Scoop Digger - Playground - 2022

Asset ID	1201	1 Each	@ \$2,100.00
		Asset Actual Cost	\$2,100.00
		Percent Replacement	100%
		Future Cost	\$2,100.00
Park - Sport Field			
Placed in Service	June 2003		
Useful Life	15		
Adjustment	3		
Replacement Year	22-23		
Remaining Life	0		

Double Branch CDD Component Detail

Spring Rider - Playground - 2022

Asset ID	1200	1 Each	@ \$1,600.00
		Asset Actual Cost	\$1,600.00
		Percent Replacement	100%
		Future Cost	\$1,600.00
Park - Sport Field			
Placed in Service	June 2003		
Useful Life	15		
Adjustment	3		
Replacement Year	22-23		
Remaining Life	0		



**Double Branch CDD
Component Detail**

Bi-pod Swing Set - Two Bay - 2022

Asset ID	1099	1 Each	@ \$3,200.00
		Asset Actual Cost	\$3,200.00
		Percent Replacement	100%
		Future Cost	\$3,200.00
Placed in Service	Park - The Oaks		
Useful Life	June 2003		
Replacement Year	15		
Remaining Life	22-23		
	0		

Gazebo Roof - 2032

Asset ID	1102	600 Square Feet	@ \$8.00
		Asset Actual Cost	\$4,800.00
		Percent Replacement	100%
		Future Cost	\$6,833.30
Placed in Service	Park - The Oaks		
Useful Life	June 2003		
Replacement Year	30		
Remaining Life	32-33		
	10		

Park Benches - 2022

Asset ID	1100	1 Each	@ \$1,300.00
		Asset Actual Cost	\$1,300.00
		Percent Replacement	100%
		Future Cost	\$1,300.00
Placed in Service	Park - The Oaks		
Useful Life	June 2003		
Adjustment	16		
Replacement Year	1		
Remaining Life	22-23		
	0		

Picnic Table - 2022

Asset ID	1103	2 Each	@ \$1,300.00
		Asset Actual Cost	\$2,600.00
		Percent Replacement	100%
		Future Cost	\$2,600.00
Placed in Service	Park - The Oaks		
Useful Life	June 2003		
Adjustment	16		
Replacement Year	2		
Remaining Life	22-23		
	0		

**Double Branch CDD
Component Detail**

Plastic Play Surface Border - 2022

Asset ID	1104	260 Linear Feet	@ \$21.00
		Asset Actual Cost	\$5,460.00
		Percent Replacement	100%
		Future Cost	\$5,460.00
Placed in Service	Park - The Oaks		
Useful Life	June 2003		
Replacement Year	20		
Remaining Life	22-23		
	0		

Play Equipment Allowance - 2022

Asset ID	1098	1 Lump Sum	@ \$30,000.00
		Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
		Future Cost	\$30,000.00
Placed in Service	Park - The Oaks		
Useful Life	June 2003		
Adjustment	15		
Replacement Year	3		
Remaining Life	22-23		
	0		

Vinyl Ranch Fence - 2032

Asset ID	1101	200 Linear Feet	@ \$24.00
		Asset Actual Cost	\$4,800.00
		Percent Replacement	100%
		Future Cost	\$6,833.30
Placed in Service	Park - The Oaks		
Useful Life	June 2003		
Replacement Year	30		
Remaining Life	32-33		
	10		

**Double Branch CDD
Component Detail**

Bi-pod Swing Set - Two Bay - 2022

Asset ID	1145	1 Each	@ \$3,200.00
		Asset Actual Cost	\$3,200.00
		Percent Replacement	100%
		Future Cost	\$3,200.00
Park - Cannons Point			
Placed in Service	June 2003		
Useful Life	15		
Replacement Year	22-23		
Remaining Life	0		

Crescent Climber - 2022

Asset ID	1151	1 Each	@ \$2,800.00
		Asset Actual Cost	\$2,800.00
		Percent Replacement	100%
		Future Cost	\$2,800.00
Park - Cannons Point			
Placed in Service	June 2003		
Useful Life	18		
Replacement Year	22-23		
Remaining Life	0		

Gazebo Roof - 2032

Asset ID	1148	600 Square Feet	@ \$8.00
		Asset Actual Cost	\$4,800.00
		Percent Replacement	100%
		Future Cost	\$6,833.30
Park - Cannons Point			
Placed in Service	June 2003		
Useful Life	30		
Replacement Year	32-33		
Remaining Life	10		

Park Benches -Back to Back - 2022

Asset ID	1149	Asset Actual Cost	\$2,300.00
		Percent Replacement	100%
		Future Cost	\$2,300.00
Park - Cannons Point			
Placed in Service	June 2003		
Useful Life	16		
Adjustment	-4		
Replacement Year	22-23		
Remaining Life	0		

Double Branch CDD Component Detail

Picnic Table - 2022

Asset ID	1153	2 Each	@ \$1,300.00
		Asset Actual Cost	\$2,600.00
		Percent Replacement	100%
		Future Cost	\$2,600.00
Park - Cannons Point			
Placed in Service	June 2003		
Useful Life	16		
Adjustment	3		
Replacement Year	22-23		
Remaining Life	0		

Plastic Play Surface Border - 2022

Asset ID	1152	310 Linear Feet	@ \$21.00
		Asset Actual Cost	\$6,510.00
		Percent Replacement	100%
		Future Cost	\$6,510.00
Park - Cannons Point			
Placed in Service	June 2003		
Useful Life	20		
Replacement Year	22-23		
Remaining Life	0		

Play Equipment Allowance - 2022

Asset ID	1146	1 Lump Sum	@ \$30,000.00
		Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
		Future Cost	\$30,000.00
Park - Cannons Point			
Placed in Service	June 2003		
Useful Life	15		
Adjustment	5		
Replacement Year	22-23		
Remaining Life	0		



Double Branch CDD Component Detail

Scoop Digger - 2022

Asset ID	1150	1 Each	@ \$2,100.00
		Asset Actual Cost	\$2,100.00
		Percent Replacement	100%
		Future Cost	\$2,100.00
Park - Cannons Point			
Placed in Service	June 2003		
Useful Life	15		
Adjustment	3		
Replacement Year	22-23		
Remaining Life	0		

Spring Rider - 2022

Asset ID	1144	1 Each	@ \$1,600.00
		Asset Actual Cost	\$1,600.00
		Percent Replacement	100%
		Future Cost	\$1,600.00
Park - Cannons Point			
Placed in Service	June 2003		
Useful Life	15		
Adjustment	3		
Replacement Year	22-23		
Remaining Life	0		

Vinyl Ranch Fence - 2032

Asset ID	1147	365 Linear Feet	@ \$24.00
		Asset Actual Cost	\$8,760.00
		Percent Replacement	100%
		Future Cost	\$12,470.77
Park - Cannons Point			
Placed in Service	June 2003		
Useful Life	30		
Replacement Year	32-33		
Remaining Life	10		



**Double Branch CDD
Component Detail**

Ice Machine - Club Romm

Asset ID	1076	Asset Actual Cost	
		Percent Replacement	100%
Placed in Service	Operating Expense	Future Cost	
No Useful Life	June 2003		

Metal Trash Cans

Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Placed in Service	Operating Expense	Future Cost	
No Useful Life	June 2003		

Wood Repair/Painting - Pool Pergola

Asset ID	1163	Asset Actual Cost	
		Percent Replacement	100%
Placed in Service	Operating Expense	Future Cost	
No Useful Life	June 2003		

Double Branch CDD Component Detail

Cardio Room Wood Floor Replacement

Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	June 2003		
No Useful Life			

Glass Display Refrigerator - 2023

		1 Each	@ \$2,100.00
Asset ID	1042	Asset Actual Cost	\$2,100.00
		Percent Replacement	100%
Components Not Included		Future Cost	\$2,226.00
Placed in Service	June 2010		
Useful Life	12		
Adjustment	2		
Replacement Year	23-24		
Remaining Life	1		

Ice Machine - 2022

		1 Each	@ \$4,000.00
Asset ID	1041	Asset Actual Cost	\$4,000.00
		Percent Replacement	100%
Components Not Included		Future Cost	\$4,000.00
Placed in Service	June 2003		
Useful Life	15		
Adjustment	2		
Replacement Year	22-23		
Remaining Life	0		

Pool Slide Replacement

Asset ID	1167	Asset Actual Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	June 2019		
No Useful Life			

Report Navigation

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

Important Information

Level of Service: Level I Full Reserve Study with a site visit, Level II Update with a site visit or Level III Financial Update with no site visit as defined by the National Reserve Study Standards established by the Community Associations Institute. Component quantity, condition and projected remaining useful life were determined with a visual inspection by the Analyst if a site visit was conducted.

Purpose: This study provides an inventory of major components above a threshold value as determined by the Association that require regular replacement and a plan to fund them.

Basis: Our analysis follows the guidelines for Reserve Studies established by the Association of Professional Reserve Analysts (APRA) and the Community Associations Institute (CAI). Components included in this analysis generally meet the following criteria:

- Component must be owned or maintained by the Association
- Component must have a limited life
- Component must have a predictable useful life
- Component must have a replacement cost above a threshold cost

These guidelines limit reserve components to predictable expenses and do not consider large expenses such as stormwater systems or dredging of the stormwater ponds. While their replacement cost and remaining, useful life may not be predictable they can be expensive, therefore we recommend an allowance be applied for funding which can be adjusted at each update.

Useful life and remaining useful life projections are determined by our visual inspection of each component, our experience with similar communities, your historical records and if required vendor evaluation. The Association may have experienced some replacement cycles for various components with historical cost therefore this information is considered in our analysis. Each cost and useful life was reviewed and compared to similar project we have completed and adjusted as needed. Components with replacement cost over \$1,000 are typically included.

The various component replacement cycles experienced by the Association are driven by the level of quality required by the community, cost of maintenance vs replacement, existing condition, and use. All useful life projections found in this analysis are in the acceptable range for this specific type of community.

Replacement cost for components is driven by local market conditions and availability of similar materials. Many components have included repair and refurbishment to extend their useful life and reduce holding cost over time

Funding Goal: The Association may elect for the following goals

- Fully Funded Reserve – 100% funding for each component
- Threshold Funded Reserve – Annual ending balances are maintained above an adequate or “Threshold” level.

Funding Methods: Reserve analysis typically uses two methods of determining necessary funding levels for component replacement; the Component Method the Cash Flow Method.

- **The Component Method** provides a reserve contribution amount by estimating the current replacement cost for each component, subtracting that component's current balance which provides the unfunded balance then dividing that total by the number of remaining years of useful life. Each component's contribution is then total for the annual contribution. This method includes inflation of replacement cost and interest on invested funds and provides the least risk of deferred maintenance or special assessment.
- Another version of the Component Method is referred to as "Straight Line Method" which follows the same calculation as above but does not consider interest on funds or inflation on replacement cost. This method only provides a one-year contribution amount and may result in large changes in annual contribution from year to year.
- **The Cash Flow Method** or pooled method of reserve funding groups component replacement together rather than segregated as in the Component Method. Cash outflows must be offset by contributions and interest earned to maintain adequate funding.
- **Cash Flow Method Models** include the Current Assessment Funding Model (AFM) and the Threshold Funding Model (TFM) among others.
 - The AFM Model illustrates the current funding projections adopted by the Association and how these perform over time. This model is also used to develop a funding plan with annual contributions entered for each year which allows a custom funding plan.
 - The TFM maintains minimum annual balances or percent funded which are determined by the Analyst or requested by the Association. The year with the lowest ending balance is considered the "Threshold Year" for the total funding plan period.
 -

Conclusion

There are several factors to consider when determining reserve funding levels that include maintaining the quality and value of the community, the ability of the Association to respond to unpredictable component failures and to maintain an acceptable level of risk. Full funding provides the lowest risk of deferred maintenance or special assessment but generally requires large contributions. Threshold Funding keeps reserve balances above predetermined annual balance that provides a moderate risk level with mostly level contributions.

METHODOLOGY

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

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

The funding plan we develop includes; adequate cash balances, even contributions so all owners pay their fair share over time and moderate contributions with acceptable increases. Percent Funded is defined by industry standards as 70-100% strong, 30-70% fair or adequate and below 30% weak or inadequate. We recommend Full Funding 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 High-rise Condominiums, Homeowner Associations, Churches, Private Schools, Time Shares, Active Adult, Municipal Utility Plants, Marinas, Historic Buildings & Museums and commercial investment properties.

Personal Service attention to detail, quick response and valued client relationships.

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

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

Reserve Analyst Credentials: Mr. Charles Sheppard is the owner of Community Advisors responsible for field inspection oversight and day to day operations. Mr. Sheppard hold a BS degree from VA Tech and has conducted building evaluations for over 30 years. He is a licensed Florida General Contractor, Home Inspector and earned the professional designations of Certified Construction Inspector (CCI), Professional Reserve Analyst (PRA) and Reserve Specialist (RS).

TERMS OF SERVICE

We have completed an analysis of your capital components that serves as a budgeting tool. This reserve study reflects the information provided by this client and is not for the purposes of performing an audit or estimating construction projects. Our site visit includes visual observation of components that are accessible and safe for our inspectors to evaluate. Roof evaluation is limited to ground observation for sloped roofs and roof top inspection for flat roofs if safe and stable access is available that meets our safety standards.

We are not responsible for any hidden defects or determining the condition of hidden or underground components or systems. Observing environmental conditions, hazardous materials or determine compliance with building codes or other regulations is not included in our scope of work. Our site visit is not a safety inspection and we are not responsible for any hazards that exist. Destructive testing is not conducted. It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications.

Projections of component remaining useful life assumes this client will perform necessary preventative maintenance and repair per industry standards. This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by the Client and its contractors, assorted vendors, specialist and independent contractors. Reserve fund balances and contribution amounts for use in our analysis is furnished by the client and deemed accurate. Useful life projections are determined by historical records, component condition and our opinion based on evaluating similar components on other projects. These life projections are changed by weather conditions, use, maintenance procedures and other factors out of our control therefore regular updates to this analysis are needed to maintain funding accuracy. Replacement cost is determined by our experience with similar projects, local vendor pricing and client historical records and should not be considered suitable for budgeting repair or replacement projects. Local contractor proposals must be obtained for this work. No liability is assumed as the result of changing market prices or inaccurate estimates or projections of remaining useful life of components.

Component replacement cost and interest rates constantly change. In order to maintain accuracy of your funding plan updates to this analysis should be conducted annually with a site visit every 2-3 years unless conditions warrant annual visits. Community Advisors, LLC shall not be required to participate in any legal action taken by or against our clients for any reason and shall also not be required to give testimony in depositions or in court. In all cases the liability of Community Advisors, LLC and its Principals, Employees, contractors and Vendors shall be limited to the consulting fee agreed upon for the production of this report. Client financial information is considered confidential and is not disclosed to third parties without your approval. We do use your name for our list of valued clients and when submitting proposals for new projects that request references or recent projects. That request may include size of property, number of units or major components. We also use photos from time to time of components as an example for educational and marketing efforts. Community Advisors and the analyst who prepared this study do not have any relationship that can be considered a conflict of interest. From time to time our Clients ask that we manage repair or replacement of components due to our experience in construction management. We do so with the understanding that full disclosure for both parties is completed.