

**BRIGHTON LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

FEBRUARY 7, 2019

CONTINUED REGULAR BOARD MEETING

AGENDA PACKAGE

Brighton Lakes Community Development District

Agenda Page 2

Nestor Olmo, Chairperson
A Jeffrey Slack
Nestor Olmo
Marcial Rodriguez, Jr
Brenda Jennings
Michelle Incandela

Robert Koncar, District Manager
Kristen Suit, District Manager
Tucker Mackie, District Counsel
Mark Vincutonis, District Engineer
Russell Simmons, Field Manager
Freddy Blanco, Field Manager
Ariel Medina, Project Coordinator
Gerry Frawley, CDD Landscaping & Maintenance Liaison

January 28, 2019

Board of Supervisors
Brighton Lakes Community Development District

Dear Board Members:

A continued meeting of January 3, 2019 of the Board of Supervisors of the Brighton Lakes Community Development District will be held on **Thursday, February 7, 2019 at 6:00 P.M.** at the Brighton Lakes Recreation Center, 4250 Brighton Lakes Boulevard, Kissimmee, Florida.

1. Pledge of Allegiance
2. Roll Call
3. Organizational Matters
 - A. Acceptance of Resignation of A. Jeffrey Slack
 - B. Consideration of Appointment to Fill Vacancy in Seat 4
 - C. Oath of Office
 - D. Resolution 2019-03, Designation of Officers
4. Audience Comments (Limited to 3 minutes)
5. Business Items
 - A. Review of the Reserve Study Report
 - B. Discussion Regarding Street Tree Trimming Violations
 - C. Consideration of Pool Resurfacing Proposals
 - D. Payment Discussion and Consideration of Brightview Landscaping Final Invoice –
UNDER SEPARATE COVER
6. Staff Report
 - A. District Manager
 - B. Attorney
 - C. Field Manager
 - i. Consideration of Roof Pressure Washing Proposal
7. Supervisor Requests and Comments

January 28, 2019

Page 2

8. Other Business

9. Adjournment

I look forward to seeing you at the meeting. Please call me if you have any questions.

Sincerely,

Robert Koncar/Kristen Suit
District Manager

District Office:
313 Campus Street
Celebration, FL 34747
407-566-1935

www.brightonlakescdd.org

Meeting Location:
Brighton Lakes Clubhouse
4250 Brighton Lakes Boulevard
Kissimmee, FL 34744

Third Order of Business

3A.

January 14, 2019

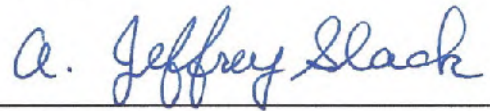
Brighton Lakes Community Development District
c/o Robert Koncar, District Manager
313 Campus Street
Celebration, FL 34747

Re: Brighton Lakes Community Development District
Board of Supervisors Resignation

Dear Mr. Koncar,

I regret to inform you that I must resign as a Board Supervisor with the Brighton Lakes Community Development District, effective January 14, 2019. My wife and I are selling our home in Brighton Lakes and moving to Pasco County on January 19th, so I will not be able to continue with my Supervisor duties beyond January 14th. It has been a tremendous honor being a part of the Brighton Lakes CDD Board, and working with the Management Team to coordinate the upkeep of the common areas. I hope my efforts were beneficial during the two years of my tenure. I feel that together we have made improvements in many areas. Thank you for the opportunity to serve. Best wishes to you and the new Board in your future efforts for the community.

Sincerely,

A handwritten signature in blue ink that reads "A. Jeffrey Slack". The signature is written in a cursive, flowing style. Below the signature is a solid horizontal line.

A. Jeffrey Slack
Supervisor 4

3D.

RESOLUTION 2019-03

**A RESOLUTION DESIGNATING OFFICERS OF THE
BRIGHTON LAKES COMMUNITY DEVELOPMENT
DISTRICT**

WHEREAS, the Board of Supervisors of the Brighton Lakes Community Development District at a continued meeting, desires to appoint the below recited persons to the offices specified.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF BRIGHTON LAKES COMMUNITY
DEVELOPMENT DISTRICT:**

1. The following persons were appointed to the offices shown, to wit:

| | |
|--------------------------------|---------------------|
| _____ | Chairman |
| _____ | Vice Chairman |
| <u>Bob Koncar/Kristen Suit</u> | Secretary |
| <u>Stephen Bloom</u> | Treasurer |
| <u>Alan Baldwin</u> | Assistant Treasurer |
| _____ | Assistant Secretary |
| _____ | Assistant Secretary |
| _____ | Assistant Secretary |

PASSED AND ADOPTED THIS, 7TH DAY OF FEBRUARY 2019.

Chairman

Secretary

Fifth Order of Business

5A

FULL RESERVE STUDY

Brighton Lakes Community Development District



**Kissimmee, Florida
November 29, 2018**



This Report contains intellectual property developed by Reserve Advisors, Inc. and cannot be reproduced or distributed to those who conduct reserve studies without their written consent.

Reserve Advisors, Inc.

Years 2019 to 2034

RESERVE EXPENDITURES

Brighton Lakes
Community Development District
Kissimmee, Florida

Explanatory Notes:

- 1) **2.1%** is the estimated future inflation Rate for estimating Future Replacement Costs.
2) FY2019 is Fiscal Year beginning October 1, 2018 and ending September 30, 2019.

| | | | | Estimated | Life Analysis, Years | | Costs, \$ | | | | RUL = 0 | | | | | | | | | | | | | | | | | | |
|------------------------|----------|--------------------|--------------|--|----------------------|----------|-----------|-------------|------------------|--------------|--------------------------|--------|--------|---------|---------|---------|---------|---------|---------|--------|--------|---------|--------|--------|--------|--------|--------|--|--|
| Line Item | Quantity | Per Phase Quantity | Units | Reserve Component Inventory | 1st Year of Event | Useful | Remaining | Unit (2019) | Per Phase (2019) | Total (2019) | 30-Year Total (Inflated) | FY2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | | |
| Property Site Elements | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4,020 | 119,180 | 119,180 | Square Yards | Asphalt Pavement, Patch | 2027 | 3 to 5 | 8 | 0.35 | 41,713 | 41,713 | 354,728 | | | | | | | | | 49,258 | | | 52,427 | | | 55,800 | | | |
| 4,040 | 111,900 | 18,650 | Square Yards | Asphalt Pavement, Mill and Overlay, Streets, Phased | 2021 | 15 to 20 | 2 to 7 | 10.50 | 195,825 | 1,174,950 | 3,247,195 | | | 204,136 | 208,423 | 212,800 | 217,269 | 221,831 | 226,490 | | | | | | | | | | |
| 4,080 | 7,280 | 1,213 | Square Yards | Asphalt Pavement, Total Replacement, Walking Paths, Phased | 2021 | 15 to 20 | 2 to 7 | 27.50 | 33,367 | 200,200 | 553,289 | | | 34,783 | 35,513 | 36,259 | 37,020 | 37,798 | 38,592 | | | | | | | | | | |
| 4,100 | 200 | 33 | Each | Catch Basins, Inspections and Capital Repairs, Phased | 2021 | 15 to 20 | 2 to 7 | 500.00 | 16,665 | 100,000 | 276,341 | | | 17,372 | 17,737 | 18,110 | 18,490 | 18,878 | 19,275 | | | | | | | | | | |
| 4,110 | 87,000 | 1,090 | Linear Feet | Concrete Cuts and Gutters, Partial | 2021 | to 65 | 2 to 30+ | 25.00 | 27,250 | 2,175,000 | 451,883 | | | 28,407 | 29,003 | 29,612 | 30,234 | 30,869 | 31,517 | | | | | | | | | | |
| 4,140 | 327,000 | 2,635 | Square Feet | Concrete Sidewalks, Partial | 2019 | to 65 | 0 to 30+ | 8.00 | 21,080 | 2,616,000 | 908,023 | 21,080 | 21,523 | 21,975 | 22,436 | 22,907 | 23,388 | 23,879 | 24,381 | 24,893 | 25,416 | 25,949 | 26,494 | 27,051 | 27,619 | 28,199 | 28,791 | | |
| 4,220 | 1,800 | 1,800 | Linear Feet | Fences, Chain Link | 2027 | to 25 | 8 | 19.00 | 34,200 | 34,200 | 40,386 | | | | | | | | | 40,386 | | | | | | | | | |
| 4,260 | 2,900 | 2,900 | Linear Feet | Fences, Vinyl | 2027 | 15 to 20 | 8 | 26.00 | 75,400 | 75,400 | 223,963 | | | | | | | | | 89,038 | | | | | | | | | |
| 4,301 | 10 | 10 | Squares | Gate House, Concrete Tile Roof | 2028 | to 25 | 9 | 950.00 | 9,500 | 9,500 | 11,454 | | | | | | | | | | 11,454 | | | | | | | | |
| 4,310 | 3 | 3 | Each | Gates, Entry Systems | 2027 | to 10 | 8 | 10,000.00 | 30,000 | 30,000 | 132,720 | | | | | | | | | 35,426 | | | | | | | | | |
| 4,320 | 3 | 3 | Each | Gates, Security Systems | 2029 | 10 to 15 | 10 | 12,000.00 | 36,000 | 36,000 | 101,184 | | | | | | | | | | | 44,316 | | | | | | | |
| 4,330 | 6 | 6 | Each | Gates, Swing Arms | 2027 | to 10 | 8 | 5,000.00 | 30,000 | 30,000 | 132,720 | | | | | | | | | 35,426 | | | | | | | | | |
| 4,410 | 5 | 1 | Each | Irrigation System, Pumps, Phased | 2020 | to 20 | 1 to 9 | 6,500.00 | 6,500 | 32,500 | 85,456 | | 6,636 | | 6,918 | | 7,212 | | 7,518 | | 7,837 | | | | | | | | |
| 4,420 | 4 | 1 | Allowance | Irrigation System, Phased | 2040 | to 40 | 21 to 24 | 60,000.00 | 60,000 | 240,000 | 383,185 | | | | | | | | | | | | | | | | | | |
| 4,620 | 6,400 | 6,400 | Square Feet | Pavers, Masonry | 2027 | 15 to 25 | 8 | 8.00 | 51,200 | 51,200 | 152,081 | | | | | | | | | 60,461 | | | | | | | | | |
| 4,660 | 1 | 1 | Allowance | Playground Equipment | 2030 | 15 to 20 | 11 | 90,000.00 | 90,000 | 90,000 | 113,116 | | | | | | | | | | | 113,116 | | | | | | | |
| 4,710 | 26,000 | 2,600 | Linear Feet | Ponds, Erosion Control, Partial | 2027 | 5 to 10 | 8 | 26.00 | 67,600 | 676,000 | 299,063 | | | | | | | | | 79,828 | | | | | | | | | |
| 4,800 | 1 | 1 | Allowance | Signage, Entry and Bridge, Renovation | 2027 | 20 to 25 | 8 | 35,000.00 | 35,000 | 35,000 | 41,331 | | | | | | | | | 41,331 | | | | | | | | | |
| 4,810 | 1 | 1 | Allowance | Signage, Street Identification, Replacement | 2026 | 15 to 20 | 7 | 26,500.00 | 26,500 | 26,500 | 77,095 | | | | | | | | 30,650 | | | | | | | | | | |
| 4,830 | 2,040 | 2,040 | Square Yards | Tennis and Basketball Courts, Color Coat | 2019 | 4 to 6 | 0 | 9.50 | 19,380 | 19,380 | 165,453 | 19,380 | | | | | 21,502 | | | | | | | | | 26,469 | | | |
| 4,840 | 740 | 740 | Linear Feet | Tennis and Basketball Courts, Fences | 2029 | to 25 | 10 | 35.00 | 25,900 | 25,900 | 31,883 | | | | | | | | | | | 31,883 | | | | | | | |
| 4,850 | 4 | 4 | Each | Tennis and Basketball Courts, Light Poles and Fixtures | 2029 | to 35 | 10 | 2,800.00 | 11,200 | 11,200 | 13,787 | | | | | | | | | | | 13,787 | | | | | | | |
| 4,860 | 2,040 | 2,040 | Square Yards | Tennis and Basketball Courts, Surface Replacement | 2029 | to 25 | 10 | 39.00 | 79,560 | 79,560 | 97,938 | | | | | | | | | | | 97,938 | | | | | | | |
| Clubhouse Elements | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5,400 | 1 | 1 | Allowance | Exercise Equipment, Phased (Includes Floor Coverings) | 2022 | 5 to 15 | 3 to 10 | 26,500.00 | 26,500 | 26,500 | 142,194 | | | | 28,205 | | | | | | | 32,621 | | | | | | | |
| 5,450 | 2 | 2 | Each | HVAC Equipment, Split Systems | 2033 | 12 to 18 | 14 | 4,000.00 | 8,000 | 8,000 | 25,318 | | | | | | | | | | | | | | 10,702 | | | | |
| 5,500 | 1 | 1 | Allowance | Kitchen and Meeting Room, Renovation | 2028 | to 25 | 9 | 12,000.00 | 12,000 | 12,000 | 14,468 | | | | | | | | | | 14,468 | | | | | | | | |
| 5,510 | 2 | 2 | Each | Rest Rooms, Renovation | 2023 | to 20 | 4 | 14,000.00 | 28,000 | 28,000 | 81,584 | | | | | 30,427 | | | | | | | | | | | | | |
| 5,600 | 40 | 40 | Squares | Roof, Concrete Tiles | 2028 | to 25 | 9 | 950.00 | 38,000 | 38,000 | 45,816 | | | | | | | | | | 45,816 | | | | | | | | |
| 5,701 | 2 | 1 | Allowance | Security and Access System, Phased (2019 is Budgeted) | 2019 | 10 to 15 | 0 to 6 | 12,000.00 | 12,000 | 24,000 | 95,083 | 6,500 | | | | | | 13,584 | | | | | 15,399 | | | | | | |
| 5,800 | 400 | 400 | Square Feet | Windows and Doors | 2035 | to 40 | 16 | 40.00 | 16,000 | 16,000 | 22,312 | | | | | | | | | | | | | | | | | | |
| Pool Elements | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6,200 | 9,600 | 9,600 | Square Feet | Deck, Pavers | 2028 | to 25 | 9 | 8.00 | 76,800 | 76,800 | 92,596 | | | | | | | | | | 92,596 | | | | | | | | |
| 6,400 | 480 | 480 | Linear Feet | Fences, Aluminum | 2028 | to 25 | 9 | 40.00 | 19,200 | 19,200 | 23,149 | | | | | | | | | | | 23,149 | | | | | | | |
| 6,500 | 2 | 1 | Allowance | Furniture, Phased | 2021 | to 12 | 2 to 8 | 10,000.00 | 10,000 | 20,000 | 67,930 | | | 10,424 | | | | | | 11,809 | | | | | | 13,377 | | | |

Printed on 1/10/2019

Expenditures - Section 3 - 1 of 4

Reserve Advisors, Inc.

Years 2035 to 2049

RESERVE EXPENDITURES

Brighton Lakes Community Development District Kissimmee, Florida

| Line Item | Quantity | Per Phase Quantity | Units | Reserve Component Inventory | Estimated 1st Year of Event | Life Analysis, Years | | | Costs, \$ | | | | | 17 2036 | 18 2037 | 19 2038 | 20 2039 | 21 2040 | 22 2041 | 23 2042 | 24 2043 | 25 2044 | 26 2045 | 27 2046 | 28 2047 | 29 2048 | 30 2049 | | |
|------------------------|----------|--------------------|--------------|--|-----------------------------|----------------------|-----------|-------------|------------------|--------------|--------------------------|--------|--------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|--|--|
| | | | | | | Useful | Remaining | Unit (2019) | Per Phase (2019) | Total (2019) | 30-Year Total (Inflated) | | | | | | | | | | | | | | | | | | |
| Property Site Elements | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4,020 | 119,180 | 119,180 | Square Yards | Asphalt Pavement, Patch | 2027 | 3 to 5 | 8 | 0.35 | 41,713 | 41,713 | 354,728 | | 59,389 | | | 63,210 | | | | | | | | | | | 74,644 | | |
| 4,040 | 111,900 | 18,650 | Square Yards | Asphalt Pavement, Mill and Overlay, Streets, Phased | 2021 | 15 to 20 | 2 to 7 | 10.50 | 195,825 | 1,174,950 | 3,247,195 | | | | | | 309,339 | 315,835 | 322,467 | 329,239 | 336,153 | 343,213 | | | | | | | |
| 4,080 | 7,280 | 1,213 | Square Yards | Asphalt Pavement, Total Replacement, Walking Paths, Phased | 2021 | 15 to 20 | 2 to 7 | 27.50 | 33,367 | 200,200 | 553,289 | | | | | | 52,708 | 53,815 | 54,945 | 56,099 | 57,277 | 58,480 | | | | | | | |
| 4,100 | 200 | 33 | Each | Catch Basins, Inspections and Capital Repairs, Phased | 2021 | 15 to 20 | 2 to 7 | 500.00 | 16,665 | 100,000 | 276,341 | | | | | | 26,325 | 26,878 | 27,442 | 28,019 | 28,607 | 29,208 | | | | | | | |
| 4,110 | 87,000 | 1,090 | Linear Feet | Concrete Curb and Gutters, Partial | 2021 | to 65 | 2 to 30+ | 25.00 | 27,250 | 2,175,000 | 451,883 | | | | | | 43,046 | 43,950 | 44,873 | 45,815 | 46,777 | 47,760 | | | | | | | |
| 4,140 | 327,000 | 2,635 | Square Feet | Concrete Sidewalks, Partial | 2019 | to 65 | 0 to 30+ | 8.00 | 21,080 | 2,616,000 | 908,023 | 29,396 | 30,013 | 30,643 | 31,287 | 31,944 | 32,615 | 33,299 | 33,999 | 34,713 | 35,442 | 36,186 | 36,946 | 37,722 | 38,514 | 39,323 | | | |
| 4,220 | 1,800 | 1,800 | Linear Feet | Fences, Chain Link | 2027 | to 25 | 8 | 19.00 | 34,200 | 34,200 | 40,386 | | | | | | | | | | | | | | | | | | |
| 4,260 | 2,900 | 2,900 | Linear Feet | Fences, Vinyl | 2027 | 15 to 20 | 8 | 26.00 | 75,400 | 75,400 | 223,963 | | | | | | | | | | | | | | 134,925 | | | | |
| 4,301 | 10 | 10 | Squares | Gate House, Concrete Tile Roof | 2028 | to 25 | 9 | 950.00 | 9,500 | 9,500 | 11,454 | | | | | | | | | | | | | | | | | | |
| 4,310 | 3 | 3 | Each | Gates, Entry Systems | 2027 | to 10 | 8 | 10,000.00 | 30,000 | 30,000 | 132,720 | | | 43,610 | | | | | | | | | | | 53,684 | | | | |
| 4,320 | 3 | 3 | Each | Gates, Security Systems | 2029 | 10 to 15 | 10 | 12,000.00 | 36,000 | 36,000 | 101,184 | | | | | | | 56,868 | | | | | | | | | | | |
| 4,330 | 6 | 6 | Each | Gates, Swing Arms | 2027 | to 10 | 8 | 5,000.00 | 30,000 | 30,000 | 132,720 | | | 43,610 | | | | | | | | | | | 53,684 | | | | |
| 4,410 | 5 | 1 | Each | Irrigation System, Pumps, Phased | 2020 | to 20 | 1 to 9 | 6,500.00 | 6,500 | 32,500 | 85,456 | 9,064 | | 9,449 | | 9,850 | | 10,268 | | 10,704 | | | | | | | | | |
| 4,420 | 4 | 1 | Allowance | Irrigation System, Phased | 2040 | to 40 | 21 to 24 | 60,000.00 | 60,000 | 240,000 | 383,185 | | | | | | 92,831 | 94,780 | 96,771 | 98,803 | | | | | | | | | |
| 4,620 | 6,400 | 6,400 | Square Feet | Pavers, Masonry | 2027 | 15 to 25 | 8 | 8.00 | 51,200 | 51,200 | 152,081 | | | | | | | | | | | | | | 91,620 | | | | |
| 4,660 | 1 | 1 | Allowance | Playground Equipment | 2030 | 15 to 20 | 11 | 90,000.00 | 90,000 | 90,000 | 113,116 | | | | | | | | | | | | | | | | | | |
| 4,710 | 26,000 | 2,600 | Linear Feet | Ponds, Erosion Control, Partial | 2027 | 5 to 10 | 8 | 26.00 | 67,600 | 676,000 | 299,063 | | | 98,268 | | | | | | | | | | | 120,967 | | | | |
| 4,800 | 1 | 1 | Allowance | Signage, Entry and Bridge, Renovation | 2027 | 20 to 25 | 8 | 35,000.00 | 35,000 | 35,000 | 41,331 | | | | | | | | | | | | | | | | | | |
| 4,810 | 1 | 1 | Allowance | Signage, Street Identification, Replacement | 2026 | 15 to 20 | 7 | 26,500.00 | 26,500 | 26,500 | 77,095 | | | | | | | | | | | | | 46,445 | | | | | |
| 4,830 | 2,040 | 2,040 | Square Yards | Tennis and Basketball Courts, Color Coat | 2019 | 4 to 6 | 0 | 9.50 | 19,380 | 19,380 | 165,453 | | | | | 29,368 | | | | | 32,583 | | | | | 36,151 | | | |
| 4,840 | 740 | 740 | Linear Feet | Tennis and Basketball Courts, Fences | 2029 | to 25 | 10 | 35.00 | 25,900 | 25,900 | 31,883 | | | | | | | | | | | | | | | | | | |
| 4,860 | 4 | 4 | Each | Tennis and Basketball Courts, Light Poles and Fixtures | 2029 | to 35 | 10 | 2,800.00 | 11,200 | 11,200 | 13,787 | | | | | | | | | | | | | | | | | | |
| 4,860 | 2,040 | 2,040 | Square Yards | Tennis and Basketball Courts, Surface Replacement | 2029 | to 25 | 10 | 39.00 | 79,560 | 79,560 | 97,838 | | | | | | | | | | | | | | | | | | |
| Clubhouse Elements | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5,400 | 1 | 1 | Allowance | Exercise Equipment, Phased (Includes Floor Coverings) | 2022 | 5 to 15 | 3 to 10 | 26,500.00 | 26,500 | 26,500 | 142,194 | | 37,730 | | | | | | 43,638 | | | | | | | | | | |
| 5,450 | 2 | 2 | Each | HVAC Equipment, Split Systems | 2033 | 12 to 18 | 14 | 4,000.00 | 8,000 | 8,000 | 25,318 | | | | | | | | | | | | | | 14,616 | | | | |
| 5,500 | 1 | 1 | Allowance | Kitchen and Meeting Room, Renovation | 2028 | to 25 | 9 | 12,000.00 | 12,000 | 12,000 | 14,468 | | | | | | | | | | | | | | | | | | |
| 5,510 | 2 | 2 | Each | Rest Rooms, Renovation | 2023 | to 20 | 4 | 14,000.00 | 28,000 | 28,000 | 81,584 | | | | | | | | | | | | | | 51,157 | | | | |
| 5,600 | 40 | 40 | Squares | Roof, Concrete Tiles | 2028 | to 25 | 9 | 950.00 | 38,000 | 38,000 | 45,816 | | | | | | | | | | | | | | | | | | |
| 5,701 | 2 | 1 | Allowance | Security and Access System, Phased (2019 is Budgeted) | 2019 | 10 to 15 | 0 to 6 | 12,000.00 | 12,000 | 24,000 | 95,083 | | | 17,444 | | | | | | 19,761 | | | | | | 22,385 | | | |
| 5,800 | 400 | 400 | Square Feet | Windows and Doors | 2035 | to 40 | 16 | 40.00 | 16,000 | 16,000 | 22,312 | 22,312 | | | | | | | | | | | | | | | | | |
| Pool Elements | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6,200 | 9,600 | 9,600 | Square Feet | Deck, Pavers | 2028 | to 25 | 9 | 8.00 | 76,800 | 76,800 | 92,596 | | | | | | | | | | | | | | | | | | |
| 6,400 | 480 | 480 | Linear Feet | Fences, Aluminum | 2028 | to 25 | 9 | 40.00 | 19,200 | 19,200 | 23,149 | | | | | | | | | | | | | | | | | | |
| 6,500 | 2 | 1 | Allowance | Furniture, Phased | 2021 | to 12 | 2 to 8 | 10,000.00 | 10,000 | 20,000 | 67,930 | | | | | | 15,154 | | | | | 17,166 | | | | | | | |

Printed on 1/10/2019

Expenditures - Section 3 - 2 of 4

Reserve Advisors, Inc.

Years 2019 to 2034

RESERVE EXPENDITURES

Brighton Lakes
Community Development District
Kissimmee, Florida

Explanatory Notes:
1) 2.1% is the estimated future inflation Rate for estimating Future Replacement Costs.
2) FY2019 is Fiscal Year beginning October 1, 2018 and ending September 30, 2019.

| Line Item | Total Quantity | Per Phase Quantity | Units | Reserve Component Inventory | Estimated 1st Year of Event | Life Analysis, Years | | Costs, \$ | | | | | RUL = 0 FY 2019 | 1 2020 | 2 2021 | 3 2022 | 4 2023 | 5 2024 | 6 2025 | 7 2026 | 8 2027 | 9 2028 | 10 2029 | 11 2030 | 12 2031 | 13 2032 | 14 2033 | 15 2034 |
|-----------------------------------|----------------|--------------------|-------------|--------------------------------------|-----------------------------|----------------------|-----------|-------------|------------------|--------------|--------------------------|---------|-----------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| | | | | | | Useful | Remaining | Unit (2019) | Per Phase (2019) | Total (2019) | 30-Year Total (Inflated) | | | | | | | | | | | | | | | | | |
| 6,600 | 3 | 1 | Allowance | Mechanical Equipment, Phased | 2021 | to 15 | 2 to 12 | 15,000.00 | 15,000 | 45,000 | 150,090 | | | 15,637 | | | | | 17,349 | | | | | | 19,249 | | | |
| 6,800 | 4,800 | 4,800 | Square Feet | Pool Finishes, Plaster | 2019 | 8 to 12 | 0 | 12.50 | 60,000 | 60,000 | 336,705 | 60,000 | | | | | | | | | 73,860 | | | | | | | |
| 6,801 | 360 | 360 | Linear Feet | Pool Finishes, Tile | 2019 | 15 to 25 | 0 | 42.00 | 15,120 | 15,120 | 38,032 | 15,120 | | | | | | | | | | | | | | | | |
| 6,950 | 1 | 1 | Each | Water Feature | 2023 | to 15 | 4 | 8,700.00 | 8,700 | 8,700 | 23,780 | | | | 9,454 | | | | | | | | | | | | | |
| | | 1 | Allowance | Reserve Study Update with Site Visit | 2021 | 2 | 2 | 3,950.00 | 3,950 | 3,950 | 3,950 | | 3,950 | | | | | | | | | | | | | | | |
| Anticipated Expenditures, By Year | | | | | | | | | | | \$9,057,261 | 122,080 | 28,159 | 336,684 | 348,235 | 359,569 | 365,115 | 346,849 | 355,772 | 467,856 | 220,736 | 320,354 | 192,037 | 61,699 | 27,619 | 108,078 | 55,260 | |

Reserve Advisors, Inc.

Years 2035 to 2049

RESERVE EXPENDITURES

Brighton Lakes
Community Development District
Kissimmee, Florida

| Line Item | Total Quantity | Per Phase Quantity | Units | Reserve Component Inventory | Estimated 1st Year of Event | Life Analysis, Years | | Costs, \$ | | | | | 16 2035 | 17 2036 | 18 2037 | 19 2038 | 20 2039 | 21 2040 | 22 2041 | 23 2042 | 24 2043 | 25 2044 | 26 2045 | 27 2046 | 28 2047 | 29 2048 | 30 2049 |
|-----------------------------------|----------------|--------------------|-------|--------------------------------------|-----------------------------|----------------------|-----------|-------------|------------------|--------------|--------------------------|--------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| | | | | | | Useful | Remaining | Unit (2019) | Per Phase (2019) | Total (2019) | 30-Year Total (Inflated) | | | | | | | | | | | | | | | | |
| 6,600 | 3 | 1 Allowance | | Mechanical Equipment, Phased | 2021 | to 15 | 2 to 12 | 15,000.00 | 15,000 | 45,000 | 150,090 | 20,917 | | | | | 23,208 | | | | | 25,749 | | | | | 27,981 |
| 6,800 | 4,800 | 4,800 Square Feet | | Pool Finishes, Plaster | 2019 | 8 to 12 | 0 | 12.50 | 60,000 | 60,000 | 336,705 | | | | | 90,921 | | | | | | | | | | 111,924 | |
| 6,801 | 360 | 360 Linear Feet | | Pool Finishes, Tile | 2019 | 15 to 25 | 0 | 42.00 | 15,120 | 15,120 | 38,032 | | | | | 22,912 | | | | | | | | | | | |
| 6,950 | 1 | 1 Each | | Water Feature | 2023 | to 15 | 4 | 8,700.00 | 8,700 | 8,700 | 23,780 | | | | | | | | | | 14,326 | | | | | | |
| | | 1 Allowance | | Reserve Study Update with Site Visit | 2021 | 2 | 2 | 3,950.00 | 3,950 | 3,950 | 3,950 | | | | | | | | | | | | | | | | |
| Anticipated Expenditures, By Year | | | | | | | | | | | \$9,057,261 | 81,689 | 127,132 | 243,024 | 31,287 | 263,359 | 148,654 | 626,633 | 571,248 | 671,672 | 527,197 | 547,915 | 562,052 | 567,246 | 104,287 | 237,764 | |

Reserve Advisors, Inc.

Page 1 of 1

RESERVE FUNDING PLAN

CASH FLOW ANALYSIS Brighton Lakes Community Development District Kissimmee, Florida

Individual Reserve Budgets & Cash Flows for the Next 30 Years

| | FY2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 |
|--|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-----------------|------------------|-----------------|------------------|------------------|------------------|------------------|------------------|
| Reserves at Beginning of Year (Note 1) | 772,833 | 750,411 | 862,143 | 704,463 | 572,289 | 466,273 | 402,783 | 352,601 | 258,379 | 96,111 | 180,305 | 95,274 | 143,146 | 328,321 | 556,157 | 711,967 |
| Total Recommended Reserve Contributions (Note 2) | 86,820 | 126,300 | 165,800 | 205,300 | 244,800 | 284,300 | 290,300 | 296,400 | 302,600 | 302,600 | 233,000 | 237,900 | 242,900 | 248,000 | 253,200 | 258,500 |
| Plus Estimated Interest Earned, During Year (Note 3) | 12,638 | 13,591 | 13,204 | 10,761 | 8,753 | 7,325 | 6,367 | 5,150 | 2,988 | 2,330 | 2,323 | 2,009 | 3,974 | 7,455 | 10,888 | 13,831 |
| Less Anticipated Expenditures, By Year | (122,080) | (28,159) | (336,684) | (348,235) | (359,569) | (355,115) | (346,849) | (395,772) | (467,856) | (220,736) | (320,354) | (192,037) | (61,699) | (27,619) | (108,078) | (55,260) |
| Anticipated Reserves at Year End | <u>\$750,411</u> | <u>\$862,143</u> | <u>\$704,463</u> | <u>\$572,289</u> | <u>\$466,273</u> | <u>\$402,783</u> | <u>\$352,601</u> | <u>\$258,379</u> | <u>\$96,111</u> | <u>\$180,305</u> | <u>\$95,274</u> | <u>\$143,146</u> | <u>\$328,321</u> | <u>\$556,157</u> | <u>\$711,967</u> | <u>\$929,038</u> |
| Predicted Reserves based on 2019 funding level of: | \$86,820 | 750,411 | 822,328 | 584,320 | 330,616 | 61,169 | (208,367) | (474,148) | (NOTE 5) | | | | | | | |

(continued)

Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued

| | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Reserves at Beginning of Year | 929,038 | 1,128,591 | 1,291,254 | 1,345,554 | 1,620,163 | 1,671,346 | 1,845,130 | 1,545,978 | 1,303,950 | 962,985 | 768,481 | 556,534 | 333,584 | 108,665 | 353,977 |
| Total Recommended Reserve Contributions | 263,900 | 269,400 | 275,100 | 280,900 | 286,800 | 292,800 | 298,900 | 305,200 | 311,600 | 318,100 | 324,800 | 331,600 | 338,600 | 345,700 | 353,000 |
| Plus Estimated Interest Earned, During Year | 17,342 | 20,395 | 22,224 | 24,996 | 27,742 | 29,638 | 28,581 | 24,020 | 19,107 | 14,593 | 11,168 | 7,502 | 3,727 | 3,899 | 6,997 |
| Less Anticipated Expenditures, By Year | (81,689) | (127,132) | (243,024) | (31,287) | (263,359) | (148,654) | (626,633) | (571,248) | (671,672) | (527,197) | (547,915) | (562,052) | (567,246) | (104,287) | (237,764) |
| Anticipated Reserves at Year End | <u>\$1,128,591</u> | <u>\$1,291,254</u> | <u>\$1,345,554</u> | <u>\$1,620,163</u> | <u>\$1,671,346</u> | <u>\$1,845,130</u> | <u>\$1,545,978</u> | <u>\$1,303,950</u> | <u>\$962,985</u> | <u>\$768,481</u> | <u>\$556,534</u> | <u>\$333,584</u> | <u>\$108,665</u> | <u>\$353,977</u> | <u>\$476,210</u> |
| | | | | | | | | | | | | | (NOTE 5) | | (NOTE 4) |

Explanatory Notes:

- 1) Year 2019 starting reserves are as of October 1, 2018; FY2019 starts October 1, 2018 and ends September 30, 2019.
- 2) Reserve Contributions for 2019 are budgeted; 2020 is the first year of recommended contributions.
- 3) 1.7% is the estimated annual rate of return on invested reserves.
- 4) Accumulated year 2049 ending reserves consider the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Years (reserve balance at critical point).

FIVE YEAR OUTLOOK

**Brighton Lakes
Community Development District**
Kissimmee, Florida

| Line Item | Reserve Component Inventory | RUL = 0 FY2019 | 1 2020 | 2 2021 | 3 2022 | 4 2023 | 5 2024 |
|---|--|-------------------|-----------|-----------|-----------|-----------|-----------|
| <u>Property Site Elements</u> | | | | | | | |
| 4.040 | Asphalt Pavement, Mill and Overlay, Streets, Phased | | | 204,136 | 208,423 | 212,800 | 217,269 |
| 4.080 | Asphalt Pavement, Total Replacement, Walking Paths, Phased | | | 34,783 | 35,513 | 36,259 | 37,020 |
| 4.100 | Catch Basins, Inspections and Capital Repairs, Phased | | | 17,372 | 17,737 | 18,110 | 18,490 |
| 4.110 | Concrete Curbs and Gutters, Partial | | | 28,407 | 29,003 | 29,612 | 30,234 |
| 4.140 | Concrete Sidewalks, Partial | 21,080 | 21,523 | 21,975 | 22,436 | 22,907 | 23,388 |
| 4.410 | Irrigation System, Pumps, Phased | | 6,636 | | 6,918 | | 7,212 |
| 4.830 | Tennis and Basketball Courts, Color Coat | 19,380 | | | | | 21,502 |
| <u>Clubhouse Elements</u> | | | | | | | |
| 5.400 | Exercise Equipment, Phased (Includes Floor Coverings) | | | | 28,205 | | |
| 5.510 | Rest Rooms, Renovation | | | | | 30,427 | |
| 5.701 | Security and Access System, Phased (2019 is Budgeted) | 6,500 | | | | | |
| <u>Pool Elements</u> | | | | | | | |
| 6.500 | Furniture, Phased | | | 10,424 | | | |
| 6.600 | Mechanical Equipment, Phased | | | 15,637 | | | |
| 6.800 | Pool Finishes, Plaster | 60,000 | | | | | |
| 6.801 | Pool Finishes, Tile | 15,120 | | | | | |
| 6.950 | Water Feature | | | | | 9,454 | |
| Reserve Study Update with Site Visit | | | | 3,950 | | | |
| Anticipated Expenditures, By Year | | 122,080 | 28,159 | 336,684 | 348,235 | 359,569 | 355,115 |

Reserve Advisors, Inc.

Page 1 of 2

COMPONENT METHOD RESERVE ANALYSIS

for
Brighton Lakes
Community Development District
Kissimmee, Florida

| | | | Estimated | | Life Analysis, | | Unit | Percentage | 2019 Cost of | Oct 1, 2018 | 2019 | 2019 | 2019 | Oct 1, 2019 | 2020 | 2020 | Oct 1, 2020 | Unfunded | 2020 | |
|------------------------|----------------------|--|-------------|----------|----------------|-----------|------|------------|--------------|-------------|-------------------|-------------------|------------------|-------------|-------------------|------------------|-------------|-------------|------------------|-----------------------|
| Line | Quantity | Units | 1st Year of | Years | Useful | Remaining | | | | | | | | | | | | | | |
| Item | | | Replacement | Years | | | | | | Balance, \$ | Contributions, \$ | Contributions, \$ | Expenditures, \$ | Balance, \$ | Contributions, \$ | Expenditures, \$ | Balance, \$ | Balance, \$ | Contribution, \$ | Category |
| Property Site Elements | | | | | | | | | | | | | | | | | | | | |
| 4,020 | 119,180 Square Yards | Asphalt Pavement, Patch | 2027 | 3 to 5 | 8 | 0.35 | 100% | | 41,713 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 41,713 | 5,214 | Roadways |
| 4,040 | 111,900 Square Yards | Asphalt Pavement, Mill and Overlay, Streets | 2021 | 15 to 20 | 4 | 10.50 | 100% | | 1,174,950 | 350,049 | 0 | 0 | 0 | 350,049 | 0 | 0 | 350,049 | 824,901 | 206,225 | Roadways |
| 4,080 | 7,280 Square Yards | Asphalt Pavement, Total Replacement, Walking Paths | 2021 | 15 to 20 | 4 | 27.50 | 100% | | 200,198 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 200,198 | 50,050 | Roadways |
| 4,100 | 200 Each | Catch Basins, Inspections and Capital Repairs | 2021 | 15 to 20 | 4 | 500.00 | 100% | | 99,990 | 10,787 | 25,740 | 25,740 | 0 | 36,527 | 0 | 0 | 36,527 | 63,463 | 15,896 | Field |
| 4,110 | 6,540 Linear Feet | Concrete Curbs and Gutters, Partial | 2021 | to 65 | 4 | 25.00 | 100% | | 163,500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 163,500 | 40,875 | Roadways |
| 4,140 | 2,635 Square Feet | Concrete Sidewalks, Partial | 2019 | to 65 | 0 | 8.00 | 100% | | 21,080 | 21,080 | 21,080 | 21,080 | 21,080 | 21,080 | 0 | 0 | 21,080 | 0 | 0 | Field |
| 4,220 | 1,800 Linear Feet | Fences, Chain Link | 2027 | to 25 | 8 | 19.00 | 100% | | 34,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 34,200 | 4,275 | Other |
| 4,260 | 2,900 Linear Feet | Fences, Vinyl | 2027 | 15 to 20 | 8 | 26.00 | 100% | | 75,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 75,400 | 9,425 | Other |
| 4,301 | 10 Squares | Gate House, Concrete Tile Roof | 2028 | to 25 | 9 | 950.00 | 100% | | 9,500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,500 | 1,056 | Other |
| 4,310 | 3 Each | Gates, Entry Systems | 2027 | to 10 | 8 | 10,000.00 | 100% | | 30,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30,000 | 3,750 | Other |
| 4,320 | 3 Each | Gates, Security Systems | 2029 | 10 to 15 | 10 | 12,000.00 | 100% | | 36,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 36,000 | 3,600 | Other |
| 4,330 | 6 Each | Gates, Swing Arms | 2027 | to 10 | 8 | 5,000.00 | 100% | | 30,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30,000 | 3,750 | Other |
| 4,410 | 5 Each | Irrigation System, Pumps | 2020 | to 20 | 5 | 6,500.00 | 100% | | 32,500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 32,500 | 6,500 | Field |
| 4,420 | 4 Allowance | Irrigation System | 2040 | to 40 | 22 | 60,000.00 | 100% | | 240,000 | 120,000 | 0 | 0 | 0 | 120,000 | 0 | 0 | 120,000 | 120,000 | 5,455 | Field |
| 4,620 | 6,400 Square Feet | Pavers, Masonry | 2027 | 15 to 25 | 8 | 8.00 | 100% | | 51,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 51,200 | 6,400 | Recreation Facilities |
| 4,680 | 1 Allowance | Playground Equipment | 2030 | 15 to 20 | 11 | 90,000.00 | 100% | | 90,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 90,000 | 8,182 | Recreation Facilities |
| 4,710 | 2,600 Linear Feet | Ponds, Erosion Control, Partial | 2027 | 5 to 10 | 8 | 26.00 | 100% | | 67,800 | 67,800 | 0 | 0 | 0 | 67,800 | 0 | 0 | 67,800 | 0 | 0 | Field |
| 4,800 | 1 Allowance | Signage, Entry and Bridge, Renovation | 2027 | 20 to 25 | 8 | 35,000.00 | 100% | | 35,000 | 35,000 | 0 | 0 | 0 | 35,000 | 0 | 0 | 35,000 | 0 | 0 | Field |
| 4,810 | 1 Allowance | Signage, Street Identification, Replacement | 2026 | 15 to 20 | 7 | 26,500.00 | 100% | | 26,500 | 26,500 | 0 | 0 | 0 | 26,500 | 0 | 0 | 26,500 | 0 | 0 | Field |
| 4,830 | 2,040 Square Yards | Tennis and Basketball Courts, Color Coat | 2019 | 4 to 6 | 0 | 9.50 | 100% | | 19,380 | 19,380 | 0 | 0 | 19,380 | 0 | 0 | 0 | 0 | 19,380 | 3,876 | Recreation Facilities |
| 4,840 | 740 Linear Feet | Tennis and Basketball Courts, Fences | 2029 | to 25 | 10 | 35.00 | 100% | | 25,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25,900 | 2,590 | Recreation Facilities |
| 4,850 | 4 Each | Tennis and Basketball Courts, Light Poles and Fixtures | 2029 | to 35 | 10 | 2,800.00 | 100% | | 11,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11,200 | 1,120 | Recreation Facilities |
| 4,860 | 2,040 Square Yards | Tennis and Basketball Courts, Surface Replacement | 2029 | to 25 | 10 | 39.00 | 100% | | 79,560 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 79,560 | 7,956 | Recreation Facilities |
| Clubhouse Elements | | | | | | | | | | | | | | | | | | | | |
| 5,400 | 1 Allowance | Exercise Equipment (Includes Floor Coverings) | 2022 | 5 to 15 | 3 | 26,500.00 | 100% | | 26,500 | 26,500 | 0 | 0 | 0 | 26,500 | 0 | 0 | 26,500 | 0 | 0 | Clubhouse |
| 5,450 | 2 Each | HVAC Equipment, Split Systems | 2033 | 12 to 16 | 14 | 4,000.00 | 100% | | 8,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8,000 | 571 | Clubhouse |
| 5,500 | 1 Allowance | Kitchen and Meeting Room, Renovation | 2028 | to 25 | 9 | 12,000.00 | 100% | | 12,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,000 | 1,333 | Clubhouse |
| 5,510 | 2 Each | Rest Rooms, Renovation | 2023 | to 20 | 4 | 14,000.00 | 100% | | 28,000 | 7,000 | 21,000 | 21,000 | 0 | 28,000 | 0 | 0 | 28,000 | 0 | 0 | Clubhouse |
| 5,600 | 40 Squares | Roof, Concrete Tiles | 2028 | to 25 | 9 | 950.00 | 100% | | 38,000 | 0 | 19,000 | 19,000 | 0 | 19,000 | 0 | 0 | 19,000 | 19,000 | 2,111 | Clubhouse |
| 5,701 | 1 Allowance | Security and Access System (2019 is Budgeted) | 2019 | 10 to 15 | 6 | 12,000.00 | 100% | | 12,000 | 6,500 | 0 | 0 | 6,500 | 0 | 0 | 0 | 0 | 12,000 | 2,000 | Clubhouse |
| 5,800 | 400 Square Feet | Windows and Doors | 2035 | to 40 | 16 | 40.00 | 100% | | 16,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16,000 | 1,000 | Clubhouse |
| Pool Elements | | | | | | | | | | | | | | | | | | | | |
| 6,200 | 9,600 Square Feet | Deck, Pavers | 2028 | to 25 | 9 | 8.00 | 100% | | 76,800 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 76,800 | 8,533 | Recreation Facilities |
| 6,400 | 480 Linear Feet | Fences, Aluminum | 2028 | to 25 | 9 | 40.00 | 100% | | 19,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19,200 | 2,133 | Recreation Facilities |
| 6,500 | 1 Allowance | Furniture | 2021 | to 12 | 2 | 10,000.00 | 100% | | 10,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10,000 | 5,000 | Recreation Facilities |

Printed on 1/10/2019

Component Method - Section 3

COMPONENT METHOD RESERVE ANALYSIS

for
Brighton Lakes
Community Development District
Kissimmee, Florida

| Line Item | Total Quantity | Units | Reserve Component Inventory | Estimated 1st Year of Replacement | Life Analysis, Years | | Unit Cost, \$ | Percentage Ownership | 2019 Cost of Replacement, \$ | Oct 1, 2018 Estimated Balance, \$ | 2019 Budgeted Contributions, \$ | 2019 Remaining Contributions, \$ | 2019 Remaining Expenditures, \$ | Oct 1, 2019 Projected Balance, \$ | 2020 Budgeted Contributions, \$ | 2020 Budgeted Expenditures, \$ | Oct 1, 2020 Projected Balance, \$ | Unfunded Residual Balance, \$ | 2020 Recommended Contribution, \$ | Reserve Category |
|-----------|-------------------|-------|---|-----------------------------------|----------------------|-----------|---------------|----------------------|------------------------------|-----------------------------------|---------------------------------|----------------------------------|---------------------------------|-----------------------------------|---------------------------------|--------------------------------|-----------------------------------|-------------------------------|-----------------------------------|-----------------------|
| | | | | | Useful | Remaining | | | | | | | | | | | | | | |
| 6,800 | 3 Allowance | | Mechanical Equipment | 2021 | to 15 | 7 | 15,000.00 | 100% | 45,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 45,000 | 6,429 | Recreation Facilities |
| 6,800 | 4,800 Square Feet | | Pool Finishes, Plaster | 2019 | 8 to 12 | 0 | 12.50 | 100% | 60,000 | 60,000 | 0 | 0 | 60,000 | 0 | 0 | 0 | 0 | 60,000 | 6,000 | Recreation Facilities |
| 6,801 | 360 Linear Feet | | Pool Finishes, Tile | 2019 | 15 to 25 | 0 | 42.00 | 100% | 15,120 | 15,120 | 0 | 0 | 15,120 | 0 | 0 | 0 | 0 | 15,120 | 756 | Recreation Facilities |
| 6,950 | 1 Each | | Water Feature | 2023 | to 15 | 4 | 8,700.00 | 100% | 8,700 | 7,317 | 0 | 0 | 0 | 7,317 | 0 | 0 | 7,317 | 1,383 | 346 | Recreation Facilities |
| | 1 Allowance | | Reserve Study Update with Site Visit | 2021 | 2 | 2 | 3,950.00 | 100% | 3,950 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,950 | 1,975 | Other |
| | | | | | | | | | | \$772,833 (Note 1) | \$86,820 | \$86,820 (Note 2) | \$122,080 | \$737,573 | | | | \$2,237,069 | \$424,352 | |

Explanatory Notes:

- 1) Year 2019 starting reserves are as of October 1, 2018. FY2019 starts October 1, 2018 and ends September 30, 2019.
2) Our estimates of remaining useful life reflect averages for phased projects. The estimated first year of replacement indicates the year of the initial phase.

COMPONENT METHOD SUMMARY

for
Brighton Lakes
Community Development District
Kissimmee, Florida

| Existing Reserve Categories | Life Analysis, Years | | 2019 Cost of Replacement, \$ | Oct 1, 2019 Projected Balance, \$ | 2020 Recommended Contribution, \$ |
|-----------------------------|-------------------------|-----------|---------------------------------|---|---|
| | Useful | Remaining | | | |
| Field | 5 to 65 | 0 to 22 | \$522,670 | \$306,707 | \$27,820 |
| Recreation Facilities | 4 to 35 | 0 to 11 | \$512,060 | \$7,317 | \$59,321 |
| Clubhouse | 5 to 40 | 3 to 16 | \$140,500 | \$73,500 | \$7,016 |
| Roadways | 3 to 65 | 4 to 8 | \$1,580,362 | \$350,049 | \$302,364 |
| Subtotal | | | \$2,755,592 | \$737,573 | \$396,521 |
| Other (Currently Unfunded) | 2 to 25 | 8 to 10 | \$219,050 | \$0 | \$27,831 |
| Grand Total | | | \$2,974,642 | \$737,573 | \$424,352 |

Explanatory Notes:

- 1) We allocate the existing Landscape Reserve Funds to Reserve Components associated with the Field Reserve Funds.

Brighton Lakes Community Development District
Kissimmee, Florida

Dear Board of Directors of Brighton Lakes Community Development District:

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Full Reserve Study* of Brighton Lakes Community Development District in Kissimmee, Florida and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, November 29, 2018.

This *Full Reserve Study* exceeds the Association of Professional Reserve Analysts (APRA) standards fulfilling the requirements of a "Level I Full Reserve Study."

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. We recommend the Board budget for an Update to this Reserve Study in two- to three-years. We look forward to continuing to help Brighton Lakes Community Development District plan for a successful future.

As part of our long-term thinking and everyday commitment to our clients, we are available to answer any questions you may have regarding this study.

Respectfully submitted on January 10, 2019 by

Reserve Advisors, Inc.

Visual Inspection and Report by: Nicole L. Lowery, RS¹, PRA²
Review by: Alan M. Ebert, RS, PRA, Director of Quality Assurance



¹ RS (Reserve Specialist) is the reserve provider professional designation of the Community Associations Institute (CAI) representing America's more than 300,000 condominium, cooperative and homeowners associations.

² PRA (Professional Reserve Analyst) is the professional designation of the Association of Professional Reserve Analysts. Learn more about APRA at <http://www.apra-usa.com>.



Table of Contents

| | |
|--|------------|
| 1. RESERVE STUDY EXECUTIVE SUMMARY | 1.1 |
| 2. RESERVE STUDY REPORT | 2.1 |
| 3. RESERVE EXPENDITURES and FUNDING PLAN..... | 3.1 |
| 4. RESERVE COMPONENT DETAIL..... | 4.1 |
| Property Site Elements | 4.1 |
| Asphalt Pavement, Patch | 4.1 |
| Asphalt Pavement, Repaving, Streets | 4.1 |
| Asphalt Pavement, Repaving, Walking Paths..... | 4.5 |
| Catch Basins | 4.6 |
| Concrete Curbs and Gutters..... | 4.7 |
| Concrete Sidewalks | 4.8 |
| Fences, Chain Link..... | 4.9 |
| Fences, Vinyl | 4.10 |
| Gate House, Concrete Tile Roof..... | 4.11 |
| Gates..... | 4.11 |
| Irrigation System, Pumps | 4.13 |
| Irrigation System, Replacement..... | 4.14 |
| Pavers, Masonry..... | 4.15 |
| Playground Equipment | 4.16 |
| Ponds, Erosion Control..... | 4.18 |
| Signage, Entry and Bridge, Renovation..... | 4.20 |
| Signage, Street Identification..... | 4.22 |
| Tennis and Basketball Courts, Color Coat..... | 4.23 |
| Tennis and Basketball Courts, Fences | 4.24 |
| Tennis and Basketball Courts, Light Poles and Fixtures | 4.24 |
| Tennis and Basketball Courts, Surfaces..... | 4.25 |
| Clubhouse Elements..... | 4.26 |
| Exercise Equipment..... | 4.26 |
| HVAC Equipment | 4.27 |
| Kitchen and Meeting Room | 4.28 |
| Rest Rooms..... | 4.29 |

| | |
|---|------------|
| Roof, Concrete Tiles | 4.30 |
| Security and Access System | 4.31 |
| Windows and Doors | 4.32 |
| Pool Elements..... | 4.34 |
| Deck, Pavers | 4.34 |
| Fences, Aluminum..... | 4.35 |
| Furniture | 4.35 |
| Mechanical Equipment | 4.36 |
| Pool Finishes, Plaster and Tile | 4.37 |
| Water Feature..... | 4.38 |
| Reserve Study Update..... | 4.39 |
| 5. METHODOLOGY | 5.1 |
| 6. CREDENTIALS | 6.1 |
| 7. DEFINITIONS | 7.1 |
| 8. PROFESSIONAL SERVICE CONDITIONS | 8.1 |

1. RESERVE STUDY EXECUTIVE SUMMARY

Client: Brighton Lakes Community Development District (Brighton Lakes)

Location: Kissimmee, Florida

Reference: 181077

Property Basics: Brighton Lakes Community Development District is a planned unit development which is responsible for the common elements shared by 751 single family homes. The common elements of the District were built from 2000 to 2006.

Reserve Components Identified: 37 Reserve Components.

Inspection Date: November 29, 2018.

Funding Goal: The Funding Goal of this Reserve Study is to maintain reserves above an adequate, not excessive threshold during one or more years of significant expenditures. Our recommended Funding Plan recognizes these threshold funding years in 2027 and 2047 due to replacement of repaving of the asphalt pavement.

Cash Flow Method: We use the Cash Flow Method to compute the Reserve Funding Plan. This method offsets future variable Reserve Expenditures with existing and future stable levels of reserve funding. Our application of this method also considers:

- Current and future local costs of replacement
- 1.7% anticipated annual rate of return on invested reserves
- 2.1% future Inflation Rate for estimating Future Replacement Costs

Sources for Local Costs of Replacement: Our proprietary database, historical costs and published sources, i.e., R.S. Means, Incorporated.

Cash Status of Reserve Fund:

- \$772,833 as of October 1, 2018
- 2019 budgeted Reserve Contributions of \$86,820
- A potential deficit in reserves might occur by 2024 based upon continuation of the most recent annual reserve contribution of \$86,820 and the identified Reserve Expenditures.

Recommended Reserve Funding: We recommend the following in order to achieve a stable and equitable Funding Plan:

- Phased increases of approximately \$39,500 from 2020 through 2024
- Inflationary increases from 2025 through 2027
- Stable contributions of \$302,600 in 2028
- Decrease to \$233,000 by 2029 due to fully funding for repaving of the asphalt pavement
- Inflationary increases through 2049, the limit of this study's Cash Flow Analysis
- Initial adjustment in Reserve Contributions of \$39,480 represents an average monthly increase of \$4.38 per homeowner and about a five percent (4.8%) adjustment in the 2019 total Operating Budget of \$814,371.

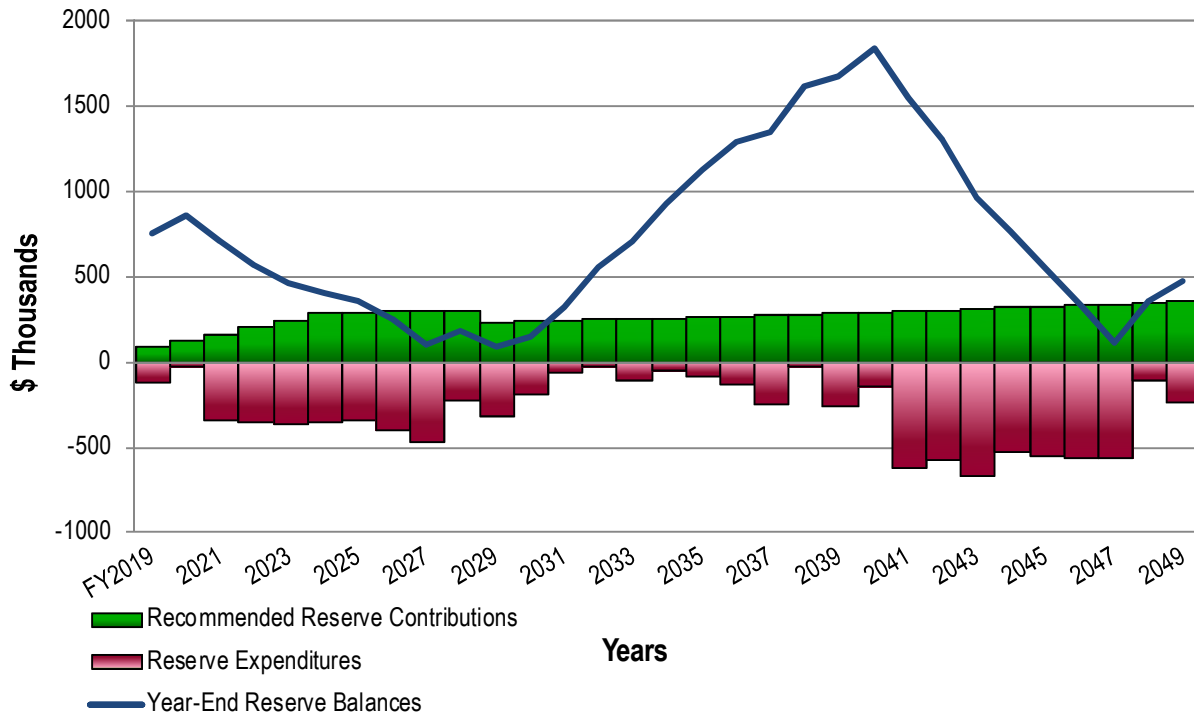
Component Method Funding: In addition to the Reserve Funding Plan, we have included a Component Method Reserve Analysis in the Reserve Funding Plan at the request of the Board. This method applies the concept of simple straight line depreciation to determine an annual provision of reserve funding for each common element segregated into separate Reserve

Accounts. Simply, the annual provision for reserve funding is the replacement cost of a common element (less any existing reserves) divided by its remaining useful life. Using the same physical data as in the Cash Flow Analysis, the Component Method Reserve Analysis for Brighton Lakes results in a 2020 recommended Reserve Contribution of \$424,352. This difference emphasizes our recommendation to fund the Reserve Account using the Cash Flow or "Threshold" method of Reserve Analysis.

If the District currently calculates reserves based on the Component Method and allocates funds to individual line items, the reclassification of existing funds as pooled reserves would not be allowed unless approved by a majority vote of the owners at a duly called meeting of the District. In lieu of obtaining a vote of the owners, a Board may vote to fund future reserves based on a pooled analysis. The District then simply spends the funds in their existing segregated accounts on the initial repair or replacement project for that item. When all of the existing segregated funds in an account are expended, the account is eliminated thus eliminating the need to get an owner vote to reallocate.

Brighton Lakes Recommended Reserve Funding Table and Graph

| Year | Reserve Contributions (\$) | Reserve Balances (\$) | Year | Reserve Contributions (\$) | Reserve Balances (\$) | Year | Reserve Contributions (\$) | Reserve Balances (\$) |
|------|----------------------------|-----------------------|------|----------------------------|-----------------------|------|----------------------------|-----------------------|
| 2020 | 126,300 | 862,143 | 2030 | 237,900 | 143,146 | 2040 | 292,800 | 1,845,130 |
| 2021 | 165,800 | 704,463 | 2031 | 242,900 | 328,321 | 2041 | 298,900 | 1,545,978 |
| 2022 | 205,300 | 572,289 | 2032 | 248,000 | 556,157 | 2042 | 305,200 | 1,303,950 |
| 2023 | 244,800 | 466,273 | 2033 | 253,200 | 711,967 | 2043 | 311,600 | 962,985 |
| 2024 | 284,300 | 402,783 | 2034 | 258,500 | 929,038 | 2044 | 318,100 | 768,481 |
| 2025 | 290,300 | 352,601 | 2035 | 263,900 | 1,128,591 | 2045 | 324,800 | 556,534 |
| 2026 | 296,400 | 258,379 | 2036 | 269,400 | 1,291,254 | 2046 | 331,600 | 333,584 |
| 2027 | 302,600 | 96,111 | 2037 | 275,100 | 1,345,554 | 2047 | 338,600 | 108,665 |
| 2028 | 302,600 | 180,305 | 2038 | 280,900 | 1,620,163 | 2048 | 345,700 | 353,977 |
| 2029 | 233,000 | 95,274 | 2039 | 286,800 | 1,671,346 | 2049 | 353,000 | 476,210 |



2.RESERVE STUDY REPORT

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Full Reserve Study* of

Brighton Lakes Community Development District

Kissimmee, Florida

and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, November 29, 2018.

We present our findings and recommendations in the following report sections and spreadsheets:

- **Identification of Property** - Segregates all property into several areas of responsibility for repair or replacement
- **Reserve Expenditures** - Identifies reserve components and related quantities, useful lives, remaining useful lives and future reserve expenditures during the next 30 years
- **Reserve Funding Plan** - Presents the recommended Reserve Contributions and year-end Reserve Balances for the next 30 years
- **Five Year Outlook** - Identifies reserve components and future reserve expenditures during the first five years
- **Reserve Component Detail** - Describes the reserve components, includes photographic documentation of the condition of various property elements, describes our recommendations for repairs or replacement, and includes detailed solutions and procedures for replacements for the benefit of current and future board members
- **Methodology** - Lists the national standards, methods and procedures used to develop the Reserve Study
- **Definitions** - Contains definitions of terms used in the Reserve Study, consistent with national standards
- **Professional Service Conditions** - Describes Assumptions and Professional Service Conditions
- **Credentials and Resources**

IDENTIFICATION OF PROPERTY



Our investigation includes Reserve Components or property elements as set forth in your Declaration. The Expenditure tables in Section 3 list the elements contained in this study. Our analysis begins by segregating the property elements into several areas of responsibility for repair and replacement.

Our process of identification helps assure that future boards and the management team understand whether reserves, the operating budget or Homeowners fund certain replacements and assists in preparation of the annual budget. We derive these segregated classes of property from our review of the information provided by the District and through conversations with Management. These classes of property include:

- Reserve Components
- Long-Lived Property Elements
- Operating Budget Funded Repairs and Replacements
- Property Maintained by Homeowners
- Property Maintained by Others

We advise the Board conduct an annual review of these classes of property to confirm its policy concerning the manner of funding, i.e., from reserves or the operating budget. The Reserve Study identifies Reserve Components as set forth in your Declaration or which were identified as part of your request for proposed services. Reserve Components are defined by CAI as property elements with:

- Brighton Lakes responsibility
- Limited useful life expectancies
- Predictable remaining useful life expectancies
- Replacement cost above a minimum threshold

Long-Lived Property Elements may not have predictable Remaining Useful Lives or their replacement may occur beyond the 30-year scope of the study. The operating budget should fund infrequent repairs. Funding untimely or unexpected replacements from reserves will necessitate increases to Reserve Contributions. Periodic updates of this Reserve Study will help determine the merits of adjusting the Reserve Funding Plan. We identify the following Long-Lived Property Elements as excluded from reserve funding at this time.

- Electrical Systems, Common
- Foundations, Common
- Pipes, Interior Building, Water and Sewer, Common
- Pipes, Subsurface Utilities
- Pool Structures
- Structural Frames, Common

The operating budget provides money for the repair and replacement of certain Reserve Components. The District may develop independent criteria for use of operating and reserve funds. For purposes of calculating appropriate Reserve Contributions, we identify the following list of Operating Budget Funded Repairs and Replacements:

- General Maintenance to the Common Elements
- Expenditures less than \$8,000 (These relatively minor expenditures have a limited effect on the recommended Reserve Contributions.)
- Awning, Tennis Courts
- Gate House, Interior Renovations
- Irrigation System, Controllers and Interim Partial Replacements
- Landscape
- Paint Finishes, Clubhouse Interior
- Paint Finishes, Touch Up
- Ponds, Aerators
- Site Furniture, Benches and Trash Receptacles
- Speaker System, Clubhouse
- Valves, Small Diameter (We assume replacement as needed in lieu of an aggregate replacement of all small diameter valves as a single event.)
- Walls, Stone, Repairs, Clubhouse and Gate House
- Walls, Stucco, Paint Finishes and Capital Repairs, Clubhouse and Gate House Exterior
- Other Repairs normally funded through the Operating Budget

Certain items have been designated as the responsibility of the homeowners to repair or replace at their cost. Property Maintained by Homeowners, including items billed back to Homeowners, relates to:

- Homes and Lots

Certain items have been designated as the responsibility of others to repair or replace. Property Maintained by Others relates to:

- Lift Stations (Osceola County)
- Light Poles and Fixtures (Kissimmee Utility Authority)
- Mailboxes (United States Postal Service)

3. RESERVE EXPENDITURES and FUNDING PLAN

The tables following this introduction present:

Reserve Expenditures

- Line item numbers
- Total quantities
- Quantities replaced per phase (in a single year)
- Reserve component inventory
- Estimated first year of event (i.e., replacement, application, etc.)
- Life analysis showing
 - useful life
 - remaining useful life
- 2019 local cost of replacement
 - Per unit
 - Per phase
 - Replacement of total quantity
- Total future costs of replacement anticipated during the next 30 years
- Schedule of estimated future costs for each reserve component including inflation

Reserve Funding Plan

- Reserves at the beginning of each year
- Total recommended reserve contributions
- Estimated interest earned from invested reserves
- Anticipated expenditures by year
- Anticipated reserves at year end
- Predicted reserves based on current funding level

Five Year Outlook

- Line item numbers
- Reserve component inventory of only the expenditures anticipated to occur within the first five years
- Schedule of estimated future costs for each reserve component anticipated to occur within the first five years

Financial statements prepared by your district, by you or others might rely in part on information contained in this section. For your convenience, we have provided an electronic data file containing the tables of ***Reserve Expenditures*** and ***Reserve Funding Plan***.

4.RESERVE COMPONENT DETAIL

The Reserve Component Detail of this *Full Reserve Study* includes enhanced solutions and procedures for select significant components. This section describes the Reserve Components, documents specific problems and condition assessments, and may include detailed solutions and procedures for necessary capital repairs and replacements for the benefit of current and future board members. We advise the Board use this information to help define the scope and procedures for repair or replacement when soliciting bids or proposals from contractors. *However, the Report in whole or part is not and should not be used as a design specification or design engineering service.*

Property Site Elements

Asphalt Pavement, Patch

Line Item: 4.020

Quantity: Approximately 119,180 square yards including the streets and walking paths

History: Original

Condition: Fair to poor overall

Useful Life: Three- to five-years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost includes an allowance for patching of up to one percent (1%) of the pavement.

Asphalt Pavement, Repaving, Streets

Line Item: 4.040

Quantity: Approximately 111,900 square yards

History: Original

Condition: Fair to poor overall with slippage, alligator, transverse and block cracks, pot holes, upheaval and shoving evident



Asphalt pavement overview



Asphalt pavement with slippage cracks



Asphalt pavement with alligator cracks



Asphalt pavement with alligator cracks



Asphalt pavement with block cracks



Asphalt pavement with block cracks



Asphalt pavement with block cracks



Asphalt pavement with block cracks



Asphalt pavement with severe transverse cracks and upheaval



Asphalt pavement with severe block cracks



Asphalt pavement with pot hole



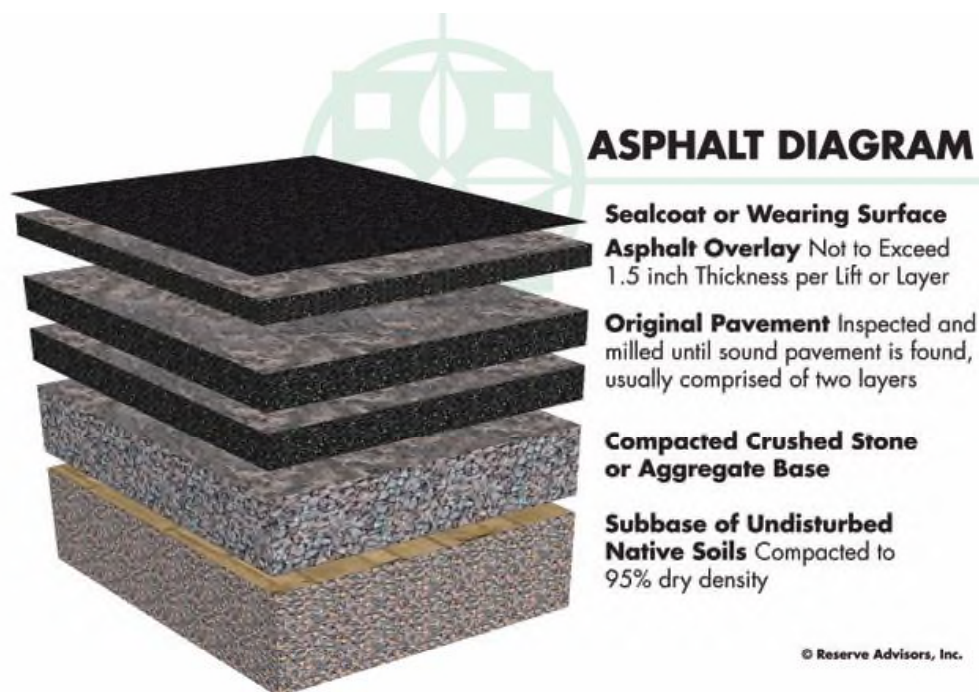
Asphalt pavement with alligator cracks and shoving



Asphalt pavement with pot hole

Useful Life: 15- to 20-years with the benefit of timely crack repairs and patching

Component Detail Notes: The initial installation of asphalt uses at least two lifts, or two separate applications of asphalt, over the base course. The first lift is the binder course. The second lift is the wearing course. The wearing course comprises a finer aggregate for a smoother more watertight finish. The following diagram depicts the typical components although it may not reflect the actual configuration at Brighton Lakes:



The manner of repaving is either a mill and overlay or total replacement. A mill and overlay is a method of repaving where cracked, worn and failed pavement is mechanically removed or milled until sound pavement is found. A new layer of asphalt is overlaid atop the remaining base course of pavement. Total replacement includes

the removal of all existing asphalt down to the base course of aggregate and native soil followed by the application of two or more new lifts of asphalt. We recommend mill and overlayment on asphalt pavement that exhibits normal deterioration and wear. We recommend total replacement of asphalt pavement that exhibits severe deterioration, inadequate drainage, pavement that has been overlaid multiple times in the past or where the configuration makes overlayment not possible. Based on the apparent visual condition and configuration of the asphalt pavement, we recommend the mill and overlay method of repaving at Brighton Lakes.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost for milling and overlayment includes area patching of up to ten percent (10%).

Asphalt Pavement, Repaving, Walking Paths

Line Item: 4.080

Quantity: 7,280 square yards

History: Original

Condition: Good to fair overall with surface deterioration, and edge and block cracks evident



Asphalt walking path with surface deterioration



Asphalt walking path with surface deterioration



Asphalt pavement walkway with edge cracks



Asphalt pavement walkway with block cracks

Useful Life: The need to maintain a safe pedestrian surface results in a useful life of 15- to 20-years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Catch Basins

Line Item: 4.100

Quantity: 200 each

History: Original

Condition: Good to fair overall with settlement visually apparent



Severe settlement behind catch basin



Settlement adjacent to catch basin



Severe settlement behind catch basin

Useful Life: The useful life of catch basins is up to 65 years. However, achieving this useful life usually requires interim capital repairs or partial replacements every 15- to 20-years.

Component Detail Notes: Erosion causes settlement around the collar of catch basins. Left unrepaired, the entire catch basin will shift and need replacement.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the District plan for inspections and capital repairs to the catch basins in conjunction with repaving.

Concrete Curbs and Gutters

Line Item: 4.110

Quantity: 87,000 linear feet

Condition: Good to fair overall with cracks evident



Typical concrete gutter



Concrete gutter with cracks

Useful Life: Up to 65 years although interim deterioration of areas is common

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 13,080 linear feet of curbs and gutters, or fifteen percent (15%) of the total, will require replacement during the next 30 years.

Concrete Sidewalks

Line Item: 4.140

Quantity: 327,000 square feet

Condition: Good to fair overall with cracks and trip hazards evident



Concrete sidewalk with cracks



Concrete sidewalk with cracks and trip hazard



Concrete sidewalk with trip hazard



Concrete sidewalk with cracks



Concrete sidewalk with cracks

Useful Life: Up to 65 years although interim deterioration of areas is common

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 81,685 square feet of concrete sidewalks, or twenty-five percent (25%) of the total, will require replacement during the next 30 years.

Fences, Chain Link

Line Item: 4.220

Quantity: 1,800 linear feet behind Biel Court and Vanern Way

History: Original

Condition: Good to fair overall with lean evident



Chain link fence with lean evident

Useful Life: Up to 25 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Fences, Vinyl

Line Item: 4.260

Quantity: 2,900 linear feet near Fox Glen and Heliotrope Loops

History: Original

Condition: Good overall



Vinyl fence



Vinyl fence

Useful Life: 15- to 20-years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Gate House, Concrete Tile Roof

Line Item: 4.301

Quantity: 10 squares¹

History: Original

Condition: Good to fair overall



Gate house roof

Useful Life: Up to 25 years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Gates

Line Items: 4.310 through 4.330

Quantity: Three gate entry systems, three security systems at the gates and six swing arm gates

¹ We quantify the roof area in squares where one square is equal to 100 square feet of surface area.

History: Mostly replaced between 2014 and 2017

Condition: Good overall



Gate entry system equipment



Gate entry system equipment



Swing arm gate



Swing arm gates



Security system equipment

Useful Life: Up to 10 years for the gate entry systems and swing arm gates, and 10- to 15-years for the security systems

Priority/Criticality: Not recommended to defer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Irrigation System, Pumps

Line Item: 4.410

Quantity: Five each

History: Three pumps were replaced in the last few years. The remaining two pumps are reportedly original.

Condition: Reported satisfactory



Irrigation pump



Irrigation pump



Irrigation pump



Irrigation pump

Useful Life: Up to 20 years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Irrigation System, Replacement

Line Item: 4.420

History: Original

Condition: Reported satisfactory

Useful Life: Up to 40 years

Component Detail Notes: Irrigation systems typically include the following components:

- Electronic controls (timer)
- Impact rotors
- Network of supply pipes
- Pop-up heads
- Pumps
- Valves

Brighton Lakes should anticipate interim and partial replacements of the system network supply pipes and other components as normal maintenance to maximize the useful life of the irrigation system. The District should fund these ongoing seasonal repairs through the operating budget.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Pavers, Masonry

Line Item: 4.620

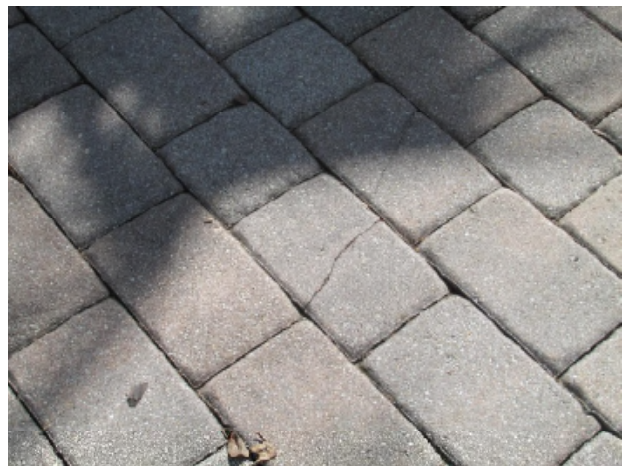
Quantity: 6,400 square feet at the clubhouse walking paths

History: Original

Condition: Good to fair overall with isolated cracks evident



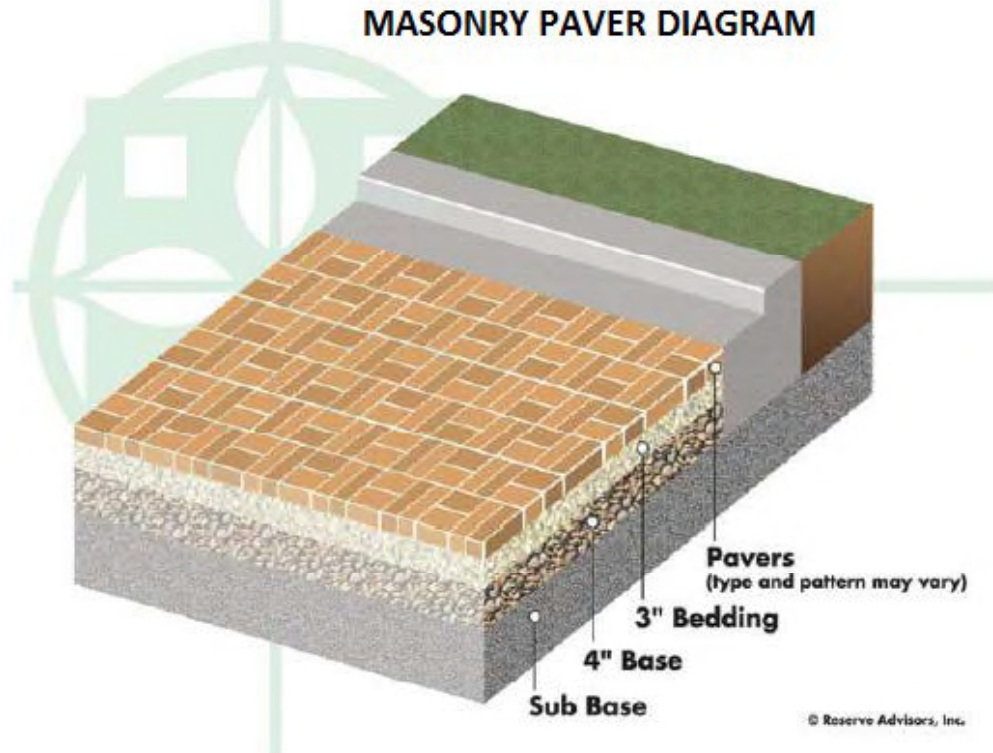
Masonry pavers



Masonry pavers with isolated cracks evident

Useful Life: 15- to 25-years

Component Detail Notes: The following diagram depicts the typical components of a masonry paver system although it may not reflect the actual configuration at Brighton Lakes:



Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We suggest the Association conduct interim resetting and replacement of minor areas of pavers as normal maintenance, funded from the operating budget.

Playground Equipment

Line Item: 4.660

Quantity: There are three playgrounds and approximately five exercise stations

History: Mostly replaced in 2014

Condition: Good overall with isolated split wood evident



Playground equipment at clubhouse



Playground equipment at clubhouse



Playground equipment at clubhouse with isolated split wood evident



Playground equipment at Volta Circle



Playground equipment at Chapala Drive



Playground equipment at Chapala Drive



Exercise station

Useful Life: 15- to 20-years

Component Detail Notes: Safety is the major purpose for maintaining playground equipment. We recommend an annual inspection of the playground equipment to identify and repair as normal maintenance loose connections and fasteners or damaged elements. We suggest the District learn more about the specific requirements of playground equipment at PlaygroundSafety.org. We recommend the use of a specialist for the design or replacement of the playground equipment environment.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We include an allowance in the unit cost for replacement of the safety surface.

Ponds, Erosion Control

Line Item: 4.710

Quantity: 26,000 linear feet of natural vegetation

Condition: Good overall



Pond overview



Pond overview



Pond overview



Pond overview



Pond overview

Useful Life: Shorelines are subject to fluctuations in water levels, increased plant growth and migrating storm and ground water resulting in the need for erosion control measures every 5- to 10-years.

Component Detail Notes: The steep shoreline embankments are likely to exacerbate soil movement and erosion. The use and maintenance of landscape, natural vegetation and/or stone rip rap along the pond shorelines will help maintain an attractive appearance and prevent soil erosion.

Shoreline plantings are referred to as buffer zones. Buffer zones provide the following advantages:

- Control insects naturally
- Create an aesthetically pleasing shoreline
- Enhance water infiltration and storage
- Filter nutrients and pollutants
- Increase fish and wildlife habitat
- Reduce lawn maintenance
- Stabilize shoreline and reduce erosion
- Trap sediments

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the District plan to install a combination of plantings and rip rap around the ponds along 2,600 linear feet, or approximately ten percent (10%), of the shorelines per event.

Signage, Entry and Bridge, Renovation

Line Item: 4.800

Quantity: One property identification sign and a decorative bridge

History: Original

Condition: Good to fair overall with coping damage and finish deterioration evident



Masonry walls at entrance signage



Coping damage at entrance signage



Finish deterioration at bridge railing



Finish deterioration at bridge light fixture



Bridge railings and columns

Useful Life: 15- to 20-years

Component Detail Notes: Community signage contributes to the overall aesthetic appearance of the property to owners and potential buyers. Renovation or replacement of community signs is often predicated upon the desire to "update" the perceived identity of the community rather than for utilitarian concerns. Therefore, the specific times for replacement or renovation are discretionary. The signage includes the following elements:

- Light poles and fixtures
- Railings
- Letters
- Masonry, Stone
- Coping, Foam

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost for renovation includes repairs to the stone masonry and foam coping, and replacement of the remaining components listed above. We suggest interim paint finish and repairs be funded through the operating budget as necessary.

Signage, Street Identification

Line Item: 4.810

Quantity: Approximately 55 street and stop signs

History: Original

Condition: Good overall



Typical street and stop sign

Useful Life: 15- to 20-years

Component Detail Notes: The community signs contribute to the overall aesthetic appearance of the property to owners and potential buyers. Replacement of community signs is often predicated upon the desire to "update" the perceived identity of the community rather than for utilitarian concerns. Therefore, the specific time for replacement of the signs is discretionary.

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Tennis and Basketball Courts, Color Coat

Line Item: 4.830

Quantity: 2,040 square yards comprising two tennis courts and one basketball court

History: The age of the last color coat is unknown

Condition: The color coat is worn away



Tennis court color coat



Basketball color coat

Useful Life: Four- to six-years

Component Detail Notes: Prior to the application of the color coat, the District should require the contractor to rout and fill all cracks with hot emulsion. This deters water infiltration and further deterioration of the asphalt playing surface.

Priority/Criticality: Not recommended to defer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Tennis and Basketball Courts, Fences

Line Item: 4.840

Quantity: 740 linear feet

History: Original

Condition: Good to fair overall



Basketball court fence



Tennis court fence

Useful Life: Up to 25 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Tennis and Basketball Courts, Light Poles and Fixtures

Line Item: 4.850

Quantity: Four each

History: Original

Condition: Good to fair overall



Light pole and fixtures

Useful Life: Up to 35 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Tennis and Basketball Courts, Surfaces

Line Item: 4.860

Quantity: 2,040 square yards of asphalt comprising two tennis courts and one basketball court

History: Original

Condition: Good overall with isolated hairline cracks at edges



Overview of tennis court



Overview of basketball court



Hairline cracks evident

Useful Life: Up to 25 years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Clubhouse Elements



Clubhouse

Exercise Equipment

Line Item: 5.400

Quantity: In addition to the carpet floor coverings, the exercise room contains the following types of cardiovascular aerobic training equipment:

- Ellipticals
- Stationary cycles

- Televisions
- Treadmills

The exercise room contains the following types of strength training equipment:

- Benches
- Dumbbells
- Weight training stations

History: Varying ages

Conditions: Good to fair overall with stains evident on the carpet floor coverings



Exercise equipment



Carpet floor coverings with stains evident

Useful Life: 5- to 15-years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

HVAC Equipment

Line Item: 5.450

Quantity: Two each

History: Replaced in 2018

Condition: Reported satisfactory



Condensing units for split systems

Useful Life: 12- to 18-years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost is based on a historical cost provided by the District.

Kitchen and Meeting Room

Line Item: 5.500

History: Components are original

Condition: Good overall



Meeting room



Kitchen

Useful Life: Renovation up to every 25 years

Component Detail Notes: Components of the kitchen include:

- Tile floor coverings
- Paint finishes
- Appliances
- Cabinets and countertops
- Light fixtures

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Rest Rooms

Line Item: 5.510

Quantity: Two common located at the clubhouse

History: Components are original

Condition: Fair overall with partition wear evident



Men's rest room



Women's rest room



Partition wear evident



Partition wear evident

Useful Life: Renovation up to every 20 years

Component Detail Notes: Components include:

- Tile floor and wall coverings
- Paint finishes
- Light fixtures
- Plumbing fixtures
- Partitions
- Drinking fountains

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Roof, Concrete Tiles

Line Item: 5.600

Quantity: 40 squares

History: Original

Condition: Good to fair condition with loose and broken tiles evident



Concrete tile roof with loose tiles



Concrete tile roof with broken tiles



Concrete tile roof with broken tile

Useful Life: Up to 25 years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Security and Access System

Line Item: 5.701

Quantity: Brighton Lakes utilizes the following security system components:

- Automated card reading system
- Cameras
- Recorder
- Monitor

History: Original

Condition: Reported satisfactory



Cameras

Useful Life: 10- to 15-years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. The Association should anticipate replacement of up to fifty percent (50%) of the security system components per event. The 2019 expenditure is budgeted for the installation of 10 cameras.

Windows and Doors

Line Item: 5.800

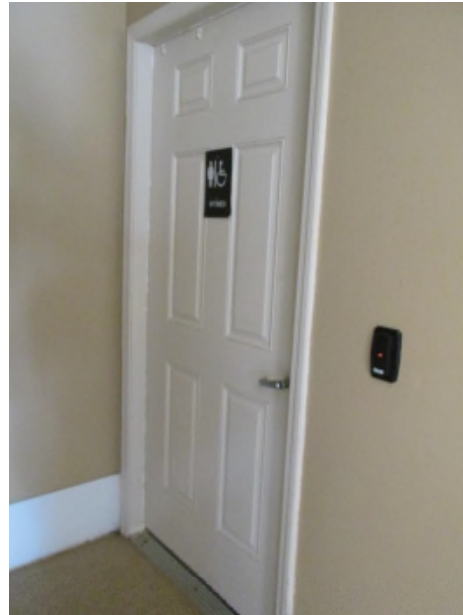
Quantity: 400 square feet

History: Original

Condition: Good condition



Clubhouse windows



Clubhouse door

Useful Life: Up to 35 years

Priority/Criticality: Not recommended to defer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3.

Pool Elements



Overview of pool



Overview of kiddie pool

Deck, Pavers

Line Item: 6.200

Quantity: 9,600 square feet

History: Original to 2003

Condition: Good to fair condition with isolated settlement evident



Deck pavers



Deck pavers with isolated settlement evident

Useful Life: Up to 25 years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the District fund interim inspections, partial replacements and repairs through the operating budget.

Fences, Aluminum

Line Item: 6.400

Quantity: 480 linear feet

History: Original to 2003

Condition: Good overall condition



Pool fence

Useful Life: Up to 25 years

Priority/Criticality: Not recommended to defer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Furniture

Line Item: 6.500

Quantity:

- Chairs (25)
- Lounges (51)
- Tables (3)
- Pool handicap lift (1)
- Ladders and life safety equipment

History: Varying ages

Condition: Good to fair overall



Pool furniture



Pool furniture

Useful Life: Up to 12 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend interim re-strapping, refinishing and other repairs to the furniture as normal maintenance to maximize its useful life.

Mechanical Equipment

Line Item: 6.600

Quantity:

- Automatic chlorinators
- Controls
- Filters
- Interconnected pipe, fittings and valves
- Pumps
- Electrical panel
- Fiberglass enclosures
- Valves

History: Varying ages

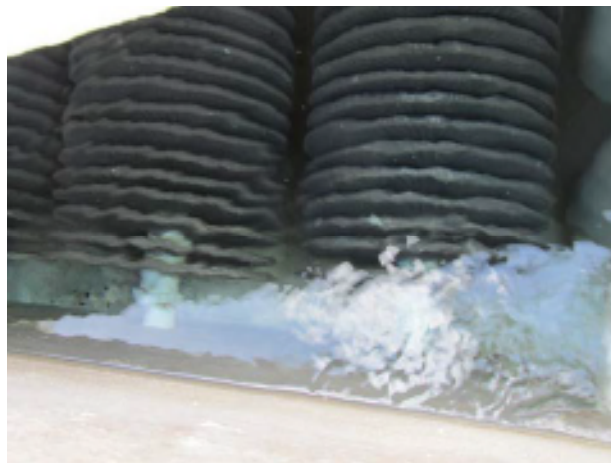
Condition: Reported satisfactory



Mechanical equipment



Mechanical equipment



Mechanical equipment

Useful Life: Up to 15 years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Failure of the pool mechanical equipment as a single event is unlikely. Therefore, we include replacement of up to thirty-three percent (33%) of the equipment per event. We consider interim replacement of motors and minor repairs as normal maintenance.

Pool Finishes, Plaster and Tile

Line Items: 6.800 and 6.801

Quantity: 4,800 square feet of plaster based on the horizontal surface area and approximately 360 linear feet of tile

History: Original to 2003

Condition: The tile is in good condition. The plaster finishes are in poor condition with missing plaster evident throughout.



Missing plaster evident



Missing plaster evident

Useful Life: 8- to 12-years for the plaster and 15- to 25-years for the tile

Component Detail Notes: Removal and replacement provides the opportunity to inspect the pool structures and to allow for partial repairs of the underlying concrete surfaces as needed. To maintain the integrity of the pool structures, we recommend the District budget for the following:

- Removal and replacement of the plaster finishes
- Partial replacements of the scuppers and coping as needed
- Replacement of tiles as needed
- Replacement of joint sealants as needed
- Concrete structure repairs as needed

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the District budget for full tile replacement every other plaster replacement event.

Water Feature

Line Item: 6.950

History: Original to 2003

Conditions: Satisfactory condition overall



Water feature

Useful Life: Up to 15 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Reserve Study Update

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. Many variables change after the study is conducted that may result in significant overfunding or underfunding the reserve account. Variables that may affect the Reserve Funding Plan include, but are not limited to:

- Deferred or accelerated capital projects based on Board discretion
- Changes in the interest rates on reserve investments
- Changes in the *local* construction inflation rate
- Additions and deletions to the Reserve Component Inventory
- The presence or absence of maintenance programs
- Unusually mild or extreme weather conditions
- Technological advancements

Periodic updates incorporate these variable changes since the last Reserve Study or Update. The District can expense the fee for an Update with site visit from the reserve account. This fee is included in the Reserve Funding Plan. We base this budgetary amount on updating the same property components and quantities of this Reserve Study report. We recommend the Board budget for an Update to this Reserve Study in two- to three-years. Budgeting for an Update demonstrates the Board's objective to continue fulfilling its fiduciary responsibility to maintain the commonly owned property and to fund reserves appropriately.

5.METHODOLOGY

Reserves for replacement are the amounts of money required for future expenditures to repair or replace Reserve Components that wear out before the entire facility or project wears out. Reserving funds for future repair or replacement of the Reserve Components is also one of the most reliable ways of protecting the value of the property's infrastructure and marketability.

Brighton Lakes can fund capital repairs and replacements in any combination of the following:

1. Increases in the operating budget during years when the shortages occur
2. Loans using borrowed capital for major replacement projects
3. Level monthly reserve assessments annually adjusted upward for inflation to increase reserves to fund the expected major future expenditures
4. Special assessments

We do not advocate special assessments or loans unless near term circumstances dictate otherwise. Although loans provide a gradual method of funding a replacement, the costs are higher than if the District were to accumulate reserves ahead of the actual replacement. Interest earnings on reserves also accumulate in this process of saving or reserving for future replacements, thereby defraying the amount of gradual reserve collections. We advocate the third method of *Level Monthly Reserve Assessments* with relatively minor annual adjustments. The method ensures that Homeowners pay their "fair share" of the weathering and aging of the commonly owned property each year. Level reserve assessments preserve the property and enhance the resale value of the homes.

This Reserve Study is in compliance with and exceeds the National standards¹ set forth by the Community Associations Institute (CAI) and the Association of Professional Reserve Analysts (APRA) fulfilling the requirements of a "Full Reserve Study." These standards require a Reserve Component to have a "predictable remaining Useful Life." Estimating Remaining Useful Lives and Reserve Expenditures beyond 30 years is often indeterminate. Long-Lived Property Elements are necessarily excluded from this analysis. We considered the following factors in our analysis:

- The Cash Flow Method to compute, project and illustrate the 30-year Reserve Funding Plan
- Local² costs of material, equipment and labor
- Current and future costs of replacement for the Reserve Components
- Costs of demolition as part of the cost of replacement
- Local economic conditions and a historical perspective to arrive at our estimate of long term future inflation for construction costs in Kissimmee,

¹ Identified in the APRA "Standards - Terms and Definitions" and the CAI "Terms and Definitions".

² See Credentials for additional information on our use of published sources of cost data.

Florida at an annual inflation rate³. Isolated or regional markets of greater construction (development) activity may experience slightly greater rates of inflation for both construction materials and labor.

- The past and current maintenance practices of Brighton Lakes and their effects on remaining useful lives
- Financial information provided by the District pertaining to the cash status of the reserve fund and budgeted reserve contribution
- The anticipated effects of appreciation of the reserves over time in accord with a return or yield on investment of your cash equivalent assets. (We did not consider the costs, if any, of Federal and State Taxes on income derived from interest and/or dividend income).
- The Funding Plan excludes necessary operating budget expenditures. It is our understanding that future operating budgets will provide for the ongoing normal maintenance of Reserve Components.

Updates to this Reserve Study will continue to monitor historical facts and trends concerning the external market conditions.

³ Derived from Marshall & Swift, historical costs and the Bureau of Labor Statistics.

6. CREDENTIALS

HISTORY AND DEPTH OF SERVICE

Founded in 1991, Reserve Advisors, Inc. is the leading provider of reserve studies, insurance appraisals, developer turnover transition studies, expert witness services, and other engineering consulting services. Clients include community associations, resort properties, hotels, clubs, non-profit organizations, apartment building owners, religious and educational institutions, and office/commercial building owners in 48 states, Canada and throughout the world.

The **architectural engineering consulting firm** was formed to take a leadership role in helping fiduciaries, boards, and property managers manage their property like a business with a long range master plan known as a Reserve Study.

Reserve Advisors employs the **largest staff of Reserve Specialists** with bachelor's degrees in engineering dedicated to Reserve Study services. Our principals are founders of Community Associations Institute's (CAI) Reserve Committee that developed national standards for reserve study providers. One of our principals is a Past President of the Association of Professional Reserve Analysts (APRA). Our vast experience with a variety of building types and ages, on-site examination and historical analyses are keys to determining accurate remaining useful life estimates of building components.

No Conflict of Interest - As consulting specialists, our **independent opinion** eliminates any real or perceived conflict of interest because we do not conduct or manage capital projects.

TOTAL STAFF INVOLVEMENT

Several staff members participate in each assignment. The responsible advisor involves the staff through a Team Review, exclusive to Reserve Advisors, and by utilizing the experience of other staff members, each of whom has served hundreds of clients. We conduct Team Reviews, an internal quality assurance review of each assignment, including: the inspection; building component costing; lifing; and technical report phases of the assignment. Due to our extensive experience with building components, we do not have a need to utilize subcontractors.

OUR GOAL

To help our clients fulfill their fiduciary responsibilities to maintain property in good condition.

VAST EXPERIENCE WITH A VARIETY OF BUILDINGS

Reserve Advisors has conducted reserve studies for a multitude of different communities and building types. We've analyzed thousands of buildings, from as small as a 3,500-square foot day care center to the 2,600,000-square foot 98-story Trump International Hotel and Tower in Chicago. We also routinely inspect buildings with various types of mechanical systems such as simple electric heat, to complex systems with air handlers, chillers, boilers, elevators, and life safety and security systems.

We're familiar with all types of building exteriors as well. Our well versed staff regularly identifies optimal repair and replacement solutions for such building exterior surfaces such as adobe, brick, stone, concrete, stucco, EIFS, wood products, stained glass and aluminum siding, and window wall systems.

OLD TO NEW

Reserve Advisors experience includes ornate and vintage buildings as well as modern structures. Our specialists are no strangers to older buildings. We're accustomed to addressing the unique challenges posed by buildings that date to the 1800's. We recognize and consider the methods of construction employed into our analysis. We recommend appropriate replacement programs that apply cost effective technologies while maintaining a building's character and appeal.

QUALIFICATIONS

THEODORE J. SALGADO

Principal Owner

CURRENT CLIENT SERVICES

Theodore J. Salgado is a co-founder of Reserve Advisors, Inc., which is dedicated to serving community associations, city and country clubs, religious organizations, educational facilities, and public and private entities throughout the United States. He is responsible for the production, management, review, and quality assurance of all reserve studies, property inspection services and consulting services for a nationwide portfolio of more than 6,000 clients. Under his direction, the firm conducts reserve study services for community associations, apartment complexes, churches, hotels, resorts, office towers and vintage architecturally ornate buildings.



PRIOR RELEVANT EXPERIENCE

Before founding Reserve Advisors, Inc. with John P. Poehlmann in 1991, Mr. Salgado, a professional engineer registered in the State of Wisconsin, served clients for over 15 years through American Appraisal Associates, the world's largest full service valuation firm. Mr. Salgado conducted facilities analyses of hospitals, steel mills and various other large manufacturing and petrochemical facilities and casinos.

He has served clients throughout the United States and in foreign countries, and frequently acted as project manager on complex valuation, and federal and state tax planning assignments. His valuation studies led to negotiated settlements on property tax disputes between municipalities and property owners.

Mr. Salgado has authored articles on the topic of reserve studies and facilities maintenance. He also co-authored *Reserves*, an educational videotape produced by Reserve Advisors on the subject of Reserve Studies and maintaining appropriate reserves. Mr. Salgado has also written in-house computer applications manuals and taught techniques relating to valuation studies.

EXPERT WITNESS

Mr. Salgado has testified successfully before the Butler County Board of Tax Revisions in Ohio. His depositions in pretrial discovery proceedings relating to reserve studies of Crestview Estates Condominium Association in Wauconda, Illinois, Rivers Point Row Property Owners Association, Inc. in Charleston, South Carolina and the North Shore Club Associations in South Bend, Indiana have successfully assisted the parties in arriving at out of court settlements.

EDUCATION - Milwaukee School of Engineering - B.S. Architectural Engineering

PROFESSIONAL AFFILIATIONS/DESIGNATIONS

American Association of Cost Engineers - Past President, Wisconsin Section

Association of Construction Inspectors - Certified Construction Inspector

Association of Professional Reserve Analysts - Past President & Professional Reserve Analyst (PRA)

Community Associations Institute - Member and Volunteer Leader of multiple chapters

Concordia Seminary, St. Louis - Member, National Steering Committee

Milwaukee School of Engineering - Member, Corporation Board

Professional Engineer, Wisconsin (1982) and North Carolina (2014)

Ted continually maintains his professional skills through American Society of Civil Engineers, ASHRAE, Association of Construction Inspectors, and continuing education to maintain his professional engineer licenses.

JOHN P. POEHLMANN, RS
Principal

John P. Poehlmann is a co-founder of Reserve Advisors, Inc. He is responsible for the finance, accounting, marketing, and overall administration of Reserve Advisors, Inc. He also regularly participates in internal Quality Control Team Reviews of Reserve Study reports.



Mr. Poehlmann directs corporate marketing, including business development, advertising, press releases, conference and trade show exhibiting, and electronic marketing campaigns. He frequently speaks throughout the country at seminars and workshops on the benefits of future planning and budgeting for capital repairs and replacements of building components and other assets.

PRIOR RELEVANT EXPERIENCE

Mr. Poehlmann served on the national Board of Trustees of Community Associations Institute. An international organization, Community Associations Institute (CAI) is a nonprofit 501(c)(3) trade association created in 1973 to provide education and resources to America's 335,000 residential condominium, cooperative and homeowner associations and related professionals and service providers.

He is a founding member of the Institute's Reserve Committee. The Reserve Committee developed national standards and the Reserve Specialist (RS) Designation Program for Reserve Study providers. Mr. Poehlmann has authored numerous articles on the topic of Reserve Studies, including Reserve Studies for the First Time Buyer, Minimizing Board Liability, Sound Association Planning Parallels Business Concepts, and Why Have a Professional Reserve Study. He is also a contributing author in Condo/HOA Primer, a book published for the purpose of sharing a wide background of industry knowledge to help boards in making informed decisions about their communities.

INDUSTRY SERVICE AWARDS

CAI Wisconsin Chapter Award
CAI National Rising Star Award
CAI Michigan Chapter Award

EDUCATION

University of Wisconsin-Milwaukee - Master of Science Management
University of Wisconsin - Bachelor of Business Administration

PROFESSIONAL AFFILIATIONS

Community Associations Institute (CAI) - Founding member of Reserve Committee;
former member of National Board of Trustees; Reserve Specialist (RS) designation;
Member of multiple chapters

Association of Condominium, Townhouse, & Homeowners Associations (ACTHA) –
member

NICOLE L. LOWERY, PRA, RS
Responsible Advisor

CURRENT CLIENT SERVICES

Nicole L. Lowery, a Civil Engineer, is an Advisor for Reserve Advisors. Ms. Lowery is responsible for the inspection and analysis of the condition of clients' properties, and recommending engineering solutions to prolong the lives of the components. She also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. She is responsible for conducting Life Cycle Cost Analyses and Capital Replacement Forecast services and the preparation of Reserve Study Reports for condominiums, townhomes and homeowner associations.

Ms. Lowery has been involved with hundreds of Reserve Study assignments. The following is a partial list of clients served by Nicole Lowery demonstrating her breadth of experiential knowledge of community associations in construction and related buildings systems.

Amelia Surf & Racquet Club This oceanfront condominium community comprises 156 units in three mid rise buildings. This Fernandina Beach, Florida development contains amenities such as clay tennis courts, two pools and boardwalks.

Ten Museum Park This boutique, luxury 50-story high rise building in downtown Miami, Florida consists of 200 condominium units. The amenities comprise six pools including resistance and plunge pools, a full-service spa and a state-of-the-art fitness center. The property also contains a multi-level parking garage.

3 Chisolm Street Homeowners Association This historic Charleston, South Carolina community was constructed in 1929 and 1960 and comprises brick and stucco construction with asphalt shingle and modified bitumen roofs. The unique buildings were originally the Murray Vocational School. The buildings were transformed in 2002 to 27 high-end condominiums. The property includes a courtyard and covered parking garage.

Lakes of Pine Run Condominium Association This condominium community comprises 112 units in 41 buildings of stucco construction with asphalt shingle roofs. Located in Ormond Beach, Florida, it has a domestic water treatment plant and wastewater treatment plant for the residents of the property.

Rivertowne on the Wando Homeowners Association This exclusive river front community is located on the Wando River in Mount Pleasant, South Carolina. This unique Association includes several private docks along the Wando River, a pool and tennis courts for use by its residents.

Biltmore Estates Homeowners Association This private gated community is located in Miramar, Florida, just northwest of Miami, Florida and consists of 128 single family homes. The lake front property maintains a pool, a pool house and private streets.

Bellavista at Miromar Lakes Condominium Association Located in the residential waterfront resort community of Miromar Lakes Beach & Golf Club in Fort Myers, Florida, this property comprises 60 units in 15 buildings. Amenities include a clubhouse and a pool.

PRIOR RELEVANT EXPERIENCE

Before joining Reserve Advisors, Ms. Lowery was a project manager with Kipcon in New Brunswick, New Jersey and the Washington, D.C. Metro area for eight years, where she was responsible for preparing reserve studies and transition studies for community associations. Ms. Lowery successfully completed the bachelors program in Civil Engineering from West Virginia University in Morgantown, West Virginia.

EDUCATION

West Virginia University - B.S. Civil Engineering

PROFESSIONAL AFFILIATIONS / DESIGNATIONS

Reserve Specialist (RS) - Community Associations Institute

Professional Reserves Analyst (PRA) - Association of Professional Reserve Analysts

ALAN M. EBERT, P.E., PRA, RS
Director of Quality Assurance

CURRENT CLIENT SERVICES

Alan M. Ebert, a Professional Engineer, is the Director of Quality Assurance for Reserve Advisors. Mr. Ebert is responsible for the management, review and quality assurance of reserve studies. In this role, he assumes the responsibility of stringent report review analysis to assure report accuracy and the best solution for Reserve Advisors' clients.

Mr. Ebert has been involved with thousands of Reserve Study assignments. The following is a partial list of clients served by Alan Ebert demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.

Brownsville Winter Haven Located in Brownsville, Texas, this unique homeowners association contains 525 units. The Association maintains three pools and pool houses, a community and management office, landscape and maintenance equipment, and nine irrigation canals with associated infrastructure.

Rosemont Condominiums This unique condominium is located in Alexandria, Virginia and dates to the 1940's. The two mid-rise buildings utilize decorative stone and brick masonry. The development features common interior spaces, multi-level wood balconies and common asphalt parking areas.

Stillwater Homeowners Association Located in Naperville, Illinois, Stillwater Homeowners Association maintains four tennis courts, an Olympic sized pool and an upscale ballroom with commercial-grade kitchen. The community also maintains three storm water retention ponds and a detention basin.

Birchfield Community Services Association This extensive Association comprises seven separate parcels which include 505 townhome and single family homes. This Community Services Association is located in Mt. Laurel, New Jersey. Three lakes, a pool, a clubhouse and management office, wood carports, aluminum siding, and asphalt shingle roofs are a few of the elements maintained by the Association.

Oakridge Manor Condominium Association Located in Londonderry, New Hampshire, this Association includes 104 units at 13 buildings. In addition to extensive roads and parking areas, the Association maintains a large septic system and significant concrete retaining walls.

Memorial Lofts Homeowners Association This upscale high rise is located in Houston, Texas. The 20 luxury units include large balconies and decorative interior hallways. The 10-story building utilizes a painted stucco facade and TPO roof, while an on-grade garage serves residents and guests.

PRIOR RELEVANT EXPERIENCE

Mr. Ebert earned his Bachelor of Science degree in Geological Engineering from the University of Wisconsin-Madison. His relevant course work includes foundations, retaining walls, and slope stability. Before joining Reserve Advisors, Mr. Ebert was an oilfield engineer and tested and evaluated hundreds of oil and gas wells throughout North America.

EDUCATION

University of Wisconsin-Madison - B.S. Geological Engineering

PROFESSIONAL AFFILIATIONS/DESIGNATIONS

Professional Engineering License – Wisconsin, North Carolina, Illinois, Colorado

Reserve Specialist (RS) - Community Associations Institute

Professional Reserve Analyst (PRA) - Association of Professional Reserve Analysts

RESOURCES

Reserve Advisors, Inc. utilizes numerous resources of national and local data to conduct its Professional Services. A concise list of several of these resources follows:

Association of Construction Inspectors, (ACI) the largest professional organization for those involved in construction inspection and construction project management. ACI is also the leading association providing standards, guidelines, regulations, education, training, and professional recognition in a field that has quickly become important procedure for both residential and commercial construction, found on the web at www.iami.org. Several advisors and a Principal of Reserve Advisors, Inc. hold Senior Memberships with ACI.

American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., (ASHRAE) the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., devoted to the arts and sciences of heating, ventilation, air conditioning and refrigeration; recognized as the foremost, authoritative, timely and responsive source of technical and educational information, standards and guidelines, found on the web at www.ashrae.org. Reserve Advisors, Inc. actively participates in its local chapter and holds individual memberships.

Community Associations Institute, (CAI) America's leading advocate for responsible communities noted as the only national organization dedicated to fostering vibrant, responsive, competent community associations. Their mission is to assist community associations in promoting harmony, community, and responsible leadership.

Marshall & Swift / Boeckh, (MS/B) the worldwide provider of building cost data, co-sourcing solutions, and estimating technology for the property and casualty insurance industry found on the web at www.marshallswift.com.

R.S. Means CostWorks, North America's leading supplier of construction cost information. As a member of the Construction Market Data Group, Means provides accurate and up-to-date cost information that helps owners, developers, architects, engineers, contractors and others to carefully and precisely project and control the cost of both new building construction and renovation projects found on the web at www.rsmeans.com.

Reserve Advisors, Inc., library of numerous periodicals relating to reserve studies, condition analyses, chapter community associations, and historical costs from thousands of capital repair and replacement projects, and product literature from manufacturers of building products and building systems.

7. DEFINITIONS

Definitions are derived from the standards set forth by the Community Associations Institute (CAI) representing America's 305,000 condominium and homeowners associations and cooperatives, and the Association of Professional Reserve Analysts, setting the standards of care for reserve study practitioners.

Cash Flow Method - A method of calculating Reserve Contributions where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Component Method - A method of developing a Reserve Funding Plan with the total contribution is based on the sum of the contributions for individual components.

Current Cost of Replacement - That amount required today derived from the quantity of a *Reserve Component* and its unit cost to replace or repair a Reserve Component using the most current technology and construction materials, duplicating the productive utility of the existing property at current *local* market prices for *materials*, *labor* and manufactured equipment, contractors' overhead, profit and fees, but without provisions for building permits, overtime, bonuses for labor or premiums for material and equipment. We include removal and disposal costs where applicable.

Fully Funded Balance - The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost similar to Total Accrued Depreciation.

Funding Goal (Threshold) - The stated purpose of this Reserve Study is to determine the adequate, not excessive, minimal threshold reserve balances.

Future Cost of Replacement - *Reserve Expenditure* derived from the inflated current cost of replacement or current cost of replacement as defined above, with consideration given to the effects of inflation on local market rates for materials, labor and equipment.

Long-Lived Property Component - Property component of Brighton Lakes responsibility not likely to require capital repair or replacement during the next 30 years with an unpredictable remaining Useful Life beyond the next 30 years.

Percent Funded - The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

Remaining Useful Life - The estimated remaining functional or useful time in years of a *Reserve Component* based on its age, condition and maintenance.

Reserve Component - Property elements with: 1) Brighton Lakes responsibility; 2) limited Useful Life expectancies; 3) predictable Remaining Useful Life expectancies; and 4) a replacement cost above a minimum threshold.

Reserve Component Inventory - Line Items in *Reserve Expenditures* that identify a *Reserve Component*.

Reserve Contribution - An amount of money set aside or *Reserve Assessment* contributed to a *Reserve Fund* for future *Reserve Expenditures* to repair or replace *Reserve Components*.

Reserve Expenditure - Future Cost of Replacement of a Reserve Component.

Reserve Fund Status - The accumulated amount of reserves in dollars at a given point in time, i.e., at year end.

Reserve Funding Plan - The portion of the Reserve Study identifying the *Cash Flow Analysis* and containing the recommended Reserve Contributions and projected annual expenditures, interest earned and reserve balances.

Reserve Study - A budget planning tool that identifies the current status of the reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures.

Useful Life - The anticipated total time in years that a *Reserve Component* is expected to serve its intended function in its present application or installation.

8. PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, Inc. (RA) performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan to create reserves for anticipated future replacement expenditures of the property.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. The report is based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in our report. The inspection is made by employees generally familiar with real estate and building construction but in the absence of invasive testing RA cannot opine on, nor is RA responsible for, the structural integrity of the property including its conformity to specific governmental code requirements for fire, building, earthquake, and occupancy, or any physical defects that were not readily apparent during the inspection.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the report. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services; nor does RA investigate water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions. RA assumes no responsibility for any such conditions. The Report contains opinions of estimated costs and remaining useful lives which are neither a guarantee of the actual costs of replacement nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. You agree to indemnify and hold RA harmless against and from any and all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which we have relied upon supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction. Your obligation for indemnification and reimbursement shall extend to any director, officer, employee, affiliate, or agent of RA. Liability of RA and its employees, affiliates, and agents for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this engagement.

Report - RA completes the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations and is deemed complete. RA, however, considers any additional information made available to us within 6 months of issuing the Report if a timely request for a revised Report is made. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report and Your Name - Use of this Report is limited to only the purpose stated herein. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and you shall hold RA harmless from any consequences of such use. Use by any unauthorized third party is unlawful. The Report in whole or in part **is not and cannot be used as a design specification for design engineering purposes or as an appraisal**. You may show our Report in its entirety to the following third parties: members of your organization, your accountant, attorney, financial institution and property manager who need to review the information contained herein. Without the written consent of RA, you shall not disclose the Report to any other third party. The Report contains intellectual property developed by RA and **shall not be reproduced or distributed to any party that conducts reserve studies without the written consent of RA**.

RA will include your name in our client lists. RA reserves the right to use property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - Retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. Any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Any litigation necessary to collect an unpaid balance shall be venued in Milwaukee County Circuit Court for the State of Wisconsin.

RESERVE EXPENDITURES

Brighton Lakes Community Development District Kissimmee, Florida

| Line Item | Total Quantity | Per Phase Quantity | Units | Reserve Component Inventory | Estimated 1st Year of Event | Life Analysis, Years | | Costs, \$ | | |
|------------------------|----------------|--------------------|--------------|--|-----------------------------|----------------------|-----------|-------------|------------------|--------------|
| | | | | | | Useful | Remaining | Unit (2019) | Per Phase (2019) | Total (2019) |
| Property Site Elements | | | | | | | | | | |
| 4.020 | 119,180 | 119,180 | Square Yards | Asphalt Pavement, Patch | 2027 | 3 to 5 | 8 | 0.35 | 41,713 | 41,713 |
| 4.040 | 111,900 | 18,650 | Square Yards | Asphalt Pavement, Mill and Overlay, Streets, Phased | 2021 | 15 to 20 | 2 to 7 | 10.50 | 195,825 | 1,174,950 |
| 4.080 | 7,280 | 1,213 | Square Yards | Asphalt Pavement, Total Replacement, Walking Paths, Phased | 2021 | 15 to 20 | 2 to 7 | 27.50 | 33,367 | 200,200 |
| 4.100 | 200 | 33 | Each | Catch Basins, Inspections and Capital Repairs, Phased | 2021 | 15 to 20 | 2 to 7 | 500.00 | 16,665 | 100,000 |
| 4.110 | 87,000 | 1,090 | Linear Feet | Concrete Curbs and Gutters, Partial | 2021 | to 65 | 2 to 30+ | 25.00 | 27,250 | 2,175,000 |
| 4.140 | 327,000 | 2,635 | Square Feet | Concrete Sidewalks, Partial | 2019 | to 65 | 0 to 30+ | 8.00 | 21,080 | 2,616,000 |
| 4.220 | 1,800 | 1,800 | Linear Feet | Fences, Chain Link | 2027 | to 25 | 8 | 19.00 | 34,200 | 34,200 |
| 4.260 | 2,900 | 2,900 | Linear Feet | Fences, Vinyl | 2027 | 15 to 20 | 8 | 26.00 | 75,400 | 75,400 |
| 4.301 | 10 | 10 | Squares | Gate House, Concrete Tile Roof | 2028 | to 25 | 9 | 950.00 | 9,500 | 9,500 |
| 4.310 | 3 | 3 | Each | Gates, Entry Systems | 2027 | to 10 | 8 | 10,000.00 | 30,000 | 30,000 |
| 4.320 | 3 | 3 | Each | Gates, Security Systems | 2029 | 10 to 15 | 10 | 12,000.00 | 36,000 | 36,000 |
| 4.330 | 6 | 6 | Each | Gates, Swing Arms | 2027 | to 10 | 8 | 5,000.00 | 30,000 | 30,000 |
| 4.410 | 5 | 1 | Each | Irrigation System, Pumps, Phased | 2020 | to 20 | 1 to 9 | 6,500.00 | 6,500 | 32,500 |
| 4.420 | 4 | 1 | Allowance | Irrigation System, Phased | 2040 | to 40 | 21 to 24 | 60,000.00 | 60,000 | 240,000 |
| 4.620 | 6,400 | 6,400 | Square Feet | Pavers, Masonry | 2027 | 15 to 25 | 8 | 8.00 | 51,200 | 51,200 |
| 4.660 | 1 | 1 | Allowance | Playground Equipment | 2030 | 15 to 20 | 11 | 90,000.00 | 90,000 | 90,000 |
| 4.710 | 26,000 | 2,600 | Linear Feet | Ponds, Erosion Control, Partial | 2027 | 5 to 10 | 8 | 26.00 | 67,600 | 676,000 |
| 4.800 | 1 | 1 | Allowance | Signage, Entry and Bridge, Renovation | 2027 | 20 to 25 | 8 | 35,000.00 | 35,000 | 35,000 |
| 4.810 | 1 | 1 | Allowance | Signage, Street Identification, Replacement | 2026 | 15 to 20 | 7 | 26,500.00 | 26,500 | 26,500 |
| 4.830 | 2,040 | 2,040 | Square Yards | Tennis and Basketball Courts, Color Coat | 2019 | 4 to 6 | 0 | 9.50 | 19,380 | 19,380 |
| 4.840 | 740 | 740 | Linear Feet | Tennis and Basketball Courts, Fences | 2029 | to 25 | 10 | 35.00 | 25,900 | 25,900 |
| 4.850 | 4 | 4 | Each | Tennis and Basketball Courts, Light Poles and Fixtures | 2029 | to 35 | 10 | 2,800.00 | 11,200 | 11,200 |
| 4.860 | 2,040 | 2,040 | Square Yards | Tennis and Basketball Courts, Surface Replacement | 2029 | to 25 | 10 | 39.00 | 79,560 | 79,560 |
| Clubhouse Elements | | | | | | | | | | |
| 5.400 | 1 | 1 | Allowance | Exercise Equipment, Phased (Includes Floor Coverings) | 2022 | 5 to 15 | 3 to 10 | 26,500.00 | 26,500 | 26,500 |
| 5.450 | 2 | 2 | Each | HVAC Equipment, Split Systems | 2033 | 12 to 18 | 14 | 4,000.00 | 8,000 | 8,000 |
| 5.500 | 1 | 1 | Allowance | Kitchen and Meeting Room, Renovation | 2028 | to 25 | 9 | 12,000.00 | 12,000 | 12,000 |
| 5.510 | 2 | 2 | Each | Rest Rooms, Renovation | 2023 | to 20 | 4 | 14,000.00 | 28,000 | 28,000 |
| 5.600 | 40 | 40 | Squares | Roof, Concrete Tiles | 2028 | to 25 | 9 | 950.00 | 38,000 | 38,000 |
| 5.701 | 2 | 1 | Allowance | Security and Access System, Phased (2019 is Budgeted) | 2019 | 10 to 15 | 0 to 6 | 12,000.00 | 12,000 | 24,000 |
| 5.800 | 400 | 400 | Square Feet | Windows and Doors | 2035 | to 40 | 16 | 40.00 | 16,000 | 16,000 |
| Pool Elements | | | | | | | | | | |
| 6.200 | 9,600 | 9,600 | Square Feet | Deck, Pavers | 2028 | to 25 | 9 | 8.00 | 76,800 | 76,800 |
| 6.400 | 480 | 480 | Linear Feet | Fences, Aluminum | 2028 | to 25 | 9 | 40.00 | 19,200 | 19,200 |
| 6.500 | 2 | 1 | Allowance | Furniture, Phased | 2021 | to 12 | 2 to 8 | 10,000.00 | 10,000 | 20,000 |
| 6.600 | 3 | 1 | Allowance | Mechanical Equipment, Phased | 2021 | to 15 | 2 to 12 | 15,000.00 | 15,000 | 45,000 |
| 6.800 | 4,800 | 4,800 | Square Feet | Pool Finishes, Plaster | 2019 | 8 to 12 | 0 | 12.50 | 60,000 | 60,000 |
| 6.801 | 360 | 360 | Linear Feet | Pool Finishes, Tile | 2019 | 15 to 25 | 0 | 42.00 | 15,120 | 15,120 |
| 6.950 | 1 | 1 | Each | Water Feature | 2023 | to 15 | 4 | 8,700.00 | 8,700 | 8,700 |

Explanatory Notes:

- 1) **2.1%** is the estimated future Inflation Rate for estimating Future Replacement Costs.
 2) FY2019 is Fiscal Year beginning October 1, 2018 and ending September 30, 2019.

| Line Item | 30-Year Total (Inflated) | RUL = 0 FY2019 | 1 2020 | 2 2021 | 3 2022 | 4 2023 | 5 2024 | 6 2025 | 7 2026 | 8 2027 | 9 2028 | 10 2029 | 11 2030 | 12 2031 | 13 2032 | 14 2033 | 15 2034 |
|-----------|--------------------------|----------------|--------|---------|---------|---------|---------|---------|---------|--------|--------|---------|---------|---------|---------|---------|---------|
| 4.020 | 354,728 | | | | | | | | | 49,258 | | | 52,427 | | | 55,800 | |
| 4.040 | 3,247,195 | | | 204,136 | 208,423 | 212,800 | 217,269 | 221,831 | 226,490 | | | | | | | | |
| 4.080 | 553,289 | | | 34,783 | 35,513 | 36,259 | 37,020 | 37,798 | 38,592 | | | | | | | | |
| 4.100 | 276,341 | | | 17,372 | 17,737 | 18,110 | 18,490 | 18,878 | 19,275 | | | | | | | | |
| 4.110 | 451,863 | | | 28,407 | 29,003 | 29,612 | 30,234 | 30,869 | 31,517 | | | | | | | | |
| 4.140 | 908,023 | 21,080 | 21,523 | 21,975 | 22,436 | 22,907 | 23,388 | 23,879 | 24,381 | 24,893 | 25,416 | 25,949 | 26,494 | 27,051 | 27,619 | 28,199 | 28,791 |
| 4.220 | 40,386 | | | | | | | | | 40,386 | | | | | | | |
| 4.260 | 223,963 | | | | | | | | | 89,038 | | | | | | | |
| 4.301 | 11,454 | | | | | | | | | | 11,454 | | | | | | |
| 4.310 | 132,720 | | | | | | | | | 35,426 | | | | | | | |
| 4.320 | 101,184 | | | | | | | | | | | 44,316 | | | | | |
| 4.330 | 132,720 | | | | | | | | | 35,426 | | | | | | | |
| 4.410 | 85,456 | | 6,636 | | 6,918 | | 7,212 | | 7,518 | | 7,837 | | | | | | |
| 4.420 | 383,185 | | | | | | | | | | | | | | | | |
| 4.620 | 152,081 | | | | | | | | | 60,461 | | | | | | | |
| 4.660 | 113,116 | | | | | | | | | | | | 113,116 | | | | |
| 4.710 | 299,063 | | | | | | | | | 79,828 | | | | | | | |
| 4.800 | 41,331 | | | | | | | | | 41,331 | | | | | | | |
| 4.810 | 77,095 | | | | | | | | 30,650 | | | | | | | | |
| 4.830 | 165,453 | 19,380 | | | | | 21,502 | | | | | | | | | | 26,469 |
| 4.840 | 31,883 | | | | | | | | | | | 31,883 | | | | | |
| 4.850 | 13,787 | | | | | | | | | | | 13,787 | | | | | |
| 4.860 | 97,938 | | | | | | | | | | | 97,938 | | | | | |
| 5.400 | 142,194 | | | | 28,205 | | | | | | | 32,621 | | | | | |
| 5.450 | 25,318 | | | | | | | | | | | | | | | 10,702 | |
| 5.500 | 14,468 | | | | | | | | | | 14,468 | | | | | | |
| 5.510 | 81,584 | | | | | 30,427 | | | | | | | | | | | |
| 5.600 | 45,816 | | | | | | | | | | 45,816 | | | | | | |
| 5.701 | 95,083 | 6,500 | | | | | | 13,594 | | | | | | 15,399 | | | |
| 5.800 | 22,312 | | | | | | | | | | | | | | | | |
| 6.200 | 92,596 | | | | | | | | | | 92,596 | | | | | | |
| 6.400 | 23,149 | | | | | | | | | | 23,149 | | | | | | |
| 6.500 | 67,930 | | | 10,424 | | | | | | 11,809 | | | | | | 13,377 | |
| 6.600 | 150,090 | | | 15,637 | | | | | 17,349 | | | | | 19,249 | | | |
| 6.800 | 336,705 | 60,000 | | | | | | | | | | 73,860 | | | | | |
| 6.801 | 38,032 | 15,120 | | | | | | | | | | | | | | | |
| 6.950 | 23,780 | | | | | 9,454 | | | | | | | | | | | |

| Line Item | 16 2035 | 17 2036 | 18 2037 | 19 2038 | 20 2039 | 21 2040 | 22 2041 | 23 2042 | 24 2043 | 25 2044 | 26 2045 | 27 2046 | 28 2047 | 29 2048 | 30 2049 |
|-----------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 4.020 | | 59,389 | | | 63,210 | | | | | | | | | 74,644 | |
| 4.040 | | | | | | | 309,339 | 315,835 | 322,467 | 329,239 | 336,153 | 343,213 | | | |
| 4.080 | | | | | | | 52,708 | 53,815 | 54,945 | 56,099 | 57,277 | 58,480 | | | |
| 4.100 | | | | | | | 26,325 | 26,878 | 27,442 | 28,019 | 28,607 | 29,208 | | | |
| 4.110 | | | | | | | 43,046 | 43,950 | 44,873 | 45,815 | 46,777 | 47,760 | | | |
| 4.140 | 29,396 | 30,013 | 30,643 | 31,287 | 31,944 | 32,615 | 33,299 | 33,999 | 34,713 | 35,442 | 36,186 | 36,946 | 37,722 | 38,514 | 39,323 |
| 4.220 | | | | | | | | | | | | | | | |
| 4.260 | | | | | | | | | | | | | | 134,925 | |
| 4.301 | | | | | | | | | | | | | | | |
| 4.310 | | | 43,610 | | | | | | | | | | | 53,684 | |
| 4.320 | | | | | | | 56,868 | | | | | | | | |
| 4.330 | | | 43,610 | | | | | | | | | | | 53,684 | |
| 4.410 | 9,064 | | 9,449 | | 9,850 | | 10,268 | | 10,704 | | | | | | |
| 4.420 | | | | | | 92,831 | 94,780 | 96,771 | 98,803 | | | | | | |
| 4.620 | | | | | | | | | | | | | | 91,620 | |
| 4.660 | | | | | | | | | | | | | | | |
| 4.710 | | | 98,268 | | | | | | | | | | | 120,967 | |
| 4.800 | | | | | | | | | | | | | | | |
| 4.810 | | | | | | | | | | | | 46,445 | | | |
| 4.830 | | | | | 29,368 | | | | | 32,583 | | | | | 36,151 |
| 4.840 | | | | | | | | | | | | | | | |
| 4.850 | | | | | | | | | | | | | | | |
| 4.860 | | | | | | | | | | | | | | | |
| 5.400 | | 37,730 | | | | | | 43,638 | | | | | | | |
| 5.450 | | | | | | | | | | | | | | 14,616 | |
| 5.500 | | | | | | | | | | | | | | | |
| 5.510 | | | | | | | | | | | | | | 51,157 | |
| 5.600 | | | | | | | | | | | | | | | |
| 5.701 | | | 17,444 | | | | | 19,761 | | | | | | | 22,385 |
| 5.800 | 22,312 | | | | | | | | | | | | | | |
| 6.200 | | | | | | | | | | | | | | | |
| 6.400 | | | | | | | | | | | | | | | |
| 6.500 | | | | | 15,154 | | | | | | 17,166 | | | | |
| 6.600 | 20,917 | | | | | 23,208 | | | | | 25,749 | | | | 27,981 |
| 6.800 | | | | | 90,921 | | | | | | | | | | 111,924 |
| 6.801 | | | | | 22,912 | | | | | | | | | | |
| 6.950 | | | | | | | | | 14,326 | | | | | | |

RESERVE EXPENDITURES

Brighton Lakes Community Development District Kissimmee, Florida

| Line Item | Total Quantity | Per Phase Quantity | Units | Reserve Component Inventory | Estimated 1st Year of Event | Life Analysis, Years | | Costs, \$ | | |
|-----------------------------------|-------------------|-----------------------|-------|--------------------------------------|-----------------------------------|-------------------------|-----------|----------------|---------------------|-----------------|
| | | | | | | Useful | Remaining | Unit (2019) | Per Phase (2019) | Total (2019) |
| 1 Allowance | | | | Reserve Study Update with Site Visit | 2021 | 2 | 2 | 3,950.00 | 3,950 | 3,950 |
| Anticipated Expenditures, By Year | | | | | | | | | | |

Explanatory Notes:

- 1) 2.1% is the estimated future Inflation Rate for estimating Future Replacement Costs.
- 2) FY2019 is Fiscal Year beginning October 1, 2018 and ending September 30, 2019.

| Line Item | 30-Year Total (Inflated) | RUL = 0 FY2019 | 1 2020 | 2 2021 | 3 2022 | 4 2023 | 5 2024 | 6 2025 | 7 2026 | 8 2027 | 9 2028 | 10 2029 | 11 2030 | 12 2031 | 13 2032 | 14 2033 | 15 2034 |
|--------------|-----------------------------|-------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|------------|------------|------------|------------|------------|
| | 3,950 | | | 3,950 | | | | | | | | | | | | | |
| | \$9,057,261 | 122,080 | 28,159 | 336,684 | 348,235 | 359,569 | 355,115 | 346,849 | 395,772 | 467,856 | 220,736 | 320,354 | 192,037 | 61,699 | 27,619 | 108,078 | 55,260 |

| Line Item | 16 2035 | 17 2036 | 18 2037 | 19 2038 | 20 2039 | 21 2040 | 22 2041 | 23 2042 | 24 2043 | 25 2044 | 26 2045 | 27 2046 | 28 2047 | 29 2048 | 30 2049 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| | 81,689 | 127,132 | 243,024 | 31,287 | 263,359 | 148,654 | 626,633 | 571,248 | 671,672 | 527,197 | 547,915 | 562,052 | 567,246 | 104,287 | 237,764 |

Reserve Advisors, Inc.

Page 1 of 1

RESERVE FUNDING PLAN

| CASH FLOW ANALYSIS | | | | | | | | | | | | | | | | |
|---|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Brighton Lakes | | | | | | | | | | | | | | | | |
| Community Development District | | | | | | | | | | | | | | | | |
| Kissimmee, Florida | | | | | | | | | | | | | | | | |
| Individual Reserve Budgets & Cash Flows for the Next 30 Years | | | | | | | | | | | | | | | | |
| | FY2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 |
| | Reserves at Beginning of Year (Note 1) | | | | | | | | | | | | | | | |
| | 772,833 | 750,411 | 862,143 | 704,463 | 572,289 | 466,273 | 402,783 | 352,601 | 258,379 | 96,111 | 180,305 | 95,274 | 143,146 | 328,321 | 556,157 | 711,967 |
| | Total Recommended Reserve Contributions (Note 2) | | | | | | | | | | | | | | | |
| | 86,820 | 126,300 | 165,800 | 205,300 | 244,800 | 284,300 | 290,300 | 296,400 | 302,600 | 302,600 | 233,000 | 237,900 | 242,900 | 248,000 | 253,200 | 258,500 |
| Plus | Estimated Interest Earned, During Year (Note 3) | | | | | | | | | | | | | | | |
| | 12,838 | 13,591 | 13,204 | 10,761 | 8,753 | 7,325 | 6,367 | 5,150 | 2,988 | 2,330 | 2,323 | 2,009 | 3,974 | 7,455 | 10,688 | 13,831 |
| Less | Anticipated Expenditures, By Year | | | | | | | | | | | | | | | |
| | (122,080) | (28,159) | (336,684) | (348,235) | (359,569) | (355,115) | (346,849) | (395,772) | (467,856) | (220,736) | (320,354) | (192,037) | (61,699) | (27,619) | (108,078) | (55,260) |
| | Anticipated Reserves at Year End | | | | | | | | | | | | | | | |
| | \$750,411 | \$862,143 | \$704,463 | \$572,289 | \$466,273 | \$402,783 | \$352,601 | \$258,379 | \$96,111 | \$180,305 | \$95,274 | \$143,146 | \$328,321 | \$556,157 | \$711,967 | \$929,038 |
| | (NOTE 5) | | | | | | | | | | | | | | | |
| | Predicted Reserves based on 2019 funding level of: | \$86,820 | 750,411 | 822,328 | 584,320 | 330,616 | 61,169 | (208,367) | (474,148) | | | | | | | |

| (continued) | | | | | | | | | | | | | | | |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued | | | | | | | | | | | | | | | |
| | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 |
| Reserves at Beginning of Year | 929,038 | 1,128,591 | 1,291,254 | 1,345,554 | 1,620,163 | 1,671,346 | 1,845,130 | 1,545,978 | 1,303,950 | 962,985 | 768,481 | 556,534 | 333,584 | 108,665 | 353,977 |
| Total Recommended Reserve Contributions | 263,900 | 269,400 | 275,100 | 280,900 | 286,900 | 292,800 | 298,900 | 305,200 | 311,600 | 318,100 | 324,800 | 331,600 | 338,600 | 345,700 | 353,000 |
| Plus Estimated Interest Earned, During Year | 17,342 | 20,395 | 22,224 | 24,996 | 27,742 | 29,638 | 28,581 | 24,020 | 19,107 | 14,593 | 11,168 | 7,502 | 3,727 | 3,899 | 6,997 |
| Less Anticipated Expenditures, By Year | (81,689) | (127,132) | (243,024) | (31,287) | (263,359) | (148,654) | (626,633) | (571,248) | (671,672) | (527,197) | (547,915) | (562,052) | (567,246) | (104,287) | (237,764) |
| Anticipated Reserves at Year End | \$1,128,591 | \$1,291,254 | \$1,345,554 | \$1,620,163 | \$1,671,346 | \$1,845,130 | \$1,545,978 | \$1,303,950 | \$962,985 | \$768,481 | \$556,534 | \$333,584 | \$108,665 | \$353,977 | \$476,210 |
| (NOTE 5) (NOTE 4) | | | | | | | | | | | | | | | |

Explanatory Notes:

- 1) Year 2019 starting reserves are as of October 1, 2018; FY2019 starts October 1, 2018 and ends September 30, 2019.
- 2) Reserve Contributions for 2019 are budgeted; 2020 is the first year of recommended contributions.
- 3) 1.7% is the estimated annual rate of return on invested reserves.
- 4) Accumulated year 2049 ending reserves consider the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Years (reserve balance at critical point).

Printed on 1/10/2019

Funding Plan - Section 3

5B.

SERVICE PROPOSAL

LAKELAND, FL 33813
Michaelgilileo@yahoo.com
Michael 863-513-7251
ISA Certified Arborist

TO: Brighton Lakes Community
DATE: 01-24-19
PHONE: 281-831-0139

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR THE FOLLOWING
Brighton Lakes Blvd Kissimmee FL 34746

Tree Trimming- located in all Highlighted areas on the map provided for bidding we marked 300 trees that will need to be trimmed to meet the required height on the street sides & sidewalk. Each tree trimmed will obtain a 360 degree lifted canopy.

Job Notes- This job will take 1 week to complete with a full crew of Certified tree trimmers & heavy equipment for all hauling needs. These trees will pruned properly with arborist care & also meeting the height standards requested of 14ft in the street & 7ft on the sidewalks to all trees large enough to do so. There will be 300 roadside trees will be trimmed in Highlighted areas of concern.

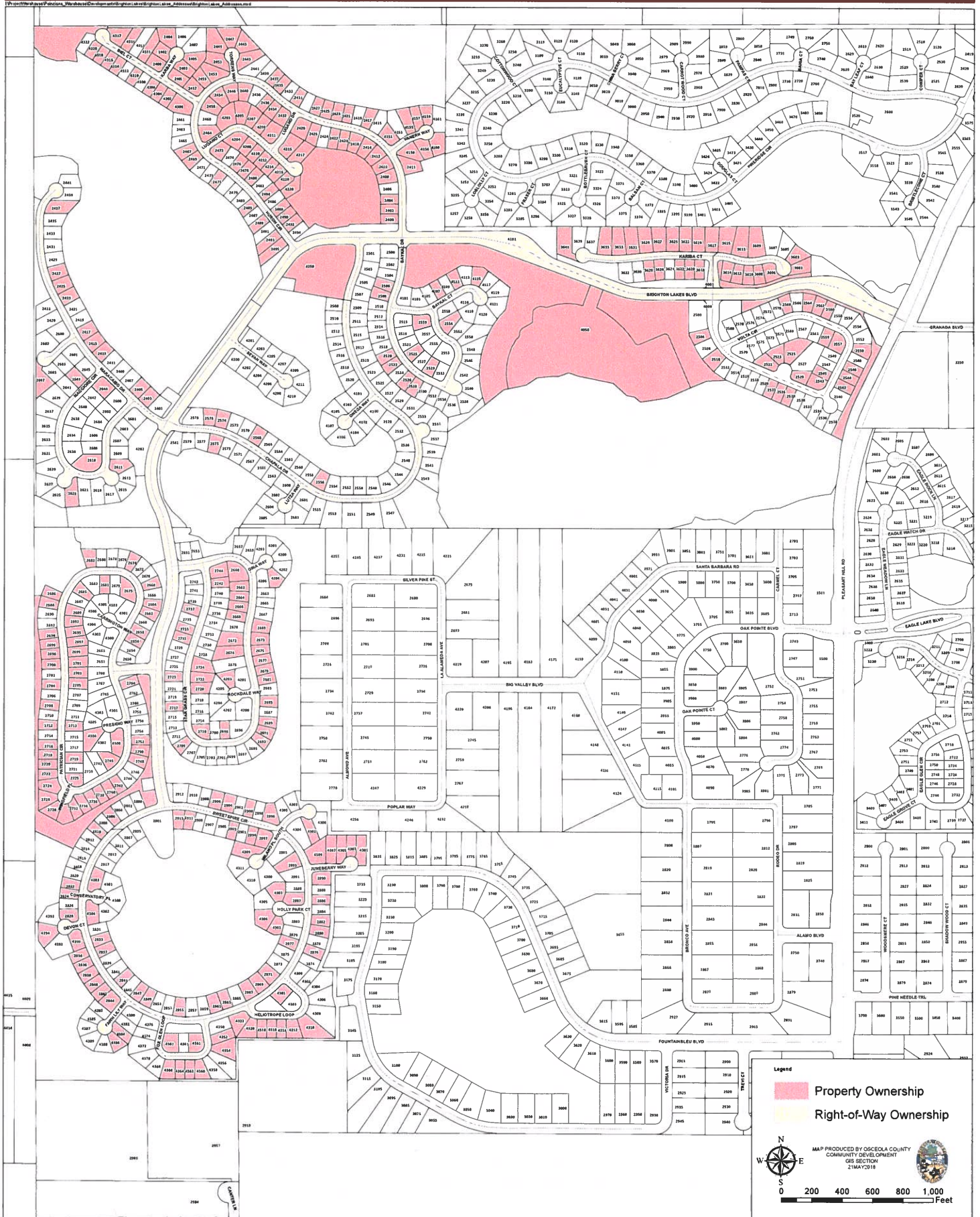
Debris- All tree debris will be cleaned up & hauled away daily to leave the streets clean & free of debris.

Total Price-\$17,230.00

ACCEPTANCE OF PROPOSAL:Payment will be made in full upon completion of job. We accept Cash,Credit Cards, or Check. The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorizing Florida Green to do the work as specified. Payment will be made as outlined above. We use heavy equipment are not responsible for any damages to the yard, underground utilities, septic tanks, Drain fields, irrigation, any landscaping, driveways, any concrete or pavers. We will not be responsible for any permits required unless notified that association or authorized persons has not otherwise done so. This Proposal is only valid for 90 days from date provided.

| | |
|------------|-------|
| SIGNATURE: | DATE: |
| | |

Brighton Lakes Addressing Map Exhibit



5C

Main Pool Resurfacing Proposals - Pebbles/Pearl

| Company Name | Scope of Work | Warranty | Timeframe | Cost |
|-----------------------|--|---|--|------------------------|
| Buescape Pools & Spas | Draining pool, remove drain plug, control ground water, pressure wash pool and removal traces of black algae, removal of any loose material, Preparation of finish cutting around niches and return jets, Bond Kote, Plaster Installation, Refill pool with water and Initial chemicals for new plaster. Also included, New main drain cover/covers and new floor return grate fittings. Pebble Plaster 1 43,000.00 43,000.00 Extra work for prep removal in floor due to extreme delaminating. (For this price we will take care of the complete problem, nothing more will be charged for prep work) | 3 Year plaster labor warranty, 10 year pebble plaster warranty, and 2 year on everything else | Project will be completed in 3 weeks | \$56,900 (\$61,900) |
| The Pool Specialist | Pool will be drained, bonding agent is applied, removed and tiling , plastering, Resurface pool with pebble Miami Blue material. | 5 year manufacturer warranties for material failure. Labor is warranted for 1 year. | 30 days from start to finish | \$44,687 (\$49,844) |
| TC Water Features | Drain pool, remove gutter row tile, remove markers, rebuild gutter install new slip resistant waterline tile, install new row tile, grout install replacement tiles, step tile, work, interior finish, apply bond coat fill pool. Aqua Pearl Series | 5 year labor warranty, and lifetime warranty on material only. | Project to be completed within 2 weeks | \$87,743 (\$96,200) |

Kiddie Pool Resurfacing Proposals - Pebbles/Pearl

| Company Name | Scope of Work | Warranty | Timeframe | Cost |
|------------------------|--|---|--------------------------------------|-------------|
| Bluescape Pools & Spas | Draining pool, remove drain plug, control ground water, ,pressure wash pool and removal traces of black algae, removal of any loose material, Preparation of finish cutting around niches and return jets, Bond Kote, Plaster Installation, Refill pool with water and Initial chemicals for new plaster. Also included, New main drain cover/covers and new floor return grate fittings. Pebble Plaster | 3 Year plaster labor warranty, 10 year pebble plaster warranty, and 2 year on everything else | Project will be completed in 3 weeks | \$ 5,000.00 |
| The Pool Specialist | Pool will be drained, bonding agent is applied, removed and tiling , plastering, Resurface pool with pebble Miami blue material. | 5 year manufacturer warranties for material failure. Labor is warranted for 1 year. | 30 days from start to finish | \$ 5,157.00 |
| TC Wate Features | Draining, remove existing material install new frame, grates, acid wash pool, apply bond coat, apply Min Aqua Pearl, fill pool. | 5 year labor and lifetime warranty on material only. | Project completed within 2 weeks | \$ 8,457.00 |



P.O. Box 700604
St. Cloud, FL 34770

Name/Address

Brighton Lakes CDD
4250 Brighton Lakes Bo
Kissimmee FL 34759

Estimate

| Date | Estimate No. |
|-----------|--------------|
| 1/22/2019 | 1600 |

| Phone # | Lic # |
|--------------|-------------|
| 407-744-8335 | CPC 1458511 |

| E-mail |
|-------------------------|
| bluescapepool@yahoo.com |

| Description | Qty | Rate | Total |
|---|-----|----------|----------|
| Refinish of Kiddie plaster **Includes draining pool, remove drain plug, control ground water, pressurewash pool and removal traces of black algae, removal of any loose material, Preparation of finish cutting around niches and return jets, Bond Kote, Plaster Installation, Refill pool with water and Initial chemicals for new plaster. Also included, New main drain cover/covers and new floor return grate fittings. Pebble Plaster | | 3,500.00 | 3,500.00 |
| Tile Replacement of waterline tile with 6X6 Tile and 2X6 bench slip resistant tile *****Includes Rough up existing 6X6 and installation of new material and labor for installation of tile. | 1 | 1,500.00 | 1,500.00 |
| Job will be completed in 3 weeks 3 year plaster labor warranty 10 year pebble plaster warranty 2 year on everything else | | | |

Total \$61,900.00

I/WE, THE OWNERS OF THE PREMISES MENTIONED ABOVE HEREBY AUTHORIZE YOU TO FURNISH ALL NECESSARY MATERIALS, LABOR, AND WORKMANSHIP TO INSTALL, CONSTRUCT AND PLACE THE IMPROVEMENTS ABOVE DESCRIBED.
 PARTS WARRANTY: ALL PARTS AS RECORDED ARE WARRANTED AS PER MANUFACTURER SPECIFICATIONS.
 LABOR GUARANTEE: THE LABOR CHARGED AS RECORDED HERE RELATIVE TO THE EQUIPMENT SERVICED AS NOTED, IS GUARANTEED FOR A PERIOD OF 30 DAYS. WE DO NOT, OF COURSE, GUARANTEE OTHER PARTS THAN THOSE WE INSTALL. IF REPAIR LATER BECOMES NECESSARY DUE TO OTHER DEFECTIVE PARTS, THEY WILL BE CHARGED SEPERATELY.
 CONSTRUCTION WORK WILL HAVE 1 YEAR WARRANTY ON LABOR.
 IT IS AGREED THAT BLUESCAPE POOLS & SPAS WILL RETAIN TITLE TO ANY EQUIPMENT OR MATERIAL FURNISHED UNTIL FINAL AND COMPLETE PAYMENT IS MADE, AND IF SETTLEMENT IS NOT MADE AS AGREED, THE SELLER, SHALL HAVE THE RIGHT TO REMOVE SAME AND SELLER WILL BE HELD HARMLESS FOR ANY DAMAGES RESULTING FROM THE REMOVAL THEREOF.

Customer Signature

50% Deposit will be required before starting jobs that are \$500.00 or more



"StoneScapes" 10 Year Limited Warranty

Pool Owner _____

Applicator _____

Address _____

Address _____

City _____ State _____

City _____ State _____

Zip _____ Phone _____

Zip _____ Phone _____

Pool Builder _____

Completion Date _____

LIMITATIONS

NPT (National Pool Tile) warrants its aggregate product, StoneScapes Regular and StoneScapes Mini, against failure for ten (10) years from the date of installation.

1. This warranty excludes damages due to workmanship, structural failure, or physical abuse of the pool.
2. Some loss of pebble is expected; this is not considered to be a product failure.
3. Pebble, application techniques, and pigment loss can result in variations of color, shade, and appearance. Such variations are not product defects. These natural variations are considered to be highlights of the StoneScapes finish.
4. NPT will have fifteen (15) working days after written request from the applicator is received to inspect the owner's site. The applicator shall have the right to repair the area of failure only, at their option. It is understood that some cosmetic variation may result.
5. Under this warranty NPT will furnish replacement material only for that which was found to be defective. Incidental and consequential costs, including but not limited to, water replacement, chemicals, and loss of use of the pool are not covered.
6. Proper water chemistry is the responsibility of the homeowner.
7. This limited warranty is non-transferable and is only valid to the original homeowner.



ESTIMATE & SERVICES AGREEMENT

The Pool Specialist
1211 E Donegan Ave
Kissimmee, Florida 34744
United States

4074328664
www.thepoolspecialist.com

BILL TO
Brighton Lakes
Ariel Medina
4250 Brighton Lakes
Kissimmee, Florida 34746
United States

407 566 4122
ariel.medina@inframark.com

Estimate Number: 823
Estimate Date: January 24, 2019
Expires On: January 24, 2019
Grand Total (USD): \$49,844.00



ESTIMATE & SERVICES AGREEMENT

The Pool Specialist
1211 E Donegan Ave
Kissimmee, Florida 34744
United States

4074328664
www.thepoolspecialist.com

| Product | Quantity | Price | Amount |
|---|----------|-------------|-------------|
| Commercial pool resurfacing Finish: Cove Blue Pearl | 1 | \$42,687.00 | \$42,687.00 |

10 year manufacture warranty against material failure.

1 year workmanship warranty.

Gutter perimeter: 281

Pool Width x Length: 80 x 65

Pool Surface Area: 5200

Total Interior Square Feet: 6324

Scope of Resurfacing Prep & Plaster Work:

- Pool/spa is drained/ Hydrostatic plug is pulled.
- Bonding agent is applied.
- If re-tiling the tiles are removed and tiling we start soon after.
- Once all the prep, tiling and any other necessary work has been completed the pool/spa is scheduled for plastering.
- The pool/spa plastering material is hand-troweled to a smooth finish followed by exposure process and water filling.

Packaged Total: \$42687



ESTIMATE & SERVICES AGREEMENT

The Pool Specialist
1211 E Donegan Ave
Kissimmee, Florida 34744
United States

4074328664
www.thepoolspecialist.com

| Product | Quantity | Price | Amount |
|--|----------|------------|------------|
| Commercial Pool & Spa Re-tiling Pool total linear feet of tiles: 272 | 1 | \$5,157.00 | \$5,157.00 |

Pool steps non-skid cap tiles total: 544 = 272 LNFT.

(We will keep existing step cap tiles and attempt to reuse them during the resurfacing process. If we are unable we will let you know and price it out at that point.)

Tile model: 2x6 anti-skip cap tiles

Non-skid cap tile color: Black

Grout color: White

Scope of re-tiling work: Existing tiles are removed and the tile bed is prepared, we then install the waterline, gutter-line and step cap tiles and depth markers with thin-set mortar followed by grouting.

Once the tiling work is complete the pool/spa is prepped, bonding agent is applied and scheduled for plaster.

Packaged Total for Tiling: \$5157.00

| | | | |
|--|---|--------|--------|
| Additional Prep - Surface Chip-out The pool surface and gutter may require partial or total demolition. We will only be able to determine this once the work has started and if the additional demolition work is necessary we will inform you and price it out at that point. | 1 | \$0.00 | \$0.00 |
|--|---|--------|--------|

Per our contract we cover up to 25% of surface demolition.



ESTIMATE & SERVICES AGREEMENT

The Pool Specialist
1211 E Donegan Ave
Kissimmee, Florida 34744
United States

4074328664
www.thepoolspecialist.com

| Product | Quantity | Price | Amount |
|--|----------|------------|--------------------|
| Additional Work/Recommendation Replacement of the floor return fittings with the slotted upwards flow type. Qty: 50 x \$40.00 each Packaged: \$2000.00 | 1 | \$2,000.00 | \$2,000.00 |
| Total: | | | \$49,844.00 |
| Grand Total (USD): | | | \$49,844.00 |

Notes

Florida State Pool/Spa Contractor License #: CPC 1458876

Once estimate and services agreement is signed and approved by customer any changes and additional preparation required will subject to additional charges.

Payment Schedules:

We require 50% of the entire job balance prior to starting as a down-payment.

Followed by a progress payment of 25% once the prep, tiling and any necessary work required prior resurfacing is complete.

The remaining 25% is due as soon as the swimming pool/spa has been completely filled and started-up.

Payments made out to: The Pool Specialist

_____ I have read the entire contents of this estimate and services agreement and agree to them. I have also read and agree to all terms and conditions.

Date: _____

Print name: _____

Customer Signature: _____

Terms and Conditions:



ESTIMATE & SERVICES AGREEMENT

The Pool Specialist
1211 E Donegan Ave
Kissimmee, Florida 34744
United States

4074328664
www.thepoolspecialist.com

Notes

This agreement shall constitute a binding contract in accordance with the terms on the first page and the following conditions. The laws of the state of Florida shall govern any dispute with respect to this contract, its terms, conditions, and enforcement. The Pool Specialist of Florida, Inc. is not responsible for color variations due to dye lots or production run. Color may vary due to availability of raw materials, efflorescence, and other factors beyond the control of The Pool Specialist of Florida, Inc. Although the color pigments in concrete pavers have excellent durability and whether, ability depending on specific weather conditions, during the first year or two after installation efflorescence may form on the service of concrete pavers. Efflorescence is for the most part caused by the free calcium hydroxide within the pavers which then reacts with the carbon dioxide within the atmosphere to form a white calcium deposit, which is referred to as efflorescence. With further exposure, this in turn will be changed to a highly soluble calcium hydrogen, which will be washed away with rain.

On default by purchase of any of the provisions of the agreement, The Pool Specialist of Florida, Inc. shall have the option of refusing to perform under this and any other existing agreement between the parties that The Pool Specialist of Florida, Inc. may elect and The Pool Specialist of Florida, Inc. may also rescind any agreement between the parties and hold purchaser liable for all damages and losses occasioned thereby; or reselling, at public or private sale, undelivered goods foregoing options at its sole discretion. The Pool Specialist of Florida, Inc. shall not be liable to purchaser for any profit on any release, but purchaser shall remain liable to the seller for the difference between (1) the agreement price of the goods plus all the expenses of storage and resale, (2) the resale price of good, and (3) any preparatory site work performed on the job site. **DEPOSITS ARE NON-REFUNDABLE.**

All material will be property of The Pool Specialist of Florida, Inc. until final payment has been received, and shall be subject to the Florida Mechanics Liens Law and the Uniform Commercial Code. Purchaser hereby grants Seller security interest in all materials used on the job site under the Uniform Commercial Code and shall have the right to remove them if full payment has not been received.

If invoice is not paid when due, interest will accrue at the rate of 1.5% per month (18% per annum). If after due dates, the account is placed in the hands of an attorney or collection agency for collection of all or part of the amount of invoice or invoices, the purchaser shall be liable for all costs of collection, including reasonable attorney's fees, whether or not said matter is brought to trial, and for all trial proceedings including levy, execution garnishment or any appeal.

Customer Responsibilities:

The customer warrants that he owns the land upon which the materials are to be installed, or that he/she has full authority from the owner there of or all co-owners to enter in to this contract and the owner will indemnify and hold harmless the Seller in all matters arising on this account.

The customer agrees to supply the contractor with current and valid survey of customer/purchaser property. Further, the Customer agrees to verify the construction location dimensions and elevation after it is set by contractor's personnel, and accepts full responsibility for the same. Minor variations in dimensions or elevations shall not affect the validity of this contract, nor the customer's responsibility under it.

Unless otherwise stated herein, site preparation including removal or protections of trees, shrubs or other vegetation, removal of any underground sprinklers, pipeline, septic tanks or any other improvement affected by this construction shall be done by the customer.

Customer agrees that no claims may be filed under the warranty unless and until the indebtedness to the contractor has been paid in full.



ESTIMATE & SERVICES AGREEMENT

The Pool Specialist
1211 E Donegan Ave
Kissimmee, Florida 34744
United States

4074328664
www.thepoolspecialist.com

Notes

The customer shall grant the Seller ample access area for the equipment, personnel and materials delivered to the site, and shall furnished adequate water and electric power and shall grant the right to store material and debris during the course of the construction. The customer assumes full responsibility for the clearance of or damage to anything in the area of access whether it is on the customer's property or that of a neighbor. The Seller is specifically held free of responsibility of damage to landscaping sod, sidewalks, septic tanks, sewer lines, water lines, or other items above or below ground in the area of access and or construction.

It is agreed that the Seller shall be permitted to perform his work without interruptions and delays or any acts of negligence caused by the customer or the customers representatives.

Personal Property. The customer agrees that all equipment and materials placed on this property for use in construction will remain the personal property of the seller until the sums due to the seller under his contract have been paid in full. Seller has the right to remove pavers, materials and installed equipment if full payments have not been satisfied after ADEMAND LETTER HAS BEEN MADE.

If a dispute arises out of this contract and if the dispute cannot be settled through negotiations, both The Pool Specialist of Florida, Inc. and the customer agrees first to try in good faith to settle the dispute by mediation before resorting to litigation or other form of dispute resolution procedure, the parties agree that the fees for the mediation will be borne equally by the parties.

Start-up/Fire-up – 30 Day Maintenance Requirements:

The pool/spa finish will start to hydrate immediately after application with the majority of hydration taking place within the first 30 days. This critical time period is when a finish is most susceptible to staining, scaling and discoloration. Proper start-up procedures including timely brushing and constant monitoring and adjusting of the pool/spa water is mandatory. It is safe to swim but there are strict product maintenance requirements which must be followed to prevent damage to your new finish. While bringing out the beauty of the exposed aggregates. All products manufactured are required to be brushed vigorously every day or two. To remove finish hydration which naturally occurs in the curing period. Brushing the hydration changes the PH of the water therefore test & adjust the PH with muriatic acid every time you brush. Don't use a wheeled vacuum cleaner for the first 30 days to prevent wheel marks in the new finish.

Warranty Overview:

CL Industries, Florida Stucco, Sgm Diamond Brite and River Rok, Premix Marbelite and Pebble Tec finishes are warrantied for five to ten (5-10) years from the manufacturer for material failure. See manufacturer's warranties for up to date details. The Pool Specialist of Florida, Inc. issues manufacture warranties for material failure for five to ten (5-10) years from the date of application on all resurfacing jobs for residential pools/spas and five 5 years for commercial pools/spas. Shade variations are inherent with all pool/spa finishes and are not warrantied by either the product manufacturer or The Pool Specialist of Florida, Inc. All material/equipment warranties are through respective manufacturers. Manufacturer warranties may be for product labor and materials. Labor charges resulting from manufacturer warrantied repairs are warrantied for one (1) year. All warranties exclude damages due to fire, hurricanes, flood or other acts of nature or any physical abuse.

Standard Payment Terms:



ESTIMATE & SERVICES AGREEMENT

The Pool Specialist
1211 E Donegan Ave
Kissimmee, Florida 34744
United States

4074328664
www.thepoolspecialist.com

Notes

All deposits are NON_REFUNDABLE unless specified in writing by the contractor. All "Addendums" (Change Orders) require full payment at time of addendum acceptance and signing. All mosaics and glass tiles require full payment in advance as all mosaics and glass are special order and are not returnable. 50% deposit of the contract at signing, followed by a progress payment of 25% once the prep, tiling and any necessary work required prior resurfacing is complete, the remaining 25% of the contract on completion of work. Additions or Changes in the Contract Any changes or additions to this contract must be agreed upon in writing and signed by customer/purchaser, separate from this quotation/contract work order. Payment for all additions and/or changes are due according to the payment terms of the addendums(s).

Complaint Resolution Process:

The Pool Specialist is a serviced oriented organization and valid/reasonable complaints are dealt with in a professional manner. If you feel the work has not been properly executed or a few corrections are required we will be happy to work with you to correct the valid/reasonable complaint.

While the work is in progress:

If you have any complaints while the work is in progress please email us immediately so we may correct the issues before completion.

Post completion:

Per our service agreement once the pool/spa has been filled and started up the work is now complete and any necessary touch-ups or corrections will only be carried out after the final invoice balance has been paid.

Disclaimer:

The Pool Specialist of Florida, Inc. is to be held harmless for any defects or concealed damage resulting from prior contractors work. Interior finishing does not correct leaks. If your pool is leaking, we strongly recommend that the leak be located and fixed prior to or in conjunction with this pool/spa finishing project. Leak detection & repairs are additional costs and must be specified. Possible pool/spa system line leaks may occur as an unavoidable consequence from required draining and servicing. Homeowner understands and agrees The Pool Specialist of Florida, Inc. to be held harmless. Patching is a possible process and is temporary in nature and is therefore not warranted unless specified. Acid wash & re-grout of tile and/or coping is an "as possible" service and cannot be warranted. Re-occurrence of structural cracking (pool/spa or deck) cannot be warranted. Any authorizations, soil testing, engineering, permits applications and/or related fees, if required, (HOA, City, County, or State) are to be paid for by the property owner to the start of job unless otherwise specified and agreed to in writing. Property owner is aware that permits may be required and vary from municipality to municipality. Homeowner understands any additional labor or materials required by engineering or permitting which exceed contracted scope of work will be additional and to be paid by homeowner. Electrical hook-ups and related electrical items, if required are excluded from the contract and must be performed by a licensed electrician. Sandblasting, pump station & well water filter if required are additional and may only be determined after draining and proper inspections, unless otherwise noted. Excessive hollows over 25% of total surface area may dictate partial or complete surface failure and additional removal, preparation and/or material charges may result, which can only be determined after draining and proper inspection. Property owner understand that stain from sandblasting, if required, may remain after basic "house off" is performed and the tile may be damaged as an unavoidable consequence of sandblasting, fiber removal and/or epoxy removal and agrees to hold The Pool Specialist of Florida, Inc. and its agents harmless in the event those services are required. If your pool has a heater it is recommend you bypass your heater for the first thirty (30) days to avoid possible damage to your surface. If your heater does not have a by-pass valve, The Pool Specialist of Florida, Inc. Can install one for you. Property owner is responsible to make all locations of utility lines, sprinkler, electrical and/or other unseen obstructions that may exist in the performance of contract. The Pool Specialist of Florida, Inc. is to be held harmless for any pipe or line damage unless proper markings by customer are made prior to start.



11602 Lake Underhill Rd, Suite 102, Orlando, Florida 32825
407 282-4911 Office
CPC 050506
407 275-5135 Fax

PROPOSAL

January 23, 2019
Brighton Lakes CDD
313 Campus Street
Celebration, Florida 34747
Re; 4250 Brighton Lakes Blvd
Kissimmee, Florida 34748
Attn: ariel.medina@inframark.com

POOL TILE

Drain swimming pool and spa
Remove all waterline and gutter row tile
Remove all depth markers (30)
Replace all depth markers (30)
Re build gutter to code
Furnish and install all new 2x6 slip resistant waterline tile
Furnish and install new 6x6 flat gutter row tile
Tile color is to be determined
Grout installed replacement tiles white
Replace single row of lane tile with 3x3
Tile selection if from Tile Supply
Tile allowance is \$ 5.00 per sq. ft.
The above work can be completed for the sum of \$ 17,040 .00

Int _____

STEP TILE

Remove all 2x6 step tile in pool
Furnish and install new 2x6 slip resistant cap tile
Grout tile white
Correct any step risers to be consistent to rise height
The above work can be completed for the sum of \$ 1,360.00

Int _____

INTERIOR FINISH

Saw cut under and around all wall and floor fittings and remove existing material from those areas to accept new interior finish
Remove all delaminated existing pool and gutter finish, this includes up to 3% of the existing finish
Furnish and install new 12x12 Frame and grates (2) each
These drain covers will allow for 564 Gallons per minute
These covers meet the ANSI and VGB requirements
Fill out Main Drain compliance letter for you to have on file
Acid wash pool interior as needed

Apply bond coat over the entire pool and gutter surface
Replace gutter grates
Apply Mini Aqua Pearl interior finish to pool and gutter
Colors are from the white cement collection
Fill pool with your water
Add start up tech to pool water
Care and operation instructions with 2 visits for the first week included
Owner to take possession on the 7th day
The above interior finish has a 5-year labor and lifetime material warranty
The above work can be completed for the sum of \$ 69,343.00

Int _____

WADING POOL TILE

Drain wading pool
Remove all waterline tile
Furnish and install matching tile selection for pool
Grout tile with white grout
Furnish and install slip resistant 2x6 step tile and grout white
The above work can be completed for the sum of \$ 2,337.00

Int _____

WADING POOL INTERIOR

Saw cut under and around all wall and floor fittings
Acid wash interior as needed
Apply bond coat over the entire surface
Furnish and install new main drain compliant cover
Apply mini Aqua Pearl same color as pool
Fill wading pool with your water
Add start up tech
Same care procedure as listed above
The above work can be completed for the sum of \$ 6,120.00

Int _____

OWNERS RESPONSIBILITY

Access to pool deck and wading pool area
Pump out location for interior finish slurry
All color selections
Power and water for construction
Function of all pool and wading pool related equipment and electrical
Fill pool and wading pool with your water
Payment for the above phases is due 3 days after receipt of invoice
Pool water disposal is to drain into the storm drain

Int _____

This quote is good thru February 28, 2019

Respectfully submitted,

Anthony J. Caruso
Anthony J. Caruso
President

President Florida Swimming Pool Association Central Florida 2000-2001 & 2011-2018

Current President of the Central Florida Swimming Pool Association

Past Secretary and Treasures

Director of the year 2001- 2012 and 2015 and 2018

Current Chairman Builders Council 2008 through current

Past member of The State of Florida subcommittee Energy TAC

Past member of The State of Florida subcommittee Plumbing TAC

Member of the Florida Swimming Pool hall of Fame 2015

Radio host of the Pool Fanatic Saturday at 5 PM on 96.5 FM

Magic Marcite Inc.
POOL OWNERS
"AQUA PEARL SERIES" LIMITED LIFETIME WARRANTY

| | |
|-------------------------|---------------------------------|
| Pool Owner: _____ | Authorized Applicator: _____ |
| Address: _____ | Address: _____ |
| City State, Zip: _____ | City State, Zip: _____ |
| Telephone: (____) _____ | Telephone: (____) _____ |
| Pool Builder: _____ | Address: _____ |
| City, State, Zip: _____ | Date Pool Completed: _____ |
| Batch #: _____ | Aqua Pearl Series Finish: _____ |

LIMITATIONS:

Magic Marcite, Inc. (MMI) warrants its product "Aqua Pearl Series" against failure for the useful life of the pool to which it is applied.

This warranty is subject to the following terms and conditions each of which are mutually dependent with MMI's obligations.

This warranty must be accepted by the Pool Owner by signing in the space provided below. The warranty registration must be delivered to MMI by certified mail and the return receipt kept by the Pool Owner. Possession of the return receipt is a condition precedent to any claim under this warranty.

This limited lifetime warranty is effective only if the application of the product is by a factory authorized applicator.

1. This warranty excludes damages due to workmanship or physical abuse of the pool.
2. Some loss of aggregate is expected, especially in a new application; this is not to be considered a failure.
3. Quartz, stone, application techniques and pigment loss can result in variations of color, shade and appearance. Such variations are not product defects. These variations are one of the highlights of the Aqua Pearl SERIES finish.
4. MMI warrants the "Aqua Pearl Series" material only. MMI is not responsible for the cost of repair. If material is defective when shipped from MMI, then MMI's sole responsibility will be to provide such replacement material for the defective area as is then manufactured by MMI, in such color as will most closely match the existing shade. Some cosmetic and color variation may result. (THERE ARE NO OTHER WARRANTIES, EXPRESS OR IMPLIED. THERE IS NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.)
5. MMI will have ten (10) working days after written request from approved applicator receipt of a claim for breach of this warranty within which to inspect the application site. Replacement material for the defective area will be delivered to the Approved Applicator, freight prepaid. If the approved Applicator is more than 200 miles from MMI's nearest manufacturing plant the applicator must include warranty material on their normal truck load orders. Replacement material for the defective area will be shipped as soon as practical via applicator and/or MMI's truck but in any event within thirty (30) days.
6. Incidental and consequential costs, including but not limited to, water replacement, chemicals, and loss of use of the pool are not covered.
7. This warranty shall not cover damages to the "Aqua Pearl Series" pool finish which have been abused physically, through lack of proper water chemistry balancing or other chemical abuses, or sanitation applications. Pool chemistry must be maintained by the Pool Owner, failure to maintain proper pool chemistry voids this warranty. SEE REVERSE SIDE FOR POOL CARE INSTRUCTIONS AND ADDITIONAL WARRANTY CONDITIONS.
8. Minor surface checking, "crazing", and/or cracks are not covered by this warranty. This finish is not structural.
9. Warranty is not valid unless this document is completed in full & signed and returned to MMI within thirty (30) days of application of "Aqua Pearl Series" material. WARRANTY REGISTRATION MUST BE SENT BY CERTIFIED MAIL AND RETURNED RECEIPT MUST BE RETAINED BY POOL OWNER.
10. Disputes under this warranty will be decided by binding arbitration by the Florida Swimming pool Association (FSPA).

The only obligation of MMI under this warranty is to deliver new material in substitution for that which was found to be defective. No other cost or expense, direct, collateral or incidental may be asserted under this warranty and all such claims are hereby waived by the Pool Owner. This warranty extends only to the Pool Owner as identified above and is not transferable.

X _____

Homeowner

Date

White: MMI

Yellow: Contractor

Pink: Pool Owner

Magic Marcite, Inc.
 Attention: Product Warranty
 2402 Clark Road
 Unit 1
 Apopka, Florida 32703

POOL WATER CHEMISTRY

It is necessary for the longevity of the "Aqua Pearl SERIES" finish and as a condition of this warranty that the following chemical parameters are maintained:

| | FIRST 30 DAYS | GENERAL MAINTENANCE |
|-----------------------|------------------|---------------------|
| Cl | 1 - 3 ppm | 1 - 3 ppm |
| pH | 7.2 - 7.4 | 7.4 - 7.6 |
| Total Alkalinity T | 80 - 100 ppm | 80 - 100 ppm |
| Calcium Hardness (CH) | DO NOT ADD | 200 - 400 ppm |
| Cyanuric Acid | less than 50 ppm | less than 50 ppm |
| Sequest | 15 - 20 ppm | 12 ppm |

The initial fill water is the most important water that the pool will receive. The initial fill water must be tested, recorded and adjusted to the above parameters before it has an opportunity to affect the new Aqua Pearl finish.

WARRANTY CLAIM PROCEDURES

To initiate a warranty claim notify Magic Marcite, Inc. at 2402 Clark Street, Unit 1, Apopka, Florida 32703. Prior to an inspection Magic Marcite, Inc. must receive by certified mail a brief note describing the complaint and photocopies (do NOT send the originals) of the following:

- Warranty as completed at time of application.
- Original "return receipt" as completed at time of application.
- Copies of monthly (or more frequent) results of water chemistry analysis done by a commercial water chemical retailer.

Upon receipt of the above, Magic Marcite, Inc. will schedule an inspection. Any replacement material will be shipped as described in paragraph 5 of this warranty.

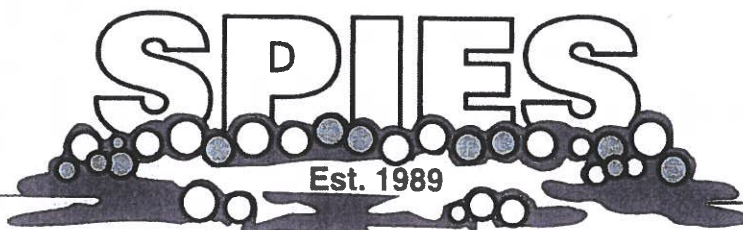
Main Pool Resurfacing Proposals - Diamond Brite Quartz

| Company Name | Scope of Work | Warranty | Timeframe | Cost |
|---------------------|--|--|--|---------------------|
| Spies | Drain pool, chip off loose and laminated material up to 400 sq.ft (see note on proposal) Diamond saw cut and bevel existing finish, chip and remove needed surface from gutter, pressure wash entire pool surface, acid wash, tile over existing waterline tile, install new contrasting skid resistant step tile on steps, tile over existing breakline, apply SGM , replace main drain frames with VGBA grades, Resurface pool with diamond brite exposed quartz finish (cool blue), move all waste from job, refill pool balance the water chemistry Star up system | Limited 5 yr manufacturer warranty on pool finish only, all other materials and labor have 1 year warranty | Entire project will take 3 weeks. | \$44,452 (\$50,227) |
| The Pool Specialist | Pool will be drained, bonding agent is applied, removed and tiling , plastering, Resurface pool with diamond brite exposed quartz finish | 5 year manufacturer warranties for material failure. Labor is warranted for 1 year. | 30 days from start to finish | \$37,950 (\$45,107) |
| TC Water Features | Drain pool, remove gutter row tile, remove markers, rebuild gutter install new slip resistant waterline tile, install new row tile, grout install replacement tiles, step tile, work, interior finish, apply bond coat fill pool. Blue quartz | 5 year labor warranty, and lifetime warranty on material only. | Project to be completed within 2 weeks | \$55,922 (\$62,989) |

Kiddie Pool Resurfacing Proposals Diamond Brite Quartz

| Company Name | Scope of Work | Warranty | Timeframe | Cost |
|---------------------|---|--|-----------------------------------|-------------|
| Spies | Same procedure as the main pool | 5 yr manufacturer warranty on pool finish only, all other materials and labor have 1 year warranty | Entire project will take 3 weeks. | \$ 4,525.00 |
| The Pool Specialist | Remove existing tiles and the tile bed is prepared, install water line, gutter line and step cap tiles and depth markers with thin-set mortar followed by grouting., prepped, bonding and plaster | 5 year manufacturers warranties for material failure. Labor is warranted for 1 year. | 30 days from start to finish | \$ 5,157.00 |
| TC Wate Features | Draining, remove existing material install new frame, grates, acid wash pool, apply bond coat, apply blue quartz | 5 year labor and lifetime warranty on material only. | Project completed within 2 weeks | \$ 7,067.00 |

- Commercial Swimming Pool Chemicals & Supplies
- Chlorine for Treatment of Drinking & Waste Water



- Parts, Repairs and Renovations
Lic # CP C043205
- Pool Heater Sales and Repair
Lic # 12152

BRIGHTON LAKES
4250 BRIGHTON LAKES BLVD.
KISSIMMEE, FL. 34746

12/05/18

ATTN: C/O ARIEL MEDINA

RESURFACE POOL WITH EXPOSED QUARTZ FINISH AND INSTALL NEW NON-SKID TILE ON STEPS AND WATERLINE PER FBC 454.

SCOPE OF WORK FOR POOL AREA

- DRAIN POOL, (NEUTRALIZE/BALANCE CHLORINE AND PH AND DRAIN POOL TO APPROVED WASTE METHOD)
- CHIP OFF LOOSE AND DELAMINATED MATERIAL UP TO 400 SQ. FT

(NOTE: ANY ADDITIONAL DELAMINATION BEYOND 400 SQ. FT. WILL BE BILLED FOR AT A COST TO YOU OF \$5 PER SQ. FT. CUSTOMER WILL BE NOTIFIED PRIOR TO THIS WORK BEING DONE IF REQUIRED)

- DIAMOND SAW CUT AND BEVEL EXISTING FINISH APPROXIMATELY 1 1/2"-2" WIDE, AROUND ALL WALL PENETRATIONS, (INCLUDING LIGHTS, MAIN DRAINS AND RETURN LINE FITTINGS, VACUUM LINES) AND NEXT TO TILE TO PROVIDE FULL DEPTH AND FLUSH INSTALLATION OF THE NEW FINISH
- CHIP AND REMOVE NEEDED SURFACE FROM GUTTER TO ACHIEVE 2" SLOPE FROM THE FRONT TO THE BACK OF THE GUTTER (PER STATE CODE)
- 4,000 PSI PRESSURE WASH ENTIRE POOL SURFACE
- ACID WASH (ACID WILL BE PUMPED INTO A CONTAINMENT TANK, NEUTRALIZED, AND PUMPED TO A PROPER DRAIN)
- TILE OVER EXISTING WATERLINE TILE, INSTALL NEW 2"x6" CONTRASTING SKID RESISTANT TILE ON THE GUTTER LIP (PER FBC 454).
- INSTALL NEW 2"x6" CONTRASTING SKID RESISTANT STEP TILE ON STEPS (PER FBC 454)
- TILE OVER EXISTING BREAKLINE WITH 2"x2" ABRASIVE TILE
- APPLY SGM TWO PART BOND KOTE TO PREPARE OLD SURFACE (COVERING FLOOR, GUTTER, AND WALLS)
- REPLACE THE 3-12" MAIN DRAIN FRAMES AND GRATES IN POOL WITH NEW VGBA GRATES.
- RESURFACE POOL WITH SMOOTH, MONOLITHIC LAYER OF DIAMOND BRITE EXPOSED QUARTZ FINISH (COOL BLUE) (3/8" TO 1/2" THICK)
- REMOVE ALL WASTE FROM JOB
- REFILL POOL WITH YOUR WATER, COMPLETELY BALANCE THE WATER CHEMISTRY USING YOUR CHEMICALS, START UP SYSTEM, INSTRUCT YOUR OPERATOR IN THE PROPER TECHNIQUE OF CARING FOR THE NEW FINISH

POOL RESURFACING

- LIMITED 5YR. MANUFACTURER WARRANTY (POOL FINISH ONLY) ALL OTHER MATERIALS AND LABOR 1 YEAR WARRANTY

TOTAL: \$44,452.00

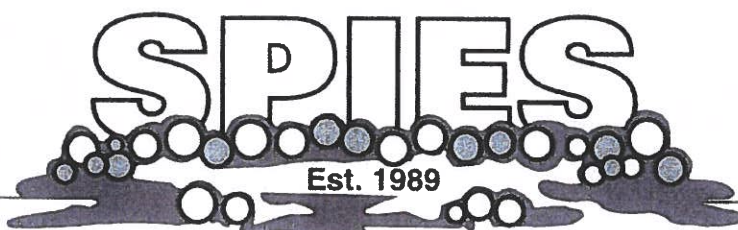
**801 Sawdust Trail
Kissimmee, FL 34744**



www.spiespool.com

**407-847-2771
Fax 407-847-8242**

- Commercial Swimming Pool Chemicals & Supplies
- Chlorine for Treatment of Drinking & Waste Water



- Parts, Repairs and Renovations
Lic # CP C043205
- Pool Heater Sales and Repair
Lic # 12152

OPTION #1

- RETILE THE INSIDE BEAM INSTALL NEW 6" X 6" TILE WITH THE NEW DEPTH MARKERS.

\$4,350.00**OPTION #2**

- INSTALL 7 NEW LED LIGHTING FIXTURES INTO EXISTING NICHES. MANUFACTURER STATES AN 86% ENERGY SAVINGS

\$4,725.00**OPTION #3**

- TOP OF THE BEAM. INSTALL NEW 6"X6" NON-SKID DEPTH AND INTERNATIONAL NO DIVING TILE IN THE POOL DECK AT EXISTING LOCATIONS.

\$1,800.00**OPTION #4**

- INSTALL 50 NEW SLOTTED FLOOR RETURN COVERS. SLOTTED FLOOR RETURN COVERS ALLOW FOR WATER TO DISCHARGE UPWARDS MINIMIZING THE CHANCES OF FUTURE STAINING AND EROSION OF THE NEW FINISH.

\$1,250.00

THE WORK WILL TAKE 2 WEEKS TO COMPLETE TILE AND PLASTER. FILLING, BALANCING CHEMICALS, BRUSHING, FILTERING, AND HEATING OF POOL WATER WILL TAKE APPROXIMATELY 1 WEEK FROM THE TIME WORK IS COMPLETED. WEATHER AND GROUNDWATER CONDITIONS MAY INCREASE THE LENGTH OF THE JOB. WE DO REQUIRE A PAYMENT SCHEDULE WITH A 50% DEPOSIT DUE UPON RECEIVING A COPY OF THE SIGNED CONTRACT AND THE REMAINING 50% DUE UPON COMPLETION AND SUBMITTAL OF OUR FINAL INVOICE. PLEASE HAVE AN AUTHORIZED PERSON SIGN THE QUOTE; RETURN AN EXECUTED SET TO US FOR CONVENIENT SCHEDULING OF THE WORK. IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CALL ME.

***PRICE GOOD FOR 30 DAYS**

ACCEPTED AND AGREED:

REGARDS,

DEREK SCHWAN
PROJECT MANAGER
SPIES POOL, LLC.
CP C043205

BY: _____

TITLE: _____

DATE: _____

OPTION #1 _____ OPTION #2 _____

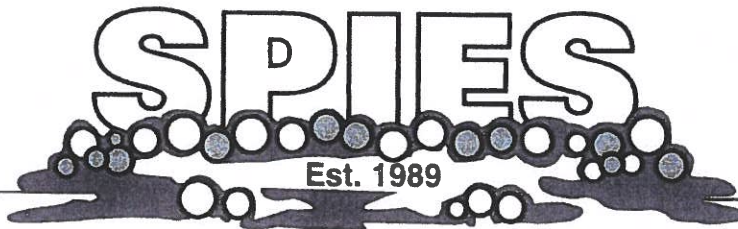
OPTION #3 _____ OPTION #4 _____

801 Sawdust Trail
Kissimmee, FL 34744


www.spiespool.com

407-847-2771
Fax 407-847-8242

- Commercial Swimming Pool Chemicals & Supplies
- Chlorine for Treatment of Drinking & Waste Water



- Parts, Repairs and Renovations
Lic # CP C043205
- Pool Heater Sales and Repair
Lic # 12152

BRIGHTON LAKES
4250 BRIGHTON LAKES BLVD.
KISSIMMEE, FL. 34746

12/05/18

ATTN: C/O ARIEL MEDINA

RESURFACE WADING POOL WITH EXPOSED QUARTZ FINISH

SCOPE OF WORK FOR POOL AREA

- DRAIN POOL, (NEUTRALIZE/BALANCE CHLORINE AND PH AND DRAIN POOL TO APPROVED WASTE METHOD)
- CHIP OFF LOOSE AND DELAMINATED MATERIAL UP TO 30 SQ. FT

(NOTE: ANY ADDITIONAL DELAMINATION BEYOND 30 SQ. FT. WILL BE BILLED FOR AT A COST TO YOU OF \$5 PER SQ. FT. CUSTOMER WILL BE NOTIFIED PRIOR TO THIS WORK BEING DONE IF REQUIRED)

- DIAMOND SAW CUT AND BEVEL EXISTING FINISH APPROXIMATELY 1 ½'-2" WIDE, AROUND ALL WALL PENETRATIONS, (INCLUDING LIGHTS, MAIN DRAINS AND RETURN LINE FITTINGS, VACUUM LINES) AND NEXT TO TILE TO PROVIDE FULL DEPTH AND FLUSH INSTALLATION OF THE NEW FINISH
- 4,000 PSI PRESSURE WASH ENTIRE POOL SURFACE
- ACID WASH (ACID WILL BE PUMPED INTO A CONTAINMENT TANK, NEUTRALIZED, AND PUMPED TO A PROPER DRAIN)
- INSTALL NEW 2"x6" CONTRASTING SKID RESISTANT STEP TILE ON STEPS (PER FBC 454)
- APPLY SGM TWO PART BOND KOTE TO PREPARE OLD SURFACE (COVERING FLOOR AND WALLS)
- REPLACE THE 4-12" MAIN DRAIN FRAMES AND GRATES IN POOL WITH NEW VGBA GRATES.
- RESURFACE POOL WITH SMOOTH, MONOLITHIC LAYER OF DIAMOND BRITE EXPOSED QUARTZ FINISH (COOL BLUE) (3/8" TO ½" THICK)
- REMOVE ALL WASTE FROM JOB
- REFILL POOL WITH YOUR WATER, COMPLETELY BALANCE THE WATER CHEMISTRY USING YOUR CHEMICALS, START UP SYSTEM, INSTRUCT YOUR OPERATOR IN THE PROPER TECHNIQUE OF CARING FOR THE NEW FINISH

POOL RESURFACING

- LIMITED 5YR. MANUFACTURER WARRANTY (POOL FINISH ONLY) ALL OTHER MATERIALS AND LABOR 1 YEAR WARRANTY

TOTAL: \$4,525.00

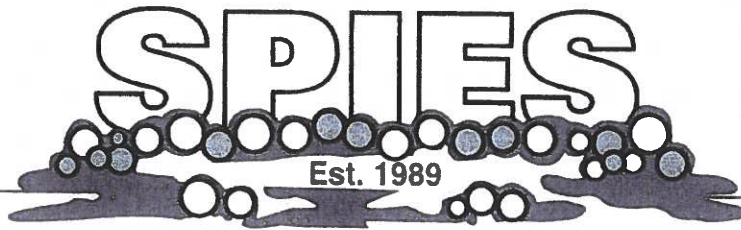
**801 Sawdust Trail
Kissimmee, FL 34744**



www.spiespool.com

**407-847-2771
Fax 407-847-8242**

- Commercial Swimming Pool Chemicals & Supplies
- Chlorine for Treatment of Drinking & Waste Water



- Parts, Repairs and Renovations
Lic # CP C043205
- Pool Heater Sales and Repair
Lic # 12152

OPTION #1

- RETILE THE INSIDE BEAM INSTALL ONE ROW OF NEW 6" X 6" TILE.

\$1,120.00

WORK IS PRICED TO BE DONE DURING POOL RENOVATION

THE WORK WILL TAKE 3-5 DAYS. WEATHER AND GROUNDWATER CONDITIONS MAY INCREASE THE LENGTH OF THE JOB. WE DO REQUIRE A PAYMENT SCHEDULE WITH A 50% DEPOSIT DUE UPON RECEIVING A COPY OF THE SIGNED CONTRACT AND THE REMAINING 50% DUE UPON COMPLETION AND SUBMITTAL OF OUR FINAL INVOICE. PLEASE HAVE AN AUTHORIZED PERSON SIGN THE QUOTE; RETURN AN EXECUTED SET TO US FOR CONVENIENT SCHEDULING OF THE WORK. IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CALL ME.

***PRICE GOOD FOR 30 DAYS**
ACCEPTED AND AGREED:

REGARDS,

DEREK SCHWAN
PROJECT MANAGER
SPIES POOL, LLC.
CP C043205

BY: _____

TITLE: _____

DATE: _____

OPTION #1 _____

801 Sawdust Trail
Kissimmee, FL 34744



www.spiespool.com

407-847-2771
Fax 407-847-8242



ESTIMATE & SERVICES AGREEMENT

The Pool Specialist
1211 E Donegan Ave
Kissimmee, Florida 34744
United States

4074328664
www.thepoolspecialist.com

BILL TO
Brighton Lakes
Ariel Medina
4250 Brighton Lakes
Kissimmee, Florida 34746
United States

407 566 4122
ariel.medina@inframark.com

Estimate Number: 762
Estimate Date: December 6, 2018
Expires On: January 6, 2019
Grand Total (USD): \$45,107.00



THE SPECIALIST IN ALL POOL & SPA SERVICES
 SERVICE • RENOVATIONS • HEATERS • AND MORE
 FLORIDA STATE CONTRACTOR LICENSE # CPC1458876
 WWW.THEPOOLSPECIALIST.COM

ESTIMATE & SERVICES AGREEMENT

The Pool Specialist
 1211 E Donegan Ave
 Kissimmee, Florida 34744
 United States

4074328664
 www.thepoolspecialist.com

| Product | Quantity | Price | Amount |
|--|----------|-------------|-------------|
| Commercial pool resurfacing Finish: Miami Blue | 1 | \$37,950.00 | \$37,950.00 |

10 year manufacture warranty against material failure.

1 year workmanship warranty.

Gutter perimeter: 281

Pool Width x Length: 80 x 65

Pool Surface Area: 5200

Total Interior Square Feet: 6324

Scope of Resurfacing Prep & Plaster Work:

- Pool/spa is drained/ Hydrostatic plug is pulled.
- Bonding agent is applied.
- If re-tiling the tiles are removed and tiling we start soon after.
- Once all the prep, tiling and any other necessary work has been completed the pool/spa is scheduled for plastering.
- The pool/spa plastering material is hand-troweled to a smooth finish followed by exposure process and water filling.

Packaged Total: \$37,950.00



THE SPECIALIST IN ALL POOL & SPA SERVICES
 SERVICE • RENOVATIONS • HEATERS • AND MORE
 FLORIDA STATE CONTRACTOR LICENSE #: CPC1458876
 WWW.THEPOOLSPECIALIST.COM

ESTIMATE & SERVICES AGREEMENT

The Pool Specialist
 1211 E Donegan Ave
 Kissimmee, Florida 34744
 United States

4074328664
 www.thepoolspecialist.com

| Product | Quantity | Price | Amount |
|--|----------|------------|------------|
| Commercial Pool & Spa Re-tiling Pool total linear feet of tiles: 272 | 1 | \$5,157.00 | \$5,157.00 |

Pool steps non-skid cap tiles total: 544 = 272 LNFT.

(We will keep existing step cap tiles and attempt to reuse them during the resurfacing process. If we are unable we will let you know and price it out at that point.)

Tile model: 2x6 anti-skip cap tiles

Non-skid cap tile color: Black

Grout color: White

Scope of re-tiling work: Existing tiles are removed and the tile bed is prepared, we then install the waterline, gutter-line and step cap tiles and depth markers with thin-set mortar followed by grouting.

Once the tiling work is complete the pool/spa is prepped, bonding agent is applied and scheduled for plaster.

Packaged Total for Tiling: \$5157.00

| | | | |
|--|---|--------|--------|
| Additional Prep - Surface Chip-out The pool surface and gutter may require partial or total demolition. We will only be able to determine this once the work has started and if the additional demolition work is necessary we will inform you and price it out at that point. | 1 | \$0.00 | \$0.00 |
|--|---|--------|--------|

Per our contract we cover up to 25% of surface demolition.



ESTIMATE & SERVICES AGREEMENT

The Pool Specialist
1211 E Donegan Ave
Kissimmee, Florida 34744
United States

4074328664
www.thepoolspecialist.com

| Product | Quantity | Price | Amount |
|---|----------|------------|-------------|
| Additional Work/Recommendation Replacement of the floor return fittings with the slotted upwards flow type. Qty: 50 x \$40.00 each Packaged: \$2000.00 | 1 | \$2,000.00 | \$2,000.00 |
| Total: | | | \$45,107.00 |
| Grand Total (USD): | | | \$45,107.00 |

Notes

Florida State Pool/Spa Contractor License #: CPC 1458876

Once estimate and services agreement is signed and approved by customer any changes and additional preparation required will subject to additional charges.

Payment Schedules:

We require 50% of the entire job balance prior to starting as a down-payment.

Followed by a progress payment of 25% once the prep, tiling and any necessary work required prior resurfacing is complete.

The remaining 25% is due as soon as the swimming pool/spa has been completely filled and started-up.

Payments made out to: The Pool Specialist

_____ I have read the entire contents of this estimate and services agreement and agree to them. I have also read and agree to all terms and conditions.

Date: _____

Print name: _____

Customer Signature: _____

Terms and Conditions:



THE SPECIALIST IN ALL POOL & SPA SERVICES
 SERVICE • RENOVATIONS • HEATERS • AND MORE
 FLORIDA STATE CONTRACTOR LICENSE # CPC1458876
 WWW.THEPOOLSPECIALIST.COM

ESTIMATE & SERVICES AGREEMENT

The Pool Specialist
 1211 E Donegan Ave
 Kissimmee, Florida 34744
 United States

4074328664
 www.thepoolspecialist.com

Notes

This agreement shall constitute a binding contract in accordance with the terms on the first page and the following conditions. The laws of the state of Florida shall govern any dispute with respect to this contract, its terms, conditions, and enforcement. The Pool Specialist of Florida, Inc. is not responsible for color variations due to dye lots or production run. Color may vary due to availability of raw materials, efflorescence, and other factors beyond the control of The Pool Specialist of Florida, Inc. Although the color pigments in concrete pavers have excellent durability and whether, ability depending on specific weather conditions, during the first year or two after installation efflorescence may form on the service of concrete pavers. Efflorescence is for the most part caused by the free calcium hydroxide within the pavers which then reacts with the carbon dioxide within the atmosphere to form a white calcium deposit, which is referred to as efflorescence. With further exposure, this in turn will be changed to a highly soluble calcium hydrogen, which will be washed away with rain.

On default by purchase of any of the provisions of the agreement, The Pool Specialist of Florida, Inc. shall have the option of refusing to perform under this and any other existing agreement between the parties that The Pool Specialist of Florida, Inc. may elect and The Pool Specialist of Florida, Inc. may also rescind any agreement between the parties and hold purchaser liable for all damages and losses occasioned thereby; or reselling, at public or private sale, undelivered goods foregoing options at its sole discretion. The Pool Specialist of Florida, Inc. shall not be liable to purchaser for any profit on any release, but purchaser shall remain liable to the seller for the difference between (1) the agreement price of the goods plus all the expenses of storage and resale, (2) the resale price of good, and (3) any preparatory site work performed on the job site. **DEPOSITS ARE NON_REFUNDABLE.**

All material will be property of The Pool Specialist of Florida, Inc. until final payment has been received, and shall be subject to the Florida Mechanics Liens Law and the Uniform Commercial Code. Purchaser hereby grants Seller security interest in all materials used on the job site under the Uniform Commercial Code and shall have the right to remove them if full payment has not been received.

If invoice is not paid when due, interest will accrue at the rate of 1.5% per month (18% per annum). If after due dates, the account is placed in the hands of an attorney or collection agency for collection of all or part of the amount of invoice or invoices, the purchaser shall be liable for all costs of collection, including reasonable attorney's fees, whether or not said matter is brought to trial, and for all trial proceedings including levy, execution garnishment or any appeal.

Customer Responsibilities:

The customer warrants that he owns the land upon which the materials are to be installed, or that he/she has full authority from the owner there of or all co-owners to enter in to this contract and the owner will indemnify and hold harmless the Seller in all matters arising on this account.

The customer agrees to supply the contractor with current and valid survey of customer/purchaser property. Further, the Customer agrees to verify the construction location dimensions and elevation after it is set by contractor's personnel, and accepts full responsibility for the same. Minor variations in dimensions or elevations shall not affect the validity of this contract, nor the customer's responsibility under it.

Unless otherwise stated herein, site preparation including removal or protections of trees, shrubs or other vegetation, removal of any underground sprinklers, pipeline, septic tanks or any other improvement affected by this construction shall be done by the customer.

Customer agrees that no claims may be filed under the warranty unless and until the indebtedness to the contractor has been paid in full.



ESTIMATE & SERVICES AGREEMENT

The Pool Specialist
 1211 E Donegan Ave
 Kissimmee, Florida 34744
 United States

4074328664
 www.thepoolspecialist.com

Notes

The customer shall grant the Seller ample access area for the equipment, personnel and materials delivered to the site, and shall furnished adequate water and electric power and shall grant the right to store material and debris during the course of the construction. The customer assumes full responsibility for the clearance of or damage to anything in the area of access whether it is on the customer's property or that of a neighbor. The Seller is specifically held free of responsibility of damage to landscaping sod, sidewalks, septic tanks, sewer lines, water lines, or other items above or below ground in the area of access and or construction.

It is agreed that the Seller shall be permitted to perform his work without interruptions and delays or any acts of negligence caused by the customer or the customers representatives.

Personal Property. The customer agrees that all equipment and materials placed on this property for use in construction will remain the personal property of the seller until the sums due to the seller under his contract have been paid in full. Seller has the right to remove pavers, materials and installed equipment if full payments have not been satisfied after ADEMAND LETTER HAS BEEN MADE.

If a dispute arises out of this contract and if the dispute cannot be settled through negotiations, both The Pool Specialist of Florida, Inc. and the customer agrees first to try in good faith to settle the dispute by mediation before resorting to litigation or other form of dispute resolution procedure, the parties agree that the fees for the mediation will be borne equally by the parties.

Start-up/Fire-up – 30 Day Maintenance Requirements:

The pool/spa finish will start to hydrate immediately after application with the majority of hydration taking place within the first 30 days. This critical time period is when a finish is most susceptible to staining, scaling and discoloration. Proper start-up procedures including timely brushing and constant monitoring and adjusting of the pool/spa water is mandatory. It is safe to swim but there are strict product maintenance requirements which must be followed to prevent damage to your new finish. While bringing out the beauty of the exposed aggregates. All products manufactured are required to be brushed vigorously every day or two. To remove finish hydration which naturally occurs in the curing period. Brushing the hydration changes the PH of the water therefore test & adjust the PH with muriatic acid every time you brush. Don't use a wheeled vacuum cleaner for the first 30 days to prevent wheel marks in the new finish.

Warranty Overview:

CL Industries, Florida Stucco, Sgm Diamond Brite and River Rok, Premix Marbelite and Pebble Tec finishes are warrantied for five to ten (5-10) years from the manufacturer for material failure. See manufacturer's warranties for up to date details. The Pool Specialist of Florida, Inc. issues manufacture warranties for material failure for five to ten (5-10) years from the date of application on all resurfacing jobs for residential pools/spas and five 5 years for commercial pools/spas. Shade variations are inherent with all pool/spa finishes and are not warrantied by either the product manufacturer or The Pool Specialist of Florida, Inc. All material/equipment warranties are through respective manufacturers. Manufacturer warranties may be for product labor and materials. Labor charges resulting from manufacturer warrantied repairs are warrantied for one (1) year. All warranties exclude damages due to fire, hurricanes, flood or other acts of nature or any physical abuse.

Standard Payment Terms:



ESTIMATE & SERVICES AGREEMENT

The Pool Specialist
1211 E Donegan Ave
Kissimmee, Florida 34744
United States

4074328664
www.thepoolspecialist.com

Notes

All deposits are NON_REFUNDABLE unless specified in writing by the contractor. All "Addendums" (Change Orders) require full payment at time of addendum acceptance and signing. All mosaics and glass tiles require full payment in advance as all mosaics and glass are special order and are not returnable. 50% deposit of the contract at signing, followed by a progress payment of 25% once the prep, tiling and any necessary work required prior resurfacing is complete, the remaining 25% of the contract on completion of work. Additions or Changes in the Contract Any changes or additions to this contract must be agreed upon in writing and signed by customer/purchaser, separate from this quotation/contract work order. Payment for all additions and/or changes are due according to the payment terms of the addendums(s).

Complaint Resolution Process:

The Pool Specialist is a serviced oriented organization and valid/reasonable complaints are dealt with in a professional manner. If you feel the work has not been properly executed or a few corrections are required we will be happy to work with you to correct the valid/reasonable complaint.

While the work is in progress:

If you have any complaints while the work is in progress please email us immediately so we may correct the issues before completion.

Post completion:

Per our service agreement once the pool/spa has been filled and started up the work is now complete and any necessary touch-ups or corrections will only be carried out after the final invoice balance has been paid.

Disclaimer:

The Pool Specialist of Florida, Inc. is to be held harmless for any defects or concealed damage resulting from prior contractors work. Interior finishing does not correct leaks. If your pool is leaking, we strongly recommend that the leak be located and fixed prior to or in conjunction with this pool/spa finishing project. Leak detection & repairs are additional costs and must be specified. Possible pool/spa system line leaks may occur as an unavoidable consequence from required draining and servicing. Homeowner understands and agrees The Pool Specialist of Florida, Inc. to be held harmless. Patching is a possible process and is temporary in nature and is therefore not warranted unless specified. Acid wash & re-grout of tile and/or coping is an "as possible" service and cannot be warranted. Re-occurrence of structural cracking (pool/spa or deck) cannot be warranted. Any authorizations, soil testing, engineering, permits applications and/or related fees, if required, (HOA, City, County, or State) are to be paid for by the property owner to the start of job unless otherwise specified and agreed to in writing. Property owner is aware that permits may be required and vary from municipality to municipality. Homeowner understands any additional labor or materials required by engineering or permitting which exceed contracted scope of work will be additional and to be paid by homeowner. Electrical hook-ups and related electrical items, if required are excluded from the contract and must be performed by a licensed electrician. Sandblasting, pump station & well water filter if required are additional and may only be determined after draining and proper inspections, unless otherwise noted. Excessive hollows over 25% of total surface area may dictate partial or complete surface failure and additional removal, preparation and/or material charges may result, which can only be determined after draining and proper inspection. Property owner understand that stain from sandblasting, if required, may remain after basic "house off" is performed and the tile may be damaged as an unavoidable consequence of sandblasting, fiber removal and/or epoxy removal and agrees to hold The Pool Specialist of Florida, Inc. and its agents harmless in the event those services are required. If your pool has a heater it is recommend you bypass your heater for the first thirty (30) days to avoid possible damage to your surface. If your heater does not have a by-pass valve, The Pool Specialist of Florida, Inc. Can install one for you. Property owner is responsible to make all locations of utility lines, sprinkler, electrical and/or other unseen obstructions that may exist in the performance of contract. The Pool Specialist of Florida, Inc. is to be held harmless for any pipe or line damage unless proper markings by customer are made prior to start.



11602 Lake Underhill Rd, Suite 102, Orlando, Florida 32825
407 282-4911 Office

CPC 050506

407 275-5135 Fax

PROPOSAL

January 25, 2019
Brighton Lakes CDD
313 Campus Street
Celebration, Florida 34747
Re; 4250 Brighton Lakes Blvd
Kissimmee, Florida 34748
Attn: ariel.medina@inframark.com

POOL TILE

Drain swimming pool and spa
Remove all waterline and gutter row tile
Remove all depth markers (30)
Replace all depth markers (30)
Re build gutter to code
Furnish and install all new 2x6 slip resistant waterline tile
Furnish and install new 6x6 flat gutter row tile
Tile color is to be determined
Grout installed replacement tiles white
Replace single row of lane tile with 3x3
Tile selection if from Tile Supply
Tile allowance is \$ 5.00 per sq. ft.
The above work can be completed for the sum of \$ 17,040 .00

Int _____

STEP TILE

Remove all 2x6 step tile in pool
Furnish and install new 2x6 slip resistant cap tile
Grout tile white
Correct any step risers to be consistent to rise height
The above work can be completed for the sum of \$ 1,360.00

Int _____

INTERIOR FINISH

Saw cut under and around all wall and floor fittings and remove existing material from those areas to accept new interior finish
Remove all delaminated existing pool and gutter finish, this includes up to 3% of the existing finish
Furnish and install new 12x12 Frame and grates (2) each
These drain covers will allow for 564 Gallons per minute
These covers meet the ANSI and VGB requirements
Fill out Main Drain compliance letter for you to have on file
Acid wash pool interior as needed

Apply bond coat over the entire pool and gutter surface
 Replace gutter grates
 Apply Mini Aqua Pearl interior finish to pool and gutter
 Colors are from the white cement collection
 Fill pool with your water
 Add start up tech to pool water
 Care and operation instructions with 2 visits for the first week included
 Owner to take possession on the 7th day
 The above interior finish has a 5-year labor and lifetime material warranty
 The above work can be completed for the sum of \$ 69,343.00

Int _____

OR

Same work as above
 Apply Blue Quartz pool and gutter interior finish
 This finish has a 5-year labor and material warranty
 The above work can be completed for the sum of \$ 55,922.00

Int _____

WADING POOL TILE

Drain wading pool
 Remove all waterline tile
 Furnish and install matching tile selection for pool
 Grout tile with white grout
 Furnish and install slip resistant 2x6 step tile and grout white
 The above work can be completed for the sum of \$ 2,337.00

Int _____

WADING POOL INTERIOR

Saw cut under and around all wall and floor fittings
 Acid wash interior as needed
 Apply bond coat over the entire surface
 Furnish and install new main drain compliant cover
 Apply mini Aqua Pearl same color as pool
 Fill wading pool with your water
 Add start up tech
 Same care procedure as listed above
 The above work can be completed for the sum of \$ 6,120.00

Int _____

OR

Same work as listed above
 Apply Blue Quartz wading pool interior finish
 This finish has a 5-year labor and material warranty
 The above work can be completed for the sum of \$ 4,730.00

Int _____

OWNERS RESPONSIBILITY

Access to pool deck and wading pool area
 Pump out location for interior finish slurry
 All color selections
 Power and water for construction
 Function of all pool and wading pool related equipment and electrical
 Fill pool and wading pool with your water
 Payment for the above phases is due 3 days after receipt of invoice
 Pool water disposal is to drain into the storm drain

Int _____

This quote is good thru February 28, 2019

Respectfully submitted,

Anthony J. Caruso

Anthony J. Caruso

President

President Florida Swimming Pool Association Central Florida 2000-2001 & 2011-2018

Current President of the Central Florida Swimming Pool Association

Past Secretary and Treasures

Director of the year 2001- 2012 and 2015 and 2018

Current Chairman Builders Council 2008 through current

Past member of The State of Florida subcommittee Energy TAC

Past member of The State of Florida subcommittee Plumbing TAC

Member of the Florida Swimming Pool hall of Fame 2015

Radio host of the Pool Fanatic Saturday at 5 PM on 96.5 FM

5D

**UNDER SEPARATE
COVER**

Sixth Order of Business

6Ci.

QUOTE MEMO

January 19, 2019

☒ QUOTE ☐ INVOICE

NO: 1-19-19-2

COMING FROM:

Enhanced Business Solutions

3005 Siesta View Dr.

Kissimmee, FL 34744

(407) 633-9557

GOING TO:

Attn: Ariel Medina

Brighton Lakes CDD

4250 Brighton Lakes Blvd, Kissimmee, FL 34746

COMPLETED BY: S. Espallat

TERMS: Half on Acceptance

Half upon Completion

| ITEM # | DESCRIPTION/COMMENTS | Qty | Amount Due |
|--|--|-----|--------------------|
| Pressure Wash | Pressure Wash / Seal Roof of Recreation Center | | \$ 1,500.00 |
| | Pressure Wash Guard House | | \$ 1,500.00 |
| | | | |
| | | | |
| | | | |
| | | | |
| | 1 year warranty | | |
| Invoice includes all labor and debris removal | | | |
| | | | \$ 3,000.00 |

MEMO / NOTES:

Work will include pre and post-work inspection with electronic photographs sent to appropriate parties. The fees paid will include all other expenses to include but not limited to: permits, authorizations and disposal fees.

APPROVED BY:

S. ESPAILLAT