

Harmony CDD
Summary of Budgeted Alley Maintenance
Estimated Quantities and Future Replacement / Maintenance Costs

UPDATED JULY 21, 2016, UPDATE 4-24-2019, UPDATE 4-28-2020

Note: All Costs are in 2013 Dollars

Prepared by: Steve Boyd, P.E., District Engineer

DESCRIPTION	ESTIMATED QUANTITY	ALLOWANCE FOR FUTURE EXPENSES		Estimated Annual Reserve	Current Year 2019		PLANNED UPDATE YEAR	Anticipated Expenditure	Next Replacement	Anticipated Expenditure		
		Description	Frequency		Ballpark Estimate	Year Completed or Last Renovated / Replaced					Remaining Estimated years to replace or rehab	
Lakeshore Park					NA	NA						
Sidewalks (See Note 1)	19,280 SF	NA - See Note #1										
Fountain	1	Rehab	10 years	\$ 10,000.00	\$ 1,000.00	2004	-5	2014	\$ 10,000.00	2024	\$ 10,000.00	
Restroom	1	Roof Replacement	15 years	\$ 2,000.00	\$ 200.00	2004	0	2019	\$ 3,000.00	2034	\$ 3,000.00	
Sundial	1	NA	15 years	\$ 5,000.00	\$ 333.33	2004	0	2019	\$ 5,000.00	2034	\$ 5,000.00	
Shade Structure	1	Replacement	15 years	\$ 1,000.00	\$ 1,000.00	2004	0	2019	\$ 15,000.00	2034	\$ 15,000.00	
Other Eq. / Furnishings	1 LS	Replacement	10 years	\$ 10,000.00	\$ 1,000.00	2004	-5	2014	\$ 10,000.00	2024	\$ 10,000.00	
Dock & Fishing Pier	1	Rehab	15 years	\$ 40,000.00	\$ 2,666.67	2013	9	2028	\$ 40,000.00	2043	\$ 40,000.00	
Boats	6	Replacement	15 years	\$ 60,000.00	\$ 4,000.00	2013	9	2028	\$ 60,000.00	2043	\$ 60,000.00	
2013 Lakeshore Park Improvements												
Sidewalks (See Note 1)	3400 LF	NA - See Note#1										
Bridges	136 LF	Replacement	20 years	\$ 18,000.00	\$ 900.00	2013	14	2033	\$ 18,000.00	2053	\$ 18,000.00	
Benches & Structures	564 LF	Replacement	20 years	\$ 71,000.00	\$ 3,550.00	2013	14	2033	\$ 71,000.00	2053	\$ 71,000.00	
Benches, Trashcans and Furnishings		Replacement	10 years	\$ 11,000.00	\$ 1,100.00	2013	4	2023	\$ 11,000.00	2033	\$ 11,000.00	
A-1 Pool												
Pool	1,200 SF / 45,000 Gallons	Resurface	15 years	\$ 15,000.00	\$ 1,000.00	2006	2	2021	\$ 15,000.00	2038	\$ 15,000.00	
Deck	4,000 SF	Replacement	15 years	\$ 16,000.00	\$ 1,066.67	2006	2	2021	\$ 16,000.00	2038	\$ 16,000.00	
Equipment	1	Replacement	10 years	\$ 3,000.00	\$ 300.00	2006	-3	2016	\$ 3,000.00	2026	\$ 3,000.00	
Building	2,200 SF	Major Repairs	20 years	\$ 5,000.00	\$ 250.00	2006	7	2026	\$ 5,000.00	2046	\$ 5,000.00	
Sidewalk	1,210 SF	NA - See Note #1										
Swim Club												
Pool	2300 SF / 86,000 gallons	Resurface	15 years	\$ 30,000.00	\$ 2,000.00	2019	15	2034	\$ 30,000.00	2049	\$ 30,000.00	
Deck	6,300 SF	Replacement	15 years	\$ 25,200.00	\$ 1,680.00	2004	0	2019	\$ 25,200.00	2034	\$ 25,200.00	
Equipment		Replacement	10 years	\$ 5,000.00	\$ 500.00	2015	6	2025	\$ 5,000.00	2035	\$ 5,000.00	
Building	2,300 SF	Major Repairs	20 years	\$ 5,000.00	\$ 250.00	2004	5	2024	\$ 5,000.00	2044	\$ 5,000.00	
Parking	2,860 SF	Mill and Replace	15 years	\$ 4,000.00	\$ 266.67	2004	0	2019	\$ 4,000.00	2034	\$ 4,000.00	
Dog Park												
Sidewalks (See Note 1)	10,008 SF	NA - See Note #1										
Play Structures	1	Replacement	15 years	\$ 10,000.00	\$ 666.67	2003	-1	2018	\$ 10,000.00	2033	\$ 10,000.00	
Fencing	1,780 LF	Replacement	15 years	\$ 21,120.00	\$ 1,408.00	2003	-1	2018	\$ 21,120.00	2033	\$ 21,120.00	
Shade Structure	1	Major Repairs	15 years	\$ 5,000.00	\$ 333.33	2003	-1	2018	\$ 5,000.00	2033	\$ 5,000.00	
Wash Area	1	Major Repairs	10 years	\$ 2,500.00	\$ 250.00	2003	-6	2013	\$ 2,500.00	2023	\$ 2,500.00	
Town Square Park												
Hardscape	3,000 SF	Replacement	20 years	\$ 15,000.00	\$ 750.00	2003	4	2023	\$ 15,000.00	2043	\$ 15,000.00	
Sidewalks (See Note 1)	7,860 SF	See Note #1										
Amphitheater	1	Major Repairs	30 years	\$ 5,000.00	\$ 166.67	2003	14	2033	\$ 5,000.00	2063	\$ 5,000.00	
Harmony Main Entrance (ON CDD Property) Entry Feature	1 EA	Major Rehab	30 years	\$ 25,000.00	\$ 833.33	2003	14	2033	\$ 25,000.00	2063	\$ 25,000.00	
Fences	1100 LF	Replacement	15 years	\$ 16,500.00	\$ 1,100.00	2003	-1	2018	\$ 16,500.00	2033	\$ 16,500.00	
Harmony Entrance at H/H2												
Entry Features	2 EA	Major Rehab	30 years	\$ 30,000.00	\$ 1,000.00	2007	18	2037	\$ 30,000.00	2067	\$ 30,000.00	
Fences- Five Oaks Drive	3123 LF	Replacement	15 years	\$ 46,800.00	\$ 3,120.00	2015	11	2030	\$ 46,800.00	2045	\$ 46,800.00	
Fences - US 192	2540 LF	Replacement	15 years	\$ 38,100.00	\$ 2,540.00	2007	3	2022	\$ 38,100.00	2037	\$ 38,100.00	
Linear Parks												
Sidewalks (See Note 1)	84,800 SF	See Note #1				NA	NA					
North	3,000 SF	Replacement	15 years	\$ 10,000.00	\$ 666.67	2003	-1	2018	\$ 10,000.00	2033	\$ 10,000.00	
West	3000 SF	Replacement	15 years	\$ 10,000.00	\$ 666.67	2006	2	2021	\$ 10,000.00	2036	\$ 10,000.00	
H-1 Park												
Playground Equipment	1	Replacement	10 years	\$ 7,500.00	\$ 750.00	2014	8	2024	\$ 7,500.00	2034	\$ 7,500.00	
Neighborhood O												
Playground Equipment (2 Sets)	2	Replacement	10 years	\$ 15,000.00	\$ 1,500.00	2017	11	2027	\$ 15,000.00	2037	\$ 15,000.00	
CDD Sidewalks (SEE NOTE #1)	435,067 SF	See Note #1										
Alleys												
Resurfaced in 2014												
B1	3,095	43,330 SF	Seal Coat	10 years	\$ 3,610.83	\$ 381.09	2014	5	2024	\$ 3,610.83	2039	\$ 3,610.83
	3,095	43,330 SF	Mill and Overlay	15 years	\$ 44,970.82	\$ 2,991.37	2014	10	2029	\$ 44,970.82	2044	\$ 44,970.82
C1	3974	55,836 SF	Seal Coat	10 years	\$ 4,636.33	\$ 463.63	2009	0	2019	\$ 4,636.33	2034	\$ 4,636.33
	3974	55,836 SF	Mill and Overlay	15 years	\$ 57,614.17	\$ 3,840.94	2009	5	2024	\$ 57,614.17	2039	\$ 57,614.17
Resurfaced in 2014												
D1	1168	16,352 SF	Seal Coat	10 years	\$ 1,362.67	\$ 136.27	2014	5	2024	\$ 1,362.67	2039	\$ 1,362.67
	1168	16,352 SF	Mill and Overlay	15 years	\$ 16,933.40	\$ 1,128.89	2014	10	2029	\$ 16,933.40	2044	\$ 16,933.40
C2	2437	34,118 SF	Seal Coat	10 years	\$ 2,843.17	\$ 284.32	2005	-4	2015	\$ 2,843.17	2030	\$ 2,843.17
	2437	34,118 SF	Mill and Overlay	15 years	\$ 35,331.08	\$ 2,355.41	2005	1	2020	\$ 35,331.08	2035	\$ 35,331.08
A1	3482	48,748 SF	Seal Coat	10 years	\$ 4,062.33	\$ 406.23	2005	-4	2015	\$ 4,062.33	2030	\$ 4,062.33
	3482	48,748 SF	Mill and Overlay	15 years	\$ 50,481.26	\$ 3,365.42	2005	1	2020	\$ 50,481.26	2035	\$ 50,481.26
G	3724	52,136 SF	Seal Coat	10 years	\$ 4,344.67	\$ 434.47	2007	-2	2017	\$ 4,344.67	2032	\$ 4,344.67
	3724	52,136 SF	Mill and Overlay	15 years	\$ 53,989.72	\$ 3,599.31	2007	3	2022	\$ 53,989.72	2037	\$ 53,989.72
New Construction in 2014												
H1	720	10,080 SF	Seal Coat	10 years	\$ 840.00	\$ 84.00	2014	5	2024	\$ 840.00	2039	\$ 840.00
	720	10,080 SF	Mill and Overlay	15 years	\$ 10,438.40	\$ 695.89	2014	10	2029	\$ 10,438.40	2044	\$ 10,438.40
TOTAL					\$ 58,961.91							

Notes: 1. Sidewalk repairs ongoing and performed through out the property every one or two years. As a result, the reserve study does not carry a replacement cost for sidewalks as the ongoing repair costs is a line item in the maintenance budget.

Line Items that may be due for maintenance or replacement

ITEMS ADDED IN 2020

Year	Estimated Annual Addition to Reserve Budget	3% Increase
2020	\$ 58,961.91	\$ 1,768.86
2021	\$ 60,730.77	\$ 1,821.92
2022	\$ 62,552.69	\$ 1,876.58
2023	\$ 64,429.27	\$ 1,932.88
2024	\$ 66,362.15	\$ 1,990.86
2025	\$ 68,353.01	\$ 2,050.59