

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

UPDATED JULY 21, 2016, DRAFT UPDATE 4-24-2019

Note: All Costs are in 2013 Dollars

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DESCRIPTION	ESTIMATED QUANTITY	ALLOWANCE FOR FUTURE EXPENSES			Estimated Annual Reserve	Current Year		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	\$ 3,000.00	\$ 200.00	2004	0	2019	\$ 3,000.00	2034	\$ 3,000.00
Sundial	1	NA	15	\$ 5,000.00	\$ 333.33	2004	0	2019	\$ 5,000.00	2034	\$ 5,000.00
Shade Structure	1	Replacement	15 years	\$ 15,000.00	\$ 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
									\$ -	0	\$ -
									\$ -	0	\$ -
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
Boardwalks & 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
									\$ -	0	\$ -
									\$ -	0	\$ -
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	2036	\$ 15,000.00
Deck	4,000 SF	Replacement	15 years	\$ 16,000.00	\$ 1,066.67	2006	2	2021	\$ 16,000.00	2036	\$ 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							\$ -	0	\$ -
									\$ -	0	\$ -
									\$ -	0	\$ -
Swim Club											
Pool	2300 SF / 86,000 gallons	Resurface	15 years	\$ 30,000.00	\$ 2,000.00	2004	0	2019	\$ 30,000.00	2034	\$ 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	1	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
									\$ -	0	\$ -
									\$ -	0	\$ -
									\$ -	0	\$ -
Dog Park											
Sidewalks (See Note 1)	10,008 SF	NA - See Note #1									
Play Structures	5	Replacement	15 years	\$ 10,000.00	\$ 666.67	2003	-1	2018	\$ 10,000.00	2033	\$ 10,000.00
Fencing	1,760 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
									\$ -	0	\$ -
									\$ -	0	\$ -
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)	7,680 SF	See Note #1							\$ -	0	\$ -
Amphitheater	1	Major Repairs	30 years	\$ 5,000.00	\$ 166.67	2003	14	2033	\$ 5,000.00	2063	\$ 5,000.00
									\$ -	0	\$ -
									\$ -	0	\$ -
Linear Parks											
Sidewalks (See Note 1)	94,600 SF	See Note #1				NA	NA		\$ -	0	\$ -
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
									\$ -	0	\$ -
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)	See Note #1							\$ -	0	\$ -

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		Description	Frequency	Ballpark Estimate							
Alleys								\$ -	0	\$ -	
Resurfaced in 2014	B1 3,095	43,330 SF	Seal Coat	10 years	\$ 3,610.83	2014	5	2024	\$ 3,610.83	2039	\$ 3,610.83
	3,095	43,330 SF	Mill and Overlay	15 years	\$ 44,870.62	2014	10	2029	\$ 44,870.62	2044	\$ 44,870.62
	C1 3974	55,636 SF	Seal Coat	10 years	\$ 4,636.33	2009	0	2019	\$ 4,636.33	2034	\$ 4,636.33
	3974	55,636 SF	Mill and Overlay	15 years	\$ 57,614.17	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	2014	5	2024	\$ 1,362.67	2039	\$ 1,362.67
	1168	16,352 SF	Mill and Overlay	15 years	\$ 16,933.40	2014	10	2029	\$ 16,933.40	2044	\$ 16,933.40
	C2 2437	34,118 SF	Seal Coat	10 years	\$ 2,843.17	2005	-4	2015	\$ 2,843.17	2030	\$ 2,843.17
	2437	34,118 SF	Mill and Overlay	15 years	\$ 35,331.08	2005	1	2020	\$ 35,331.08	2035	\$ 35,331.08
	A1 3482	48,748 SF	Seal Coat	10 years	\$ 4,062.33	2005	-4	2015	\$ 4,062.33	2030	\$ 4,062.33
	3482	48,748 SF	Mill and Overlay	15 years	\$ 50,481.26	2005	1	2020	\$ 50,481.26	2035	\$ 50,481.26
	G 3724	52,136 SF	Seal Coat	10 years	\$ 4,344.67	2007	-2	2017	\$ 4,344.67	2032	\$ 4,344.67
	3724	52,136 SF	Mill and Overlay	15 years	\$ 53,989.72	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	2014	5	2024	\$ 840.00	2039	\$ 840.00
	720	10,080 SF	Mill and Overlay	15 years	\$ 10,438.40	2014	10	2029	\$ 10,438.40	2044	\$ 10,438.40
TOTAL					\$ 50,368.58						

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 based on the original schedule established in 2013 and last updated in 2016

New Items Added to Schedule since the last 2016 Update

Year	Estimated Annual Addition to Reserve Budget	Annual Increase 3%	Increase
2013	\$50,368		\$1,511
2014	\$51,879		\$1,556
2016	\$53,435		\$1,603
2017	\$55,038		\$1,651
2018	\$56,690		\$1,701
2019	\$58,390		\$1,752