

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

UPDATED MAY 18 2020

Note: Budgets were originally prepared in 2013. Costs are updated as of May 2020 based on a 3% annual increase every year since the budgets were originally established.

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DESCRIPTION	ESTIMATED QUANTITY	ALLOWANCE FOR FUTURE EXPENSES			Estimated Annual Reserve	Current Year 2020		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)	19,290 SF	NA - See Note #1									
Fountain	1	Rehab	10 years	\$12,298.74	\$ 1,229.87	2004	-6	2014	\$ 12,298.74	2024	\$ 12,298.74
Restroom	1	Roof Replacement	15 years	\$3,689.62	\$ 245.97	2004	-1	2019	\$ 3,689.62	2034	\$ 3,689.62
Sundial	1	NA	15	\$6,149.37	\$ 409.96	2004	-1	2019	\$ 6,149.37	2034	\$ 6,149.37
Shade Structure	1	Replacement	15 years	\$18,448.11	\$ 1,229.87	2004	-1	2019	\$ 18,448.11	2034	\$ 18,448.11
Other Eq. / Furnishings	1 LS	Replacement	10 years	\$12,298.74	\$ 1,229.87	2004	-6	2014	\$ 12,298.74	2024	\$ 12,298.74
Dock & Fishing Pier	1	Rehab	15 years	\$49,194.95	\$ 3,279.66	2013	8	2028	\$ 49,194.95	2043	\$ 49,194.95
Boats	8	Replacement	15 years	\$73,792.43	\$ 4,919.50	2013	8	2028	\$ 73,792.43	2043	\$ 73,792.43
									\$ -		\$ -
									\$ -		\$ -
2013 Lakeshore Park Improvements											
Sidewalks (See Note 1)	3400 LF	NA - See Note #1									
Bridges	136 LF	Replacement	20 years	\$22,137.73	\$ 1,106.89	2013	13	2033	\$ 22,137.73	2053	\$ 22,137.73
Boardwalks & Structures	564 LF	Replacement	20 years	\$87,321.04	\$ 4,366.05	2013	13	2033	\$ 87,321.04	2053	\$ 87,321.04
Benches, Trashcans and Furnishings		Replacement	10 years	\$13,528.61	\$ 1,352.86	2013	3	2023	\$ 13,528.61	2033	\$ 13,528.61
									\$ -		\$ -
									\$ -		\$ -
A-1 Pool											
Pool	1,200 SF / 45,000 Gallons	Resurface	15 years	\$18,448.11	\$ 1,229.87	2006	1	2021	\$ 18,448.11	2036	\$ 18,448.11
Deck	4,000 SF	Replacement	15 years	\$19,677.98	\$ 1,311.87	2006	1	2021	\$ 19,677.98	2036	\$ 19,677.98
Equipment	1	Replacement	10 years	\$3,689.62	\$ 368.96	2006	-4	2016	\$ 3,689.62	2026	\$ 3,689.62
Building	2,200 SF	Major Repairs	20 years	\$6,149.37	\$ 307.47	2006	6	2026	\$ 6,149.37	2046	\$ 6,149.37
Sidewalk	1,210 SF	NA - See Note #1							\$ -		\$ -
									\$ -		\$ -
									\$ -		\$ -
Swim Club											
Pool	2300 SF / 86,000 gallons	Resurface	15 years	\$36,896.22	\$ 2,459.75	2019	14	2034	\$ 36,896.22	2049	\$ 36,896.22
Deck	6,300 SF	Replacement	15 years	\$30,992.82	\$ 2,066.19	2004	-1	2019	\$ 30,992.82	2034	\$ 30,992.82
Equipment	1	Replacement	10 years	\$6,149.37	\$ 614.94	2015	5	2025	\$ 6,149.37	2035	\$ 6,149.37
Building	2,300 SF	Major Repairs	20 years	\$6,149.37	\$ 307.47	2004	4	2024	\$ 6,149.37	2044	\$ 6,149.37
Parking	2,860 SF	Mill and Replace	15 years	\$4,919.50	\$ 327.97	2004	-1	2019	\$ 4,919.50	2034	\$ 4,919.50
									\$ -		\$ -
									\$ -		\$ -
Dog Park											
Sidewalks (See Note 1)	10,008 SF	NA - See Note #1									
Play Structures	5	Replacement	15 years	\$12,298.74	\$ 819.92	2003	-2	2018	\$ 12,298.74	2033	\$ 12,298.74
Fencing	1,760 LF	Replacement	15 years	\$25,974.94	\$ 1,731.66	2003	-2	2018	\$ 25,974.94	2033	\$ 25,974.94
Shade Structure	1	Major Repairs	15 years	\$6,149.37	\$ 409.96	2003	-2	2018	\$ 6,149.37	2033	\$ 6,149.37
Wash Area	1	Major Repairs	10 years	\$3,074.68	\$ 307.47	2003	-7	2013	\$ 3,074.68	2023	\$ 3,074.68
									\$ -		\$ -
									\$ -		\$ -
Town Square Park											
Hardscape	3,000 SF	Replacement	20 years	\$18,448.11	\$ 922.41	2003	3	2023	\$ 18,448.11	2043	\$ 18,448.11
Sidewalks (See Note 1)	7,690 SF	See Note #1							\$ -		\$ -
Amphitheater	1	Major Repairs	30 years	\$6,149.37	\$ 204.98	2003	13	2033	\$ 6,149.37	2063	\$ 6,149.37
									\$ -		\$ -
Harmony Main Entrance (ON CDD Property)											
Entry Feature	1 EA	Major Rehab	30 years	\$ 25,000.00	\$ 833.33	2003	13	2033	\$ 25,000.00	2063	\$ 25,000.00
Fences	1100 LF	Replacement	15 years	\$ 16,500.00	\$ 1,100.00	2003	-2	2018	\$ 16,500.00	2033	\$ 16,500.00
Harmony Entrance at H1/H2											
Entry Features	2 EA	Major Rehab	30 years	\$ 30,000.00	\$ 1,000.00	2007	17	2037	\$ 30,000.00	2067	\$ 30,000.00
Fences- Five Oaks Drive	3120 LF	Replacement	15 years	\$ 46,800.00	\$ 3,120.00	2015	10	2030	\$ 46,800.00	2045	\$ 46,800.00
Fences - US 192	2540 LF	Replacement	15 years	\$ 38,100.00	\$ 2,540.00	2007	2	2022	\$ 38,100.00	2037	\$ 38,100.00
Linear Parks											
Sidewalks (See Note 1)	94,600 SF	See Note #1				NA	NA		\$ -	0	\$ -
									\$ -	0	\$ -
North	3,000 SF	Replacement	15 years	\$12,298.74	\$ 819.92	2003	-2	2018	\$ 12,298.74	2033	\$ 12,298.74
West	3000 SF	Replacement	15 years	\$12,298.74	\$ 819.92	2006	1	2021	\$ 12,298.74	2036	\$ 12,298.74
									\$ -	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	\$18,448.11	\$ 1,844.81	2017	11	2027	\$ 18,448.11	2037	\$ 18,448.11
CDD Sidewalks (SEE NOTE #1)	435,067 SF	See Note #1							\$ -	0	\$ -
									\$ -	0	\$ -
Alleys											
									\$ -	0	\$ -
									\$ -	0	\$ -
Resurfaced in 2014											
B1	3,095	Seal Coat	10 years	\$4,440.87	\$ 444.09	2014	4	2024	\$ 4,440.87	2041	\$ 4,440.87
	3,095	Mill and Overlay	17 years	\$55,185.21	\$ 3,246.19	2014	11	2031	\$ 55,185.21	2048	\$ 55,185.21
C1	3974	Seal Coat	10 years	\$5,702.11	\$ 570.21	2003	-7	2013	\$ 5,702.11	2030	\$ 5,702.11
	3974	Mill and Overlay	17 years	\$70,858.16	\$ 4,168.13	2003	0	2020	\$ 70,858.16	2037	\$ 70,858.16
Resurfaced in 2014											
D1	1168	Seal Coat	10 years	\$1,675.91	\$ 167.59	2014	4	2024	\$ 1,675.91	2041	\$ 1,675.91
	1168	Mill and Overlay	17 years	\$20,825.95	\$ 1,225.06	2014	11	2031	\$ 20,825.95	2048	\$ 20,825.95
C2	2437	Seal Coat	10 years	\$3,496.74	\$ 349.67	2005	-5	2015	\$ 3,496.74	2032	\$ 3,496.74
	2437	Mill and Overlay	17 years	\$43,452.78	\$ 2,556.05	2005	2	2022	\$ 43,452.78	2039	\$ 43,452.78
A1	3482	Seal Coat	10 years	\$4,996.16	\$ 499.62	2005	-5	2015	\$ 4,996.16	2032	\$ 4,996.16
	3482	Mill and Overlay	17 years	\$62,085.59	\$ 3,652.09	2005	2	2022	\$ 62,085.59	2039	\$ 62,085.59
G	3724	Seal Coat	10 years	\$5,343.39	\$ 534.34	2006	-4	2016	\$ 5,343.39	2033	\$ 5,343.39
	3724	Mill and Overlay	17 years	\$66,400.55	\$ 3,905.91	2006	3	2023	\$ 66,400.55	2040	\$ 66,400.55
New Construction in 2014											
H1	720	Seal Coat	10 years	\$1,033.09	\$ 103.31	2014	4	2024	\$ 1,033.09	2041	\$ 1,033.09
	720	Mill and Overlay	17 years	\$12,837.92	\$ 755.17	2014	11	2031	\$ 12,837.92	2048	\$ 12,837.92
TOTAL					\$ 67,766.78						

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

Future Annual Increases		3%
Year	Budget	Increase
2020	\$ 67,766.78	\$ 2,033.00
2021	\$ 69,799.78	\$ 2,093.99
2022	\$ 71,893.78	\$ 2,156.81
2023	\$ 74,050.59	\$ 2,221.52
2024	\$ 76,272.11	\$ 2,288.16
2025	\$ 78,560.27	\$ 2,356.81