

**Florida Reserve Study and Appraisal, Inc.**  
12407 N. Florida Avenue  
Tampa, FL 33612  
Phone: 813.932.1588  
Fax: 813.388.4189  
[www.reservestudyfl.com](http://www.reservestudyfl.com)

## **Funding Reserve Analysis**

*for*

# **Harmony CDD**

January 14, 2022



# Funding Reserve Analysis

*for*

## Harmony CDD

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January 14, 2022

Harmony CDD  
7255 Five Oaks Drive  
Saint Cloud, Florida 34773

Board of Supervisors,

We are pleased to present to Harmony CDD the requested Reserve Funding study. We believe that you will find the attached study to be thorough and complete. After you have had an opportunity to review the report you may have questions. Please do not hesitate to write or call, we would be pleased to answer any questions you may have.

**Project Description**

Harmony CDD's origins date back to 2000. The community started construction shortly thereafter and the construction has been gradual up to current times. The planned community is comprised of single family homes, multifamily homes, as well as commercial space. The community consists of 1,020 acres and is located in Saint Cloud, Osceola County, Florida.

**Date of Physical Inspection**

The subject property was physically inspected on August 20, 2021 by Paul Gallizzi and Steven Swartz.

**Study Start and Study End**

This Reserve Study encompasses the 2022-2023 fiscal year plus 30 years. The Study Start Date is October 1, 2022 and the study ends on September 30, 2053.

**Governing Documents**

A review was made of aeriels and subdivision plats for the subject property.

**Depth of Study**

Full Service Reserve Study with Field Inspection. A field inspection was made to verify the existing condition of the various reserve study components, their physical condition, and to verify component quantities. In place testing, laboratory testing, and non-destructive testing of the reserve study components were not performed. Field measurements of component quantities were made to either verify improvement plan take offs or determine directly the quantities of various components. Photographs were taken of the site improvements.

**Summary of Financial Assumptions**

The below table contains a partial summary of information provided by Harmony CDD for the Harmony CDD funding study. For the purpose of this report, an annual operating budget was set to \$0, as this report focuses only on reserve items.

<i>Fiscal Calendar Year Begins</i>	<i>October 1</i>
<i>Reserve Study by Fiscal Calendar Year Starting</i>	<i>October 1, 2022</i>
<i>Funding Study Length</i>	<i>30 Years</i>
<i>Number of Assessment Paying Owners</i>	<i>1580</i>
<i>Reserve Balance as of October 1, 2022<sup>1</sup></i>	<i>\$ 540,917</i>
<i>Annual Inflation Rate</i>	<i>2.50%</i>
<i>Tax Rate on Reserve Interest</i>	<i>0.00%</i>
<i>Minimum Reserve Account Balance</i>	<i>\$ 0</i>
<i>Assessment Change Period</i>	<i>1 Year</i>
<i>Annual Operating Budget</i>	<i>\$ 0</i>

<sup>1</sup> See "Financial Condition of District" in this report.

**Recommended Payment Schedule**

The below table contains the recommended schedule of payments for the next six years. The projected life expectancy of the major components and the funding needs of the reserves of the District are based upon the District performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and can dramatically increase the funding needs of the reserves of the District.

**Proposed Assessments**

Fiscal Calendar Year	Owner Total Annual Assessment	District Annual Reserve Assessment	Proposed Reserve Balance
2023	\$ 197	\$ 310,900	\$ 687,673
2024	\$ 202	\$ 318,673	\$ 955,548
2025	\$ 207	\$ 326,639	\$ 1,155,561
2026	\$ 212	\$ 334,805	\$ 1,145,026
2027	\$ 217	\$ 343,175	\$ 719,184
2028	\$ 223	\$ 351,755	\$ 732,851

\* Annual Reserve Payments have been manually modified.

Payments have been modified to smooth payments over time.

Fiscal Year beginning October 1, 2022

### Reserve Study Assumptions

- Cost estimates and financial information are accurate and current.
- No unforeseen circumstances will cause a significant reduction of reserves.
- Sufficient comprehensive property insurance exists to protect from insurable risks.
- The District plans to continue to maintain the existing facilities, infrastructure, and systems.
- Reserve payments occur annually.
- Expenses occur throughout the year, as services are provided.

### Impact of Component Life

The projected life expectancy of the major components and the reserve funding needs of the District are closely tied. Performing the appropriate routine maintenance for each major component generally increases the component useful life, effectively moving the component expense into the future which reduces the reserve funding payments of the District. Failure to perform such maintenance can shorten the remaining useful life of the major components, bringing the replacement expense closer to the present which increases the reserve funding payments of the District. Also, some reserve items may have the phrase allowance after it. These reserve items are something that would not be fully replaced at one time, but a small portion may have to be replaced periodically.

### Initial Reserves

The projected reserve balance on October 1, 2022 will be \$574,917. These numbers were obtained from the District on the official October 2021 balance sheet and the 2021-2022 budget. October 1, 2022 starts the next fiscal year. September 30, 2023 marks the end of the fiscal year.

As of October 31, 2021:

Reserves Renewal and Replacement	\$23,270
Sidewalks and Alleyways	\$251,484
Uninsured Repairs	\$50,000
Unassigned	\$602,081
Subtotal Reserves	\$926,835

Subtotal Reserves	\$926,835
Reserve Funding '21-'22	\$66,540

Projects for '21-'22

Pool Projects	(\$100,000)
Asphalt Mill and Overlay C-1, C-2*	(\$130,458)
Footbridges	(\$38,000)
Stabilization of Garden Road	(\$150,000)
Estates Drainage Project	(\$34,000)
Projected Balance Oct 1, 2022	\$540,917

### **Inflation Estimate**

Inflation has been estimated at 2.50 percent over the course of the study.

### **Financial Condition of District**

The pooled method with inflation reserve projections estimate \$196.77 per owner per year in fiscal year 2022-2023 and \$310,900 in total funding.

At the current time, the District is considered to be 30 percent funded. The higher the percent funded, the more likely a District is to avoid a special assessment.

The following are general measures to the health of a District based on the percent funding model: 0-

30% funded:	poorly funded
30-70% funded:	fairly funded
70-100% funded:	well funded
100+% funded:	very well funded

### **Special Assessments**

No reserve items will require special assessments if the funding schedule is followed. However, funding less than the suggested amounts will likely result in special assessments or for the replacement of an item to be delayed.

### **Reserve Funding Goal**

The reserve fund is set to be as close to Fully Funded as possible on an annual basis. The pooled method without inflation, shown near the end of the report, utilizes baseline funding, where reserves are set to keep a balance above \$0.

### **Study Method**

Funding studies may be done in several ways, but we believe that the value of a funding study lies in the details. "Bulk" studies are quick, usually inexpensive, and almost always border on worthless. We believe that meaningful answers to funding studies lie in the details. This approach is pragmatic, and allows human judgment and experience to enter into the equation.

Unless noted otherwise, the present cost of every reserve item in this report has been estimated using the "National Construction Estimator", a nationally recognized standard, and modified by an area cost adjustment factor. Where possible, known costs have been used. In addition, every reserve item has been given an estimated remaining useful life, an estimated useful life when new, and has been cast into the future to determine the inflated cost.

Equal annual payments are calculated for each reserve item based upon a payment starting year and a payment ending year using the end of period payment method. Interest earned on accumulated reserve

funds and taxes on the reserve interest are also calculated. Initial reserve funds are consumed as expenses occur until fully depleted, reducing annual reserve payments to a minimum. As you review this report, we are certain that you will appreciate the level of detail provided, allowing you to review each reserve item in detail.

### **Summary of Findings**

We have estimated future projected expenses for Harmony CDD based upon preservation of existing improvements. The attached funding study is limited in scope to those expense items listed in the attached "Harmony CDD Reserve Study Expense Items". Expense items which have an expected life of more than 30 Years are not included in this reserve study unless payment for these long lived items overlaps the 30 Years reserve study envelope.

Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based upon the attached funding study, it is our professional opinion that owner monthly fees as shown in the attached "Harmony CDD Assessment Summary" will realize this goal. Some reserve items in the "Revenue Summary Table" may not contain payments. In this analysis the initial reserves were used to make annual payments for expense items in their order of occurrence until the initial reserve was consumed. As a result reserve items without payments may be expected, particularly in the first few years of the funding study. Harmony CDD represents and warrants that the information provided to us, including but not limited to that information contained in the attached Reserve Study Information Summary, that the maintenance records are complete and accurate, and that we may rely upon such information and documents without further verification or corroboration. Where the age of a particular Reserve Item (as listed in the Reserve Study) is unknown, Harmony CDD shall provide to us Harmony CDD's best-estimated age of that item. If Harmony CDD is unable to provide and estimate of a Reserve Item's age, we shall make our own estimate of age of the Reserve Item. The Reserve Study is created for the District's use, and is a reflection of information provided to us. This information is not for the purpose of performing an audit, historical records, quality or forensic analyses. Any on site inspection is not considered to be a project audit or quality inspection. The actual or projected total presented in the reserve study is based upon information provided and was not audited.

### **Percent Funded**

Many reserve studies use the concept of "Percent Funded" to measure the reserve account balance against a theoretically perfect value. Percent Funded is often used as a measure of the "Financial Health" of a District. The assumption is, the higher the percentage, the greater the "Financial Health". We believe the basic premise of "Fully Funded" is sound, but we also believe that the validity of the Fully Funded value must be used with caution. The reason for caution is that percent funded is just one financial indicator and it can fluctuate, especially when there is a big reserve project.

To answer the question of what percent funded should we aim for, some understanding of Percent Funded is required. Fully Funded is the sum of the depreciation of all the components by year. To get

the Percent Funded, divide the year end reserve balance by the Fully Funded value and multiply by 100 to get a percentage. The concept of Fully Funded is useful when the reserve study is comprehensive, but misleading when the reserve study is superficial or constrained. As a result, we recommend that the statement "Percent Funded" be used with caution.

### **Keeping Your Reserve Study Current**

We believe that funding studies are an essential part of property management. People and property are constantly changing and evolving. As a result, the useful life of a funding study is at best a few years, and certainly not more than five years. This reserve study should be updated:

- At least once every few years
- At changes in the number of assessment paying owners
- Before starting new improvements
- Before making changes to the property
- After a flood or fire
- After the change of ownership or management
- After Annexation or Incorporation

### **Items Beyond the Scope of this Report**

- Building or land appraisals for any purpose.
- State or local zoning ordinance violations.
- Building code violations.
- Soils conditions, soils contamination or geological stability of site.
- Engineering analysis or structural stability of site.
- Air quality, asbestos, electromagnetic radiation, formaldehyde, lead, mercury, radon, water quality or other environmental hazards.
- Invasions by pests, termites and any or all other destroying organisms, insects, birds, bats or animals to buildings or site. This study is not a pest inspection.
- Adequacy or efficiency of any system or component on site.
- Specifically excluded reserve items.
- Septic systems and septic tanks.
- Buried or concealed portions of swimming pools, pool liners, Jacuzzis and spas or similar items.
- Items concealed by signs, carpets or other things are also excluded from this study.
- Missing or omitted information supplied by the Harmony CDD for the purposes of reserve study preparation.
- Hidden improvements such as sewer lines, water lines, irrigation lines or other buried or concealed items.

### **Pond Banks Notes**

Drainage ponds require routine and non-routine maintenance. Routine maintenance includes mowing debris removal and catch basin cleaning. Mowing on a regular basis enhances the aesthetics of the area

as well as helping to prevent erosion. Proper mowing of the banks helps the ground cover maintain a healthy root system, which minimizes erosion. Trash, debris, and litter removal reduces obstructions to inlets and outlets allow the storm water system to function as designed. Cleaning catch basins is also considered routine maintenance. For the purpose of this reserve study, the cost of routine maintenance is not a reserve item.

Non-routine maintenance is a reserve item. Non-routine maintenance includes bank erosion and stabilization, sediment removal, and structural repairs and replacement. From time to time, some of these ponds may encounter erosion of their banks and require repairs. All ponds react differently due to original construction, slope of the bank, soil or environmental conditions, and other factors.

In Harmony CDD, there are retention ponds for stormwater drainage. These ponds are estimated to have 35,578 linear feet of shoreline area, excluding natural ponds and natural shorelines.

It is not likely that all of the shoreline area will erode and need to be replaced. We have estimated that approximately 10 percent of the shoreline will erode and need refurbishment over a 10-year period. An erosion control reserve for repair of ponds is necessary for the proper upkeep in the District. This number can be adjusted in future reserve planning if necessary.

### **Alley Notes**

Several areas of the community have alleys that are the responsibility of the CDD to maintain. The alleys vary in terms of their original installation date and remaining life. For the purpose of this report, we broke the alleys into 6 areas, delineated as separate reserve line items in the report. The useful lifespan of the alleys is estimated to be 15 years.

### **Garden Road and RV Park Notes**

Harmony CDD currently has a dirt road that leads to the garden area and RV park area. The dirt road is in fair condition. Currently, there is approximately 10,000 SF of road. The District has chosen to turn this road into a recycled concrete aggregate surface with a proper thickness. The cost to perform this project is estimated at \$150,000, and it is planned to be completed before the start of the next fiscal year.

Conversations with the CDD indicate that it is not known if the road will ever be turned into a 2-lane asphalt paved road in the future. For the purpose of this report, we are reserving for a re-stabilization of the road in 15 years.

The CDD also maintains an RV park in this area. Conversations with the District engineer indicate that the CDD could turn this into a proper asphalt paved parking area in the future. His estimated cost and timeline for this project is \$400,000. However, there is no specific timetable for this project. If the project happens at all, it may be funded outside of reserve accounts. For these reasons, this is not included as a reserve item.

### **Sidewalk Notes**

Most of the sidewalk has an indefinite life. However, certain small sections may need maintenance or to be replaced due to settlement or tree roots. In Harmony CDD, a recent project was completed to repair 4,000 SF of sidewalk. Prior to this point, no major sidewalk repairs had been undertaken. It is recommended to plan for approximately 4,800 SF of sidewalk repairs every 3 years.

### **Stormwater Drainage Notes**

The community has an overall land area of 1,020 acres with build-out potential of 1,887 homes and possibly some apartments. The drainage for the District is comprised of several retention ponds and a complete drainage system.

The ponds have been constructed to engineering standards that include proper slopes and shore line stabilization which includes erosion protection and approved backfill materials such as soils with a high clay content covered within 2 inches of sand.

The entire residential area including all roads and open areas have a complete drainage system. An exhaustive search was performed to access drainage plans and documents from the South Florida Water Management District. The drainage plans encompassing the home sites were analyzed. These sections had 126 manholes, 15 control structures, 265 curb inlets, 43 grate inlets, 63 mitered end sections, and 13 yard drains. In addition, there was 52,937 feet of reinforced concrete piping ranging in size from a 12 inch diameter to a 48 inch diameter. Most of the reinforced concrete pipe was either 18 inch pipe or 24 inch pipe. Additionally, there was 1,676 feet of HDPE piping ranging from a 12 inch diameter to a 48 inch diameter, as well as 1,550 feet of PVC pipe with a diameter ranging from 12" to 15".

The total estimated current cost new for the drainage is \$6,598,200. This amount averages \$4,176 per house.

In general, the drainage system including drainage structures and drainage pipes have a long lifespan. These improvements, however, may encounter problems from natural causes such as settlement or tree roots and man made causes such as excavations or poor original design or poor construction. It has therefore been deemed necessary to set up a reserve for repair and replacement of the District owned drainage improvements.

For the purpose of this reserve study, it is our opinion that 2 percent of the original system cost should be set aside for reserves over a five year period, which would result in a reserve over that time of \$132,000. These reserves can also be used for deferred maintenance of the storm drainage system, as some minor problems may occur at various times. The amounts shown in this reserve study should be analyzed and adjusted in future reserve studies based upon actual District expenditures for such items.

**Statement of Qualifications**

Paul Gallizzi and Steven Swartz are professionals in the business of preparing reserve studies and insurance appraisals for community associations. We have provided detailed analysis of over 300,000 apartment, villa, townhome, and condominium units. We have prepared insurance appraisals and reserve studies for all types of community associations including high rise condominiums, mid-rise condominiums, garden-style condominiums, townhouse developments, single family homeowners associations, etc. We both hold engineering degrees from fully accredited universities. Paul Gallizzi is a State Certified General Real Estate Appraiser License Number RZ 110 and a State Certified General Contractor License Number CGC 019465. Steven Swartz is a designated Reserve Specialist, RS No.214, from the Community Associations Institute as well as a State Certified General Real Estate Appraiser License Number RZ 3479.

**Conflict of Interest**

As the preparers of this reserve study, we certify that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

We would like to thank Harmony CDD for the opportunity to be of service in the preparation of the attached Funding Study. Again, please feel free to write or call at our letterhead address, if you have any questions.

Prepared by:



Paul Gallizzi



Steven M. Swartz, RS

Enclosures:

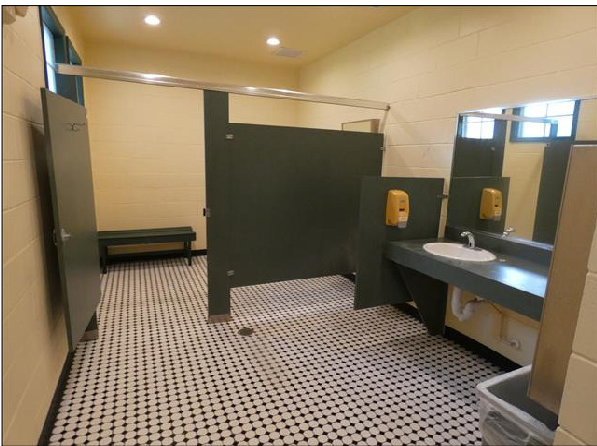
16 Pages of Photographs Attached



Swim Club Cabana



Swim Club Cabana



Swim Club Cabana Pool Restroom



Swim Club Cabana Family Restroom



Swim Club Cabana Restroom



Swim Club Pool Equipment



Swim Club Trellis



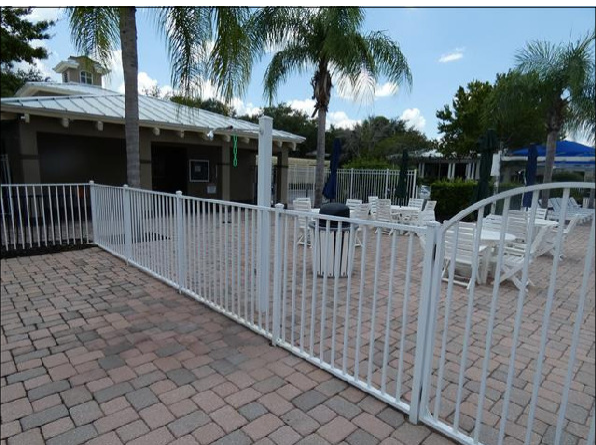
Swim Club Geothermal Heating Units



Swim Club Pool Furniture



Swim Club Shade Structure



Swim Club Pool Fence



Swim Club Chair Lift



Swim Club Pool Shower



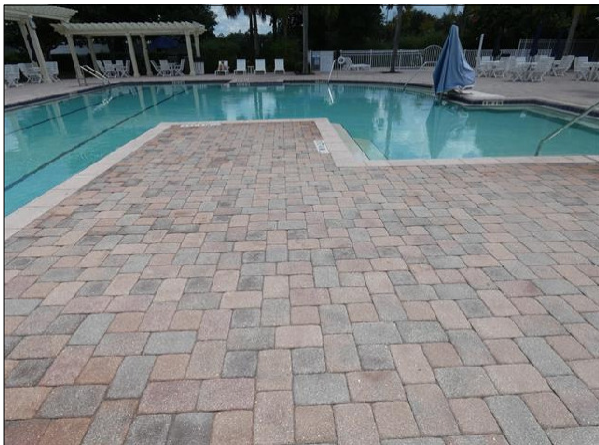
Swim Club Pool Surface



Swim Club Kids Pool



Swim Club Parking Area



Swim Club Pavers



Ashley Park Cabana



Ashley Park Cabana Paint



Ashley Park Cabana Restroom



Ashley Park Pool Equipment



Ashley Park Pool Housing Boxes



Ashley Park Trellis



Ashley Park Pool Furniture



Ashley Park Pool Surface



Ashley Park Pool Pavers



Ashley Park Pool Fence



Ashley Park Shade Structure



Ashley Park Picnic Tables



US-192/Five Oaks Entry Area



US-192/Five Oaks Entry Area



Split Rail Vinyl Perimeter Fencing



Typical Pond



Stormwater Drainage Grate Inlet



Typical Sidewalk



RV Park



Garden Road



Garden Pavilion



Garden Fence



Rosewood Area Alleys



Blazing Star Area Alleys



Beargrass Area Alleys



Buttonbush Area Alleys



Forty Banks Area Alleys



Primrose Willow Playground



Primrose Willow Dog Park



Primrose Willow Pavilion



Primrose Willow Benches



Sundrop Playground



Habitat Dr Playground



Cordgrass Playground



Feathergrass Playground



Middlebrook Playground



Middlebrook Playground



Lake Recreation Area Restroom Building



Lake Recreation Area Restroom Building



Lake Recreation Area Picnic Pavilion



Lake Recreation Area Soccer Bleachers



Lake Recreation Area Picnic Tables



Lake Recreation Area Pedestrian Bridge



Lake Recreation Area Pedestrian Bridge



Lake Recreation Area East Dock



Lake Recreation Area East Dock



Lake Recreation Area East Dock Ramp



Lake Recreation Area East Dock



Lake Recreation Area West Dock



Lake Recreation Area West Dock



Boathouse



Lake Recreation Area East Pavilion



Lake Recreation Area West Pavilion



Lake Recreation Area Wooden Split Rail Fencing



Lake Recreation Area Playground



Lake Recreation Area Playground



Lake Recreation Area Playground



Lake Recreation Area Butterfly Bench



Lake Recreation Area Splash Pad Equipment



Lake Recreation Area Splash Pad



Lake Recreation Area Basketball Court



Lake Recreation Area Ping Pong Table



Lake Recreation Area Parking Area



Lake Recreation Area Kayaks



Lake Recreation Area Rescue Boat



Lake Recreation Area Sun Tracker Pontoon Boat



Lake Recreation Area Sun Tracker Pontoon Boat



Lake Recreation Area Sun Tracker Pontoon Boat



Lake Recreation Area Sailboat



Lake Recreation Area Four Wheeler



Harmony Square



Harmony Square Flag Poles



Art Sculptures



Cat Brier Trl Pavilion



Cat Brier Trl Park Bench



Typical Trash Can

**Harmony CDD Reserve Study Expense Item Summary**

<b>Reserve Items</b>	<b>Current Cost When New</b>	<b>Estimated Remaining Life</b>	<b>Expected Life When New</b>	<b>First Replacement Cost</b>	<b>Repeating Item?</b>
<b>Alleys</b>					
Neighborhood H-1 Alleys Mill and Overlay	\$ 28,731	8 Years	15 Years	\$ 35,972	Yes
Neighborhood G Alleys Mill and Overlay	\$ 74,304	3 Years	15 Years	\$ 82,110	Yes
Neighborhoods C-1/C-2 Alleys Mill and Overlay	\$ 130,458	14 Years	15 Years	\$ 189,741	Yes
Neighborhood B Alleys Mill and Overlay	\$ 60,780	10 Years	15 Years	\$ 79,995	Yes
Neighborhood A-1 Alleys Mill and Overlay	\$ 69,247	11 Years	15 Years	\$ 93,444	Yes
Neighborhoods D-1/D-2 Alleys Mill and Overlay	\$ 18,522	8 Years	15 Years	\$ 23,190	Yes
<b>Ashley Park Pool Area</b>					
Pool Pumps and Equipment	\$ 7,500	3 Years	6 Years	\$ 8,288	Yes
Pool Equipment Housing Boxes	\$ 12,000	10 Years	25 Years	\$ 15,794	Yes
Wooden Trellises	\$ 17,280	5 Years	20 Years	\$ 20,073	Yes
Pool Furniture	\$ 16,300	5 Years	10 Years	\$ 18,935	Yes
Pools Resurface	\$ 36,128	11 Years	12 Years	\$ 48,752	Yes
Pools Coping Stone	\$ 10,660	10 Years	25 Years	\$ 14,030	Yes
Pool Deck and Lanai Pavers	\$ 49,842	15 Years	30 Years	\$ 74,325	Yes
Pool Fence Aluminum 5'	\$ 16,800	10 Years	25 Years	\$ 22,111	Yes
Shade Structures Frame	\$ 5,400	17 Years	24 Years	\$ 8,465	Yes
Shade Structures Canvas Awnings	\$ 3,600	1 Years	8 Year	\$ 3,784	Yes
Security Camera System Allowance	\$ 400	1 Years	2 Year	\$ 420	Yes
Park Benches	\$ 2,700	5 Years	20 Years	\$ 3,136	Yes
Picnic Tables	\$ 3,200	5 Years	20 Years	\$ 3,717	Yes
<b>Ashley Park Pool Cabana</b>					
Metal Roofing	\$ 31,960	15 Years	30 Years	\$ 47,659	Yes
Access System	\$ 7,500	10 Years	25 Years	\$ 9,871	Yes
Interior Paint	\$ 3,335	3 Years	8 Years	\$ 3,685	Yes
Exterior Paint	\$ 5,971	3 Years	8 Years	\$ 6,598	Yes
Restrooms Refurbishment	\$ 28,000	5 Years	20 Years	\$ 32,526	Yes
<b>Grounds</b>					
US-192/Five Oaks Entry Area Painting	\$ 5,000	4 Years	8 Years	\$ 5,665	Yes

Harmony CDD Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
US-192/Five Oaks Entry Monuments Refurbishment	\$ 12,000	5 Years	25 Years	\$ 13,940	Yes
US-192/Five Oaks Entry Metal Roofing	\$ 2,960	14 Years	30 Years	\$ 4,305	Yes
US-192/Harmony Square Entry Area Painting	\$ 5,000	4 Years	8 Years	\$ 5,665	Yes
US-192/Harmony Square Entry Monuments Refurbishment	\$ 8,000	14 Years	25 Years	\$ 11,635	Yes
US-192/Harmony Square Entry Metal Roofing	\$ 3,240	10 Years	30 Years	\$ 4,264	Yes
Pond Banks Erosion Control	\$ 142,300	4 Years	10 Years	\$ 161,226	Yes
Stormwater Drainage Repair Allowance	\$ 130,300	3 Years	5 Years	\$ 143,989	Yes
Sidewalk Repair Allowance	\$ 67,200	2 Years	3 Years	\$ 72,428	Yes
RV Park Fencing and Gates	\$ 50,000	20 Years	20 Years	\$ 84,477	Yes
Garden Road Stabilization	\$ 150,000	15 Years	15 Years	\$ 223,681	No
Garden Area Wooden Fencing	\$ 17,200	10 Years	20 Years	\$ 22,638	Yes
Garden Wooden Pavilion	\$ 10,000	5 Years	15 Years	\$ 11,617	Yes
Garden Beds Repairs	\$ 1,500	1 Years	2 Year	\$ 1,577	Yes
Five Oaks Dr Dog Park Chain Link Fencing	\$ 14,328	15 Years	15 Years	\$ 21,366	Yes
Perimeter Vinyl Split Rail Fencing	\$ 88,884	0 Years	20 Years	\$ 91,132	Yes
Vinyl Split Rail Fencing Five Oaks Drive W Entrance to Traffic Circle	\$ 65,664	12 Years	20 Years	\$ 90,850	Yes
<b>Lake Recreation Area</b>					
Restroom Building Paint	\$ 2,718	2 Years	8 Years	\$ 2,929	Yes
Restroom Building Asphalt Shingle Roof	\$ 2,304	5 Years	20 Years	\$ 2,676	Yes
Restroom Refurbishment	\$ 5,000	5 Years	20 Years	\$ 5,808	Yes
Picnic Pavilion Canvas Awnings	\$ 7,800	1 Years	8 Year	\$ 8,199	Yes
Playground Canvas Awnings	\$ 19,644	4 Years	8 Years	\$ 22,257	Yes
Soccer Field Bleachers	\$ 2,400	12 Years	25 Years	\$ 3,321	Yes
Picnic Tables	\$ 8,000	3 Years	20 Years	\$ 8,840	Yes

Harmony CDD Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Pedestrian Bridges Boards and Railings	\$ 37,125	11 Years	12 Years	\$ 50,098	Yes
Pedestrian Bridges Frame and Structure	\$ 23,625	23 Years	36 Years	\$ 43,021	Yes
East Dock Boards and Railings	\$ 194,205	4 Years	20 Years	\$ 220,034	Yes
East Dock Frame and Structure	\$ 123,585	24 Years	40 Years	\$ 230,737	Yes
Floating Dock and Ramp	\$ 66,080	8 Years	25 Years	\$ 82,734	Yes
Central Dock and Boardwalk Boards and Railings	\$ 81,125	4 Years	15 Years	\$ 91,915	Yes
Central Dock and Boardwalk Frame and Structure	\$ 51,625	19 Years	30 Years	\$ 85,071	Yes
West Dock and Boardwalk Boards and Railings	\$ 107,910	4 Years	15 Years	\$ 122,262	Yes
West Dock and Boardwalk Frame and Structure	\$ 68,670	19 Years	30 Years	\$ 113,159	Yes
Boathouse Shingle Roofing	\$ 2,816	15 Years	20 Years	\$ 4,199	Yes
East Tower Metal Roofing	\$ 6,620	8 Years	30 Years	\$ 8,288	Yes
East Tower Painting	\$ 1,000	0 Years	8 Years	\$ 1,025	Yes
West Tower Metal Roofing	\$ 1,400	17 Years	30 Years	\$ 2,195	Yes
West Tower Painting	\$ 500	0 Years	8 Years	\$ 513	Yes
Split Rail Wooden Fencing	\$ 2,080	5 Years	20 Years	\$ 2,416	Yes
Swingset	\$ 3,200	14 Years	25 Years	\$ 4,654	Yes
Butterfly Park Benches	\$ 3,000	5 Years	20 Years	\$ 3,485	Yes
Splash Pad Pumps and Sprayers Allowance	\$ 2,000	2 Years	3 Years	\$ 2,156	Yes
Large Playstructure	\$ 75,000	10 Years	15 Years	\$ 98,712	Yes
Small Playstructure	\$ 30,000	10 Years	15 Years	\$ 39,485	Yes
Park Benches	\$ 3,600	15 Years	20 Years	\$ 5,368	Yes
Basketball Metal Benches	\$ 1,200	12 Years	25 Years	\$ 1,660	Yes
Basketball Hoops	\$ 4,000	7 Years	20 Years	\$ 4,885	Yes
Basketball Court Ponding Water Remediation	\$ 10,000	0 Years	15 Years	\$ 10,253	No
Basketball Court Painting	\$ 5,051	0 Years	8 Years	\$ 5,179	Yes
Outdoor Ping Pong Table	\$ 1,500	2 Years	10 Years	\$ 1,617	Yes
Parking Asphalt Mill and Overlay	\$ 12,600	1 Years	15 Year	\$ 13,245	Yes
Kayaks and Canoes	\$ 11,000	10 Years	20 Years	\$ 14,478	Yes

Harmony CDD Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Sailboat 14-ft	\$ 5,000	5 Years	20 Years	\$ 5,808	Yes
Sun Tracker Pontoon Boats	\$ 36,000	10 Years	20 Years	\$ 47,382	Yes
Pontoon Boat 20-ft	\$ 24,000	5 Years	20 Years	\$ 27,880	Yes
Bass Boats	\$ 44,000	5 Years	20 Years	\$ 51,113	Yes
Work Boats (2)	\$ 26,000	2 Years	10 Years	\$ 28,023	Yes
<b>Parks</b>					
Harmony Square Park Benches	\$ 14,400	2 Years	20 Years	\$ 15,520	Yes
Harmony Square Paint Columns and Seating	\$ 10,000	1 Years	10 Year	\$ 10,512	Yes
Harmony Square Flag Poles	\$ 7,500	15 Years	35 Years	\$ 11,184	Yes
Harmony Square Pavers	\$ 48,060	10 Years	30 Years	\$ 63,254	Yes
Harmony Square Information Board	\$ 2,000	5 Years	25 Years	\$ 2,323	Yes
Art Sculptures Allowance	\$ 60,000	10 Years	30 Years	\$ 78,969	Yes
Cat Brier Trl Pavilions Metal Roofing	\$ 4,840	10 Years	30 Years	\$ 6,370	Yes
Cat Brier Trl Pavilions Painting	\$ 1,600	4 Years	8 Years	\$ 1,813	Yes
Cat Brier/Schoolhouse/Five Oaks Park Benches	\$ 18,000	4 Years	20 Years	\$ 20,394	Yes
Pocket Parks Park Benches	\$ 9,900	5 Years	20 Years	\$ 11,500	Yes
Dog Waste Stations Allowance	\$ 4,000	3 Years	5 Years	\$ 4,420	Yes
Trash Cans Allowance	\$ 6,000	3 Years	5 Years	\$ 6,630	Yes
Primrose Willow Pocket Park Outdoor Fountains	\$ 4,000	5 Years	20 Years	\$ 4,647	Yes
Harmony Square Park Repairs Allowance	\$ 3,000	0 Years	4 Years	\$ 3,076	Yes
<b>Playgrounds</b>					
Primrose Willow Playstructure	\$ 30,000	13 Years	15 Years	\$ 42,557	Yes
Primrose Willow Dog Park Chain Link Fencing	\$ 34,560	4 Years	15 Years	\$ 39,157	Yes
Primrose Willow Playground Boundary Marker	\$ 1,152	13 Years	15 Years	\$ 1,634	Yes
Primrose Willow Canvas Awning	\$ 1,680	6 Years	8 Years	\$ 2,001	Yes

Harmony CDD Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Primrose Willow Swingset	\$ 3,200	16 Years	25 Years	\$ 4,893	Yes
Primrose Willow Pavilion Shingle Roofing	\$ 1,668	2 Years	20 Years	\$ 1,798	Yes
Primrose Willow Park Benches	\$ 7,200	4 Years	20 Years	\$ 8,158	Yes
Primrose Willow Chess Table	\$ 1,600	4 Years	20 Years	\$ 1,813	Yes
Primrose Willow Picnic Tables	\$ 9,600	4 Years	20 Years	\$ 10,877	Yes
Sundrop Park Benches	\$ 1,800	6 Years	20 Years	\$ 2,144	Yes
Sundrop Playstructure	\$ 20,000	5 Years	15 Years	\$ 23,233	Yes
Sundrop Wooden Chairswing	\$ 1,500	5 Years	15 Years	\$ 1,742	Yes
Sundrop Wooden Trellises	\$ 10,000	10 Years	20 Years	\$ 13,162	Yes
Sundrop Swingset	\$ 1,600	15 Years	25 Years	\$ 2,386	Yes
Habitat Dr Playstructure	\$ 12,000	9 Years	15 Years	\$ 15,404	Yes
Habitat Dr Swingset	\$ 3,200	18 Years	25 Years	\$ 5,143	Yes
Habitat Dr Playground Boundary Marker	\$ 1,392	10 Years	15 Years	\$ 1,832	Yes
Habitat Dr Park Benches	\$ 900	13 Years	20 Years	\$ 1,277	Yes
Cordgrass Playstructure	\$ 15,000	10 Years	15 Years	\$ 19,742	Yes
Cordgrass Park Bench	\$ 900	15 Years	20 Years	\$ 1,342	Yes
Feathergrass Swingset	\$ 1,600	19 Years	25 Years	\$ 2,637	Yes
Feathergrass Boundary Marker	\$ 1,040	9 Years	15 Years	\$ 1,335	Yes
Feathergrass Park Benches	\$ 1,800	14 Years	20 Years	\$ 2,618	Yes
Middlebrook Cargo Net	\$ 5,000	9 Years	15 Years	\$ 6,418	Yes
Middlebrook Boundary Marker	\$ 1,216	13 Years	15 Years	\$ 1,725	Yes
Middlebrook Park Bench	\$ 900	14 Years	20 Years	\$ 1,309	Yes
Middlebrook Playstructure	\$ 20,000	18 Years	20 Years	\$ 32,144	Yes
<b>Swim Club Pool Area</b>					
Pool Pumps and Equipment	\$ 13,700	3 Years	6 Years	\$ 15,139	Yes
Pool Equipment Housing Boxes	\$ 24,000	6 Years	25 Years	\$ 28,585	Yes
Wooden Trellises	\$ 44,000	10 Years	20 Years	\$ 57,911	Yes
Geothermal Heating Units	\$ 15,000	3 Years	15 Years	\$ 16,576	Yes
Pool Furniture	\$ 47,000	0 Years	10 Years	\$ 48,189	Yes
Shade Structures Frame	\$ 10,764	15 Years	24 Years	\$ 16,051	Yes

Harmony CDD Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Shade Structures Canvas Awnings	\$ 7,176	5 Years	8 Years	\$ 8,336	Yes
Pool Fence Aluminum	\$ 21,175	6 Years	25 Years	\$ 25,220	Yes
Pool Chair Lift	\$ 6,000	6 Years	12 Years	\$ 7,146	Yes
Pool Showers	\$ 4,000	6 Years	25 Years	\$ 4,764	Yes
Pool Resurface	\$ 61,248	11 Years	12 Years	\$ 82,650	Yes
Kids Pool Resurface	\$ 3,200	11 Years	12 Years	\$ 4,318	Yes
Pools Coping Stone	\$ 19,955	6 Years	25 Years	\$ 23,767	Yes
Access System	\$ 7,500	6 Years	25 Years	\$ 8,933	Yes
Parking Asphalt Mill and Overlay	\$ 9,423	1 Years	15 Year	\$ 9,906	Yes
Pool Deck Pavers	\$ 92,376	11 Years	30 Years	\$ 124,656	Yes
Security Camera System Allowance	\$ 500	1 Years	2 Year	\$ 526	Yes
Water Fountains	\$ 1,400	7 Years	15 Years	\$ 1,710	Yes
<b>Swim Club Pool Cabana</b>					
Pool Cabana Metal Roofing	\$ 27,120	11 Years	30 Years	\$ 36,597	Yes
Interior Paint	\$ 4,661	0 Years	8 Years	\$ 4,778	Yes
Exterior Paint	\$ 5,440	7 Years	8 Years	\$ 6,644	Yes
Pool Restrooms Refurbishment	\$ 36,000	3 Years	20 Years	\$ 39,782	Yes
Family Restroom Refurbishment	\$ 6,000	3 Years	20 Years	\$ 6,630	Yes
Restrooms Refurbishment	\$ 48,000	4 Years	20 Years	\$ 54,384	Yes
<b>Vehicles</b>					
Bobcat 3200	\$ 2,500	1 Years	12 Year	\$ 2,628	Yes
Mule KAF600	\$ 2,000	2 Years	12 Years	\$ 2,156	Yes
Yamaha Viking	\$ 12,000	8 Years	12 Years	\$ 15,024	Yes
Polaris Diesel	\$ 15,000	9 Years	12 Years	\$ 19,255	Yes
Yamaha Umax	\$ 12,000	10 Years	12 Years	\$ 15,794	Yes
GMC Truck	\$ 19,000	6 Years	12 Years	\$ 22,630	Yes
Utility Trailer	\$ 2,500	10 Years	12 Years	\$ 3,290	Yes
Massey Ferguson 29.6HP Tractor	\$ 17,000	8 Years	12 Years	\$ 21,285	Yes

Months Remaining in Fiscal Calendar Year 2022: 12

Expected annual inflation: 2.50%

Interest earned on reserve funds: 0.00%

Initial Reserve: \$ 540,917

Prepared by Florida Reserve Study and Appraisal  
**Harmony CDD Reserve Study Expense Item Listing**

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
<b>Alleys</b>							
Neighborhood H-1 Alleys Mill and Overlay	\$ 1.40 / sf	20522 sf	\$ 28,731	8 Years	15 Years	2031	\$ 35,972
				15 Years		2046	\$ 52,318
						2061	\$ 76,093
Neighborhood G Alleys Mill and Overlay	\$ 1.40 / sf	53074 sf	\$ 74,304	3 Years	15 Years	2026	\$ 82,110
				15 Years		2041	\$ 119,422
						2056	\$ 173,691
Neighborhoods C-1/C-2 Alleys Mill and Overlay	\$ 1.40 / sf	93184 sf	\$ 130,458	14 Years	15 Years	2037	\$ 189,741
				15 Years		2052	\$ 275,963
Neighborhood B Alleys Mill and Overlay	\$ 1.40 / sf	43414 sf	\$ 60,780	10 Years	15 Years	2033	\$ 79,995
				15 Years		2048	\$ 116,347
						2063	\$ 169,218
Neighborhood A-1 Alleys Mill and Overlay	\$ 1.40 / sf	49462 sf	\$ 69,247	11 Years	15 Years	2034	\$ 93,444
				15 Years		2049	\$ 135,908
						2064	\$ 197,667
Neighborhoods D-1/D-2 Alleys Mill and Overlay	\$ 1.40 / sf	13230 sf	\$ 18,522	8 Years	15 Years	2031	\$ 23,190
				15 Years		2046	\$ 33,728
						2061	\$ 49,055
<b>Ashley Park Pool Area</b>							
Pool Pumps and Equipment	\$ 7,500 / total	1 total	\$ 7,500	3 Years	6 Years	2026	\$ 8,288
						2032	\$ 9,628
						2038	\$ 11,184
				6 Years		2044	\$ 12,992
						2050	\$ 15,092
						2056	\$ 17,532
Pool Equipment Housing Boxes	\$ 12,000 / total	1 total	\$ 12,000	10 Years	25 Years	2033	\$ 15,794
				25 Years		2058	\$ 29,488
Wooden	\$ 40.00 / sf	432 sf	\$ 17,280	5 Years	20 Years	2028	\$ 20,073

Harmony CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Wooden Trellises	\$ 40.00 / sf	432 sf	\$ 17,280	20 Years	20 Years	2048 2068	\$ 33,078 \$ 54,508
Pool Furniture	\$ 16,300 / total	1 total	\$ 16,300	5 Years 10 Years	10 Years	2028 2038 2048 2058	\$ 18,935 \$ 24,307 \$ 31,202 \$ 40,054
Pools Resurface	\$ 16.00 / sf	2258 sf	\$ 36,128	11 Years 12 Years	12 Years	2034 2046 2058	\$ 48,752 \$ 65,788 \$ 88,777
Pools Coping Stone	\$ 65.00 / lf	164 lf	\$ 10,660	10 Years 25 Years	25 Years	2033 2058	\$ 14,030 \$ 26,195
Pool Deck and Lanai Pavers	\$ 9.00 / sf	5538 sf	\$ 49,842	15 Years 30 Years	30 Years	2038 2068	\$ 74,325 \$ 157,222
Pool Fence Aluminum 5'	\$ 40.00 / lf	420 lf	\$ 16,800	10 Years 25 Years	25 Years	2033 2058	\$ 22,111 \$ 41,283
Shade Structures Frame	\$ 18.00 / sf	300 sf	\$ 5,400	17 Years 24 Years	24 Years	2040 2064	\$ 8,465 \$ 15,414
Shade Structures Canvas Awnings	\$ 12.00 / sf	300 sf	\$ 3,600	1 Year 8 Year	8 Years	2024 2032 2040 2048 2056	\$ 3,784 \$ 4,621 \$ 5,643 \$ 6,891 \$ 8,415
Security Camera System Allowance	\$ 400 / total	1 total	\$ 400	1 Year 2 Year	2 Years	2024 2026 2028 2030 2032 2034 2036 2038	\$ 420 \$ 442 \$ 465 \$ 488 \$ 513 \$ 540 \$ 567 \$ 596

Harmony CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Security Camera System Allowance	\$ 400 / total	1 total	\$ 400	2 Year	2 Years	2040	\$ 627
						2042	\$ 659
						2044	\$ 693
						2046	\$ 728
						2048	\$ 766
						2050	\$ 805
						2052	\$ 846
Park Benches	\$ 900 ea	3	\$ 2,700	5 Years	20 Years	2028	\$ 3,136
				20 Years		2048	\$ 5,168
				2068		\$ 8,517	
Picnic Tables	\$ 1,600 ea	2	\$ 3,200	5 Years	20 Years	2028	\$ 3,717
				20 Years		2048	\$ 6,126
				2068		\$ 10,094	
<b>Ashley Park Pool Cabana</b>							
Metal Roofing	\$ 10.00 / sf	3196 sf	\$ 31,960	15 Years	30 Years	2038	\$ 47,659
				30 Years		2068	\$ 100,815
Access System	\$ 7,500 / total	1 total	\$ 7,500	10 Years	25 Years	2033	\$ 9,871
				25 Years		2058	\$ 18,430
Interior Paint	\$ 1.40 / sf	2382 sf	\$ 3,335	3 Years	8 Years	2026	\$ 3,685
				8 Years		2034	\$ 4,500
				2042		\$ 5,495	
				2050		\$ 6,711	
				2058		\$ 8,195	
Exterior Paint	\$ 1.40 / sf	4265 sf	\$ 5,971	3 Years	8 Years	2026	\$ 6,598
				8 Years		2034	\$ 8,057
				2042		\$ 9,839	
				2050		\$ 12,015	
				2058		\$ 14,673	
Restrooms	\$ 14,000 ea	2	\$ 28,000	5 Years	20 Years	2028	\$ 32,526

Harmony CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Restrooms Refurbishment	\$ 14,000 ea	2	\$ 28,000	20 Years	20 Years	2048 2068	\$ 53,599 \$ 88,324
<b>Grounds</b>							
US-192/Five Oaks Entry Area Painting	\$ 5,000 / total	1 total	\$ 5,000	4 Years 8 Years	8 Years	2027 2035 2043 2051 2059	\$ 5,665 \$ 6,918 \$ 8,448 \$ 10,316 \$ 12,597
US-192/Five Oaks Entry Monuments Refurbishment	\$ 6,000 ea	2	\$ 12,000	5 Years 25 Years	25 Years	2028 2053	\$ 13,940 \$ 26,026
US-192/Five Oaks Entry Metal Roofing	\$ 10.00 / sf	296 sf	\$ 2,960	14 Years 30 Years	30 Years	2037 2067	\$ 4,305 \$ 9,107
US-192/Harmony Square Entry Area Painting	\$ 5,000 / total	1 total	\$ 5,000	4 Years 8 Years	8 Years	2027 2035 2043 2051 2059	\$ 5,665 \$ 6,918 \$ 8,448 \$ 10,316 \$ 12,597
US-192/Harmony Square Entry Monuments Refurbishment	\$ 8,000 ea	1	\$ 8,000	14 Years 25 Years	25 Years	2037 2062	\$ 11,635 \$ 21,724
US-192/Harmony Square Entry Metal Roofing	\$ 10.00 / sf	324 sf	\$ 3,240	10 Years 30 Years	30 Years	2033 2063	\$ 4,264 \$ 9,021
Pond Banks Erosion Control	\$ 142,300 / total	1 total	\$ 142,300	4 Years 10 Years	10 Years	2027 2037 2047	\$ 161,226 \$ 206,965 \$ 265,679

Harmony CDD Reserve Study Expense Item Listing - Continued

<b>Reserve Items</b>	<b>Unit Cost</b>	<b>No Units</b>	<b>Current Cost When New</b>	<b>Estimated Remaining Life</b>	<b>Expected Life When New</b>	<b>Fiscal Calendar Year</b>	<b>Estimated Future Cost</b>
Pond Banks	\$ 142,300 / total	1 total	\$ 142,300	10 Years	10 Years	2057	\$ 341,049
Stormwater Drainage Repair Allowance	\$ 130,300 / total	1 total	\$ 130,300	3 Years	5 Years	2026	\$ 143,989
				5 Years		2031	\$ 163,139
						2036	\$ 184,837
						2041	\$ 209,421
						2046	\$ 237,274
						2051	\$ 268,832
2056	\$ 304,587						
Sidewalk Repair Allowance	\$ 67,200 / total	1 total	\$ 67,200	2 Years	3 Years	2025	\$ 72,428
				3 Years		2028	\$ 78,063
						2031	\$ 84,136
						2034	\$ 90,682
						2037	\$ 97,737
						2040	\$ 105,341
						2043	\$ 113,537
						2046	\$ 122,370
						2049	\$ 131,890
2052	\$ 142,151						
RV Park Fencing and Gates	\$ 50,000 / total	1 total	\$ 50,000	20 Years	20 Years	2043	\$ 84,477
						2063	\$ 139,206
Garden Road Stabilization	\$ 150,000 / total	1 total	\$ 150,000	15 Years	15 Years	2038	\$ 223,681
Garden Area Wooden Fencing	\$ 20.00 / lf	860 lf	\$ 17,200	10 Years	20 Years	2033	\$ 22,638
				20 Years		2053	\$ 37,304
Garden Wooden Pavilion	\$ 10,000 / total	1 total	\$ 10,000	5 Years	15 Years	2028	\$ 11,617
				15 Years		2043	\$ 16,895
						2058	\$ 24,573
Garden Beds Repairs	\$ 1,500 / total	1 total	\$ 1,500	1 Year	2 Years	2024	\$ 1,577
				2 Year		2026	\$ 1,658

Harmony CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Garden Beds Repairs	\$ 1,500 / total	1 total	\$ 1,500	2 Year	2 Years	2028	\$ 1,742
						2030	\$ 1,832
						2032	\$ 1,926
						2034	\$ 2,024
						2036	\$ 2,128
						2038	\$ 2,237
						2040	\$ 2,351
						2042	\$ 2,472
						2044	\$ 2,598
						2046	\$ 2,731
						2048	\$ 2,871
2050	\$ 3,018						
2052	\$ 3,173						
Five Oaks Dr Dog Park Chain Link Fencing	\$ 18.00 / lf	796 lf	\$ 14,328	15 Years	15 Years	2038	\$ 21,366
						2053	\$ 31,075
Perimeter Vinyl Split Rail Fencing	\$ 18.00 / lf	4938 lf	\$ 88,884	0 Years	20 Years	2023	\$ 91,132
				20 Years		2043	\$ 150,173
						2063	\$ 247,464
Vinyl Split Rail Fencing Five Oaks Drive W Entrance to Traffic Circle	\$ 18.00 / lf	3648 lf	\$ 65,664	12 Years	20 Years	2035	\$ 90,850
				20 Years		2055	\$ 149,709
<b>Lake Recreation Area</b>							
Restroom Building Paint	\$ 1.25 / sf	2174 sf	\$ 2,718	2 Years	8 Years	2025	\$ 2,929
						2033	\$ 3,577
				8 Years		2041	\$ 4,368
						2049	\$ 5,334

Harmony CDD Reserve Study Expense Item Listing - Continued

<b>Reserve Items</b>	<b>Unit Cost</b>	<b>No Units</b>	<b>Current Cost When New</b>	<b>Estimated Remaining Life</b>	<b>Expected Life When New</b>	<b>Fiscal Calendar Year</b>	<b>Estimated Future Cost</b>			
Restroom	\$ 1.25 / sf	2174 sf	\$ 2,718	8 Years	8 Years	2057	\$ 6,513			
Restroom Building	\$ 4.00 / sf	576 sf	\$ 2,304	5 Years	20 Years	2028	\$ 2,676			
Asphalt				20 Years		2048	\$ 4,410			
Shingle Roof				2068		\$ 7,268				
Restroom Refurbishment	\$ 5,000 ea	1	\$ 5,000	5 Years	20 Years	2028	\$ 5,808			
				20 Years		2048	\$ 9,571			
						2068	\$ 15,772			
Picnic Pavilion Canvas Awnings	\$ 12.00 / sf	650 sf	\$ 7,800	1 Year	8 Years	2024	\$ 8,199			
								2032	\$ 10,013	
								8 Year	2040	\$ 12,227
									2048	\$ 14,931
									2056	\$ 18,233
Playground Canvas Awnings	\$ 12.00 / sf	1637 sf	\$ 19,644	4 Years	8 Years	2027	\$ 22,257			
								2035	\$ 27,179	
								8 Years	2043	\$ 33,189
									2051	\$ 40,529
									2059	\$ 49,492
Soccer Field Bleachers	\$ 1,200 ea	2	\$ 2,400	12 Years	25 Years	2035	\$ 3,321			
				25 Years		2060	\$ 6,200			
Picnic Tables	\$ 1,600 ea	5	\$ 8,000	3 Years	20 Years	2026	\$ 8,840			
								20 Years	2046	\$ 14,568
									2066	\$ 24,006
Pedestrian Bridges Boards and Railings	\$ 55.00 / sf	675 sf	\$ 37,125	11 Years	12 Years	2034	\$ 50,098			
								12 Years	2046	\$ 67,604
									2058	\$ 91,227
Pedestrian Bridges Frame and Structure	\$ 35.00 / sf	675 sf	\$ 23,625	23 Years	36 Years	2046	\$ 43,021			
								36 Years	2082	\$ 105,715
East Dock Boards and	\$ 55.00 / sf	3531 sf	\$ 194,205	4 Years	20 Years	2027	\$ 220,034			
								20 Years	2047	\$ 362,587

Harmony CDD Reserve Study Expense Item Listing - Continued

<b>Reserve Items</b>	<b>Unit Cost</b>	<b>No Units</b>	<b>Current Cost When New</b>	<b>Estimated Remaining Life</b>	<b>Expected Life When New</b>	<b>Fiscal Calendar Year</b>	<b>Estimated Future Cost</b>
East Dock	\$ 55.00 / sf	3531 sf	\$ 194,205	20 Years	20 Years	2067	\$ 597,494
East Dock Frame and Structure	\$ 35.00 / sf	3531 sf	\$ 123,585	24 Years	40 Years	2047	\$ 230,737
				40 Years		2087	\$ 626,556
Floating Dock and Ramp	\$ 80.00 / sf	826 sf	\$ 66,080	8 Years	25 Years	2031	\$ 82,734
				25 Years		2056	\$ 154,467
Central Dock and Boardwalk Boards and Railings	\$ 55.00 / sf	1475 sf	\$ 81,125	4 Years	15 Years	2027	\$ 91,915
				15 Years		2042	\$ 133,683
						2057	\$ 194,432
Central Dock and Boardwalk Frame and Structure	\$ 35.00 / sf	1475 sf	\$ 51,625	19 Years	30 Years	2042	\$ 85,071
				30 Years		2072	\$ 179,955
West Dock and Boardwalk Boards and Railings	\$ 55.00 / sf	1962 sf	\$ 107,910	4 Years	15 Years	2027	\$ 122,262
				15 Years		2042	\$ 177,821
						2057	\$ 258,627
West Dock and Boardwalk Frame and Structure	\$ 35.00 / sf	1962 sf	\$ 68,670	19 Years	30 Years	2042	\$ 113,159
				30 Years		2072	\$ 239,370
Boathouse Shingle Roofing	\$ 4.00 / sf	704 sf	\$ 2,816	15 Years	20 Years	2038	\$ 4,199
				20 Years		2058	\$ 6,920
East Tower Metal Roofing	\$ 10.00 / sf	662 sf	\$ 6,620	8 Years	30 Years	2031	\$ 8,288
				30 Years		2061	\$ 17,533
East Tower Painting	\$ 1,000 / total	1 total	\$ 1,000	0 Years	8 Years	2023	\$ 1,025
						2031	\$ 1,252
						2039	\$ 1,529
						2047	\$ 1,867
						2055	\$ 2,280
West Tower Metal Roofing	\$ 10.00 / sf	140 sf	\$ 1,400	17 Years	30 Years	2040	\$ 2,195
				30 Years		2070	\$ 4,642

Harmony CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
West Tower Painting	\$ 500 / total	1 total	\$ 500	0 Years	8 Years	2023	\$ 513
				8 Years		2031	\$ 626
						2039	\$ 764
						2047	\$ 934
						2055	\$ 1,140
Split Rail Wooden Fencing	\$ 16.00 / lf	130 lf	\$ 2,080	5 Years	20 Years	2028	\$ 2,416
				20 Years		2048	\$ 3,982
						2068	\$ 6,561
Swingset	\$ 3,200 / total	1 total	\$ 3,200	14 Years	25 Years	2037	\$ 4,654
				25 Years		2062	\$ 8,689
Butterfly Park Benches	\$ 1,000 ea	3	\$ 3,000	5 Years	20 Years	2028	\$ 3,485
				20 Years		2048	\$ 5,743
						2068	\$ 9,463
Splash Pad Pumps and Sprayers Allowance	\$ 2,000 / total	1 total	\$ 2,000	2 Years	3 Years	2025	\$ 2,156
				3 Years		2028	\$ 2,323
						2031	\$ 2,504
						2034	\$ 2,699
						2037	\$ 2,909
						2040	\$ 3,135
						2043	\$ 3,379
						2046	\$ 3,642
						2049	\$ 3,925
2052	\$ 4,231						
Large Playstructure	\$ 75,000 ea	1	\$ 75,000	10 Years	15 Years	2033	\$ 98,712
				15 Years		2048	\$ 143,568
						2063	\$ 208,809
Small Playstructure	\$ 30,000 ea	1	\$ 30,000	10 Years	15 Years	2033	\$ 39,485
				15 Years		2048	\$ 57,427
						2063	\$ 83,524
Park Benches	\$ 900 ea	4	\$ 3,600	15 Years	20 Years	2038	\$ 5,368

Harmony CDD Reserve Study Expense Item Listing - Continued

<b>Reserve Items</b>	<b>Unit Cost</b>	<b>No Units</b>	<b>Current Cost When New</b>	<b>Estimated Remaining Life</b>	<b>Expected Life When New</b>	<b>Fiscal Calendar Year</b>	<b>Estimated Future Cost</b>
Park Benches	\$ 900 ea	4	\$ 3,600	20 Years	20 Years	2058	\$ 8,846
Basketball Metal Benches	\$ 600 ea	2	\$ 1,200	12 Years 25 Years	25 Years	2035 2060	\$ 1,660 \$ 3,100
Basketball Hoops	\$ 2,000 ea	2	\$ 4,000	7 Years 20 Years	20 Years	2030 2050 2070	\$ 4,885 \$ 8,049 \$ 13,264
Basketball Court Ponding Water Remediation	\$ 10,000 / total	1 total	\$ 10,000	0 Years	15 Years	2023	\$ 10,253
Basketball Court Painting	\$ 0.90 / sf	5612 sf	\$ 5,051	0 Years 8 Years	8 Years	2023 2031 2039 2047 2055	\$ 5,179 \$ 6,324 \$ 7,722 \$ 9,430 \$ 11,515
Outdoor Ping Pong Table	\$ 1,500 ea	1	\$ 1,500	2 Years 10 Years	10 Years	2025 2035 2045 2055	\$ 1,617 \$ 2,075 \$ 2,664 \$ 3,420
Parking Asphalt Mill and Overlay	\$ 1.50 / sf	8400 sf	\$ 12,600	1 Year 15 Year	15 Years	2024 2039 2054	\$ 13,245 \$ 19,264 \$ 28,018
Kayaks and Canoes	\$ 11,000 / total	1 total	\$ 11,000	10 Years 20 Years	20 Years	2033 2053	\$ 14,478 \$ 23,857
Sailboat 14-ft	\$ 5,000 ea	1	\$ 5,000	5 Years 20 Years	20 Years	2028 2048 2068	\$ 5,808 \$ 9,571 \$ 15,772
Sun Tracker Pontoon Boats	\$ 18,000 ea	2	\$ 36,000	10 Years 20 Years	20 Years	2033 2053	\$ 47,382 \$ 78,078
Pontoon Boat 20-ft	\$ 24,000 ea	1	\$ 24,000	5 Years 20 Years	20 Years	2028 2048	\$ 27,880 \$ 45,942

Harmony CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Pontoon Boat	\$ 24,000 ea	1	\$ 24,000	20 Years	20 Years	2068	\$ 75,706
Bass Boats	\$ 22,000 ea	2	\$ 44,000	5 Years 20 Years	20 Years	2028 2048 2068	\$ 51,113 \$ 84,227 \$ 138,794
Work Boats (2)	\$ 26,000 / total	1 total	\$ 26,000	2 Years 10 Years	10 Years	2025 2035 2045 2055	\$ 28,023 \$ 35,973 \$ 46,178 \$ 59,278
<b>Parks</b>							
Harmony Square Park Benches	\$ 900 ea	16	\$ 14,400	2 Years 20 Years	20 Years	2025 2045 2065	\$ 15,520 \$ 25,575 \$ 42,145
Harmony Square Paint Columns and Seating	\$ 10,000 / total	1 total	\$ 10,000	1 Year 10 Year	10 Years	2024 2034 2044 2054	\$ 10,512 \$ 13,494 \$ 17,323 \$ 22,237
Harmony Square Flag Poles	\$ 2,500 ea	3	\$ 7,500	15 Years 35 Years	35 Years	2038 2073	\$ 11,184 \$ 26,805
Harmony Square Pavers	\$ 9.00 / sf	5340 sf	\$ 48,060	10 Years 30 Years	30 Years	2033 2063	\$ 63,254 \$ 133,805
Harmony Square Information Board	\$ 2,000 ea	1	\$ 2,000	5 Years 25 Years	25 Years	2028 2053	\$ 2,323 \$ 4,338
Art Sculptures Allowance	\$ 60,000 / total	1 total	\$ 60,000	10 Years 30 Years	30 Years	2033 2063	\$ 78,969 \$ 167,048
Cat Brier Trl Pavilions Metal Roofing	\$ 10.00 / sf	484 sf	\$ 4,840	10 Years 30 Years	30 Years	2033 2063	\$ 6,370 \$ 13,475
Cat Brier Trl	\$ 800 ea	2	\$ 1,600	4 Years	8 Years	2027	\$ 1,813

Harmony CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Cat Brier Trl Pavilions Painting	\$ 800 ea	2	\$ 1,600	8 Years	8 Years	2035 2043 2051 2059	\$ 2,214 \$ 2,703 \$ 3,301 \$ 4,031
Cat Brier/Schoolhouse/Five Oaks Park Benches	\$ 900 ea	20	\$ 18,000	4 Years 20 Years	20 Years	2027 2047 2067	\$ 20,394 \$ 33,607 \$ 55,379
Pocket Parks Park Benches	\$ 900 ea	11	\$ 9,900	5 Years 20 Years	20 Years	2028 2048 2068	\$ 11,500 \$ 18,951 \$ 31,229
Dog Waste Stations Allowance	\$ 4,000 / total	1 total	\$ 4,000	3 Years 5 Years	5 Years	2026 2031 2036 2041 2046 2051 2056	\$ 4,420 \$ 5,008 \$ 5,674 \$ 6,429 \$ 7,284 \$ 8,253 \$ 9,350
Trash Cans Allowance	\$ 6,000 / total	1 total	\$ 6,000	3 Years 5 Years	5 Years	2026 2031 2036 2041 2046 2051 2056	\$ 6,630 \$ 7,512 \$ 8,511 \$ 9,643 \$ 10,926 \$ 12,379 \$ 14,025
Primrose Willow Pocket Park Outdoor Fountains	\$ 2,000 ea	2	\$ 4,000	5 Years 20 Years	20 Years	2028 2048 2068	\$ 4,647 \$ 7,657 \$ 12,618
Harmony Square Park	\$ 3,000 / total	1 total	\$ 3,000	0 Years 4 Years	4 Years	2023 2027	\$ 3,076 \$ 3,399

Harmony CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Harmony Square Park Repairs Allowance	\$ 3,000 / total	1 total	\$ 3,000	4 Years	4 Years	2031	\$ 3,756
						2035	\$ 4,151
						2039	\$ 4,587
						2043	\$ 5,069
						2047	\$ 5,601
						2051	\$ 6,190
						2055	\$ 6,840
<b>Playgrounds</b>							
Primrose Willow Playstructure	\$ 30,000 ea	1	\$ 30,000	13 Years	15 Years	2036	\$ 42,557
				15 Years		2051	\$ 61,895
						2066	\$ 90,022
Primrose Willow Dog Park Chain Link Fencing	\$ 18.00 / lf	1920 lf	\$ 34,560	4 Years	15 Years	2027	\$ 39,157
				15 Years		2042	\$ 56,950
						2057	\$ 82,830
Primrose Willow Playground Boundary Marker	\$ 8.00 / lf	144 lf	\$ 1,152	13 Years	15 Years	2036	\$ 1,634
				15 Years		2051	\$ 2,377
						2066	\$ 3,457
Primrose Willow Canvas Awning	\$ 12.00 / sf	140 sf	\$ 1,680	6 Years	8 Years	2029	\$ 2,001
				8 Years		2037	\$ 2,443
						2045	\$ 2,984
						2053	\$ 3,644
Primrose Willow Swingset	\$ 3,200 ea	1	\$ 3,200	16 Years	25 Years	2039	\$ 4,893
				25 Years		2064	\$ 9,135
Primrose Willow Pavilion Shingle Roofing	\$ 4.00 / sf	417 sf	\$ 1,668	2 Years	20 Years	2025	\$ 1,798
				20 Years		2045	\$ 2,962
						2065	\$ 4,882
Primrose	\$ 900 ea	8	\$ 7,200	4 Years	20 Years	2027	\$ 8,158

Harmony CDD Reserve Study Expense Item Listing - Continued

<b>Reserve Items</b>	<b>Unit Cost</b>	<b>No Units</b>	<b>Current Cost When New</b>	<b>Estimated Remaining Life</b>	<b>Expected Life When New</b>	<b>Fiscal Calendar Year</b>	<b>Estimated Future Cost</b>
Primrose Willow Park	\$ 900 ea	8	\$ 7,200	20 Years	20 Years	2047	\$ 13,443
						2067	\$ 22,152
Primrose Willow Chess Table	\$ 1,600 ea	1	\$ 1,600	4 Years 20 Years	20 Years	2027	\$ 1,813
						2047	\$ 2,987
						2067	\$ 4,923
Primrose Willow Picnic Tables	\$ 1,600 ea	6	\$ 9,600	4 Years 20 Years	20 Years	2027	\$ 10,877
						2047	\$ 17,924
						2067	\$ 29,535
Sundrop Park Benches	\$ 900 ea	2	\$ 1,800	6 Years 20 Years	20 Years	2029	\$ 2,144
						2049	\$ 3,533
						2069	\$ 5,822
Sundrop Playstructure	\$ 20,000 ea	1	\$ 20,000	5 Years 15 Years	15 Years	2028	\$ 23,233
						2043	\$ 33,791
						2058	\$ 49,146
Sundrop Wooden Chairswing	\$ 1,500 ea	1	\$ 1,500	5 Years 15 Years	15 Years	2028	\$ 1,742
						2043	\$ 2,534
						2058	\$ 3,686
Sundrop Wooden Trellises	\$ 40.00 / sf	250 sf	\$ 10,000	10 Years 20 Years	20 Years	2033	\$ 13,162
						2053	\$ 21,688
Sundrop Swingset	\$ 1,600 ea	1	\$ 1,600	15 Years 25 Years	25 Years	2038	\$ 2,386
						2063	\$ 4,455
Habitat Dr Playstructure	\$ 12,000 ea	1	\$ 12,000	9 Years 15 Years	15 Years	2032	\$ 15,404
						2047	\$ 22,404
						2062	\$ 32,585
Habitat Dr Swingset	\$ 3,200 ea	1	\$ 3,200	18 Years 25 Years	25 Years	2041	\$ 5,143
						2066	\$ 9,602
Habitat Dr Playground Boundary Marker	\$ 8.00 / lf	174 lf	\$ 1,392	10 Years 15 Years	15 Years	2033	\$ 1,832
						2048	\$ 2,665
						2063	\$ 3,876

Harmony CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Habitat Dr Park Benches	\$ 900 ea	1	\$ 900	13 Years	20 Years	2036	\$ 1,277
				20 Years		2056	\$ 2,104
Cordgrass Playstructure	\$ 15,000 ea	1	\$ 15,000	10 Years	15 Years	2033	\$ 19,742
				15 Years		2048	\$ 28,714
						2063	\$ 41,762
Cordgrass Park Bench	\$ 900 ea	1	\$ 900	15 Years	20 Years	2038	\$ 1,342
				20 Years		2058	\$ 2,212
Feathergrass Swingset	\$ 1,600 ea	1	\$ 1,600	19 Years	25 Years	2042	\$ 2,637
				25 Years		2067	\$ 4,923
Feathergrass Boundary Marker	\$ 8.00 / lf	130 lf	\$ 1,040	9 Years	15 Years	2032	\$ 1,335
				15 Years		2047	\$ 1,942
						2062	\$ 2,824
Feathergrass Park Benches	\$ 900 ea	2	\$ 1,800	14 Years	20 Years	2037	\$ 2,618
				20 Years		2057	\$ 4,314
Middlebrook Cargo Net	\$ 5,000 ea	1	\$ 5,000	9 Years	15 Years	2032	\$ 6,418
				15 Years		2047	\$ 9,335
						2062	\$ 13,577
Middlebrook Boundary Marker	\$ 8.00 / lf	152 lf	\$ 1,216	13 Years	15 Years	2036	\$ 1,725
				15 Years		2051	\$ 2,509
						2066	\$ 3,649
Middlebrook Park Bench	\$ 900 ea	1	\$ 900	14 Years	20 Years	2037	\$ 1,309
				20 Years		2057	\$ 2,157
Middlebrook Playstructure	\$ 20,000 ea	1	\$ 20,000	18 Years	20 Years	2041	\$ 32,144
				20 Years		2061	\$ 52,970
<b>Swim Club Pool Area</b>							
Pool Pumps and Equipment	\$ 13,700 / total	1 total	\$ 13,700	3 Years	6 Years	2026	\$ 15,139
				6 Years		2032	\$ 17,587
						2038	\$ 20,429
						2044	\$ 23,732

Harmony CDD Reserve Study Expense Item Listing - Continued

<b>Reserve Items</b>	<b>Unit Cost</b>	<b>No Units</b>	<b>Current Cost When New</b>	<b>Estimated Remaining Life</b>	<b>Expected Life When New</b>	<b>Fiscal Calendar Year</b>	<b>Estimated Future Cost</b>
Pool Pumps and Equipment	\$ 13,700 / total	1 total	\$ 13,700	6 Years	6 Years	2050 2056	\$ 27,568 \$ 32,025
Pool Equipment Housing Boxes	\$ 24,000 / total	1 total	\$ 24,000	6 Years 25 Years	25 Years	2029 2054	\$ 28,585 \$ 53,369
Wooden Trellises	\$ 40.00 / sf	1100 sf	\$ 44,000	10 Years 20 Years	20 Years	2033 2053	\$ 57,911 \$ 95,429
Geothermal Heating Units	\$ 7,500 ea	2	\$ 15,000	3 Years 15 Years	15 Years	2026 2041 2056	\$ 16,576 \$ 24,108 \$ 35,064
Pool Furniture	\$ 47,000 / total	1 total	\$ 47,000	0 Years 10 Years	10 Years	2023 2033 2043 2053	\$ 48,189 \$ 61,859 \$ 79,408 \$ 101,936
Shade Structures Frame	\$ 18.00 / sf	598 sf	\$ 10,764	15 Years 24 Years	24 Years	2038 2062	\$ 16,051 \$ 29,229
Shade Structures Canvas Awnings	\$ 12.00 / sf	598 sf	\$ 7,176	5 Years 8 Years	8 Years	2028 2036 2044 2052	\$ 8,336 \$ 10,180 \$ 12,431 \$ 15,180
Pool Fence Aluminum	\$ 35.00 / lf	605 lf	\$ 21,175	6 Years 25 Years	25 Years	2029 2054	\$ 25,220 \$ 47,087
Pool Chair Lift	\$ 6,000 ea	1	\$ 6,000	6 Years 12 Years	12 Years	2029 2041 2053	\$ 7,146 \$ 9,643 \$ 13,013
Pool Showers	\$ 2,000 ea	2	\$ 4,000	6 Years 25 Years	25 Years	2029 2054	\$ 4,764 \$ 8,895
Pool Resurface	\$ 16.00 / sf	3828 sf	\$ 61,248	11 Years 12 Years	12 Years	2034 2046 2058	\$ 82,650 \$ 111,532 \$ 150,505

Harmony CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Kids Pool Resurface	\$ 32.00 / sf	100 sf	\$ 3,200	11 Years	12 Years	2034	\$ 4,318
				12 Years		2046	\$ 5,827
						2058	\$ 7,863
Pools Coping Stone	\$ 65.00 / lf	307 lf	\$ 19,955	6 Years	25 Years	2029	\$ 23,767
				25 Years		2054	\$ 44,374
Access System	\$ 7,500 / total	1 total	\$ 7,500	6 Years	25 Years	2029	\$ 8,933
				25 Years		2054	\$ 16,678
Parking Asphalt Mill and Overlay	\$ 1.50 / sf	6282 sf	\$ 9,423	1 Year	15 Years	2024	\$ 9,906
				15 Year		2039	\$ 14,407
						2054	\$ 20,954
Pool Deck Pavers	\$ 9.00 / sf	10264 sf	\$ 92,376	11 Years	30 Years	2034	\$ 124,656
				30 Years		2064	\$ 263,690
Security Camera System Allowance	\$ 500 / total	1 total	\$ 500	1 Year	2 Years	2024	\$ 526
						2026	\$ 553
						2028	\$ 581
						2030	\$ 611
						2032	\$ 642
						2034	\$ 675
						2036	\$ 709
						2038	\$ 746
						2040	\$ 784
						2042	\$ 824
						2044	\$ 866
	2046	\$ 910					
	2048	\$ 957					
	2050	\$ 1,006					
	2052	\$ 1,058					
Water Fountains	\$ 1,400 ea	1	\$ 1,400	7 Years	15 Years	2030	\$ 1,710
				15 Years		2045	\$ 2,486
						2060	\$ 3,616

Harmony CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
<b>Swim Club Pool Cabana</b>							
Pool Cabana Metal Roofing	\$ 10.00 / sf	2712 sf	\$ 27,120	11 Years 30 Years	30 Years	2034 2064	\$ 36,597 \$ 77,415
Interior Paint	\$ 1.40 / sf	3329 sf	\$ 4,661	0 Years 8 Years	8 Years	2023 2031 2039 2047 2055	\$ 4,778 \$ 5,835 \$ 7,126 \$ 8,701 \$ 10,626
Exterior Paint	\$ 1.40 / sf	3886 sf	\$ 5,440	7 Years 8 Years	8 Years	2030 2038 2046 2054	\$ 6,644 \$ 8,113 \$ 9,907 \$ 12,098
Pool Restrooms Refurbishment	\$ 18,000 ea	2	\$ 36,000	3 Years 20 Years	20 Years	2026 2046 2066	\$ 39,782 \$ 65,555 \$ 108,026
Family Restroom Refurbishment	\$ 6,000 ea	1	\$ 6,000	3 Years 20 Years	20 Years	2026 2046 2066	\$ 6,630 \$ 10,926 \$ 18,004
Restrooms Refurbishment	\$ 24,000 ea	2	\$ 48,000	4 Years 20 Years	20 Years	2027 2047 2067	\$ 54,384 \$ 89,618 \$ 147,677
<b>Vehicles</b>							
Bobcat 3200	\$ 2,500 ea	1	\$ 2,500	1 Year 12 Year	12 Years	2024 2036 2048 2060	\$ 2,628 \$ 3,546 \$ 4,786 \$ 6,458
Mule KAF600	\$ 2,000 ea	1	\$ 2,000	2 Years 12 Years	12 Years	2025 2037 2049	\$ 2,156 \$ 2,909 \$ 3,925

Harmony CDD Reserve Study Expense Item Listing - Continued

<b>Reserve Items</b>	<b>Unit Cost</b>	<b>No Units</b>	<b>Current Cost When New</b>	<b>Estimated Remaining Life</b>	<b>Expected Life When New</b>	<b>Fiscal Calendar Year</b>	<b>Estimated Future Cost</b>
Mule KAF600	\$ 2,000 ea	1	\$ 2,000	12 Years	12 Years	2061	\$ 5,297
Yamaha Viking	\$ 12,000 ea	1	\$ 12,000	8 Years 12 Years	12 Years	2031 2043 2055	\$ 15,024 \$ 20,274 \$ 27,359
Polaris Diesel	\$ 15,000 ea	1	\$ 15,000	9 Years 12 Years	12 Years	2032 2044 2056	\$ 19,255 \$ 25,984 \$ 35,064
Yamaha Umax	\$ 12,000 ea	1	\$ 12,000	10 Years 12 Years	12 Years	2033 2045 2057	\$ 15,794 \$ 21,313 \$ 28,760
GMC Truck	\$ 19,000 ea	1	\$ 19,000	6 Years 12 Years	12 Years	2029 2041 2053	\$ 22,630 \$ 30,537 \$ 41,208
Utility Trailer	\$ 2,500 ea	1	\$ 2,500	10 Years 12 Years	12 Years	2033 2045 2057	\$ 3,290 \$ 4,440 \$ 5,992
Massey Ferguson 29.6HP Tractor	\$ 17,000 ea	1	\$ 17,000	8 Years 12 Years	12 Years	2031 2043 2055	\$ 21,285 \$ 28,722 \$ 38,759

Months Remaining in Fiscal Calendar Year 2022: 12

Expected annual inflation: 2.50% Interest earned on reserve funds: 0.00% Initial Reserve: \$ 540,917

## Present Costs

Category	Item Name	No Units	Unit Cost	Present Cost
Alleys	Neighborhood H-1 Alleys Mill and Overlay	20522 sf	\$ 1.40 / sf	\$ 28,730.80
	Neighborhood G Alleys Mill and Overlay	53074 sf	\$ 1.40 / sf	\$ 74,303.60
	Neighborhoods C-1/C-2 Alleys Mill and Overlay	93184 sf	\$ 1.40 / sf	\$ 130,457.60
	Neighborhood B Alleys Mill and Overlay	43414 sf	\$ 1.40 / sf	\$ 60,779.60
	Neighborhood A-1 Alleys Mill and Overlay	49462 sf	\$ 1.40 / sf	\$ 69,246.80
	Neighborhoods D-1/D-2 Alleys Mill and Overlay	13230 sf	\$ 1.40 / sf	\$ 18,522.00
Alleys Sub Total =				\$ 382,040.40
Ashley Park Pool Area	Pool Pumps and Equipment	1 total	\$ 7,500.00 / total	\$ 7,500.00
	Pool Equipment Housing Boxes	1 total	\$ 12,000.00 / total	\$ 12,000.00
	Wooden Trellises	432 sf	\$ 40.00 / sf	\$ 17,280.00
	Pool Furniture	1 total	\$ 16,300.00 / total	\$ 16,300.00
	Pools Resurface	2258 sf	\$ 16.00 / sf	\$ 36,128.00
	Pools Coping Stone	164 lf	\$ 65.00 / lf	\$ 10,660.00
	Pool Deck and Lanai Pavers	5538 sf	\$ 9.00 / sf	\$ 49,842.00
	Pool Fence Aluminum 5'	420 lf	\$ 40.00 / lf	\$ 16,800.00
	Shade Structures Frame	300 sf	\$ 18.00 / sf	\$ 5,400.00
	Shade Structures Canvas Awnings	300 sf	\$ 12.00 / sf	\$ 3,600.00
	Security Camera System Allowance	1 total	\$ 400.00 / total	\$ 400.00
	Park Benches	3	\$ 900.00 ea	\$ 2,700.00
Picnic Tables	2	\$ 1,600.00 ea	\$ 3,200.00	
Ashley Park Pool Area Sub Total =				\$ 181,810.00
Ashley Park Pool Cabana	Metal Roofing	3196 sf	\$ 10.00 / sf	\$ 31,960.00
	Access System	1 total	\$ 7,500.00 / total	\$ 7,500.00
	Interior Paint	2382 sf	\$ 1.40 / sf	\$ 3,334.80
	Exterior Paint	4265 sf	\$ 1.40 / sf	\$ 5,971.00
	Restrooms Refurbishment	2	\$ 14,000.00 ea	\$ 28,000.00
Ashley Park Pool Cabana Sub Total =				\$ 76,765.80
Grounds	US-192/Five Oaks Entry Area Painting	1 total	\$ 5,000.00 / total	\$ 5,000.00

Prepared by Florida Reserve Study and Appraisal

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Grounds	US-192/Five Oaks Entry Monuments Refurbishment	2	\$ 6,000.00 ea	\$ 12,000.00
	US-192/Five Oaks Entry Metal Roofing	296 sf	\$ 10.00 / sf	\$ 2,960.00
	US-192/Harmony Square Entry Area Painting	1 total	\$ 5,000.00 / total	\$ 5,000.00
	US-192/Harmony Square Entry Monuments Refurbishment	1	\$ 8,000.00 ea	\$ 8,000.00
	US-192/Harmony Square Entry Metal Roofing	324 sf	\$ 10.00 / sf	\$ 3,240.00
	Pond Banks Erosion Control	1 total	\$ 142,300.00 / total	\$ 142,300.00
	Stormwater Drainage Repair Allowance	1 total	\$ 130,300.00 / total	\$ 130,300.00
	Sidewalk Repair Allowance	1 total	\$ 67,200.00 / total	\$ 67,200.00
	RV Park Fencing and Gates	1 total	\$ 50,000.00 / total	\$ 50,000.00
	Garden Road Stabilization	1 total	\$ 150,000.00 / total	\$ 150,000.00
	Garden Area Wooden Fencing	860 lf	\$ 20.00 / lf	\$ 17,200.00
	Garden Wooden Pavilion	1 total	\$ 10,000.00 / total	\$ 10,000.00
	Garden Beds Repairs	1 total	\$ 1,500.00 / total	\$ 1,500.00
	Five Oaks Dr Dog Park Chain Link Fencing	796 lf	\$ 18.00 / lf	\$ 14,328.00
	Perimeter Vinyl Split Rail Fencing	4938 lf	\$ 18.00 / lf	\$ 88,884.00
Vinyl Split Rail Fencing Five Oaks Drive W Entrance to Traffic Circle	3648 lf	\$ 18.00 / lf	\$ 65,664.00	
Grounds Sub Total =				\$ 773,576.00
Lake Recreation Area	Restroom Building Paint	2174 sf	\$ 1.25 / sf	\$ 2,717.50
	Restroom Building Asphalt Shingle Roof	576 sf	\$ 4.00 / sf	\$ 2,304.00
	Restroom Refurbishment	1	\$ 5,000.00 ea	\$ 5,000.00
	Picnic Pavilion Canvas Awnings	650 sf	\$ 12.00 / sf	\$ 7,800.00
	Playground Canvas Awnings	1637 sf	\$ 12.00 / sf	\$ 19,644.00
	Soccer Field Bleachers	2	\$ 1,200.00 ea	\$ 2,400.00
	Picnic Tables	5	\$ 1,600.00 ea	\$ 8,000.00
	Pedestrian Bridges Boards and Railings	675 sf	\$ 55.00 / sf	\$ 37,125.00
	Pedestrian Bridges Frame and Structure	675 sf	\$ 35.00 / sf	\$ 23,625.00
	East Dock Boards and Railings	3531 sf	\$ 55.00 / sf	\$ 194,205.00
	East Dock Frame and Structure	3531 sf	\$ 35.00 / sf	\$ 123,585.00

Prepared by Florida Reserve Study and Appraisal

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Lake Recreation Area	Floating Dock and Ramp	826 sf	\$ 80.00 / sf	\$ 66,080.00
	Central Dock and Boardwalk Boards and Railings	1475 sf	\$ 55.00 / sf	\$ 81,125.00
	Central Dock and Boardwalk Frame and Structure	1475 sf	\$ 35.00 / sf	\$ 51,625.00
	West Dock and Boardwalk Boards and Railings	1962 sf	\$ 55.00 / sf	\$ 107,910.00
	West Dock and Boardwalk Frame and Structure	1962 sf	\$ 35.00 / sf	\$ 68,670.00
	Boathouse Shingle Roofing	704 sf	\$ 4.00 / sf	\$ 2,816.00
	East Tower Metal Roofing	662 sf	\$ 10.00 / sf	\$ 6,620.00
	East Tower Painting	1 total	\$ 1,000.00 / total	\$ 1,000.00
	West Tower Metal Roofing	140 sf	\$ 10.00 / sf	\$ 1,400.00
	West Tower Painting	1 total	\$ 500.00 / total	\$ 500.00
	Split Rail Wooden Fencing	130 lf	\$ 16.00 / lf	\$ 2,080.00
	Swingset	1 total	\$ 3,200.00 / total	\$ 3,200.00
	Butterfly Park Benches	3	\$ 1,000.00 ea	\$ 3,000.00
	Splash Pad Pumps and Sprayers Allowance	1 total	\$ 2,000.00 / total	\$ 2,000.00
	Large Playstructure	1	\$ 75,000.00 ea	\$ 75,000.00
	Small Playstructure	1	\$ 30,000.00 ea	\$ 30,000.00
	Park Benches	4	\$ 900.00 ea	\$ 3,600.00
	Basketball Metal Benches	2	\$ 600.00 ea	\$ 1,200.00
	Basketball Hoops	2	\$ 2,000.00 ea	\$ 4,000.00
	Basketball Court Ponding Water Remediation	1 total	\$ 10,000.00 / total	\$ 10,000.00
	Basketball Court Painting	5612 sf	\$ 0.90 / sf	\$ 5,050.80
	Outdoor Ping Pong Table	1	\$ 1,500.00 ea	\$ 1,500.00
	Parking Asphalt Mill and Overlay	8400 sf	\$ 1.50 / sf	\$ 12,600.00
	Kayaks and Canoes	1 total	\$ 11,000.00 / total	\$ 11,000.00
	Sailboat 14-ft	1	\$ 5,000.00 ea	\$ 5,000.00
	Sun Tracker Pontoon Boats	2	\$ 18,000.00 ea	\$ 36,000.00
Pontoon Boat 20-ft	1	\$ 24,000.00 ea	\$ 24,000.00	
Bass Boats	2	\$ 22,000.00 ea	\$ 44,000.00	
Work Boats (2)	1 total	\$ 26,000.00 / total	\$ 26,000.00	
Lake Recreation Area Sub Total =				\$ 1,113,382.30
Parks	Harmony Square Park Benches	16	\$ 900.00 ea	\$ 14,400.00

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Parks	Harmony Square Paint Columns and Seating	1 total	\$ 10,000.00 / total	\$ 10,000.00
	Harmony Square Flag Poles	3	\$ 2,500.00 ea	\$ 7,500.00
	Harmony Square Pavers	5340 sf	\$ 9.00 / sf	\$ 48,060.00
	Harmony Square Information Board	1	\$ 2,000.00 ea	\$ 2,000.00
	Art Sculptures Allowance	1 total	\$ 60,000.00 / total	\$ 60,000.00
	Cat Brier Trl Pavilions Metal Roofing	484 sf	\$ 10.00 / sf	\$ 4,840.00
	Cat Brier Trl Pavilions Painting	2	\$ 800.00 ea	\$ 1,600.00
	Cat Brier/Schoolhouse/Five Oaks Park Benches	20	\$ 900.00 ea	\$ 18,000.00
	Pocket Parks Park Benches	11	\$ 900.00 ea	\$ 9,900.00
	Dog Waste Stations Allowance	1 total	\$ 4,000.00 / total	\$ 4,000.00
	Trash Cans Allowance	1 total	\$ 6,000.00 / total	\$ 6,000.00
	Primrose Willow Pocket Park Outdoor Fountains	2	\$ 2,000.00 ea	\$ 4,000.00
	Harmony Square Park Repairs Allowance	1 total	\$ 3,000.00 / total	\$ 3,000.00
Parks Sub Total =				\$ 193,300.00
Playgrounds	Primrose Willow Playstructure	1	\$ 30,000.00 ea	\$ 30,000.00
	Primrose Willow Dog Park Chain Link Fencing	1920 lf	\$ 18.00 / lf	\$ 34,560.00
	Primrose Willow Playground Boundary Marker	144 lf	\$ 8.00 / lf	\$ 1,152.00
	Primrose Willow Canvas Awning	140 sf	\$ 12.00 / sf	\$ 1,680.00
	Primrose Willow Swingset	1	\$ 3,200.00 ea	\$ 3,200.00
	Primrose Willow Pavilion Shingle Roofing	417 sf	\$ 4.00 / sf	\$ 1,668.00
	Primrose Willow Park Benches	8	\$ 900.00 ea	\$ 7,200.00
	Primrose Willow Chess Table	1	\$ 1,600.00 ea	\$ 1,600.00
	Primrose Willow Picnic Tables	6	\$ 1,600.00 ea	\$ 9,600.00
	Sundrop Park Benches	2	\$ 900.00 ea	\$ 1,800.00
	Sundrop Playstructure	1	\$ 20,000.00 ea	\$ 20,000.00
	Sundrop Wooden Chairswing	1	\$ 1,500.00 ea	\$ 1,500.00
	Sundrop Wooden Trellises	250 sf	\$ 40.00 / sf	\$ 10,000.00
	Sundrop Swingset	1	\$ 1,600.00 ea	\$ 1,600.00
	Habitat Dr Playstructure	1	\$ 12,000.00 ea	\$ 12,000.00
Habitat Dr Swingset	1	\$ 3,200.00 ea	\$ 3,200.00	

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Playgrounds	Habitat Dr Playground Boundary Marker	174 lf	\$ 8.00 / lf	\$ 1,392.00
	Habitat Dr Park Benches	1	\$ 900.00 ea	\$ 900.00
	Cordgrass Playstructure	1	\$ 15,000.00 ea	\$ 15,000.00
	Cordgrass Park Bench	1	\$ 900.00 ea	\$ 900.00
	Feathergrass Swingset	1	\$ 1,600.00 ea	\$ 1,600.00
	Feathergrass Boundary Marker	130 lf	\$ 8.00 / lf	\$ 1,040.00
	Feathergrass Park Benches	2	\$ 900.00 ea	\$ 1,800.00
	Middlebrook Cargo Net	1	\$ 5,000.00 ea	\$ 5,000.00
	Middlebrook Boundary Marker	152 lf	\$ 8.00 / lf	\$ 1,216.00
	Middlebrook Park Bench	1	\$ 900.00 ea	\$ 900.00
	Middlebrook Playstructure	1	\$ 20,000.00 ea	\$ 20,000.00
Playgrounds Sub Total =				\$ 190,508.00
Swim Club Pool Area	Pool Pumps and Equipment	1 total	\$ 13,700.00 / total	\$ 13,700.00
	Pool Equipment Housing Boxes	1 total	\$ 24,000.00 / total	\$ 24,000.00
	Wooden Trellises	1100 sf	\$ 40.00 / sf	\$ 44,000.00
	Geothermal Heating Units	2	\$ 7,500.00 ea	\$ 15,000.00
	Pool Furniture	1 total	\$ 47,000.00 / total	\$ 47,000.00
	Shade Structures Frame	598 sf	\$ 18.00 / sf	\$ 10,764.00
	Shade Structures Canvas Awnings	598 sf	\$ 12.00 / sf	\$ 7,176.00
	Pool Fence Aluminum	605 lf	\$ 35.00 / lf	\$ 21,175.00
	Pool Chair Lift	1	\$ 6,000.00 ea	\$ 6,000.00
	Pool Showers	2	\$ 2,000.00 ea	\$ 4,000.00
	Pool Resurface	3828 sf	\$ 16.00 / sf	\$ 61,248.00
	Kids Pool Resurface	100 sf	\$ 32.00 / sf	\$ 3,200.00
	Pools Coping Stone	307 lf	\$ 65.00 / lf	\$ 19,955.00
	Access System	1 total	\$ 7,500.00 / total	\$ 7,500.00
	Parking Asphalt Mill and Overlay	6282 sf	\$ 1.50 / sf	\$ 9,423.00
	Pool Deck Pavers	10264 sf	\$ 9.00 / sf	\$ 92,376.00
	Security Camera System Allowance	1 total	\$ 500.00 / total	\$ 500.00
Water Fountains	1	\$ 1,400.00 ea	\$ 1,400.00	
Swim Club Pool Area Sub Total =				\$ 388,417.00
Swim Club Pool Cabana	Pool Cabana Metal Roofing	2712 sf	\$ 10.00 / sf	\$ 27,120.00
	Interior Paint	3329 sf	\$ 1.40 / sf	\$ 4,660.60
	Exterior Paint	3886 sf	\$ 1.40 / sf	\$ 5,440.40

Prepared by Florida Reserve Study and Appraisal

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Swim Club Pool Cabana	Pool Restrooms Refurbishment	2	\$ 18,000.00 ea	\$ 36,000.00
	Family Restroom Refurbishment	1	\$ 6,000.00 ea	\$ 6,000.00
	Restrooms Refurbishment	2	\$ 24,000.00 ea	\$ 48,000.00
Swim Club Pool Cabana Sub Total =				\$ 127,221.00
Vehicles	Bobcat 3200	1	\$ 2,500.00 ea	\$ 2,500.00
	Mule KAF600	1	\$ 2,000.00 ea	\$ 2,000.00
	Yamaha Viking	1	\$ 12,000.00 ea	\$ 12,000.00
	Polaris Diesel	1	\$ 15,000.00 ea	\$ 15,000.00
	Yamaha Umax	1	\$ 12,000.00 ea	\$ 12,000.00
	GMC Truck	1	\$ 19,000.00 ea	\$ 19,000.00
	Utility Trailer	1	\$ 2,500.00 ea	\$ 2,500.00
	Massey Ferguson 29.6HP Tractor	1	\$ 17,000.00 ea	\$ 17,000.00
Vehicles Sub Total =				\$ 82,000.00
Totals =				\$ 3,509,020.50

## Harmony CDD Funding Study Modified Cash Flow Analysis

Fiscal Calendar Year	Annual Assessment	Annual Expenses	Net Reserve Funds	% Funded
2023	\$ 310,900	\$ 164,144	\$ 687,673	34.9%
2024	\$ 318,673	\$ 50,798	\$ 955,548	45.7%
2025	\$ 326,639	\$ 126,626	\$ 1,155,561	49.5%
2026	\$ 334,805	\$ 345,340	\$ 1,145,026	45.4%
2027	\$ 343,175	\$ 769,018	\$ 719,184	28.7%
2028	\$ 351,755	\$ 338,087	\$ 732,851	35.6%
2029	\$ 360,549	\$ 125,189	\$ 968,211	47.1%
2030	\$ 369,562	\$ 16,168	\$ 1,321,604	58.1%
2031	\$ 378,801	\$ 466,587	\$ 1,233,819	47.1%
2032	\$ 388,271	\$ 87,342	\$ 1,534,748	60.9%
2033	\$ 397,978	\$ 694,520	\$ 1,238,207	44.0%
2034	\$ 407,928	\$ 563,187	\$ 1,082,947	43.2%
2035	\$ 418,126	\$ 181,258	\$ 1,319,815	56.6%
2036	\$ 428,579	\$ 263,345	\$ 1,485,049	58.1%
2037	\$ 439,294	\$ 527,225	\$ 1,397,117	51.5%
2038	\$ 450,276	\$ 475,173	\$ 1,372,220	52.6%
2039	\$ 461,533	\$ 60,292	\$ 1,773,461	69.5%
2040	\$ 473,071	\$ 140,769	\$ 2,105,764	72.0%
2041	\$ 484,898	\$ 450,859	\$ 2,139,803	66.1%
2042	\$ 497,020	\$ 588,610	\$ 2,048,213	63.0%
2043	\$ 509,446	\$ 591,047	\$ 1,966,612	62.8%
2044	\$ 522,182	\$ 96,619	\$ 2,392,175	79.2%
2045	\$ 535,237	\$ 108,603	\$ 2,818,809	82.4%
2046	\$ 548,617	\$ 866,640	\$ 2,500,786	65.3%
2047	\$ 562,333	\$ 1,076,795	\$ 1,986,324	57.0%
2048	\$ 576,391	\$ 699,151	\$ 1,863,565	63.7%
2049	\$ 590,801	\$ 284,515	\$ 2,169,851	78.9%
2050	\$ 605,571	\$ 74,265	\$ 2,701,157	89.8%
2051	\$ 620,710	\$ 426,896	\$ 2,894,972	82.7%
2052	\$ 636,228	\$ 442,602	\$ 3,088,598	84.5%
2053	\$ 652,134	\$ 477,597	\$ 3,263,135	87.3%
<b>Totals :</b>	<b>\$ 14,301,484</b>	<b>\$ 11,579,267</b>		

<sup>1</sup> Cash Reserves minus Fully Funded Value

The cash distribution shown in this table applies to repair and replacement cash reserves only.

Basis of Funding Study - Modified Cash Flow

Cash reserves have been set to a minimum of \$ 0

Cash Flow has been modified with the forced Fixed Payments.

Months Remaining in Fiscal Calendar Year 2022: 12      Inflation = 2.50 %      Interest = 0.00 %

Study Life = 30 years      Initial Reserve Funds = \$ 540,917.00      Final Reserve Value = \$ 3,263,134.75

**Harmony CDD Modified Reserve Assessment Summary**  
**Projected Assessment by Fiscal Calendar Year**

<b>Fiscal Calendar Year</b>	<b>Owner Total Annual Assessment</b>	<b>Annual Reserve Assessment</b>
2023	\$ 196.77	\$ 310,900
2024	\$ 201.69	\$ 318,673
2025	\$ 206.73	\$ 326,639
2026	\$ 211.90	\$ 334,805
2027	\$ 217.20	\$ 343,175
2028	\$ 222.63	\$ 351,755
2029	\$ 228.20	\$ 360,549
2030	\$ 233.90	\$ 369,562
2031	\$ 239.75	\$ 378,801
2032	\$ 245.74	\$ 388,271
2033	\$ 251.88	\$ 397,978
2034	\$ 258.18	\$ 407,928
2035	\$ 264.64	\$ 418,126
2036	\$ 271.25	\$ 428,579
2037	\$ 278.03	\$ 439,294
2038	\$ 284.98	\$ 450,276
2039	\$ 292.11	\$ 461,533
2040	\$ 299.41	\$ 473,071
2041	\$ 306.90	\$ 484,898
2042	\$ 314.57	\$ 497,020
2043	\$ 322.43	\$ 509,446
2044	\$ 330.49	\$ 522,182
2045	\$ 338.76	\$ 535,237
2046	\$ 347.23	\$ 548,617
2047	\$ 355.91	\$ 562,333
2048	\$ 364.80	\$ 576,391
2049	\$ 373.92	\$ 590,801
2050	\$ 383.27	\$ 605,571
2051	\$ 392.85	\$ 620,710
2052	\$ 402.68	\$ 636,228
2053	\$ 412.74	\$ 652,134

Assessment Summary has been modified with forced Fixed Payments.

In the context of the Reserve Payment Summary, the "Annual Reserve Payment" corresponds with the "Annual Revenue" in the Cash Flow report.

Operations Payments Include an annual inflation factor of 2.50%

Number of Payment Months in Fiscal Calendar Year 2022: 12

Number of Years of Constant Payments: 1

***Harmony CDD Funding Study Assessment Summary by Fiscal Calendar Year - Continued***

*No of Assessed Owners: 1580*

**Harmony CDD Funding Study - Expenses by Item and by Fiscal Calendar Year**

Item Description	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042
<b>Reserve Category : Alleys</b>																				
Neighborhood H-1 Alleys Mill and Overlay									\$ 35,972											
Neighborhood G Alleys Mill and Overlay				\$ 82,110															\$ 119,422	
Neighborhoods C-1/C-2 Alleys Mill and Overlay														\$ 189,741						
Neighborhood B Alleys Mill and Overlay										\$ 79,995										
Neighborhood A-1 Alleys Mill and Overlay											\$ 93,444									
Neighborhoods D-1/D-2 Alleys Mill and Overlay									\$ 23,190											
Category Subtotal :				\$ 82,110					\$ 59,162		\$ 79,995	\$ 93,444			\$ 189,741				\$ 119,422	
<b>Reserve Category : Ashley Park Pool Area</b>																				
Pool Pumps and Equipment				\$ 8,288						\$ 9,628						\$ 11,184				
Pool Equipment Housing Boxes											\$ 15,794									
Wooden Trellises						\$ 20,073														
Pool Furniture						\$ 18,935										\$ 24,307				
Pools Resurface												\$ 48,752								
Pools Coping Stone											\$ 14,030									
Pool Deck and Lanai Pavers																\$ 74,325				
Pool Fence Aluminum 5'											\$ 22,111									
Shade Structures Frame																			\$ 8,465	
Shade Structures Canvas Awnings		\$ 3,784								\$ 4,621									\$ 5,643	
Security Camera System Allowance		\$ 420		\$ 442		\$ 465		\$ 488		\$ 513		\$ 540		\$ 567		\$ 596		\$ 627		\$ 659
Park Benches						\$ 3,136														
Picnic Tables						\$ 3,717														
Category Subtotal :		\$ 4,204		\$ 8,730		\$ 46,326		\$ 488		\$ 14,762	\$ 51,935	\$ 49,292		\$ 567		\$ 110,412		\$ 14,735		\$ 659
<b>Reserve Category : Ashley Park Pool Cabana</b>																				
Metal Roofing																\$ 47,659				
Access System										\$ 9,871										
Interior Paint				\$ 3,685								\$ 4,500								\$ 5,495
Exterior Paint				\$ 6,598								\$ 8,057								\$ 9,839

**Harmony CDD Funding Study Expenses by Fiscal Calendar Year - Continued**

Item Description	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042
Restrooms Refurbishment						\$ 32,526														
Category Subtotal :				\$ 10,283		\$ 32,526					\$ 9,871	\$ 12,557				\$ 47,659				\$ 15,334
<b>Reserve Category : Grounds</b>																				
US-192/Five Oaks Entry Area Painting					\$ 5,665								\$ 6,918							
US-192/Five Oaks Entry Monuments Refurbishment						\$ 13,940														
US-192/Five Oaks Entry Metal Roofing															\$ 4,305					
US-192/Harmony Square Entry Area Painting					\$ 5,665								\$ 6,918							
US-192/Harmony Square Entry Monuments Refurbishment															\$ 11,635					
US-192/Harmony Square Entry Metal Roofing											\$ 4,264									
Pond Banks Erosion Control					\$ 161,226										\$ 206,965					
Stormwater Drainage Repair Allowance				\$ 143,989					\$ 163,139					\$ 184,837						\$ 209,421
Sidewalk Repair Allowance			\$ 72,428			\$ 78,063			\$ 84,136			\$ 90,682			\$ 97,737				\$ 105,341	
RV Park Fencing and Gates																				
Garden Road Stabilization																\$ 223,681				
Garden Area Wooden Fencing											\$ 22,638									
Garden Wooden Pavilion						\$ 11,617														
Garden Beds Repairs		\$ 1,577		\$ 1,658		\$ 1,742		\$ 1,832		\$ 1,926		\$ 2,024		\$ 2,128		\$ 2,237		\$ 2,351		\$ 2,472
Five Oaks Dr Dog Park Chain Link Fencing																\$ 21,366				
Perimeter Vinyl Split Rail Fencing	\$ 91,132																			
Vinyl Split Rail Fencing Five Oaks Drive W Entrance to Traffic Circle													\$ 90,850							
Category Subtotal :	\$ 91,132	\$ 1,577	\$ 72,428	\$ 145,647	\$ 172,556	\$ 105,362		\$ 1,832	\$ 247,275	\$ 1,926	\$ 26,902	\$ 92,706	\$ 104,686	\$ 186,965	\$ 320,642	\$ 247,284		\$ 107,692	\$ 209,421	\$ 2,472
<b>Reserve Category : Lake Recreation Area</b>																				
Restroom Building Paint			\$ 2,929								\$ 3,577									\$ 4,368
Restroom Building Asphalt Shingle Roof						\$ 2,676														
Restroom Refurbishment						\$ 5,808														

**Harmony CDD Funding Study Expenses by Fiscal Calendar Year - Continued**

<b>Item Description</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>	<b>FY 2030</b>	<b>FY 2031</b>	<b>FY 2032</b>	<b>FY 2033</b>	<b>FY 2034</b>	<b>FY 2035</b>	<b>FY 2036</b>	<b>FY 2037</b>	<b>FY 2038</b>	<b>FY 2039</b>	<b>FY 2040</b>	<b>FY 2041</b>	<b>FY 2042</b>
Picnic Pavilion Canvas Awnings		\$ 8,199								\$ 10,013								\$ 12,227		
Playground Canvas Awnings					\$ 22,257								\$ 27,179							
Soccer Field Bleachers													\$ 3,321							
Picnic Tables				\$ 8,840																
Pedestrian Bridges Boards and Railings												\$ 50,098								
Pedestrian Bridges Frame and Structure																				
East Dock Boards and Railings					\$ 220,034															
East Dock Frame and Structure																				
Floating Dock and Ramp									\$ 82,734											
Central Dock and Boardwalk Boards and Railings					\$ 91,915															\$ 133,683
Central Dock and Boardwalk Frame and Structure																				\$ 85,071
West Dock and Boardwalk Boards and Railings					\$ 122,262															\$ 177,821
West Dock and Boardwalk Frame and Structure																				\$ 113,159
Boathouse Shingle Roofing																\$ 4,199				
East Tower Metal Roofing									\$ 8,288											
East Tower Painting	\$ 1,025								\$ 1,252								\$ 1,529			
West Tower Metal Roofing																			\$ 2,195	
West Tower Painting	\$ 513								\$ 626								\$ 764			
Split Rail Wooden Fencing						\$ 2,416														
Swingset															\$ 4,654					
Butterfly Park Benches						\$ 3,485														
Splash Pad Pumps and Sprayers Allowance			\$ 2,156			\$ 2,323			\$ 2,504			\$ 2,699			\$ 2,909			\$ 3,135		
Large Playstructure											\$ 98,712									
Small Playstructure											\$ 39,485									
Park Benches																\$ 5,368				
Basketball Metal Benches													\$ 1,660							
Basketball Hoops								\$ 4,885												
Basketball Court Ponding Water Remediation	\$ 10,253																			
Basketball Court Painting	\$ 5,179								\$ 6,324									\$ 7,722		

**Harmony CDD Funding Study Expenses by Fiscal Calendar Year - Continued**

Item Description	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042
Outdoor Ping Pong Table			\$ 1,617										\$ 2,075							
Parking Asphalt Mill and Overlay		\$ 13,245															\$ 19,264			
Kayaks and Canoes											\$ 14,478									
Sailboat 14-ft						\$ 5,808														
Sun Tracker Pontoon Boats											\$ 47,382									
Pontoon Boat 20-ft						\$ 27,880														
Bass Boats						\$ 51,113														
Work Boats (2)			\$ 28,023										\$ 35,973							
Category Subtotal :	\$ 16,970	\$ 21,444	\$ 34,725	\$ 8,840	\$ 456,468	\$ 101,509		\$ 4,885	\$ 101,728	\$ 10,013	\$ 203,634	\$ 52,797	\$ 70,208		\$ 7,563	\$ 9,567	\$ 29,279	\$ 17,557	\$ 4,368	\$ 509,734
<b>Reserve Category : Parks</b>																				
Harmony Square Park Benches			\$ 15,520																	
Harmony Square Paint Columns and Seating		\$ 10,512										\$ 13,494								
Harmony Square Flag Poles																\$ 11,184				
Harmony Square Pavers											\$ 63,254									
Harmony Square Information Board						\$ 2,323														
Art Sculptures Allowance											\$ 78,969									
Cat Brier Trl Pavilions Metal Roofing											\$ 6,370									
Cat Brier Trl Pavilions Painting					\$ 1,813								\$ 2,214							
Cat Brier/Schoolhouse/Five Oaks Park Benches					\$ 20,394															
Pocket Parks Park Benches						\$ 11,500														
Dog Waste Stations Allowance				\$ 4,420					\$ 5,008					\$ 5,674						\$ 6,429
Trash Cans Allowance				\$ 6,630					\$ 7,512					\$ 8,511						\$ 9,643
Primrose Willow Pocket Park Outdoor Fountains						\$ 4,647														
Harmony Square Park Repairs Allowance	\$ 3,076				\$ 3,399				\$ 3,756				\$ 4,151						\$ 4,587	
Category Subtotal :	\$ 3,076	\$ 10,512	\$ 15,520	\$ 11,050	\$ 25,606	\$ 18,470			\$ 16,276		\$ 148,593	\$ 13,494	\$ 6,365	\$ 14,185		\$ 11,184	\$ 4,587		\$ 16,072	
<b>Reserve Category : Playgrounds</b>																				
Primrose Willow Playstructure														\$ 42,557						
Primrose Willow Dog Park Chain Link Fencing					\$ 39,157															\$ 56,950

**Harmony CDD Funding Study Expenses by Fiscal Calendar Year - Continued**

Item Description	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042
Primrose Willow Playground Boundary Marker														\$ 1,634						
Primrose Willow Canvas Awning							\$ 2,001								\$ 2,443					
Primrose Willow Swingset																	\$ 4,893			
Primrose Willow Pavilion Shingle Roofing			\$ 1,798																	
Primrose Willow Park Benches					\$ 8,158															
Primrose Willow Chess Table					\$ 1,813															
Primrose Willow Picnic Tables					\$ 10,877															
Sundrop Park Benches							\$ 2,144													
Sundrop Playstructure						\$ 23,233														
Sundrop Wooden Chairswing						\$ 1,742														
Sundrop Wooden Trellises											\$ 13,162									
Sundrop Swingset																\$ 2,386				
Habitat Dr Playstructure										\$ 15,404										
Habitat Dr Swingset																			\$ 5,143	
Habitat Dr Playground Boundary Marker											\$ 1,832									
Habitat Dr Park Benches														\$ 1,277						
Cordgrass Playstructure											\$ 19,742									
Cordgrass Park Bench																\$ 1,342				
Feathergrass Swingset																				\$ 2,637
Feathergrass Boundary Marker										\$ 1,335										
Feathergrass Park Benches															\$ 2,618					
Middlebrook Cargo Net										\$ 6,418										
Middlebrook Boundary Marker														\$ 1,725						
Middlebrook Park Bench															\$ 1,309					
Middlebrook Playstructure																				\$ 32,144
Category Subtotal :			\$ 1,798		\$ 60,005	\$ 24,975	\$ 4,145			\$ 23,157	\$ 34,736			\$ 47,193	\$ 6,370	\$ 3,728	\$ 4,893		\$ 37,287	\$ 59,587
<b>Reserve Category : Swim Club Pool Area</b>																				
Pool Pumps and Equipment				\$ 15,139						\$ 17,587						\$ 20,429				
Pool Equipment Housing Boxes							\$ 28,585													
Wooden Trellises											\$ 57,911									
Geothermal Heating Units				\$ 16,576																\$ 24,108

**Harmony CDD Funding Study Expenses by Fiscal Calendar Year - Continued**

Item Description	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042
Pool Furniture	\$ 48,189										\$ 61,859									
Shade Structures Frame																\$ 16,051				
Shade Structures Canvas Awnings						\$ 8,336								\$ 10,180						
Pool Fence Aluminum							\$ 25,220													
Pool Chair Lift							\$ 7,146												\$ 9,643	
Pool Showers							\$ 4,764													
Pool Resurface												\$ 82,650								
Kids Pool Resurface												\$ 4,318								
Pools Coping Stone							\$ 23,767													
Access System							\$ 8,933													
Parking Asphalt Mill and Overlay		\$ 9,906																		\$ 14,407
Pool Deck Pavers												\$ 124,656								
Security Camera System Allowance		\$ 526		\$ 553		\$ 581		\$ 611		\$ 642		\$ 675		\$ 709		\$ 746		\$ 784		\$ 824
Water Fountains								\$ 1,710												
Category Subtotal :	\$ 48,189	\$ 10,432		\$ 32,268		\$ 8,917	\$ 98,415	\$ 2,321		\$ 18,229	\$ 119,770	\$ 212,299		\$ 10,889		\$ 37,226	\$ 14,407	\$ 784	\$ 33,751	\$ 824
<b>Reserve Category : Swim Club Pool Cabana</b>																				
Pool Cabana Metal Roofing												\$ 36,597								
Interior Paint	\$ 4,778								\$ 5,835										\$ 7,126	
Exterior Paint								\$ 6,644								\$ 8,113				
Pool Restrooms Refurbishment				\$ 39,782																
Family Restroom Refurbishment				\$ 6,630																
Restrooms Refurbishment					\$ 54,384															
Category Subtotal :	\$ 4,778			\$ 46,412	\$ 54,384			\$ 6,644	\$ 5,835			\$ 36,597				\$ 8,113	\$ 7,126			
<b>Reserve Category : Vehicles</b>																				
Bobcat 3200		\$ 2,628												\$ 3,546						
Mule KAF600			\$ 2,156												\$ 2,909					
Yamaha Viking									\$ 15,024											
Polaris Diesel										\$ 19,255										
Yamaha Umax											\$ 15,794									
GMC Truck							\$ 22,630												\$ 30,537	
Utility Trailer											\$ 3,290									
Massey Ferguson 29.6HP Tractor									\$ 21,285											

Prepared by Florida Reserve Study and Appraisal

**Harmony CDD Funding Study Expenses by Fiscal Calendar Year - Continued**

<i>Item Description</i>	<i>FY 2023</i>	<i>FY 2024</i>	<i>FY 2025</i>	<i>FY 2026</i>	<i>FY 2027</i>	<i>FY 2028</i>	<i>FY 2029</i>	<i>FY 2030</i>	<i>FY 2031</i>	<i>FY 2032</i>	<i>FY 2033</i>	<i>FY 2034</i>	<i>FY 2035</i>	<i>FY 2036</i>	<i>FY 2037</i>	<i>FY 2038</i>	<i>FY 2039</i>	<i>FY 2040</i>	<i>FY 2041</i>	<i>FY 2042</i>
Category Subtotal :		\$ 2,628	\$ 2,156				\$ 22,630		\$ 36,309	\$ 19,255	\$ 19,084			\$ 3,546	\$ 2,909				\$ 30,537	
<b>Expense Totals :</b>	<b>\$ 164,144</b>	<b>\$ 50,798</b>	<b>\$ 126,626</b>	<b>\$ 345,340</b>	<b>\$ 769,018</b>	<b>\$ 338,087</b>	<b>\$ 125,189</b>	<b>\$ 16,168</b>	<b>\$ 466,587</b>	<b>\$ 87,342</b>	<b>\$ 694,520</b>	<b>\$ 563,187</b>	<b>\$ 181,258</b>	<b>\$ 263,345</b>	<b>\$ 527,225</b>	<b>\$ 475,173</b>	<b>\$ 60,292</b>	<b>\$ 140,769</b>	<b>\$ 450,859</b>	<b>\$ 588,610</b>

**Harmony CDD Funding Study Expenses by Fiscal Calendar Year - Continued**

Item Description	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051	FY 2052	FY 2053
<b>Reserve Category : Alleys</b>											
Neighborhood H-1 Alleys Mill and Overlay				\$ 52,318							
Neighborhood G Alleys Mill and Overlay											
Neighborhoods C-1/C-2 Alleys Mill and Overlay										\$ 275,963	
Neighborhood B Alleys Mill and Overlay						\$ 116,347					
Neighborhood A-1 Alleys Mill and Overlay							\$ 135,908				
Neighborhoods D-1/D-2 Alleys Mill and Overlay				\$ 33,728							
Category Subtotal :				\$ 86,046		\$ 116,347	\$ 135,908			\$ 275,963	
<b>Reserve Category : Ashley Park Pool Area</b>											
Pool Pumps and Equipment		\$ 12,992						\$ 15,092			
Pool Equipment Housing Boxes											
Wooden Trellises						\$ 33,078					
Pool Furniture						\$ 31,202					
Pools Resurface				\$ 65,788							
Pools Coping Stone											
Pool Deck and Lanai Pavers											
Pool Fence Aluminum 5'											
Shade Structures Frame											
Shade Structures Canvas Awnings						\$ 6,891					
Security Camera System Allowance		\$ 693		\$ 728		\$ 766		\$ 805		\$ 846	
Park Benches						\$ 5,168					
Picnic Tables						\$ 6,126					
Category Subtotal :		\$ 13,685		\$ 66,516		\$ 83,231		\$ 15,897		\$ 846	
<b>Reserve Category : Ashley Park Pool Cabana</b>											
Metal Roofing											
Access System											
Interior Paint								\$ 6,711			
Exterior Paint								\$ 12,015			

**Harmony CDD Funding Study Expenses by Fiscal Calendar Year - Continued**

<b>Item Description</b>	<b>FY 2043</b>	<b>FY 2044</b>	<b>FY 2045</b>	<b>FY 2046</b>	<b>FY 2047</b>	<b>FY 2048</b>	<b>FY 2049</b>	<b>FY 2050</b>	<b>FY 2051</b>	<b>FY 2052</b>	<b>FY 2053</b>
Restrooms Refurbishment						\$ 53,599					
Category Subtotal :						\$ 53,599		\$ 18,726			
<b>Reserve Category : Grounds</b>											
US-192/Five Oaks Entry Area Painting	\$ 8,448								\$ 10,316		
US-192/Five Oaks Entry Monuments Refurbishment											\$ 26,026
US-192/Five Oaks Entry Metal Roofing											
US-192/Harmony Square Entry Area Painting	\$ 8,448								\$ 10,316		
US-192/Harmony Square Entry Monuments Refurbishment											
US-192/Harmony Square Entry Metal Roofing											
Pond Banks Erosion Control					\$ 265,679						
Stormwater Drainage Repair Allowance				\$ 237,274					\$ 268,832		
Sidewalk Repair Allowance	\$ 113,537			\$ 122,370			\$ 131,890			\$ 142,151	
RV Park Fencing and Gates	\$ 84,477										
Garden Road Stabilization											
Garden Area Wooden Fencing											\$ 37,304
Garden Wooden Pavilion	\$ 16,895										
Garden Beds Repairs		\$ 2,598		\$ 2,731		\$ 2,871		\$ 3,018		\$ 3,173	
Five Oaks Dr Dog Park Chain Link Fencing											\$ 31,075
Perimeter Vinyl Split Rail Fencing	\$ 150,173										
Vinyl Split Rail Fencing Five Oaks Drive W Entrance to Traffic Circle											
Category Subtotal :	\$ 381,978	\$ 2,598		\$ 362,375	\$ 265,679	\$ 2,871	\$ 131,890	\$ 3,018	\$ 289,464	\$ 145,324	\$ 94,405
<b>Reserve Category : Lake Recreation Area</b>											
Restroom Building Paint							\$ 5,334				
Restroom Building Asphalt Shingle Roof						\$ 4,410					
Restroom Refurbishment						\$ 9,571					

**Harmony CDD Funding Study Expenses by Fiscal Calendar Year - Continued**

<b>Item Description</b>	<b>FY 2043</b>	<b>FY 2044</b>	<b>FY 2045</b>	<b>FY 2046</b>	<b>FY 2047</b>	<b>FY 2048</b>	<b>FY 2049</b>	<b>FY 2050</b>	<b>FY 2051</b>	<b>FY 2052</b>	<b>FY 2053</b>
Picnic Pavilion Canvas Awnings						\$ 14,931					
Playground Canvas Awnings	\$ 33,189								\$ 40,529		
Soccer Field Bleachers											
Picnic Tables				\$ 14,568							
Pedestrian Bridges Boards and Railings				\$ 67,604							
Pedestrian Bridges Frame and Structure				\$ 43,021							
East Dock Boards and Railings					\$ 362,587						
East Dock Frame and Structure					\$ 230,737						
Floating Dock and Ramp											
Central Dock and Boardwalk Boards and Railings											
Central Dock and Boardwalk Frame and Structure											
West Dock and Boardwalk Boards and Railings											
West Dock and Boardwalk Frame and Structure											
Boathouse Shingle Roofing											
East Tower Metal Roofing											
East Tower Painting					\$ 1,867						
West Tower Metal Roofing											
West Tower Painting					\$ 934						
Split Rail Wooden Fencing						\$ 3,982					
Swingset											
Butterfly Park Benches						\$ 5,743					
Splash Pad Pumps and Sprayers Allowance	\$ 3,379			\$ 3,642			\$ 3,925			\$ 4,231	
Large Playstructure						\$ 143,568					
Small Playstructure						\$ 57,427					
Park Benches											
Basketball Metal Benches											
Basketball Hoops								\$ 8,049			
Basketball Court Ponding Water Remediation											
Basketball Court Painting					\$ 9,430						

**Harmony CDD Funding Study Expenses by Fiscal Calendar Year - Continued**

<b>Item Description</b>	<b>FY 2043</b>	<b>FY 2044</b>	<b>FY 2045</b>	<b>FY 2046</b>	<b>FY 2047</b>	<b>FY 2048</b>	<b>FY 2049</b>	<b>FY 2050</b>	<b>FY 2051</b>	<b>FY 2052</b>	<b>FY 2053</b>
Outdoor Ping Pong Table			\$ 2,664								
Parking Asphalt Mill and Overlay											
Kayaks and Canoes											\$ 23,857
Sailboat 14-ft						\$ 9,571					
Sun Tracker Pontoon Boats											\$ 78,078
Pontoon Boat 20-ft						\$ 45,942					
Bass Boats						\$ 84,227					
Work Boats (2)			\$ 46,178								
Category Subtotal :	\$ 36,568		\$ 48,842	\$ 128,835	\$ 605,555	\$ 379,372	\$ 9,259	\$ 8,049	\$ 40,529	\$ 4,231	\$ 101,935
<b>Reserve Category : Parks</b>											
Harmony Square Park Benches			\$ 25,575								
Harmony Square Paint Columns and Seating		\$ 17,323									
Harmony Square Flag Poles											
Harmony Square Pavers											
Harmony Square Information Board											\$ 4,338
Art Sculptures Allowance											
Cat Brier Trl Pavilions Metal Roofing											
Cat Brier Trl Pavilions Painting	\$ 2,703								\$ 3,301		
Cat Brier/Schoolhouse/Five Oaks Park Benches					\$ 33,607						
Pocket Parks Park Benches						\$ 18,951					
Dog Waste Stations Allowance				\$ 7,284					\$ 8,253		
Trash Cans Allowance				\$ 10,926					\$ 12,379		
Primrose Willow Pocket Park Outdoor Fountains						\$ 7,657					
Harmony Square Park Repairs Allowance	\$ 5,069				\$ 5,601				\$ 6,190		
Category Subtotal :	\$ 7,772	\$ 17,323	\$ 25,575	\$ 18,210	\$ 39,208	\$ 26,608			\$ 30,123		\$ 4,338
<b>Reserve Category : Playgrounds</b>											
Primrose Willow Playstructure									\$ 61,895		
Primrose Willow Dog Park Chain Link Fencing											

**Harmony CDD Funding Study Expenses by Fiscal Calendar Year - Continued**

<b>Item Description</b>	<b>FY 2043</b>	<b>FY 2044</b>	<b>FY 2045</b>	<b>FY 2046</b>	<b>FY 2047</b>	<b>FY 2048</b>	<b>FY 2049</b>	<b>FY 2050</b>	<b>FY 2051</b>	<b>FY 2052</b>	<b>FY 2053</b>
Primrose Willow Playground Boundary Marker									\$ 2,377		
Primrose Willow Canvas Awning			\$ 2,984								\$ 3,644
Primrose Willow Swingset											
Primrose Willow Pavilion Shingle Roofing			\$ 2,962								
Primrose Willow Park Benches					\$ 13,443						
Primrose Willow Chess Table					\$ 2,987						
Primrose Willow Picnic Tables					\$ 17,924						
Sundrop Park Benches							\$ 3,533				
Sundrop Playstructure	\$ 33,791										
Sundrop Wooden Chairswing	\$ 2,534										
Sundrop Wooden Trellises											\$ 21,688
Sundrop Swingset											
Habitat Dr Playstructure					\$ 22,404						
Habitat Dr Swingset											
Habitat Dr Playground Boundary Marker						\$ 2,665					
Habitat Dr Park Benches											
Cordgrass Playstructure						\$ 28,714					
Cordgrass Park Bench											
Feathergrass Swingset											
Feathergrass Boundary Marker					\$ 1,942						
Feathergrass Park Benches											
Middlebrook Cargo Net					\$ 9,335						
Middlebrook Boundary Marker									\$ 2,509		
Middlebrook Park Bench											
Middlebrook Playstructure											
Category Subtotal :	\$ 36,325		\$ 5,946		\$ 68,035	\$ 31,379	\$ 3,533		\$ 66,781		\$ 25,332
<b>Reserve Category : Swim Club Pool Area</b>											
Pool Pumps and Equipment		\$ 23,732						\$ 27,568			
Pool Equipment Housing Boxes											
Wooden Trellises											\$ 95,429
Geothermal Heating Units											

**Harmony CDD Funding Study Expenses by Fiscal Calendar Year - Continued**

<b>Item Description</b>	<b>FY 2043</b>	<b>FY 2044</b>	<b>FY 2045</b>	<b>FY 2046</b>	<b>FY 2047</b>	<b>FY 2048</b>	<b>FY 2049</b>	<b>FY 2050</b>	<b>FY 2051</b>	<b>FY 2052</b>	<b>FY 2053</b>
Pool Furniture	\$ 79,408										\$ 101,936
Shade Structures Frame											
Shade Structures Canvas Awnings		\$ 12,431								\$ 15,180	
Pool Fence Aluminum											
Pool Chair Lift											\$ 13,013
Pool Showers											
Pool Resurface				\$ 111,532							
Kids Pool Resurface				\$ 5,827							
Pools Coping Stone											
Access System											
Parking Asphalt Mill and Overlay											
Pool Deck Pavers											
Security Camera System Allowance		\$ 866		\$ 910		\$ 957		\$ 1,006		\$ 1,058	
Water Fountains			\$ 2,486								
Category Subtotal :	\$ 79,408	\$ 37,029	\$ 2,486	\$ 118,269		\$ 957		\$ 28,574		\$ 16,238	\$ 210,378
<b>Reserve Category : Swim Club Pool Cabana</b>											
Pool Cabana Metal Roofing											
Interior Paint					\$ 8,701						
Exterior Paint				\$ 9,907							
Pool Restrooms Refurbishment				\$ 65,555							
Family Restroom Refurbishment				\$ 10,926							
Restrooms Refurbishment					\$ 89,618						
Category Subtotal :				\$ 86,388	\$ 98,319						
<b>Reserve Category : Vehicles</b>											
Bobcat 3200						\$ 4,786					
Mule KAF600							\$ 3,925				
Yamaha Viking	\$ 20,274										
Polaris Diesel		\$ 25,984									
Yamaha Umax			\$ 21,313								
GMC Truck											\$ 41,208
Utility Trailer			\$ 4,440								
Massey Ferguson 29.6HP Tractor	\$ 28,722										

Prepared by Florida Reserve Study and Appraisal

**Harmony CDD Funding Study Expenses by Fiscal Calendar Year - Continued**

<i>Item Description</i>	<i>FY 2043</i>	<i>FY 2044</i>	<i>FY 2045</i>	<i>FY 2046</i>	<i>FY 2047</i>	<i>FY 2048</i>	<i>FY 2049</i>	<i>FY 2050</i>	<i>FY 2051</i>	<i>FY 2052</i>	<i>FY 2053</i>
Category Subtotal :	\$ 48,996	\$ 25,984	\$ 25,753			\$ 4,786	\$ 3,925				\$ 41,208
<b>Expense Totals :</b>	<b>\$ 591,047</b>	<b>\$ 96,619</b>	<b>\$ 108,603</b>	<b>\$ 866,640</b>	<b>\$ 1,076,795</b>	<b>\$ 699,151</b>	<b>\$ 284,515</b>	<b>\$ 74,265</b>	<b>\$ 426,896</b>	<b>\$ 442,602</b>	<b>\$ 477,597</b>

**Florida Reserve Study and Appraisal, Inc.**

12407 N. Florida Avenue

Tampa, FL 33612

Phone: 813.932.1588

Fax: 813.388.4189

www.reservestudyfl.com

January 14, 2022

**Expense Summary by Year**

<b>Year</b>	<b>Category</b>	<b>Item Name</b>	<b>Expense</b>	
FY 2023	Grounds	Perimeter Vinyl Split Rail Fencing	\$ 91,132	
	Lake Recreation Area	East Tower Painting	\$ 1,025	
		West Tower Painting	\$ 513	
		Basketball Court Ponding Water Remediation	\$ 10,253	
		Basketball Court Painting	\$ 5,179	
	Lake Recreation Area Subtotal = \$ 16,970.00			
	Parks	Harmony Square Park Repairs Allowance	\$ 3,076	
	Swim Club Pool Area	Pool Furniture	\$ 48,189	
Swim Club Pool Cabana	Interior Paint	\$ 4,778		
			FY 2023 Annual Expense Total = \$ 164,145	
FY 2024	Ashley Park Pool Area	Shade Structures Canvas Awnings	\$ 3,784	
		Security Camera System Allowance	\$ 420	
	Ashley Park Pool Area Subtotal = \$ 4,204.00			
	Grounds	Garden Beds Repairs	\$ 1,577	
	Lake Recreation Area	Picnic Pavilion Canvas Awnings	\$ 8,199	
		Parking Asphalt Mill and Overlay	\$ 13,245	
	Lake Recreation Area Subtotal = \$ 21,444.00			
	Parks	Harmony Square Paint Columns and Seating	\$ 10,512	
	Swim Club Pool Area	Parking Asphalt Mill and Overlay	\$ 9,906	
		Security Camera System Allowance	\$ 526	
Swim Club Pool Area Subtotal = \$ 10,432.00				
Vehicles	Bobcat 3200	\$ 2,628		
			Annual Expense Total = \$ 50,797	
FY 2025	Grounds	Sidewalk Repair Allowance	\$ 72,428	
	Lake Recreation Area	Restroom Building Paint	\$ 2,929	
		Splash Pad Pumps and Sprayers Allowance	\$ 2,156	
		Outdoor Ping Pong Table	\$ 1,617	

Year	Category	Item Name	Expense
FY 2025	Lake Recreation Area	Work Boats (2)	\$ 28,023
	Lake Recreation Area Subtotal = \$ 34,725.00		
	Parks	Harmony Square Park Benches	\$ 15,520
	Playgrounds	Primrose Willow Pavilion Shingle Roofing	\$ 1,798
	Vehicles	Mule KAF600	\$ 2,156
FY 2025 Annual Expense Total = \$ 126,627			
FY 2026	Alleys	Neighborhood G Alleys Mill and Overlay	\$ 82,110
	Ashley Park Pool Area	Pool Pumps and Equipment	\$ 8,288
		Security Camera System Allowance	\$ 442
	Ashley Park Pool Area Subtotal = \$ 8,730.00		
	Ashley Park Pool Cabana	Interior Paint	\$ 3,685
		Exterior Paint	\$ 6,598
	Ashley Park Pool Cabana Subtotal = \$ 10,283.00		
	Grounds	Stormwater Drainage Repair Allowance	\$ 143,989
		Garden Beds Repairs	\$ 1,658
	Grounds Subtotal = \$ 145,647.00		
	Lake Recreation Area	Picnic Tables	\$ 8,840
	Parks	Dog Waste Stations Allowance	\$ 4,420
		Trash Cans Allowance	\$ 6,630
	Parks Subtotal = \$ 11,050.00		
	Swim Club Pool Area	Pool Pumps and Equipment	\$ 15,139
		Geothermal Heating Units	\$ 16,576
		Security Camera System Allowance	\$ 553
	Swim Club Pool Area Subtotal = \$ 32,268.00		
	Swim Club Pool Cabana	Pool Restrooms Refurbishment	\$ 39,782
Family Restroom Refurbishment		\$ 6,630	
Swim Club Pool Cabana Subtotal = \$ 46,412.00			
FY 2026 Annual Expense Total = \$ 345,340			
FY 2027	Grounds	US-192/Five Oaks Entry Area Painting	\$ 5,665
		US-192/Harmony Square Entry Area Painting	\$ 5,665
		Pond Banks Erosion Control	\$ 161,226
	Grounds Subtotal = \$ 172,556.00		
	Lake Recreation Area	Playground Canvas Awnings	\$ 22,257
		East Dock Boards and Railings	\$ 220,034
		Central Dock and Boardwalk Boards and Railings	\$ 91,915
West Dock and Boardwalk Boards and Railings		\$ 122,262	

Year	Category	Item Name	Expense	
		Lake Recreation Area Subtotal = \$ 456,468.00		
	Parks	Cat Brier Trl Pavilions Painting	\$ 1,813	
		Cat Brier/Schoolhouse/Five Oaks Park Benches	\$ 20,394	
		Harmony Square Park Repairs Allowance	\$ 3,399	
		Parks Subtotal = \$ 25,606.00		
	Playgrounds	Primrose Willow Dog Park Chain Link Fencing	\$ 39,157	
		Primrose Willow Park Benches	\$ 8,158	
		Primrose Willow Chess Table	\$ 1,813	
		Primrose Willow Picnic Tables	\$ 10,877	
		Playgrounds Subtotal = \$ 60,005.00		
	Swim Club Pool Cabana	Restrooms Refurbishment	\$ 54,384	
		Annual Expense Total = \$ 769,019		
FY 2028	Ashley Park Pool Area	Wooden Trellises	\$ 20,073	
		Pool Furniture	\$ 18,935	
		Security Camera System Allowance	\$ 465	
		Park Benches	\$ 3,136	
		Picnic Tables	\$ 3,717	
			Ashley Park Pool Area Subtotal = \$ 46,326.00	
	Ashley Park Pool Cabana	Restrooms Refurbishment	\$ 32,526	
	Grounds	US-192/Five Oaks Entry Monuments Refurbishment	\$ 13,940	
		Sidewalk Repair Allowance	\$ 78,063	
		Garden Wooden Pavilion	\$ 11,617	
		Garden Beds Repairs	\$ 1,742	
			Grounds Subtotal = \$ 105,362.00	
	Lake Recreation Area	Restroom Building Asphalt Shingle Roof	\$ 2,676	
		Restroom Refurbishment	\$ 5,808	
		Split Rail Wooden Fencing	\$ 2,416	
		Butterfly Park Benches	\$ 3,485	
		Splash Pad Pumps and Sprayers Allowance	\$ 2,323	
		Sailboat 14-ft	\$ 5,808	
		Pontoon Boat 20-ft	\$ 27,880	
		Bass Boats	\$ 51,113	
		Lake Recreation Area Subtotal = \$ 101,509.00		
Parks	Harmony Square Information Board	\$ 2,323		
	Pocket Parks Park Benches	\$ 11,500		
	Primrose Willow Pocket Park Outdoor Fountains	\$ 4,647		

Year	Category	Item Name	Expense	
		Parks Subtotal = \$ 18,470.00		
	Playgrounds	Sundrop Playstructure	\$ 23,233	
		Sundrop Wooden Chairswing	\$ 1,742	
		Playgrounds Subtotal = \$ 24,975.00		
	Swim Club Pool Area	Shade Structures Canvas Awnings	\$ 8,336	
		Security Camera System Allowance	\$ 581	
		Swim Club Pool Area Subtotal = \$ 8,917.00		
FY 2028 Annual Expense Total = \$ 338,085				
FY 2029	Playgrounds	Primrose Willow Canvas Awning	\$ 2,001	
		Sundrop Park Benches	\$ 2,144	
			Playgrounds Subtotal = \$ 4,145.00	
	Swim Club Pool Area	Pool Equipment Housing Boxes	\$ 28,585	
		Pool Fence Aluminum	\$ 25,220	
		Pool Chair Lift	\$ 7,146	
		Pool Showers	\$ 4,764	
		Pools Coping Stone	\$ 23,767	
		Access System	\$ 8,933	
			Swim Club Pool Area Subtotal = \$ 98,415.00	
Vehicles	GMC Truck	\$ 22,630		
Annual Expense Total = \$ 125,190				
FY 2030	Ashley Park Pool Area	Security Camera System Allowance	\$ 488	
	Grounds	Garden Beds Repairs	\$ 1,832	
	Lake Recreation Area	Basketball Hoops	\$ 4,885	
	Swim Club Pool Area	Security Camera System Allowance	\$ 611	
		Water Fountains	\$ 1,710	
			Swim Club Pool Area Subtotal = \$ 2,321.00	
Swim Club Pool Cabana	Exterior Paint	\$ 6,644		
Annual Expense Total = \$ 16,170				
FY 2031	Alleys	Neighborhood H-1 Alleys Mill and Overlay	\$ 35,972	
		Neighborhoods D-1/D-2 Alleys Mill and Overlay	\$ 23,190	
			Alleys Subtotal = \$ 59,162.00	
	Grounds	Stormwater Drainage Repair Allowance	\$ 163,139	
		Sidewalk Repair Allowance	\$ 84,136	
			Grounds Subtotal = \$ 247,275.00	
Lake Recreation Area	Floating Dock and Ramp	\$ 82,734		

Year	Category	Item Name	Expense	
FY 2031	Lake Recreation Area	East Tower Metal Roofing	\$ 8,288	
		East Tower Painting	\$ 1,252	
		West Tower Painting	\$ 626	
		Splash Pad Pumps and Sprayers Allowance	\$ 2,504	
		Basketball Court Painting	\$ 6,324	
	Lake Recreation Area Subtotal = \$ 101,728.00			
	Parks	Dog Waste Stations Allowance	\$ 5,008	
		Trash Cans Allowance	\$ 7,512	
		Harmony Square Park Repairs Allowance	\$ 3,756	
	Parks Subtotal = \$ 16,276.00			
	Swim Club Pool Cabana	Interior Paint	\$ 5,835	
	Vehicles	Yamaha Viking	\$ 15,024	
		Massey Ferguson 29.6HP Tractor	\$ 21,285	
Vehicles Subtotal = \$ 36,309.00				
			FY 2031 Annual Expense Total = \$ 466,585	
FY 2032	Ashley Park Pool Area	Pool Pumps and Equipment	\$ 9,628	
		Shade Structures Canvas Awnings	\$ 4,621	
		Security Camera System Allowance	\$ 513	
	Ashley Park Pool Area Subtotal = \$ 14,762.00			
	Grounds	Garden Beds Repairs	\$ 1,926	
	Lake Recreation Area	Picnic Pavilion Canvas Awnings	\$ 10,013	
	Playgrounds	Habitat Dr Playstructure	\$ 15,404	
		Feathergrass Boundary Marker	\$ 1,335	
		Middlebrook Cargo Net	\$ 6,418	
	Playgrounds Subtotal = \$ 23,157.00			
	Swim Club Pool Area	Pool Pumps and Equipment	\$ 17,587	
		Security Camera System Allowance	\$ 642	
	Swim Club Pool Area Subtotal = \$ 18,229.00			
Vehicles	Polaris Diesel	\$ 19,255		
			Annual Expense Total = \$ 87,342	
FY 2033	Alleys	Neighborhood B Alleys Mill and Overlay	\$ 79,995	
	Ashley Park Pool Area	Pool Equipment Housing Boxes	\$ 15,794	
		Pools Coping Stone	\$ 14,030	
		Pool Fence Aluminum 5'	\$ 22,111	
	Ashley Park Pool Area Subtotal = \$ 51,935.00			
Ashley Park Pool Cabana	Access System	\$ 9,871		

Year	Category	Item Name	Expense	
FY 2033	Grounds	US-192/Harmony Square Entry Metal Roofing	\$ 4,264	
		Garden Area Wooden Fencing	\$ 22,638	
	Grounds Subtotal = \$ 26,902.00			
	Lake Recreation Area	Restroom Building Paint	\$ 3,577	
		Large Playstructure	\$ 98,712	
		Small Playstructure	\$ 39,485	
		Kayaks and Canoes	\$ 14,478	
		Sun Tracker Pontoon Boats	\$ 47,382	
	Lake Recreation Area Subtotal = \$ 203,634.00			
	Parks	Harmony Square Pavers	\$ 63,254	
		Art Sculptures Allowance	\$ 78,969	
		Cat Brier Trl Pavilions Metal Roofing	\$ 6,370	
	Parks Subtotal = \$ 148,593.00			
	Playgrounds	Sundrop Wooden Trellises	\$ 13,162	
		Habitat Dr Playground Boundary Marker	\$ 1,832	
		Cordgrass Playstructure	\$ 19,742	
	Playgrounds Subtotal = \$ 34,736.00			
	Swim Club Pool Area	Wooden Trellises	\$ 57,911	
		Pool Furniture	\$ 61,859	
Swim Club Pool Area Subtotal = \$ 119,770.00				
Vehicles	Yamaha Umax	\$ 15,794		
	Utility Trailer	\$ 3,290		
Vehicles Subtotal = \$ 19,084.00				
FY 2033 Annual Expense Total = \$ 694,520				
FY 2034	Alleys	Neighborhood A-1 Alleys Mill and Overlay	\$ 93,444	
	Ashley Park Pool Area	Pools Resurface	\$ 48,752	
		Security Camera System Allowance	\$ 540	
	Ashley Park Pool Area Subtotal = \$ 49,292.00			
	Ashley Park Pool Cabana	Interior Paint	\$ 4,500	
		Exterior Paint	\$ 8,057	
	Ashley Park Pool Cabana Subtotal = \$ 12,557.00			
	Grounds	Sidewalk Repair Allowance	\$ 90,682	
		Garden Beds Repairs	\$ 2,024	
	Grounds Subtotal = \$ 92,706.00			
Lake Recreation Area	Pedestrian Bridges Boards and Railings	\$ 50,098		
	Splash Pad Pumps and Sprayers Allowance	\$ 2,699		

Year	Category	Item Name	Expense
	Lake Recreation Area Subtotal = \$ 52,797.00		
	Parks	Harmony Square Paint Columns and Seating	\$ 13,494
	Swim Club Pool Area	Pool Resurface	\$ 82,650
		Kids Pool Resurface	\$ 4,318
		Pool Deck Pavers	\$ 124,656
		Security Camera System Allowance	\$ 675
	Swim Club Pool Area Subtotal = \$ 212,299.00		
Swim Club Pool Cabana	Pool Cabana Metal Roofing	\$ 36,597	
Annual Expense Total = \$ 563,186			
FY 2035	Grounds	US-192/Five Oaks Entry Area Painting	\$ 6,918
		US-192/Harmony Square Entry Area Painting	\$ 6,918
		Vinyl Split Rail Fencing Five Oaks Drive W Entrance to Traffic Circle	\$ 90,850
	Grounds Subtotal = \$ 104,686.00		
	Lake Recreation Area	Playground Canvas Awnings	\$ 27,179
		Soccer Field Bleachers	\$ 3,321
		Basketball Metal Benches	\$ 1,660
		Outdoor Ping Pong Table	\$ 2,075
		Work Boats (2)	\$ 35,973
	Lake Recreation Area Subtotal = \$ 70,208.00		
	Parks	Cat Brier Trl Pavilions Painting	\$ 2,214
		Harmony Square Park Repairs Allowance	\$ 4,151
	Parks Subtotal = \$ 6,365.00		
FY 2035 Annual Expense Total = \$ 181,259			
FY 2036	Ashley Park Pool Area	Security Camera System Allowance	\$ 567
	Grounds	Stormwater Drainage Repair Allowance	\$ 184,837
		Garden Beds Repairs	\$ 2,128
	Grounds Subtotal = \$ 186,965.00		
	Parks	Dog Waste Stations Allowance	\$ 5,674
		Trash Cans Allowance	\$ 8,511
	Parks Subtotal = \$ 14,185.00		
	Playgrounds	Primrose Willow Playstructure	\$ 42,557
		Primrose Willow Playground Boundary Marker	\$ 1,634
		Habitat Dr Park Benches	\$ 1,277
Middlebrook Boundary Marker		\$ 1,725	
Playgrounds Subtotal = \$ 47,193.00			

Year	Category	Item Name	Expense	
FY 2036	Swim Club Pool Area	Shade Structures Canvas Awnings	\$ 10,180	
		Security Camera System Allowance	\$ 709	
	Swim Club Pool Area Subtotal = \$ 10,889.00			
	Vehicles	Bobcat 3200	\$ 3,546	
Annual Expense Total = \$ 263,345				
FY 2037	Alleys	Neighborhoods C-1/C-2 Alleys Mill and Overlay	\$ 189,741	
	Grounds	US-192/Five Oaks Entry Metal Roofing	\$ 4,305	
		US-192/Harmony Square Entry Monuments Refurbishment	\$ 11,635	
		Pond Banks Erosion Control	\$ 206,965	
		Sidewalk Repair Allowance	\$ 97,737	
	Grounds Subtotal = \$ 320,642.00			
	Lake Recreation Area	Swingset	\$ 4,654	
		Splash Pad Pumps and Sprayers Allowance	\$ 2,909	
	Lake Recreation Area Subtotal = \$ 7,563.00			
	Playgrounds	Primrose Willow Canvas Awning	\$ 2,443	
		Feathergrass Park Benches	\$ 2,618	
		Middlebrook Park Bench	\$ 1,309	
	Playgrounds Subtotal = \$ 6,370.00			
Vehicles	Mule KAF600	\$ 2,909		
Annual Expense Total = \$ 527,225				
FY 2038	Ashley Park Pool Area	Pool Pumps and Equipment	\$ 11,184	
		Pool Furniture	\$ 24,307	
		Pool Deck and Lanai Pavers	\$ 74,325	
		Security Camera System Allowance	\$ 596	
	Ashley Park Pool Area Subtotal = \$ 110,412.00			
	Ashley Park Pool Cabana	Metal Roofing	\$ 47,659	
	Grounds	Garden Road Stabilization	\$ 223,681	
		Garden Beds Repairs	\$ 2,237	
		Five Oaks Dr Dog Park Chain Link Fencing	\$ 21,366	
	Grounds Subtotal = \$ 247,284.00			
	Lake Recreation Area	Boathouse Shingle Roofing	\$ 4,199	
		Park Benches	\$ 5,368	
	Lake Recreation Area Subtotal = \$ 9,567.00			
Parks	Harmony Square Flag Poles	\$ 11,184		
Playgrounds	Sundrop Swingset	\$ 2,386		
	Cordgrass Park Bench	\$ 1,342		

Year	Category	Item Name	Expense	
		Playgrounds Subtotal = \$ 3,728.00		
	Swim Club Pool Area	Pool Pumps and Equipment	\$ 20,429	
		Shade Structures Frame	\$ 16,051	
		Security Camera System Allowance	\$ 746	
		Swim Club Pool Area Subtotal = \$ 37,226.00		
	Swim Club Pool Cabana	Exterior Paint	\$ 8,113	
			Annual Expense Total = \$ 475,173	
FY 2039	Lake Recreation Area	East Tower Painting	\$ 1,529	
		West Tower Painting	\$ 764	
		Basketball Court Painting	\$ 7,722	
		Parking Asphalt Mill and Overlay	\$ 19,264	
			Lake Recreation Area Subtotal = \$ 29,279.00	
	Parks	Harmony Square Park Repairs Allowance	\$ 4,587	
	Playgrounds	Primrose Willow Swingset	\$ 4,893	
	Swim Club Pool Area	Parking Asphalt Mill and Overlay	\$ 14,407	
	Swim Club Pool Cabana	Interior Paint	\$ 7,126	
			FY 2039 Annual Expense Total = \$ 60,292	
FY 2040	Ashley Park Pool Area	Shade Structures Frame	\$ 8,465	
		Shade Structures Canvas Awnings	\$ 5,643	
		Security Camera System Allowance	\$ 627	
			Ashley Park Pool Area Subtotal = \$ 14,735.00	
	Grounds	Sidewalk Repair Allowance	\$ 105,341	
		Garden Beds Repairs	\$ 2,351	
			Grounds Subtotal = \$ 107,692.00	
	Lake Recreation Area	Picnic Pavilion Canvas Awnings	\$ 12,227	
		West Tower Metal Roofing	\$ 2,195	
		Splash Pad Pumps and Sprayers Allowance	\$ 3,135	
		Lake Recreation Area Subtotal = \$ 17,557.00		
Swim Club Pool Area	Security Camera System Allowance	\$ 784		
			Annual Expense Total = \$ 140,768	
FY 2041	Alleys	Neighborhood G Alleys Mill and Overlay	\$ 119,422	
	Grounds	Stormwater Drainage Repair Allowance	\$ 209,421	
	Lake Recreation Area	Restroom Building Paint	\$ 4,368	
	Parks	Dog Waste Stations Allowance	\$ 6,429	
		Trash Cans Allowance	\$ 9,643	

Year	Category	Item Name	Expense
		Parks Subtotal = \$ 16,072.00	
	Playgrounds	Habitat Dr Swingset	\$ 5,143
		Middlebrook Playstructure	\$ 32,144
		Playgrounds Subtotal = \$ 37,287.00	
	Swim Club Pool Area	Geothermal Heating Units	\$ 24,108
		Pool Chair Lift	\$ 9,643
		Swim Club Pool Area Subtotal = \$ 33,751.00	
	Vehicles	GMC Truck	\$ 30,537
			Annual Expense Total = \$ 450,858
FY 2042	Ashley Park Pool Area	Security Camera System Allowance	\$ 659
	Ashley Park Pool Cabana	Interior Paint	\$ 5,495
		Exterior Paint	\$ 9,839
			Ashley Park Pool Cabana Subtotal = \$ 15,334.00
	Grounds	Garden Beds Repairs	\$ 2,472
	Lake Recreation Area	Central Dock and Boardwalk Boards and Railings	\$ 133,683
		Central Dock and Boardwalk Frame and Structure	\$ 85,071
		West Dock and Boardwalk Boards and Railings	\$ 177,821
		West Dock and Boardwalk Frame and Structure	\$ 113,159
			Lake Recreation Area Subtotal = \$ 509,734.00
	Playgrounds	Primrose Willow Dog Park Chain Link Fencing	\$ 56,950
		Feathergrass Swingset	\$ 2,637
		Playgrounds Subtotal = \$ 59,587.00	
Swim Club Pool Area	Security Camera System Allowance	\$ 824	
			Annual Expense Total = \$ 588,610
FY 2043	Grounds	US-192/Five Oaks Entry Area Painting	\$ 8,448
		US-192/Harmony Square Entry Area Painting	\$ 8,448
		Sidewalk Repair Allowance	\$ 113,537
		RV Park Fencing and Gates	\$ 84,477
		Garden Wooden Pavilion	\$ 16,895
		Perimeter Vinyl Split Rail Fencing	\$ 150,173
			Grounds Subtotal = \$ 381,978.00
	Lake Recreation Area	Playground Canvas Awnings	\$ 33,189
		Splash Pad Pumps and Sprayers Allowance	\$ 3,379
			Lake Recreation Area Subtotal = \$ 36,568.00
Parks	Cat Brier Trl Pavilions Painting	\$ 2,703	
	Harmony Square Park Repairs Allowance	\$ 5,069	

Year	Category	Item Name	Expense
	Parks Subtotal = \$ 7,772.00		
	Playgrounds	Sundrop Playstructure	\$ 33,791
		Sundrop Wooden Chairswing	\$ 2,534
	Playgrounds Subtotal = \$ 36,325.00		
	Swim Club Pool Area	Pool Furniture	\$ 79,408
	Vehicles	Yamaha Viking	\$ 20,274
		Massey Ferguson 29.6HP Tractor	\$ 28,722
Vehicles Subtotal = \$ 48,996.00			
FY 2043 Annual Expense Total = \$ 591,047			
FY 2044	Ashley Park Pool Area	Pool Pumps and Equipment	\$ 12,992
		Security Camera System Allowance	\$ 693
	Ashley Park Pool Area Subtotal = \$ 13,685.00		
	Grounds	Garden Beds Repairs	\$ 2,598
	Parks	Harmony Square Paint Columns and Seating	\$ 17,323
	Swim Club Pool Area	Pool Pumps and Equipment	\$ 23,732
		Shade Structures Canvas Awnings	\$ 12,431
		Security Camera System Allowance	\$ 866
	Swim Club Pool Area Subtotal = \$ 37,029.00		
Vehicles	Polaris Diesel	\$ 25,984	
Annual Expense Total = \$ 96,619			
FY 2045	Lake Recreation Area	Outdoor Ping Pong Table	\$ 2,664
		Work Boats (2)	\$ 46,178
	Lake Recreation Area Subtotal = \$ 48,842.00		
	Parks	Harmony Square Park Benches	\$ 25,575
	Playgrounds	Primrose Willow Canvas Awning	\$ 2,984
		Primrose Willow Pavilion Shingle Roofing	\$ 2,962
	Playgrounds Subtotal = \$ 5,946.00		
	Swim Club Pool Area	Water Fountains	\$ 2,486
	Vehicles	Yamaha Umax	\$ 21,313
Utility Trailer		\$ 4,440	
Vehicles Subtotal = \$ 25,753.00			
FY 2045 Annual Expense Total = \$ 108,602			
FY 2046	Alleys	Neighborhood H-1 Alleys Mill and Overlay	\$ 52,318
		Neighborhoods D-1/D-2 Alleys Mill and Overlay	\$ 33,728
	Alleys Subtotal = \$ 86,046.00		

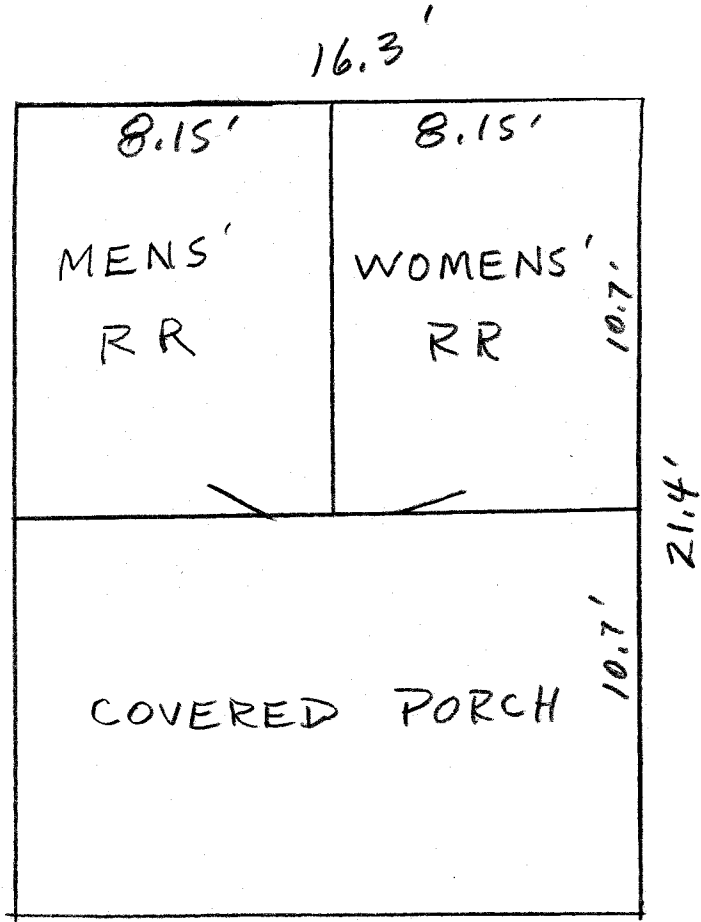
Year	Category	Item Name	Expense	
FY 2046	Ashley Park Pool Area	Pools Resurface	\$ 65,788	
		Security Camera System Allowance	\$ 728	
	Ashley Park Pool Area Subtotal = \$ 66,516.00			
	Grounds	Stormwater Drainage Repair Allowance	\$ 237,274	
		Sidewalk Repair Allowance	\$ 122,370	
		Garden Beds Repairs	\$ 2,731	
	Grounds Subtotal = \$ 362,375.00			
	Lake Recreation Area	Picnic Tables	\$ 14,568	
		Pedestrian Bridges Boards and Railings	\$ 67,604	
		Pedestrian Bridges Frame and Structure	\$ 43,021	
		Splash Pad Pumps and Sprayers Allowance	\$ 3,642	
	Lake Recreation Area Subtotal = \$ 128,835.00			
	Parks	Dog Waste Stations Allowance	\$ 7,284	
		Trash Cans Allowance	\$ 10,926	
	Parks Subtotal = \$ 18,210.00			
	Swim Club Pool Area	Pool Resurface	\$ 111,532	
		Kids Pool Resurface	\$ 5,827	
		Security Camera System Allowance	\$ 910	
	Swim Club Pool Area Subtotal = \$ 118,269.00			
	Swim Club Pool Cabana	Exterior Paint	\$ 9,907	
Pool Restrooms Refurbishment		\$ 65,555		
Family Restroom Refurbishment		\$ 10,926		
Swim Club Pool Cabana Subtotal = \$ 86,388.00				
FY 2046 Annual Expense Total = \$ 866,639				
FY 2047	Grounds	Pond Banks Erosion Control	\$ 265,679	
	Lake Recreation Area	East Dock Boards and Railings	\$ 362,587	
		East Dock Frame and Structure	\$ 230,737	
		East Tower Painting	\$ 1,867	
		West Tower Painting	\$ 934	
		Basketball Court Painting	\$ 9,430	
	Lake Recreation Area Subtotal = \$ 605,555.00			
	Parks	Cat Brier/Schoolhouse/Five Oaks Park Benches	\$ 33,607	
		Harmony Square Park Repairs Allowance	\$ 5,601	
Parks Subtotal = \$ 39,208.00				
Playgrounds	Primrose Willow Park Benches	\$ 13,443		
	Primrose Willow Chess Table	\$ 2,987		

Year	Category	Item Name	Expense	
FY 2047	Playgrounds	Primrose Willow Picnic Tables	\$ 17,924	
		Habitat Dr Playstructure	\$ 22,404	
		Feathergrass Boundary Marker	\$ 1,942	
		Middlebrook Cargo Net	\$ 9,335	
	Playgrounds Subtotal = \$ 68,035.00			
	Swim Club Pool Cabana	Interior Paint	\$ 8,701	
		Restrooms Refurbishment	\$ 89,618	
Swim Club Pool Cabana Subtotal = \$ 98,319.00				
FY 2047 Annual Expense Total = \$ 1,076,796				
FY 2048	Alleys	Neighborhood B Alleys Mill and Overlay	\$ 116,347	
	Ashley Park Pool Area	Wooden Trellises	\$ 33,078	
		Pool Furniture	\$ 31,202	
		Shade Structures Canvas Awnings	\$ 6,891	
		Security Camera System Allowance	\$ 766	
		Park Benches	\$ 5,168	
		Picnic Tables	\$ 6,126	
		Ashley Park Pool Area Subtotal = \$ 83,231.00		
	Ashley Park Pool Cabana	Restrooms Refurbishment	\$ 53,599	
	Grounds	Garden Beds Repairs	\$ 2,871	
	Lake Recreation Area	Restroom Building Asphalt Shingle Roof	\$ 4,410	
		Restroom Refurbishment	\$ 9,571	
		Picnic Pavilion Canvas Awnings	\$ 14,931	
		Split Rail Wooden Fencing	\$ 3,982	
		Butterfly Park Benches	\$ 5,743	
		Large Playstructure	\$ 143,568	
		Small Playstructure	\$ 57,427	
		Sailboat 14-ft	\$ 9,571	
		Pontoon Boat 20-ft	\$ 45,942	
		Bass Boats	\$ 84,227	
	Lake Recreation Area Subtotal = \$ 379,372.00			
	Parks	Pocket Parks Park Benches	\$ 18,951	
Primrose Willow Pocket Park Outdoor Fountains		\$ 7,657		
Parks Subtotal = \$ 26,608.00				
Playgrounds	Habitat Dr Playground Boundary Marker	\$ 2,665		
	Cordgrass Playstructure	\$ 28,714		
Playgrounds Subtotal = \$ 31,379.00				

Year	Category	Item Name	Expense	
FY 2048	Swim Club Pool Area	Security Camera System Allowance	\$ 957	
	Vehicles	Bobcat 3200	\$ 4,786	
FY 2048 Annual Expense Total = \$ 699,150				
FY 2049	Alleys	Neighborhood A-1 Alleys Mill and Overlay	\$ 135,908	
	Grounds	Sidewalk Repair Allowance	\$ 131,890	
	Lake Recreation Area	Restroom Building Paint	\$ 5,334	
		Splash Pad Pumps and Sprayers Allowance	\$ 3,925	
	Lake Recreation Area Subtotal = \$ 9,259.00			
	Playgrounds	Sundrop Park Benches	\$ 3,533	
Vehicles	Mule KAF600	\$ 3,925		
FY 2049 Annual Expense Total = \$ 284,515				
FY 2050	Ashley Park Pool Area	Pool Pumps and Equipment	\$ 15,092	
		Security Camera System Allowance	\$ 805	
	Ashley Park Pool Area Subtotal = \$ 15,897.00			
	Ashley Park Pool Cabana	Interior Paint	\$ 6,711	
		Exterior Paint	\$ 12,015	
	Ashley Park Pool Cabana Subtotal = \$ 18,726.00			
	Grounds	Garden Beds Repairs	\$ 3,018	
	Lake Recreation Area	Basketball Hoops	\$ 8,049	
	Swim Club Pool Area	Pool Pumps and Equipment	\$ 27,568	
		Security Camera System Allowance	\$ 1,006	
Swim Club Pool Area Subtotal = \$ 28,574.00				
FY 2050 Annual Expense Total = \$ 74,264				
FY 2051	Grounds	US-192/Five Oaks Entry Area Painting	\$ 10,316	
		US-192/Harmony Square Entry Area Painting	\$ 10,316	
		Stormwater Drainage Repair Allowance	\$ 268,832	
	Grounds Subtotal = \$ 289,464.00			
	Lake Recreation Area	Playground Canvas Awnings	\$ 40,529	
	Parks	Cat Brier Trl Pavilions Painting	\$ 3,301	
		Dog Waste Stations Allowance	\$ 8,253	
		Trash Cans Allowance	\$ 12,379	
		Harmony Square Park Repairs Allowance	\$ 6,190	
	Parks Subtotal = \$ 30,123.00			
Playgrounds	Primrose Willow Playstructure	\$ 61,895		
	Primrose Willow Playground Boundary Marker	\$ 2,377		

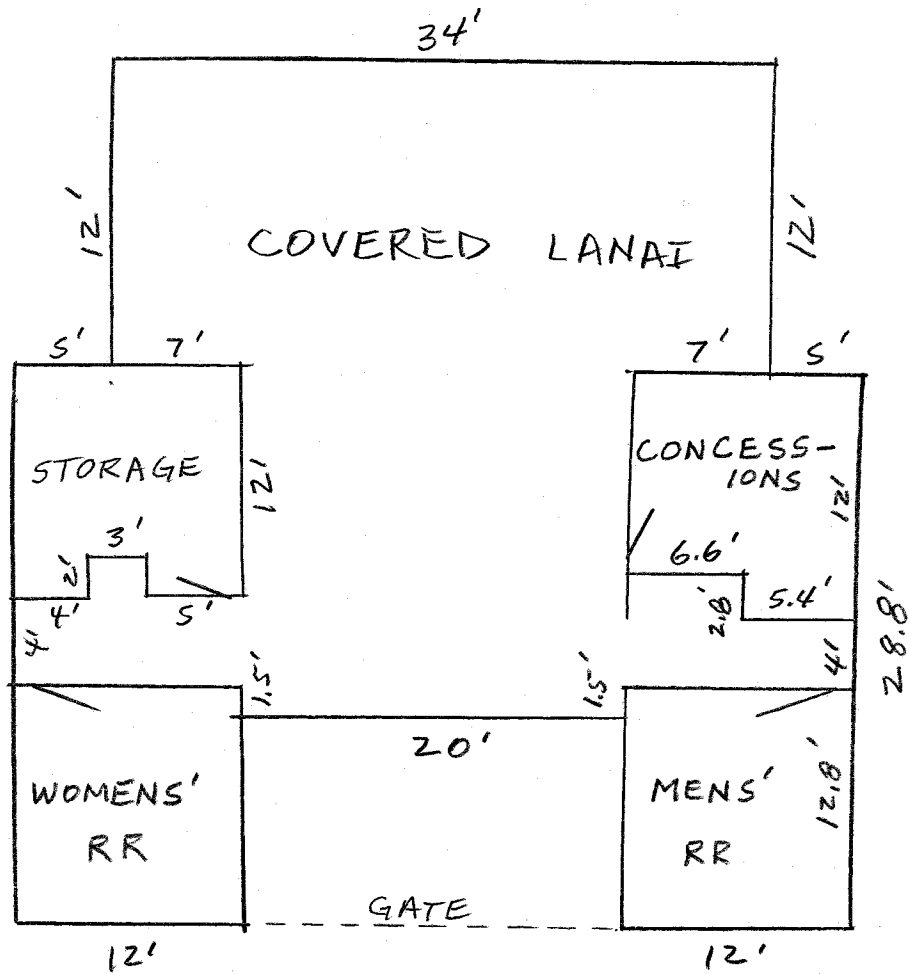
Year	Category	Item Name	Expense
FY 2051	Playgrounds	Middlebrook Boundary Marker	\$ 2,509
	Playgrounds Subtotal = \$ 66,781.00		
FY 2051 Annual Expense Total = \$ 426,897			
FY 2052	Alleys	Neighborhoods C-1/C-2 Alleys Mill and Overlay	\$ 275,963
	Ashley Park Pool Area	Security Camera System Allowance	\$ 846
	Grounds	Sidewalk Repair Allowance	\$ 142,151
		Garden Beds Repairs	\$ 3,173
	Grounds Subtotal = \$ 145,324.00		
	Lake Recreation Area	Splash Pad Pumps and Sprayers Allowance	\$ 4,231
	Swim Club Pool Area	Shade Structures Canvas Awnings	\$ 15,180
		Security Camera System Allowance	\$ 1,058
Swim Club Pool Area Subtotal = \$ 16,238.00			
FY 2052 Annual Expense Total = \$ 442,602			
FY 2053	Grounds	US-192/Five Oaks Entry Monuments Refurbishment	\$ 26,026
		Garden Area Wooden Fencing	\$ 37,304
		Five Oaks Dr Dog Park Chain Link Fencing	\$ 31,075
	Grounds Subtotal = \$ 94,405.00		
	Lake Recreation Area	Kayaks and Canoes	\$ 23,857
		Sun Tracker Pontoon Boats	\$ 78,078
	Lake Recreation Area Subtotal = \$ 101,935.00		
	Parks	Harmony Square Information Board	\$ 4,338
	Playgrounds	Primrose Willow Canvas Awning	\$ 3,644
		Sundrop Wooden Trellises	\$ 21,688
	Playgrounds Subtotal = \$ 25,332.00		
	Swim Club Pool Area	Wooden Trellises	\$ 95,429
		Pool Furniture	\$ 101,936
Pool Chair Lift		\$ 13,013	
Swim Club Pool Area Subtotal = \$ 210,378.00			
Vehicles	GMC Truck	\$ 41,208	
Annual Expense Total = \$ 477,596			

Addendum

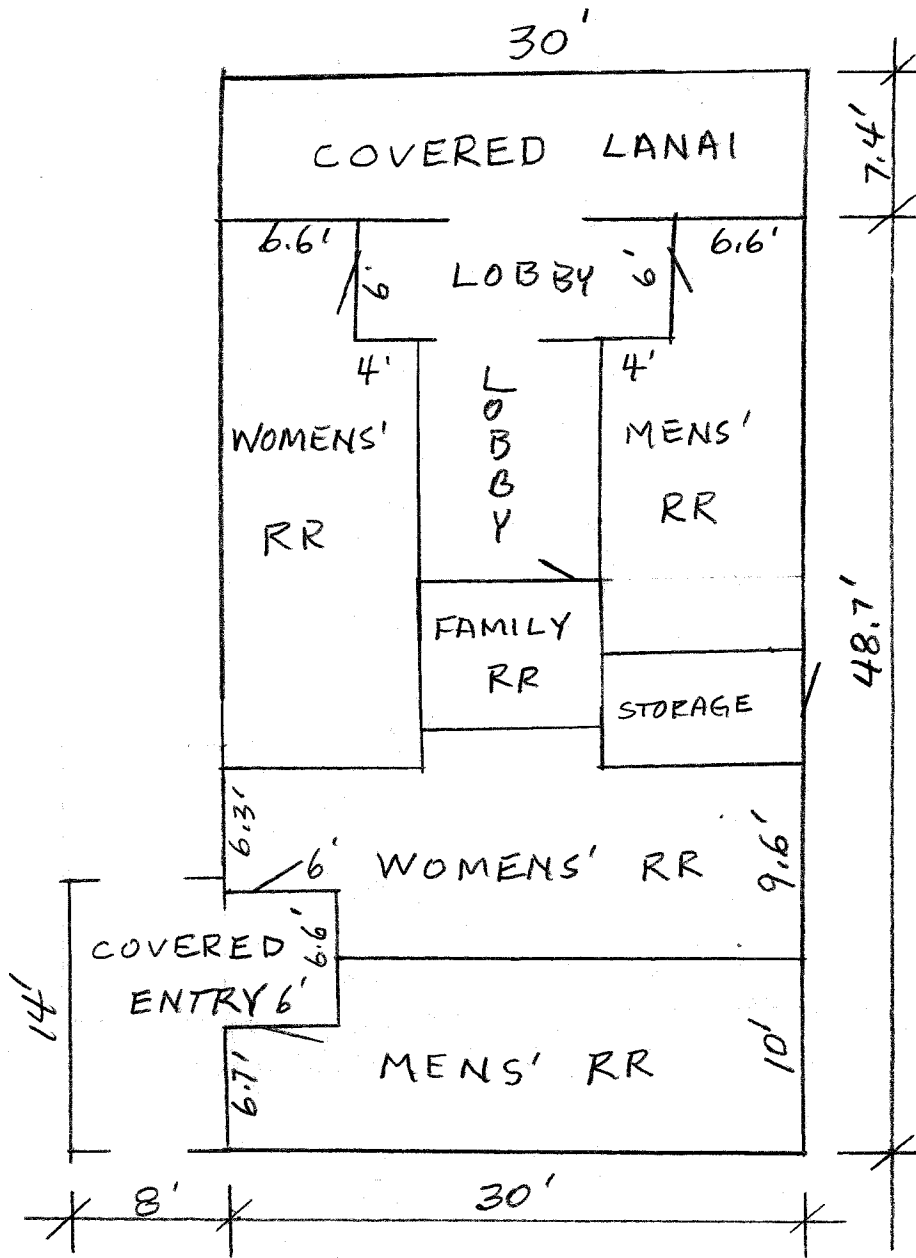


REST ROOMS

BUCK LAKE RECREATION AREA



FORTY BANKS RD. POOL CABANA



SWIM CLUB REST ROOM BUILDING