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Funding Reserve Analysis *for* **Harrison Ranch CDD**

September 16, 2021



Funding Reserve Analysis

for

Harrison Ranch CDD

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September 16, 2021

Harrison Ranch CDD
5755 Harrison Ranch Blvd
Parrish, FL 34219

Board of Directors,

We are pleased to present to Harrison Ranch 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

Harrison Ranch CDD commenced operations in February 2007. The CDD encompasses 1,109 lots and is comprised primarily of single family homes. Construction in the community started in 2006 and home construction was gradual until completion in 2016. Central to the community is a clubhouse and pool area that serve as the main amenities, as well as recreation fields and courts. The CDD consists of approximately 955 acres and is located in Parrish, Manatee County, Florida.

Date of Physical Inspection

The subject property was physically inspected on July 22, 2021 by Paul Gallizzi and Steven Swartz.

Governing Documents

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

Depth of Study

Reserve Study Update 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 Harrison Ranch CDD for the Harrison Ranch 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>1109</i>
<i>Reserve Balance as of October 1, 2022¹</i>	<i>\$ 432,156</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>

¹ 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
2022	\$ 105	\$ 116,900	\$ 484,500
2023	\$ 108	\$ 119,823	\$ 555,265
2024	\$ 111	\$ 122,818	\$ 647,043
2025	\$ 114	\$ 125,889	\$ 700,081
2026	\$ 116	\$ 129,036	\$ 797,508
2027	\$ 119	\$ 132,262	\$ 587,612

* Annual Reserve Payments have been manually modified.

Payments were 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 common areas and amenities.
- Reserve payments occur at the end of every calendar month.
- 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 reserves items may have the phrase maintenance 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.

Inflation Estimate

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

Initial Reserves

Through June 2021, there was \$334,491 set aside for reserves. The projected reserve balance on October 1, 2022 will be \$432,156. These numbers were obtained from the District on the official June 2021 balance sheet and the 2020-2021 and 2021-2022 budgets. October 1, 2022 starts the next fiscal year. September 30, 2023 marks the end of the fiscal year.

Financial Condition of District

The pooled method with inflation reserve projections estimate \$105.41 per owner per year in fiscal year 2022-2023 and \$116,900 in total funding.

At the current time, the District is considered to be 57 percent funded. This represents a fairly-funded status. 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.

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 Harrison Ranch CDD based upon preservation of existing improvements. The attached funding study is limited in scope to those expense items listed in the attached "Harrison Ranch 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 opinion that owner monthly fees as shown in the attached "Harrison Ranch 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. Harrison Ranch

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, Harrison Ranch CDD shall provide to us Harrison Ranch CDD's best-estimated age of that item. If Harrison Ranch 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.

To answer the question, 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 dues 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 Harrison Ranch 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 Harrison Ranch CDD, there are 51 retention ponds for stormwater drainage. These ponds are estimated to have 68,494 linear feet of shoreline area. It is not likely that all of the shoreline area will erode and need to be replaced. We have estimated that approximately 5 percent of the shoreline will erode and need refurbishment over a 10-year period. The District reports that there has not been much erosion to date, but as the community ages it will become more likely that there will be some erosion. 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.

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

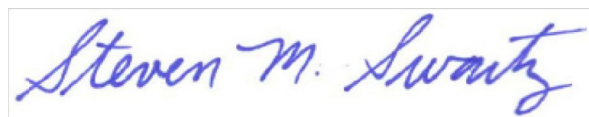
As the preparer of this reserve study, we certify that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

We would like to thank Harrison Ranch 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:

9 Pages of Photographs Attached

Prepared by Florida Reserve Study and Appraisal
Harrison Ranch CDD Funding Study Summary - Continued



Clubhouse



Clubhouse



Clubhouse Roofing



Cardio Equipment



Strength Equipment



Exercise Area Cabinets

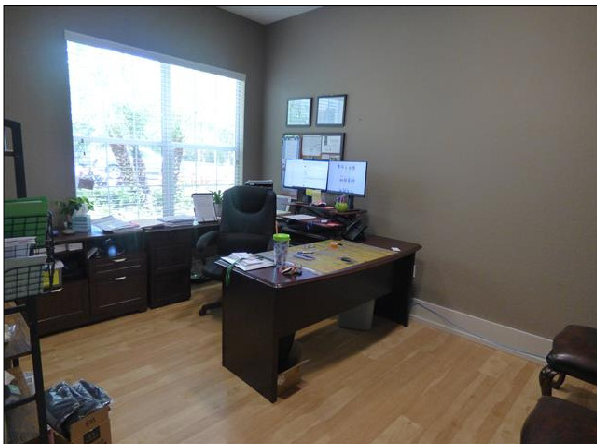
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Harrison Ranch CDD Funding Study Summary - Continued



Kitchen



Salon



Offices



Restrooms



Family Restroom



Lanai Furniture

Prepared by Florida Reserve Study and Appraisal
Harrison Ranch CDD Funding Study Summary - Continued



Lounge



Pool Table



Fusbol



Ping Pong Table



Access System



Fire Alarm Panel



HVAC



HVAC



Irrigation Pumping System



Irrigation Pumping System



Well



Tot Lot

Prepared by Florida Reserve Study and Appraisal
Harrison Ranch CDD Funding Study Summary - Continued



Swingset



Picnic Tables



Tot Lot Fencing



Tennis Court Fencing



Tennis Courts



Softball Fencing

Prepared by Florida Reserve Study and Appraisal
Harrison Ranch CDD Funding Study Summary - Continued



Pickleball/Basketball Courts



Basketball Hoop



Clubhouse Parking Lot



Parking Lighting



Pool Area



Pool Pavers



Pool Equipment



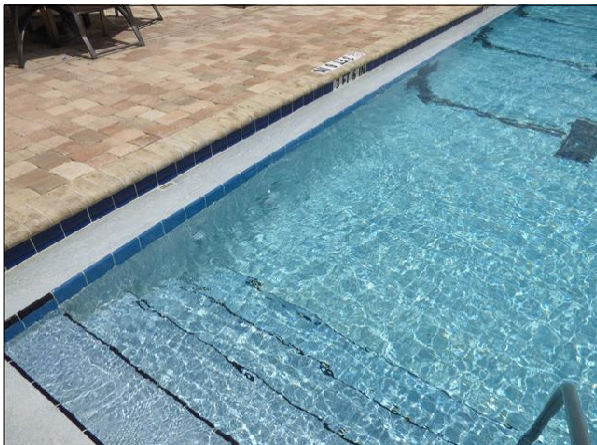
Pool Equipment Housing



Pool Furniture



Pool Geothermal Heating System



Pool Surface



Pool Chair Lift



Trellises



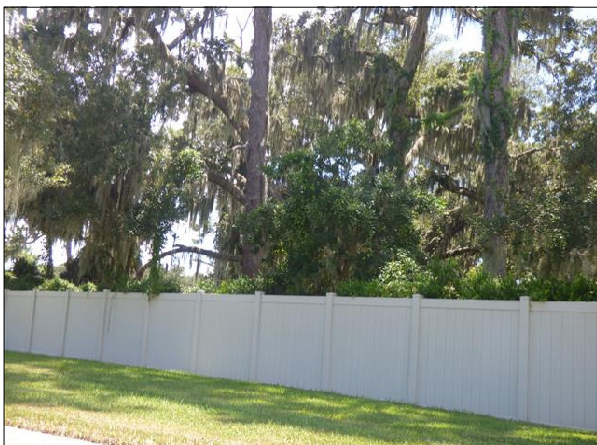
Trellises



Street Lighting



Street Signs



Vinyl Fencing



Vinyl Fencing Split Rail

Prepared by Florida Reserve Study and Appraisal
Harrison Ranch CDD Funding Study Summary - Continued



Typical Pond



Typical Pond



Stormwater Drainage Control Structure



110th Ave Tot Lot



110th Ave Swingset



110th Ave Fencing

Harrison Ranch CDD Reserve Study Expense Item Summary

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Clubhouse					
Roof Asphalt Shingles	\$ 39,864	5 Years	20 Years	\$ 46,308	Yes
Paint Exterior	\$ 6,975	2 Years	8 Years	\$ 7,518	Yes
Paint Interior	\$ 13,958	8 Years	10 Years	\$ 17,475	Yes
Cardio Equipment	\$ 50,000	8 Years	10 Years	\$ 62,601	Yes
Strength Equipment	\$ 22,000	18 Years	20 Years	\$ 35,359	Yes
Exercise Flooring	\$ 4,992	8 Years	10 Years	\$ 6,250	Yes
Exercise Room Cabinets	\$ 7,200	10 Years	25 Years	\$ 9,476	Yes
Conference Room Plank Flooring	\$ 3,376	13 Years	15 Years	\$ 4,789	Yes
Clubhouse Furniture	\$ 15,000	13 Years	15 Years	\$ 21,278	Yes
Kitchen Appliances	\$ 3,000	5 Years	20 Years	\$ 3,485	Yes
Kitchen Cabinets	\$ 15,000	10 Years	25 Years	\$ 19,742	Yes
Salon Plank Flooring	\$ 12,560	13 Years	15 Years	\$ 17,817	Yes
Offices Plank Flooring	\$ 4,688	13 Years	15 Years	\$ 6,650	Yes
Offices Furnishings	\$ 3,000	8 Years	10 Years	\$ 3,756	Yes
Mens and Womens Restrooms Refurbishment	\$ 40,000	7 Years	22 Years	\$ 48,846	Yes
Family Restroom Refurbishment	\$ 6,000	7 Years	22 Years	\$ 7,327	Yes
Outdoor Lanai Furniture	\$ 6,600	4 Years	15 Years	\$ 7,478	Yes
Lounge Plank Flooring	\$ 7,080	13 Years	15 Years	\$ 10,043	Yes
Pool Table	\$ 4,000	12 Years	15 Years	\$ 5,534	Yes
Chess and Foosball Tables and Chairs	\$ 2,500	2 Years	15 Years	\$ 2,695	Yes
Ping Pong Table	\$ 1,000	7 Years	10 Years	\$ 1,221	Yes
Access System	\$ 6,000	6 Years	10 Years	\$ 7,146	Yes
Security Camera System	\$ 15,000	8 Years	10 Years	\$ 18,780	Yes
Life Safety Systems	\$ 25,000	10 Years	25 Years	\$ 32,904	Yes
HVAC					
HVAC 5 Tons Unit 1	\$ 8,500	5 Years	12 Years	\$ 9,874	Yes
HVAC 5 Tons Unit 2	\$ 8,500	5 Years	12 Years	\$ 9,874	Yes
HVAC 3.5 Tons	\$ 6,700	6 Years	12 Years	\$ 7,980	Yes
HVAC 1 Ton	\$ 2,000	2 Years	12 Years	\$ 2,156	Yes
HVAC 5 Tons Near Pool	\$ 8,500	6 Years	12 Years	\$ 10,124	Yes
HVAC 2 Ton Near Pool	\$ 3,800	6 Years	12 Years	\$ 4,526	Yes
Irrigation					
Irrigation Pumps and Controls	\$ 80,000	5 Years	20 Years	\$ 92,932	Yes

Harrison Ranch 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?
Well Pump	\$ 5,000	4 Years	8 Years	\$ 5,665	Yes
Recreation Area					
Tot Lot Equipment	\$ 45,000	1 Years	15 Year	\$ 47,305	Yes
Swingset	\$ 3,200	10 Years	25 Years	\$ 4,212	Yes
Picnic Tables	\$ 6,000	10 Years	12 Years	\$ 7,897	Yes
Park Benches	\$ 4,000	9 Years	15 Years	\$ 5,135	Yes
Picnic Grilles	\$ 2,000	1 Years	10 Year	\$ 2,102	Yes
Tot Lot Fencing Chain Link	\$ 2,800	1 Years	15 Year	\$ 2,943	Yes
Tennis Court Fencing	\$ 19,404	5 Years	20 Years	\$ 22,541	Yes
Tennis Court Lighting	\$ 19,000	15 Years	30 Years	\$ 28,333	Yes
(1) Tennis Court Color Coat	\$ 13,086	7 Years	8 Years	\$ 15,980	Yes
Softball Fencing	\$ 3,080	10 Years	25 Years	\$ 4,054	Yes
Pickleball Courts Color Coat	\$ 4,606	5 Years	8 Years	\$ 5,351	Yes
Pickleball Courts Fencing	\$ 8,892	22 Years	25 Years	\$ 15,793	Yes
Basketball Hoops	\$ 2,000	17 Years	20 Years	\$ 3,135	Yes
Parking Areas					
Clubhouse Parking Mill and Overlay	\$ 65,703	0 Years	15 Years	\$ 67,365	Yes
Paving Sealcoating	\$ 7,964	6 Years	6 Years	\$ 9,485	Yes
Parking Lights	\$ 20,000	15 Years	30 Years	\$ 29,824	Yes
Entry and Subdivision Monuments					
Entry Monuments Refurbishment	\$ 18,000	10 Years	25 Years	\$ 23,691	Yes
Subdivision Monuments Refurbishment	\$ 22,000	10 Years	25 Years	\$ 28,955	Yes
Pool Area					
Pool Deck Pavers	\$ 71,172	10 Years	25 Years	\$ 93,673	Yes
Pool Equipment Phased Replacement	\$ 11,000	2 Years	5 Years	\$ 11,856	Yes
Pool Equipment Housing Boxes	\$ 32,000	10 Years	25 Years	\$ 42,117	Yes
Pool Fence	\$ 19,280	10 Years	25 Years	\$ 25,375	Yes
Pool Furniture Phased Allowance	\$ 10,000	2 Years	4 Years	\$ 10,778	Yes
Geothermal Heating System	\$ 120,000	10 Years	20 Years	\$ 157,938	Yes

Harrison Ranch 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?
Pool Resurface	\$ 70,304	3 Years	10 Years	\$ 77,690	Yes
Pool Chair Lift	\$ 6,000	4 Years	12 Years	\$ 6,798	Yes
Pool Lights Upgrades and Repairs	\$ 5,000	8 Years	10 Years	\$ 6,260	Yes
Trellises Light Metal Roofing	\$ 5,320	18 Years	20 Years	\$ 8,550	Yes
Trellises Painting and Repairs	\$ 3,000	6 Years	8 Years	\$ 3,573	Yes
Grounds					
Street Lighting Upgrades and Modernizations	\$ 20,500	5 Years	20 Years	\$ 23,814	Yes
Street Signs	\$ 53,625	5 Years	20 Years	\$ 62,294	Yes
Nature Trail Deferred Maintenance	\$ 2,000	0 Year	1 Years	\$ 2,051	Yes
Fence Vinyl Solid	\$ 42,805	5 Years	20 Years	\$ 49,725	Yes
Fence Vinyl Split Rail	\$ 19,128	5 Years	20 Years	\$ 22,220	Yes
Ponds Erosion Control	\$ 137,000	8 Years	10 Years	\$ 171,528	Yes
Stormwater Drainage Repair Allowance	\$ 15,000	4 Years	5 Years	\$ 16,995	Yes
110th Ave Playground					
Tot Lot Equipment	\$ 40,000	8 Years	15 Years	\$ 50,081	Yes
Swingset	\$ 3,200	18 Years	25 Years	\$ 5,143	Yes
Park Benches	\$ 1,600	8 Years	15 Years	\$ 2,003	Yes
Tot Lot Fencing Chain Link	\$ 5,600	8 Years	15 Years	\$ 7,011	Yes

Months Remaining in Fiscal Calendar Year 2022: 12

Expected annual inflation: 2.50%

Interest earned on reserve funds: 1.00%

Initial Reserve: \$ 432,156

Reserve Item Comments

(1) Tennis Courts are scheduled to be color coated in 2021.

Prepared by Florida Reserve Study and Appraisal
Harrison Ranch 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
Clubhouse							
Roof Asphalt Shingles	\$ 4.00 / sf	9966 sf	\$ 39,864	5 Years	20 Years	2027	\$ 46,308
				20 Years		2047	\$ 76,310
						2067	\$ 125,748
Paint Exterior	\$ 1.25 / sf	5580 sf	\$ 6,975	2 Years	8 Years	2024	\$ 7,518
						2032	\$ 9,180
				8 Years		2040	\$ 11,210
						2048	\$ 13,690
						2056	\$ 16,717
Paint Interior	\$ 1.25 / sf	11166 sf	\$ 13,958	8 Years	10 Years	2030	\$ 17,475
						2040	\$ 22,433
				10 Years		2050	\$ 28,797
						2060	\$ 36,966
Cardio Equipment	\$ 50,000 / total	1 total	\$ 50,000	8 Years	10 Years	2030	\$ 62,601
						2040	\$ 80,361
				10 Years		2050	\$ 103,159
						2060	\$ 132,424
Strength Equipment	\$ 22,000 / total	1 total	\$ 22,000	18 Years	20 Years	2040	\$ 35,359
				20 Years		2060	\$ 58,267
Exercise Flooring	\$ 6.00 / sf	832 sf	\$ 4,992	8 Years	10 Years	2030	\$ 6,250
						2040	\$ 8,023
				10 Years		2050	\$ 10,299
						2060	\$ 13,221
Exercise Room Cabinets	\$ 7,200 ea	1	\$ 7,200	10 Years	25 Years	2032	\$ 9,476
				25 Years		2057	\$ 17,693
Conference Room Plank Flooring	\$ 8.00 / sf	422 sf	\$ 3,376	13 Years	15 Years	2035	\$ 4,789
				15 Years		2050	\$ 6,965
						2065	\$ 10,130
Clubhouse Furniture	\$ 15,000 / total	1 total	\$ 15,000	13 Years	15 Years	2035	\$ 21,278
				15 Years		2050	\$ 30,948
						2065	\$ 45,011

Harrison Ranch 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
Kitchen Appliances	\$ 3,000 / total	1 total	\$ 3,000	5 Years 20 Years	20 Years	2027 2047 2067	\$ 3,485 \$ 5,743 \$ 9,463
Kitchen Cabinets	\$ 15,000 / total	1 total	\$ 15,000	10 Years 25 Years	25 Years	2032 2057	\$ 19,742 \$ 36,860
Salon Plank Flooring	\$ 8.00 / sf	1570 sf	\$ 12,560	13 Years 15 Years	15 Years	2035 2050 2065	\$ 17,817 \$ 25,913 \$ 37,689
Offices Plank Flooring	\$ 8.00 / sf	586 sf	\$ 4,688	13 Years 15 Years	15 Years	2035 2050 2065	\$ 6,650 \$ 9,672 \$ 14,067
Offices Furnishings	\$ 3,000 / total	1 total	\$ 3,000	8 Years 10 Years	10 Years	2030 2040 2050 2060	\$ 3,756 \$ 4,822 \$ 6,190 \$ 7,945
Mens and Womens Restrooms Refurbishment	\$ 20,000 ea	2	\$ 40,000	7 Years 22 Years	22 Years	2029 2051	\$ 48,846 \$ 84,614
Family Restroom Refurbishment	\$ 6,000 ea	1	\$ 6,000	7 Years 22 Years	22 Years	2029 2051	\$ 7,327 \$ 12,692
Outdoor Lanai Furniture	\$ 6,600 / total	1 total	\$ 6,600	4 Years 15 Years	15 Years	2026 2041 2056	\$ 7,478 \$ 10,876 \$ 15,818
Lounge Plank Flooring	\$ 8.00 / sf	885 sf	\$ 7,080	13 Years 15 Years	15 Years	2035 2050 2065	\$ 10,043 \$ 14,607 \$ 21,245
Pool Table	\$ 4,000 ea	1	\$ 4,000	12 Years 15 Years	15 Years	2034 2049 2064	\$ 5,534 \$ 8,049 \$ 11,707

Harrison Ranch 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
Chess and Foosball Tables and Chairs	\$ 2,500 ea	1	\$ 2,500	2 Years	15 Years	2024	\$ 2,695
				15 Years		2039	\$ 3,919
				2054		\$ 5,700	
Ping Pong Table	\$ 1,000 ea	1	\$ 1,000	7 Years	10 Years	2029	\$ 1,221
				10 Years		2039	\$ 1,568
						2049	\$ 2,012
						2059	\$ 2,583
Access System	\$ 6,000 ea	1	\$ 6,000	6 Years	10 Years	2028	\$ 7,146
				10 Years		2038	\$ 9,173
						2048	\$ 11,776
						2058	\$ 15,117
Security Camera System	\$ 15,000 ea	1	\$ 15,000	8 Years	10 Years	2030	\$ 18,780
				10 Years		2040	\$ 24,108
						2050	\$ 30,948
						2060	\$ 39,727
Life Safety Systems	\$ 25,000 ea	1	\$ 25,000	10 Years	25 Years	2032	\$ 32,904
				25 Years		2057	\$ 61,433
HVAC							
HVAC 5 Tons Unit 1	\$ 8,500 ea	1	\$ 8,500	5 Years	12 Years	2027	\$ 9,874
				12 Years		2039	\$ 13,324
				2051		\$ 17,980	
HVAC 5 Tons Unit 2	\$ 8,500 ea	1	\$ 8,500	5 Years	12 Years	2027	\$ 9,874
				12 Years		2039	\$ 13,324
				2051		\$ 17,980	
HVAC 3.5 Tons	\$ 6,700 ea	1	\$ 6,700	6 Years	12 Years	2028	\$ 7,980
				12 Years		2040	\$ 10,768
				2052		\$ 14,531	
HVAC 1 Ton	\$ 2,000 ea	1	\$ 2,000	2 Years	12 Years	2024	\$ 2,156
				12 Years		2036	\$ 2,909

Harrison Ranch 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
HVAC 1 Ton	\$ 2,000 ea	1	\$ 2,000	12 Years	12 Years	2048 2060	\$ 3,925 \$ 5,297
HVAC 5 Tons Near Pool	\$ 8,500 ea	1	\$ 8,500	6 Years 12 Years	12 Years	2028 2040 2052	\$ 10,124 \$ 13,661 \$ 18,435
HVAC 2 Ton Near Pool	\$ 3,800 ea	1	\$ 3,800	6 Years 12 Years	12 Years	2028 2040 2052	\$ 4,526 \$ 6,107 \$ 8,242
Irrigation							
Irrigation Pumps and Controls	\$ 80,000 ea	1	\$ 80,000	5 Years 20 Years	20 Years	2027 2047 2067	\$ 92,932 \$ 153,140 \$ 252,353
Well Pump	\$ 5,000 ea	1	\$ 5,000	4 Years 8 Years	8 Years	2026 2034 2042 2050 2058	\$ 5,665 \$ 6,918 \$ 8,448 \$ 10,316 \$ 12,597
Recreation Area							
Tot Lot Equipment	\$ 45,000 ea	1	\$ 45,000	1 Year 15 Year	15 Years	2023 2038 2053	\$ 47,305 \$ 68,801 \$ 100,066
Swingset	\$ 3,200 ea	1	\$ 3,200	10 Years 25 Years	25 Years	2032 2057	\$ 4,212 \$ 7,863
Picnic Tables	\$ 1,200 ea	5	\$ 6,000	10 Years 12 Years	12 Years	2032 2044 2056	\$ 7,897 \$ 10,656 \$ 14,380
Park Benches	\$ 800 ea	5	\$ 4,000	9 Years 15 Years	15 Years	2031 2046 2061	\$ 5,135 \$ 7,468 \$ 10,862

Harrison Ranch 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
Picnic Grilles	\$ 400 ea	5	\$ 2,000	1 Year 10 Year	10 Years	2023 2033 2043 2053	\$ 2,102 \$ 2,699 \$ 3,465 \$ 4,447
Tot Lot Fencing Chain Link	\$ 20.00 / lf	140 lf	\$ 2,800	1 Year 15 Year	15 Years	2023 2038 2053	\$ 2,943 \$ 4,281 \$ 6,226
Tennis Court Fencing	\$ 42.00 / lf	462 lf	\$ 19,404	5 Years 20 Years	20 Years	2027 2047 2067	\$ 22,541 \$ 37,144 \$ 61,208
Tennis Court Lighting	\$ 19,000 / total	1 total	\$ 19,000	15 Years 30 Years	30 Years	2037 2067	\$ 28,333 \$ 59,934
Tennis Court Color Coat	\$ 0.90 / sf	14540 sf	\$ 13,086	7 Years 8 Years	8 Years	2029 2037 2045 2053	\$ 15,980 \$ 19,514 \$ 23,829 \$ 29,099
Softball Fencing	\$ 55.00 / lf	56 lf	\$ 3,080	10 Years 25 Years	25 Years	2032 2057	\$ 4,054 \$ 7,568
Pickleball Courts Color Coat	\$ 0.90 / sf	5118 sf	\$ 4,606	5 Years 8 Years	8 Years	2027 2035 2043 2051	\$ 5,351 \$ 6,534 \$ 7,979 \$ 9,744
Pickleball Courts Fencing	\$ 38.00 ea	234	\$ 8,892	22 Years 25 Years	25 Years	2044 2069	\$ 15,793 \$ 29,486
Basketball Hoops	\$ 2,000 ea	1	\$ 2,000	17 Years 20 Years	20 Years	2039 2059	\$ 3,135 \$ 5,166
Parking Areas							
Clubhouse Parking Mill	\$ 1.65 / sf	39820 sf	\$ 65,703	0 Years 15 Years	15 Years	2022 2037	\$ 67,365 \$ 97,977

Harrison Ranch 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
Clubhouse	\$ 1.65 / sf	39820 sf	\$ 65,703	15 Years	15 Years	2052	\$ 142,499
Paving Sealcoating	\$ 0.20 / sf	39820 sf	\$ 7,964	6 Years	6 Years	2028 2034 2040 2046 2052	\$ 9,485 \$ 11,019 \$ 12,800 \$ 14,869 \$ 17,273
Parking Lights	\$ 2,000 ea	10	\$ 20,000	15 Years 30 Years	30 Years	2037 2067	\$ 29,824 \$ 63,088
Entry and Subdivision Monuments							
Entry Monuments Refurbishment	\$ 6,000 ea	3	\$ 18,000	10 Years 25 Years	25 Years	2032 2057	\$ 23,691 \$ 44,231
Subdivision Monuments Refurbishment	\$ 2,000 ea	11	\$ 22,000	10 Years 25 Years	25 Years	2032 2057	\$ 28,955 \$ 54,061
Pool Area							
Pool Deck Pavers	\$ 9.00 / sf	7908 sf	\$ 71,172	10 Years 25 Years	25 Years	2032 2057	\$ 93,673 \$ 174,891
Pool Equipment Phased Replacement	\$ 11,000 / total	1 total	\$ 11,000	2 Years 5 Years	5 Years	2024 2029 2034 2039 2044 2049 2054	\$ 11,856 \$ 13,433 \$ 15,219 \$ 17,243 \$ 19,537 \$ 22,135 \$ 25,079
Pool Equipment Housing Boxes	\$ 8,000 ea	4	\$ 32,000	10 Years 25 Years	25 Years	2032 2057	\$ 42,117 \$ 78,634
Pool Fence	\$ 40.00 / lf	482 lf	\$ 19,280	10 Years 25 Years	25 Years	2032 2057	\$ 25,375 \$ 47,377

Harrison Ranch 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
Pool Furniture Phased Allowance	\$ 10,000 / total	1 total	\$ 10,000	2 Years	4 Years	2024	\$ 10,778
				4 Years		2028	\$ 11,910
						2032	\$ 13,162
						2036	\$ 14,544
						2040	\$ 16,072
						2044	\$ 17,761
						2048	\$ 19,627
						2052	\$ 21,688
Geothermal Heating System	\$ 120,000 / total	1 total	\$ 120,000	10 Years 20 Years	20 Years	2032 2052	\$ 157,938 \$ 260,261
Pool Resurface	\$ 13.00 / sf	5408 sf	\$ 70,304	3 Years	10 Years	2025	\$ 77,690
				10 Years		2035	\$ 99,730
						2045	\$ 128,022
						2055	\$ 164,341
Pool Chair Lift	\$ 6,000 ea	1	\$ 6,000	4 Years	12 Years	2026	\$ 6,798
				12 Years		2038	\$ 9,173
						2050	\$ 12,379
						2062	\$ 16,705
Pool Lights Upgrades and Repairs	\$ 5,000 / total	1 total	\$ 5,000	8 Years	10 Years	2030	\$ 6,260
				10 Years		2040	\$ 8,036
						2050	\$ 10,316
						2060	\$ 13,242
Trellises Light Metal Roofing	\$ 5.00 / sf	1064 sf	\$ 5,320	18 Years 20 Years	20 Years	2040 2060	\$ 8,550 \$ 14,090
				6 Years 8 Years	8 Years	2028	\$ 3,573
2036	\$ 4,363						
2044	\$ 5,328						
2052	\$ 6,507						

Harrison Ranch 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
Grounds							
Street Lighting Upgrades and Modernizations	\$ 500 ea	41	\$ 20,500	5 Years	20 Years	2027	\$ 23,814
				20 Years		2047	\$ 39,242
						2067	\$ 64,666
Street Signs	\$ 325 ea	165	\$ 53,625	5 Years	20 Years	2027	\$ 62,294
				20 Years		2047	\$ 102,651
						2067	\$ 169,156
Nature Trail Deferred Maintenance	\$ 2,000 ea	1	\$ 2,000	0 Years	1 Year	2022	\$ 2,051
						2023	\$ 2,102
						2024	\$ 2,156
						2025	\$ 2,210
						2026	\$ 2,266
						2027	\$ 2,323
						2028	\$ 2,382
						2029	\$ 2,442
						2030	\$ 2,504
						2031	\$ 2,567
						2032	\$ 2,632
				1 Years		2033	\$ 2,699
						2034	\$ 2,767
						2035	\$ 2,837
						2036	\$ 2,909
						2037	\$ 2,982
						2038	\$ 3,058
						2039	\$ 3,135
						2040	\$ 3,214
						2041	\$ 3,296
						2042	\$ 3,379
						2043	\$ 3,465

Harrison Ranch 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
Nature Trail Deferred Maintenance	\$ 2,000 ea	1	\$ 2,000	1 Years	1 Year	2044	\$ 3,552
						2045	\$ 3,642
						2046	\$ 3,734
						2047	\$ 3,828
						2048	\$ 3,925
						2049	\$ 4,025
						2050	\$ 4,126
						2051	\$ 4,231
						2052	\$ 4,338
Fence Vinyl Solid	\$ 35.00 / lf	1223 lf	\$ 42,805	5 Years	20 Years	2027	\$ 49,725
				20 Years		2047	\$ 81,939
						2067	\$ 135,025
Fence Vinyl Split Rail	\$ 24.00 / lf	797 lf	\$ 19,128	5 Years	20 Years	2027	\$ 22,220
				20 Years		2047	\$ 36,616
						2067	\$ 60,338
Ponds Erosion Control	\$ 137,000 ea	1	\$ 137,000	8 Years	10 Years	2030	\$ 171,528
						2040	\$ 220,189
				10 Years		2050	\$ 282,655
						2060	\$ 362,842
Stormwater Drainage Repair Allowance	\$ 15,000 / total	1 total	\$ 15,000	4 Years	5 Years	2026	\$ 16,995
						2031	\$ 19,255
						2036	\$ 21,816
				5 Years		2041	\$ 24,718
						2046	\$ 28,005
						2051	\$ 31,730
110th Ave Playground							
Tot Lot Equipment	\$ 40,000 ea	1	\$ 40,000	8 Years	15 Years	2030	\$ 50,081
				15 Years		2045	\$ 72,839
						2060	\$ 105,939

Harrison Ranch 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
Swingset	\$ 3,200 ea	1	\$ 3,200	18 Years 25 Years	25 Years	2040 2065	\$ 5,143 \$ 9,602
Park Benches	\$ 800 ea	2	\$ 1,600	8 Years 15 Years	15 Years	2030 2045 2060	\$ 2,003 \$ 2,914 \$ 4,238
Tot Lot Fencing Chain Link	\$ 20.00 / lf	280 lf	\$ 5,600	8 Years 15 Years	15 Years	2030 2045 2060	\$ 7,011 \$ 10,197 \$ 14,831

Months Remaining in Fiscal Calendar Year 2022: 12

Expected annual inflation: 2.50% Interest earned on reserve funds: 1.00% Initial Reserve: \$ 432,156

Present Costs

Category	Item Name	No Units	Unit Cost	Present Cost
Clubhouse	Roof Asphalt Shingles	9966 sf	\$ 4.00 / sf	\$ 39,864.00
	Paint Exterior	5580 sf	\$ 1.25 / sf	\$ 6,975.00
	Paint Interior	11166 sf	\$ 1.25 / sf	\$ 13,957.50
	Cardio Equipment	1 total	\$ 50,000.00 / total	\$ 50,000.00
	Strength Equipment	1 total	\$ 22,000.00 / total	\$ 22,000.00
	Exercise Flooring	832 sf	\$ 6.00 / sf	\$ 4,992.00
	Exercise Room Cabinets	1	\$ 7,200.00 ea	\$ 7,200.00
	Conference Room Plank Flooring	422 sf	\$ 8.00 / sf	\$ 3,376.00
	Clubhouse Furniture	1 total	\$ 15,000.00 / total	\$ 15,000.00
	Kitchen Appliances	1 total	\$ 3,000.00 / total	\$ 3,000.00
	Kitchen Cabinets	1 total	\$ 15,000.00 / total	\$ 15,000.00
	Salon Plank Flooring	1570 sf	\$ 8.00 / sf	\$ 12,560.00
	Offices Plank Flooring	586 sf	\$ 8.00 / sf	\$ 4,688.00
	Offices Furnishings	1 total	\$ 3,000.00 / total	\$ 3,000.00
	Mens and Womens Restrooms Refurbishment	2	\$ 20,000.00 ea	\$ 40,000.00
	Family Restroom Refurbishment	1	\$ 6,000.00 ea	\$ 6,000.00
	Outdoor Lanai Furniture	1 total	\$ 6,600.00 / total	\$ 6,600.00
	Lounge Plank Flooring	885 sf	\$ 8.00 / sf	\$ 7,080.00
	Pool Table	1	\$ 4,000.00 ea	\$ 4,000.00
	Chess and Foosball Tables and Chairs	1	\$ 2,500.00 ea	\$ 2,500.00
	Ping Pong Table	1	\$ 1,000.00 ea	\$ 1,000.00
	Access System	1	\$ 6,000.00 ea	\$ 6,000.00
	Security Camera System	1	\$ 15,000.00 ea	\$ 15,000.00
	Life Safety Systems	1	\$ 25,000.00 ea	\$ 25,000.00
Clubhouse Sub Total =				\$ 314,792.50
HVAC	HVAC 5 Tons Unit 1	1	\$ 8,500.00 ea	\$ 8,500.00
	HVAC 5 Tons Unit 2	1	\$ 8,500.00 ea	\$ 8,500.00
	HVAC 3.5 Tons	1	\$ 6,700.00 ea	\$ 6,700.00
	HVAC 1 Ton	1	\$ 2,000.00 ea	\$ 2,000.00
	HVAC 5 Tons Near Pool	1	\$ 8,500.00 ea	\$ 8,500.00
	HVAC 2 Ton Near Pool	1	\$ 3,800.00 ea	\$ 3,800.00
HVAC Sub Total =				\$ 38,000.00
Irrigation	Irrigation Pumps and Controls	1	\$ 80,000.00 ea	\$ 80,000.00

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Irrigation	Well Pump	1	\$ 5,000.00 ea	\$ 5,000.00
Irrigation Sub Total =				\$ 85,000.00
Recreation Area	Tot Lot Equipment	1	\$ 45,000.00 ea	\$ 45,000.00
	Swingset	1	\$ 3,200.00 ea	\$ 3,200.00
	Picnic Tables	5	\$ 1,200.00 ea	\$ 6,000.00
	Park Benches	5	\$ 800.00 ea	\$ 4,000.00
	Picnic Grilles	5	\$ 400.00 ea	\$ 2,000.00
	Tot Lot Fencing Chain Link	140 lf	\$ 20.00 / lf	\$ 2,800.00
	Tennis Court Fencing	462 lf	\$ 42.00 / lf	\$ 19,404.00
	Tennis Court Lighting	1 total	\$ 19,000.00 / total	\$ 19,000.00
	Tennis Court Color Coat	14540 sf	\$ 0.90 / sf	\$ 13,086.00
	Softball Fencing	56 lf	\$ 55.00 / lf	\$ 3,080.00
	Pickleball Courts Color Coat	5118 sf	\$ 0.90 / sf	\$ 4,606.20
	Pickleball Courts Fencing	234	\$ 38.00 ea	\$ 8,892.00
	Basketball Hoops	1	\$ 2,000.00 ea	\$ 2,000.00
Recreation Area Sub Total =				\$ 133,068.20
Parking Areas	Clubhouse Parking Mill and Overlay	39820 sf	\$ 1.65 / sf	\$ 65,703.00
	Paving Sealcoating	39820 sf	\$ 0.20 / sf	\$ 7,964.00
	Parking Lights	10	\$ 2,000.00 ea	\$ 20,000.00
Parking Areas Sub Total =				\$ 93,667.00
Entry and Subdivision Monuments	Entry Monuments Refurbishment	3	\$ 6,000.00 ea	\$ 18,000.00
	Subdivision Monuments Refurbishment	11	\$ 2,000.00 ea	\$ 22,000.00
Entry and Subdivision Monuments Sub Total =				\$ 40,000.00
Pool Area	Pool Deck Pavers	7908 sf	\$ 9.00 / sf	\$ 71,172.00
	Pool Equipment Phased Replacement	1 total	\$ 11,000.00 / total	\$ 11,000.00
	Pool Equipment Housing Boxes	4	\$ 8,000.00 ea	\$ 32,000.00
	Pool Fence	482 lf	\$ 40.00 / lf	\$ 19,280.00
	Pool Furniture Phased Allowance	1 total	\$ 10,000.00 / total	\$ 10,000.00
	Geothermal Heating System	1 total	\$ 120,000.00 / total	\$ 120,000.00
	Pool Resurface	5408 sf	\$ 13.00 / sf	\$ 70,304.00
	Pool Chair Lift	1	\$ 6,000.00 ea	\$ 6,000.00

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Pool Area	Pool Lights Upgrades and Repairs	1 total	\$ 5,000.00 / total	\$ 5,000.00
	Trellises Light Metal Roofing	1064 sf	\$ 5.00 / sf	\$ 5,320.00
	Trellises Painting and Repairs	3	\$ 1,000.00 ea	\$ 3,000.00
Pool Area Sub Total =				\$ 353,076.00
Grounds	Street Lighting Upgrades and Modernizations	41	\$ 500.00 ea	\$ 20,500.00
	Street Signs	165	\$ 325.00 ea	\$ 53,625.00
	Nature Trail Deferred Maintenance	1	\$ 2,000.00 ea	\$ 2,000.00
	Fence Vinyl Solid	1223 lf	\$ 35.00 / lf	\$ 42,805.00
	Fence Vinyl Split Rail	797 lf	\$ 24.00 / lf	\$ 19,128.00
	Ponds Erosion Control	1	\$ 137,000.00 ea	\$ 137,000.00
	Stormwater Drainage Repair Allowance	1 total	\$ 15,000.00 / total	\$ 15,000.00
Grounds Sub Total =				\$ 290,058.00
110th Ave Playground	Tot Lot Equipment	1	\$ 40,000.00 ea	\$ 40,000.00
	Swingset	1	\$ 3,200.00 ea	\$ 3,200.00
	Park Benches	2	\$ 800.00 ea	\$ 1,600.00
	Tot Lot Fencing Chain Link	280 lf	\$ 20.00 / lf	\$ 5,600.00
110th Ave Playground Sub Total =				\$ 50,400.00
Totals =				\$ 1,398,061.70

Harrison Ranch CDD Funding Study Modified Cash Flow Analysis

Fiscal Calendar Year	Annual Assessment	Annual Interest	Annual Expenses	Net Reserve Funds	% Funded
2022	\$ 116,900	\$ 4,859	\$ 69,415	\$ 484,500	59.0%
2023	\$ 119,823	\$ 5,396	\$ 54,453	\$ 555,265	64.1%
2024	\$ 122,818	\$ 6,117	\$ 37,157	\$ 647,043	69.5%
2025	\$ 125,889	\$ 7,049	\$ 79,900	\$ 700,081	68.7%
2026	\$ 129,036	\$ 7,594	\$ 39,202	\$ 797,508	74.6%
2027	\$ 132,262	\$ 8,583	\$ 350,740	\$ 587,612	50.5%
2028	\$ 135,568	\$ 6,499	\$ 57,127	\$ 672,553	71.0%
2029	\$ 138,957	\$ 7,364	\$ 89,249	\$ 729,626	70.9%
2030	\$ 142,431	\$ 7,951	\$ 348,251	\$ 531,757	49.1%
2031	\$ 145,992	\$ 5,989	\$ 26,958	\$ 656,780	74.8%
2032	\$ 149,642	\$ 7,256	\$ 475,009	\$ 338,668	33.8%
2033	\$ 153,383	\$ 4,092	\$ 5,398	\$ 490,745	72.9%
2034	\$ 157,218	\$ 5,630	\$ 41,457	\$ 612,135	74.6%
2035	\$ 161,148	\$ 6,862	\$ 169,679	\$ 610,466	65.1%
2036	\$ 165,177	\$ 6,864	\$ 46,542	\$ 735,965	79.0%
2037	\$ 169,306	\$ 8,138	\$ 178,630	\$ 734,779	69.7%
2038	\$ 173,539	\$ 8,145	\$ 94,487	\$ 821,977	78.4%
2039	\$ 177,877	\$ 9,037	\$ 55,649	\$ 953,242	84.2%
2040	\$ 182,324	\$ 10,370	\$ 490,859	\$ 655,078	51.9%
2041	\$ 186,882	\$ 7,410	\$ 38,890	\$ 810,480	85.0%
2042	\$ 191,554	\$ 8,985	\$ 11,827	\$ 999,193	90.4%
2043	\$ 196,343	\$ 10,894	\$ 14,908	\$ 1,191,522	92.2%
2044	\$ 201,252	\$ 12,840	\$ 72,627	\$ 1,332,987	89.8%
2045	\$ 206,283	\$ 14,278	\$ 241,444	\$ 1,312,104	80.6%
2046	\$ 211,440	\$ 14,093	\$ 54,077	\$ 1,483,560	92.4%
2047	\$ 216,726	\$ 15,832	\$ 536,613	\$ 1,179,505	66.3%
2048	\$ 222,144	\$ 12,816	\$ 52,943	\$ 1,361,523	92.8%
2049	\$ 227,698	\$ 14,662	\$ 36,221	\$ 1,567,661	95.1%
2050	\$ 233,390	\$ 16,749	\$ 587,290	\$ 1,230,511	66.3%
2051	\$ 239,225	\$ 13,405	\$ 178,972	\$ 1,304,169	86.3%
2052	\$ 245,206	\$ 14,169	\$ 493,774	\$ 1,069,769	68.4%
Totals :	\$ 5,377,432	\$ 289,927	\$ 5,029,745		

¹ 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 = 1.00 %

Study Life = 30 years Initial Reserve Funds = \$ 432,156.00 Final Reserve Value = \$ 1,069,769.22

Harrison Ranch CDD Modified Reserve Assessment Summary Projected Assessment by Fiscal Calendar Year

Fiscal Calendar Year	Owner Total Annual Assessment	Annual Reserve Assessment
2022	\$ 105.41	\$ 116,900
2023	\$ 108.05	\$ 119,823
2024	\$ 110.75	\$ 122,818
2025	\$ 113.52	\$ 125,889
2026	\$ 116.35	\$ 129,036
2027	\$ 119.26	\$ 132,262
2028	\$ 122.24	\$ 135,568
2029	\$ 125.30	\$ 138,957
2030	\$ 128.43	\$ 142,431
2031	\$ 131.64	\$ 145,992
2032	\$ 134.93	\$ 149,642
2033	\$ 138.31	\$ 153,383
2034	\$ 141.77	\$ 157,218
2035	\$ 145.31	\$ 161,148
2036	\$ 148.94	\$ 165,177
2037	\$ 152.67	\$ 169,306
2038	\$ 156.48	\$ 173,539
2039	\$ 160.39	\$ 177,877
2040	\$ 164.40	\$ 182,324
2041	\$ 168.51	\$ 186,882
2042	\$ 172.73	\$ 191,554
2043	\$ 177.05	\$ 196,343
2044	\$ 181.47	\$ 201,252
2045	\$ 186.01	\$ 206,283
2046	\$ 190.66	\$ 211,440
2047	\$ 195.42	\$ 216,726
2048	\$ 200.31	\$ 222,144
2049	\$ 205.32	\$ 227,698
2050	\$ 210.45	\$ 233,390
2051	\$ 215.71	\$ 239,225
2052	\$ 221.11	\$ 245,206

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

Harrison Ranch CDD Funding Study Assessment Summary by Fiscal Calendar Year - Continued

No of Assessed Owners: 1109

Harrison Ranch CDD Funding Study - Expenses by Item and by Fiscal Calendar Year

Item Description	FY 2022	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
Reserve Category : Clubhouse																					
Roof Asphalt Shingles						\$ 46,308															
Paint Exterior			\$ 7,518								\$ 9,180								\$ 11,210		
Paint Interior									\$ 17,475										\$ 22,433		
Cardio Equipment									\$ 62,601										\$ 80,361		
Strength Equipment																			\$ 35,359		
Exercise Flooring									\$ 6,250										\$ 8,023		
Exercise Room Cabinets											\$ 9,476										
Conference Room Plank Flooring														\$ 4,789							
Clubhouse Furniture														\$ 21,278							
Kitchen Appliances						\$ 3,485															
Kitchen Cabinets											\$ 19,742										
Salon Plank Flooring														\$ 17,817							
Offices Plank Flooring														\$ 6,650							
Offices Furnishings									\$ 3,756										\$ 4,822		
Mens and Womens Restrooms Refurbishment								\$ 48,846													
Family Restroom Refurbishment								\$ 7,327													
Outdoor Lanai Furniture					\$ 7,478															\$ 10,876	
Lounge Plank Flooring														\$ 10,043							
Pool Table													\$ 5,534								
Chess and Foosball Tables and Chairs			\$ 2,695															\$ 3,919			
Ping Pong Table								\$ 1,221										\$ 1,568			
Access System							\$ 7,146										\$ 9,173				
Security Camera System									\$ 18,780										\$ 24,108		
Life Safety Systems											\$ 32,904										
Category Subtotal :			\$ 10,213		\$ 7,478	\$ 49,793	\$ 7,146	\$ 57,394	\$ 108,862		\$ 71,302		\$ 5,534	\$ 60,577			\$ 9,173	\$ 5,487	\$ 186,316	\$ 10,876	
Reserve Category : HVAC																					
HVAC 5 Tons Unit 1						\$ 9,874												\$ 13,324			
HVAC 5 Tons Unit 2						\$ 9,874												\$ 13,324			
HVAC 3.5 Tons							\$ 7,980												\$ 10,768		
HVAC 1 Ton			\$ 2,156												\$ 2,909						
HVAC 5 Tons Near Pool							\$ 10,124												\$ 13,661		

Prepared by Florida Reserve Study and Appraisal

Harrison Ranch CDD Funding Study Expenses by Fiscal Calendar Year - Continued

<i>Item Description</i>	<i>FY 2022</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>
HVAC 2 Ton Near Pool							\$ 4,526												\$ 6,107		
Category Subtotal :			\$ 2,156			\$ 19,748	\$ 22,630								\$ 2,909			\$ 26,648	\$ 30,536		
Reserve Category : Irrigation																					
Irrigation Pumps and Controls						\$ 92,932															
Well Pump					\$ 5,665								\$ 6,918								\$ 8,448
Category Subtotal :					\$ 5,665	\$ 92,932							\$ 6,918								\$ 8,448
Reserve Category : Recreation Area																					
Tot Lot Equipment		\$ 47,305															\$ 68,801				
Swingset											\$ 4,212										
Picnic Tables											\$ 7,897										
Park Benches										\$ 5,135											
Picnic Grilles		\$ 2,102										\$ 2,699									
Tot Lot Fencing Chain Link		\$ 2,943															\$ 4,281				
Tennis Court Fencing						\$ 22,541															
Tennis Court Lighting																\$ 28,333					
Tennis Court Color Coat								\$ 15,980								\$ 19,514					
Softball Fencing											\$ 4,054										
Pickleball Courts Color Coat						\$ 5,351								\$ 6,534							
Pickleball Courts Fencing																					
Basketball Hoops																		\$ 3,135			
Category Subtotal :		\$ 52,350				\$ 27,892		\$ 15,980		\$ 5,135	\$ 16,163	\$ 2,699		\$ 6,534		\$ 47,847	\$ 73,082	\$ 3,135			
Reserve Category : Parking Areas																					
Clubhouse Parking Mill and Overlay	\$ 67,365															\$ 97,977					
Paving Sealcoating							\$ 9,485						\$ 11,019						\$ 12,800		
Parking Lights																\$ 29,824					
Category Subtotal :	\$ 67,365						\$ 9,485						\$ 11,019			\$ 127,801			\$ 12,800		
Reserve Category : Entry and Subdivision Monuments																					
Entry Monuments Refurbishment											\$ 23,691										
Subdivision Monuments Refurbishment											\$ 28,955										
Category Subtotal :											\$ 52,646										

Prepared by Florida Reserve Study and Appraisal

Harrison Ranch CDD Funding Study Expenses by Fiscal Calendar Year - Continued

<i>Item Description</i>	<i>FY 2022</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>
Reserve Category : Pool Area																					
<i>Pool Deck Pavers</i>											\$ 93,673										
<i>Pool Equipment Phased Replacement</i>			\$ 11,856					\$ 13,433					\$ 15,219					\$ 17,243			
<i>Pool Equipment Housing Boxes</i>											\$ 42,117										
<i>Pool Fence</i>											\$ 25,375										
<i>Pool Furniture Phased Allowance</i>			\$ 10,778				\$ 11,910				\$ 13,162				\$ 14,544				\$ 16,072		
<i>Geothermal Heating System</i>											\$ 157,938										
<i>Pool Resurface</i>				\$ 77,690										\$ 99,730							
<i>Pool Chair Lift</i>					\$ 6,798												\$ 9,173				
<i>Pool Lights Upgrades and Repairs</i>									\$ 6,260										\$ 8,036		
<i>Trellises Light Metal Roofing</i>																			\$ 8,550		
<i>Trellises Painting and Repairs</i>							\$ 3,573								\$ 4,363						
Category Subtotal :			\$ 22,634	\$ 77,690	\$ 6,798		\$ 15,483	\$ 13,433	\$ 6,260		\$ 332,265		\$ 15,219	\$ 99,730	\$ 18,907		\$ 9,173	\$ 17,243	\$ 32,658		
Reserve Category : Grounds																					
<i>Street Lighting Upgrades and Modernizations</i>						\$ 23,814															
<i>Street Signs</i>						\$ 62,294															
<i>Nature Trail Deferred Maintenance</i>	\$ 2,051	\$ 2,102	\$ 2,156	\$ 2,210	\$ 2,266	\$ 2,323	\$ 2,382	\$ 2,442	\$ 2,504	\$ 2,567	\$ 2,632	\$ 2,699	\$ 2,767	\$ 2,837	\$ 2,909	\$ 2,982	\$ 3,058	\$ 3,135	\$ 3,214	\$ 3,296	\$ 3,379
<i>Fence Vinyl Solid</i>						\$ 49,725															
<i>Fence Vinyl Split Rail</i>						\$ 22,220															
<i>Ponds Erosion Control</i>									\$ 171,528										\$ 220,189		
<i>Stormwater Drainage Repair Allowance</i>					\$ 16,995					\$ 19,255					\$ 21,816					\$ 24,718	
Category Subtotal :	\$ 2,051	\$ 2,102	\$ 2,156	\$ 2,210	\$ 19,261	\$ 160,376	\$ 2,382	\$ 2,442	\$ 174,032	\$ 21,822	\$ 2,632	\$ 2,699	\$ 2,767	\$ 2,837	\$ 24,725	\$ 2,982	\$ 3,058	\$ 3,135	\$ 223,403	\$ 28,014	\$ 3,379
Reserve Category : 110th Ave Playground																					
<i>Tot Lot Equipment</i>									\$ 50,081												
<i>Swingset</i>																			\$ 5,143		
<i>Park Benches</i>									\$ 2,003												
<i>Tot Lot Fencing Chain Link</i>									\$ 7,011												
Category Subtotal :									\$ 59,095										\$ 5,143		
Expense Totals :	\$ 69,415	\$ 54,453	\$ 37,157	\$ 79,900	\$ 39,202	\$ 350,740	\$ 57,127	\$ 89,249	\$ 348,251	\$ 26,958	\$ 475,009	\$ 5,398	\$ 41,457	\$ 169,679	\$ 46,542	\$ 178,630	\$ 94,487	\$ 55,649	\$ 490,859	\$ 38,890	\$ 11,827

Harrison Ranch 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
Reserve Category : Clubhouse										
Roof Asphalt Shingles					\$ 76,310					
Paint Exterior						\$ 13,690				
Paint Interior								\$ 28,797		
Cardio Equipment								\$ 103,159		
Strength Equipment										
Exercise Flooring								\$ 10,299		
Exercise Room Cabinets										
Conference Room Plank Flooring								\$ 6,965		
Clubhouse Furniture								\$ 30,948		
Kitchen Appliances					\$ 5,743					
Kitchen Cabinets										
Salon Plank Flooring								\$ 25,913		
Offices Plank Flooring								\$ 9,672		
Offices Furnishings								\$ 6,190		
Mens and Womens Restrooms Refurbishment									\$ 84,614	
Family Restroom Refurbishment									\$ 12,692	
Outdoor Lanai Furniture										
Lounge Plank Flooring								\$ 14,607		
Pool Table							\$ 8,049			
Chess and Foosball Tables and Chairs										
Ping Pong Table							\$ 2,012			
Access System						\$ 11,776				
Security Camera System								\$ 30,948		
Life Safety Systems										
Category Subtotal :					\$ 82,053	\$ 25,466	\$ 10,061	\$ 267,498	\$ 97,306	
Reserve Category : HVAC										
HVAC 5 Tons Unit 1									\$ 17,980	
HVAC 5 Tons Unit 2									\$ 17,980	
HVAC 3.5 Tons										\$ 14,531
HVAC 1 Ton						\$ 3,925				
HVAC 5 Tons Near Pool										\$ 18,435

Harrison Ranch 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>
HVAC 2 Ton Near Pool										\$ 8,242
Category Subtotal :						\$ 3,925			\$ 35,960	\$ 41,208
Reserve Category : Irrigation										
Irrigation Pumps and Controls					\$ 153,140					
Well Pump								\$ 10,316		
Category Subtotal :					\$ 153,140			\$ 10,316		
Reserve Category : Recreation Area										
Tot Lot Equipment										
Swingset										
Picnic Tables		\$ 10,656								
Park Benches				\$ 7,468						
Picnic Grilles	\$ 3,465									
Tot Lot Fencing Chain Link										
Tennis Court Fencing					\$ 37,144					
Tennis Court Lighting										
Tennis Court Color Coat			\$ 23,829							
Softball Fencing										
Pickleball Courts Color Coat	\$ 7,979								\$ 9,744	
Pickleball Courts Fencing		\$ 15,793								
Basketball Hoops										
Category Subtotal :	\$ 11,444	\$ 26,449	\$ 23,829	\$ 7,468	\$ 37,144				\$ 9,744	
Reserve Category : Parking Areas										
Clubhouse Parking Mill and Overlay										\$ 142,499
Paving Sealcoating				\$ 14,869						\$ 17,273
Parking Lights										
Category Subtotal :				\$ 14,869						\$ 159,772
Reserve Category : Entry and Subdivision Monuments										
Entry Monuments Refurbishment										
Subdivision Monuments Refurbishment										
Category Subtotal :										

Harrison Ranch 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>
Reserve Category : Pool Area										
<i>Pool Deck Pavers</i>										
<i>Pool Equipment Phased Replacement</i>		\$ 19,537					\$ 22,135			
<i>Pool Equipment Housing Boxes</i>										
<i>Pool Fence</i>										
<i>Pool Furniture Phased Allowance</i>		\$ 17,761				\$ 19,627				\$ 21,688
<i>Geothermal Heating System</i>										\$ 260,261
<i>Pool Resurface</i>			\$ 128,022							
<i>Pool Chair Lift</i>								\$ 12,379		
<i>Pool Lights Upgrades and Repairs</i>								\$ 10,316		
<i>Trellises Light Metal Roofing</i>										
<i>Trellises Painting and Repairs</i>		\$ 5,328								\$ 6,507
Category Subtotal :		\$ 42,626	\$ 128,022			\$ 19,627	\$ 22,135	\$ 22,695		\$ 288,456
Reserve Category : Grounds										
<i>Street Lighting Upgrades and Modernizations</i>					\$ 39,242					
<i>Street Signs</i>					\$ 102,651					
<i>Nature Trail Deferred Maintenance</i>	\$ 3,465	\$ 3,552	\$ 3,642	\$ 3,734	\$ 3,828	\$ 3,925	\$ 4,025	\$ 4,126	\$ 4,231	\$ 4,338
<i>Fence Vinyl Solid</i>					\$ 81,939					
<i>Fence Vinyl Split Rail</i>					\$ 36,616					
<i>Ponds Erosion Control</i>								\$ 282,655		
<i>Stormwater Drainage Repair Allowance</i>				\$ 28,005					\$ 31,730	
Category Subtotal :	\$ 3,465	\$ 3,552	\$ 3,642	\$ 31,739	\$ 264,276	\$ 3,925	\$ 4,025	\$ 286,781	\$ 35,961	\$ 4,338
Reserve Category : 110th Ave Playground										
<i>Tot Lot Equipment</i>			\$ 72,839							
<i>Swingset</i>										
<i>Park Benches</i>			\$ 2,914							
<i>Tot Lot Fencing Chain Link</i>			\$ 10,197							
Category Subtotal :			\$ 85,950							
Expense Totals :	\$ 14,908	\$ 72,627	\$ 241,444	\$ 54,077	\$ 536,613	\$ 52,943	\$ 36,221	\$ 587,290	\$ 178,972	\$ 493,774

September 16, 2021

Expense Summary by Year

Year	Category	Item Name	Expense
FY 2022	Parking Areas	Clubhouse Parking Mill and Overlay	\$ 67,365
	Grounds	Nature Trail Deferred Maintenance	\$ 2,051
FY 2022 Annual Expense Total = \$ 69,416			
FY 2023	Recreation Area	Tot Lot Equipment	\$ 47,305
		Picnic Grilles	\$ 2,102
		Tot Lot Fencing Chain Link	\$ 2,943
	Recreation Area Subtotal = \$ 52,350.00		
	Grounds	Nature Trail Deferred Maintenance	\$ 2,102
Annual Expense Total = \$ 54,452			
FY 2024	Clubhouse	Paint Exterior	\$ 7,518
		Chess and Foosball Tables and Chairs	\$ 2,695
	Clubhouse Subtotal = \$ 10,213.00		
	HVAC	HVAC 1 Ton	\$ 2,156
	Pool Area	Pool Equipment Phased Replacement	\$ 11,856
		Pool Furniture Phased Allowance	\$ 10,778
	Pool Area Subtotal = \$ 22,634.00		
	Grounds	Nature Trail Deferred Maintenance	\$ 2,156
Annual Expense Total = \$ 37,159			
FY 2025	Pool Area	Pool Resurface	\$ 77,690
	Grounds	Nature Trail Deferred Maintenance	\$ 2,210
FY 2025 Annual Expense Total = \$ 79,900			
FY 2026	Clubhouse	Outdoor Lanai Furniture	\$ 7,478
	Irrigation	Well Pump	\$ 5,665
	Pool Area	Pool Chair Lift	\$ 6,798
	Grounds	Nature Trail Deferred Maintenance	\$ 2,266
		Stormwater Drainage Repair Allowance	\$ 16,995

Year	Category	Item Name	Expense
		Grounds Subtotal = \$ 19,261.00	
FY 2026 Annual Expense Total = \$ 39,202			
FY 2027	Clubhouse	Roof Asphalt Shingles	\$ 46,308
		Kitchen Appliances	\$ 3,485
		Clubhouse Subtotal = \$ 49,793.00	
	HVAC	HVAC 5 Tons Unit 1	\$ 9,874
		HVAC 5 Tons Unit 2	\$ 9,874
		HVAC Subtotal = \$ 19,748.00	
	Irrigation	Irrigation Pumps and Controls	\$ 92,932
	Recreation Area	Tennis Court Fencing	\$ 22,541
		Pickleball Courts Color Coat	\$ 5,351
		Recreation Area Subtotal = \$ 27,892.00	
	Grounds	Street Lighting Upgrades and Modernizations	\$ 23,814
		Street Signs	\$ 62,294
		Nature Trail Deferred Maintenance	\$ 2,323
		Fence Vinyl Solid	\$ 49,725
		Fence Vinyl Split Rail	\$ 22,220
		Grounds Subtotal = \$ 160,376.00	
FY 2027 Annual Expense Total = \$ 350,741			
FY 2028	Clubhouse	Access System	\$ 7,146
	HVAC	HVAC 3.5 Tons	\$ 7,980
		HVAC 5 Tons Near Pool	\$ 10,124
		HVAC 2 Ton Near Pool	\$ 4,526
		HVAC Subtotal = \$ 22,630.00	
	Parking Areas	Paving Sealcoating	\$ 9,485
	Pool Area	Pool Furniture Phased Allowance	\$ 11,910
		Trellises Painting and Repairs	\$ 3,573
		Pool Area Subtotal = \$ 15,483.00	
	Grounds	Nature Trail Deferred Maintenance	\$ 2,382
Annual Expense Total = \$ 57,126			
FY 2029	Clubhouse	Mens and Womens Restrooms Refurbishment	\$ 48,846
		Family Restroom Refurbishment	\$ 7,327
		Ping Pong Table	\$ 1,221
		Clubhouse Subtotal = \$ 57,394.00	
	Recreation Area	Tennis Court Color Coat	\$ 15,980

Year	Category	Item Name	Expense	
FY 2029	Pool Area	Pool Equipment Phased Replacement	\$ 13,433	
	Grounds	Nature Trail Deferred Maintenance	\$ 2,442	
FY 2029 Annual Expense Total = \$ 89,249				
FY 2030	Clubhouse	Paint Interior	\$ 17,475	
		Cardio Equipment	\$ 62,601	
		Exercise Flooring	\$ 6,250	
		Offices Furnishings	\$ 3,756	
		Security Camera System	\$ 18,780	
	Clubhouse Subtotal = \$ 108,862.00			
	Pool Area	Pool Lights Upgrades and Repairs	\$ 6,260	
	Grounds	Nature Trail Deferred Maintenance	\$ 2,504	
		Ponds Erosion Control	\$ 171,528	
	Grounds Subtotal = \$ 174,032.00			
	110th Ave Playground	Tot Lot Equipment	\$ 50,081	
		Park Benches	\$ 2,003	
		Tot Lot Fencing Chain Link	\$ 7,011	
	110th Ave Playground Subtotal = \$ 59,095.00			
FY 2030 Annual Expense Total = \$ 348,249				
FY 2031	Recreation Area	Park Benches	\$ 5,135	
	Grounds	Nature Trail Deferred Maintenance	\$ 2,567	
		Stormwater Drainage Repair Allowance	\$ 19,255	
	Grounds Subtotal = \$ 21,822.00			
FY 2031 Annual Expense Total = \$ 26,957				
FY 2032	Clubhouse	Paint Exterior	\$ 9,180	
		Exercise Room Cabinets	\$ 9,476	
		Kitchen Cabinets	\$ 19,742	
		Life Safety Systems	\$ 32,904	
	Clubhouse Subtotal = \$ 71,302.00			
	Recreation Area	Swingset	\$ 4,212	
		Picnic Tables	\$ 7,897	
		Softball Fencing	\$ 4,054	
	Recreation Area Subtotal = \$ 16,163.00			
	Entry and Subdivision Monuments	Entry Monuments Refurbishment	\$ 23,691	
		Subdivision Monuments Refurbishment	\$ 28,955	
	Entry and Subdivision Monuments Subtotal = \$ 52,646.00			

Year	Category	Item Name	Expense
FY 2032	Pool Area	Pool Deck Pavers	\$ 93,673
		Pool Equipment Housing Boxes	\$ 42,117
		Pool Fence	\$ 25,375
		Pool Furniture Phased Allowance	\$ 13,162
		Geothermal Heating System	\$ 157,938
	Pool Area Subtotal = \$ 332,265.00		
	Grounds	Nature Trail Deferred Maintenance	\$ 2,632
Annual Expense Total = \$ 475,008			
FY 2033	Recreation Area	Picnic Grilles	\$ 2,699
	Grounds	Nature Trail Deferred Maintenance	\$ 2,699
FY 2033 Annual Expense Total = \$ 5,398			
FY 2034	Clubhouse	Pool Table	\$ 5,534
	Irrigation	Well Pump	\$ 6,918
	Parking Areas	Paving Sealcoating	\$ 11,019
	Pool Area	Pool Equipment Phased Replacement	\$ 15,219
	Grounds	Nature Trail Deferred Maintenance	\$ 2,767
FY 2034 Annual Expense Total = \$ 41,457			
FY 2035	Clubhouse	Conference Room Plank Flooring	\$ 4,789
		Clubhouse Furniture	\$ 21,278
		Salon Plank Flooring	\$ 17,817
		Offices Plank Flooring	\$ 6,650
		Lounge Plank Flooring	\$ 10,043
	Clubhouse Subtotal = \$ 60,577.00		
	Recreation Area	Pickleball Courts Color Coat	\$ 6,534
	Pool Area	Pool Resurface	\$ 99,730
	Grounds	Nature Trail Deferred Maintenance	\$ 2,837
FY 2035 Annual Expense Total = \$ 169,678			
FY 2036	HVAC	HVAC 1 Ton	\$ 2,909
	Pool Area	Pool Furniture Phased Allowance	\$ 14,544
		Trellises Painting and Repairs	\$ 4,363
	Pool Area Subtotal = \$ 18,907.00		
	Grounds	Nature Trail Deferred Maintenance	\$ 2,909
		Stormwater Drainage Repair Allowance	\$ 21,816
	Grounds Subtotal = \$ 24,725.00		
FY 2036 Annual Expense Total = \$ 46,541			

Year	Category	Item Name	Expense
FY 2037	Recreation Area	Tennis Court Lighting	\$ 28,333
		Tennis Court Color Coat	\$ 19,514
	Recreation Area Subtotal = \$ 47,847.00		
	Parking Areas	Clubhouse Parking Mill and Overlay	\$ 97,977
		Parking Lights	\$ 29,824
	Parking Areas Subtotal = \$ 127,801.00		
	Grounds	Nature Trail Deferred Maintenance	\$ 2,982
Annual Expense Total = \$ 178,630			
FY 2038	Clubhouse	Access System	\$ 9,173
	Recreation Area	Tot Lot Equipment	\$ 68,801
		Tot Lot Fencing Chain Link	\$ 4,281
	Recreation Area Subtotal = \$ 73,082.00		
	Pool Area	Pool Chair Lift	\$ 9,173
	Grounds	Nature Trail Deferred Maintenance	\$ 3,058
FY 2038 Annual Expense Total = \$ 94,486			
FY 2039	Clubhouse	Chess and Foosball Tables and Chairs	\$ 3,919
		Ping Pong Table	\$ 1,568
	Clubhouse Subtotal = \$ 5,487.00		
	HVAC	HVAC 5 Tons Unit 1	\$ 13,324
		HVAC 5 Tons Unit 2	\$ 13,324
	HVAC Subtotal = \$ 26,648.00		
	Recreation Area	Basketball Hoops	\$ 3,135
	Pool Area	Pool Equipment Phased Replacement	\$ 17,243
	Grounds	Nature Trail Deferred Maintenance	\$ 3,135
FY 2039 Annual Expense Total = \$ 55,648			
FY 2040	Clubhouse	Paint Exterior	\$ 11,210
		Paint Interior	\$ 22,433
		Cardio Equipment	\$ 80,361
		Strength Equipment	\$ 35,359
		Exercise Flooring	\$ 8,023
		Offices Furnishings	\$ 4,822
		Security Camera System	\$ 24,108
	Clubhouse Subtotal = \$ 186,316.00		
	HVAC	HVAC 3.5 Tons	\$ 10,768
		HVAC 5 Tons Near Pool	\$ 13,661

Year	Category	Item Name	Expense
FY 2040	HVAC	HVAC 2 Ton Near Pool	\$ 6,107
	HVAC Subtotal = \$ 30,536.00		
	Parking Areas	Paving Sealcoating	\$ 12,800
	Pool Area	Pool Furniture Phased Allowance	\$ 16,072
		Pool Lights Upgrades and Repairs	\$ 8,036
		Trellises Light Metal Roofing	\$ 8,550
	Pool Area Subtotal = \$ 32,658.00		
	Grounds	Nature Trail Deferred Maintenance	\$ 3,214
		Ponds Erosion Control	\$ 220,189
	Grounds Subtotal = \$ 223,403.00		
110th Ave Playground	Swingset	\$ 5,143	
Annual Expense Total = \$ 490,856			
FY 2041	Clubhouse	Outdoor Lanai Furniture	\$ 10,876
	Grounds	Nature Trail Deferred Maintenance	\$ 3,296
		Stormwater Drainage Repair Allowance	\$ 24,718
	Grounds Subtotal = \$ 28,014.00		
FY 2041 Annual Expense Total = \$ 38,890			
FY 2042	Irrigation	Well Pump	\$ 8,448
	Grounds	Nature Trail Deferred Maintenance	\$ 3,379
FY 2042 Annual Expense Total = \$ 11,827			
FY 2043	Recreation Area	Picnic Grilles	\$ 3,465
		Pickleball Courts Color Coat	\$ 7,979
	Recreation Area Subtotal = \$ 11,444.00		
	Grounds	Nature Trail Deferred Maintenance	\$ 3,465
Annual Expense Total = \$ 14,909			
FY 2044	Recreation Area	Picnic Tables	\$ 10,656
		Pickleball Courts Fencing	\$ 15,793
	Recreation Area Subtotal = \$ 26,449.00		
	Pool Area	Pool Equipment Phased Replacement	\$ 19,537
		Pool Furniture Phased Allowance	\$ 17,761
		Trellises Painting and Repairs	\$ 5,328
	Pool Area Subtotal = \$ 42,626.00		
Grounds	Nature Trail Deferred Maintenance	\$ 3,552	
Annual Expense Total = \$ 72,627			

Year	Category	Item Name	Expense	
FY 2045	Recreation Area	Tennis Court Color Coat	\$ 23,829	
	Pool Area	Pool Resurface	\$ 128,022	
	Grounds	Nature Trail Deferred Maintenance	\$ 3,642	
	110th Ave Playground	Tot Lot Equipment	\$ 72,839	
		Park Benches	\$ 2,914	
		Tot Lot Fencing Chain Link	\$ 10,197	
	110th Ave Playground Subtotal = \$ 85,950.00			
FY 2045 Annual Expense Total = \$ 241,443				
FY 2046	Recreation Area	Park Benches	\$ 7,468	
	Parking Areas	Paving Sealcoating	\$ 14,869	
	Grounds	Nature Trail Deferred Maintenance	\$ 3,734	
		Stormwater Drainage Repair Allowance	\$ 28,005	
	Grounds Subtotal = \$ 31,739.00			
FY 2046 Annual Expense Total = \$ 54,076				
FY 2047	Clubhouse	Roof Asphalt Shingles	\$ 76,310	
		Kitchen Appliances	\$ 5,743	
	Clubhouse Subtotal = \$ 82,053.00			
	Irrigation	Irrigation Pumps and Controls	\$ 153,140	
	Recreation Area	Tennis Court Fencing	\$ 37,144	
	Grounds	Street Lighting Upgrades and Modernizations	\$ 39,242	
		Street Signs	\$ 102,651	
		Nature Trail Deferred Maintenance	\$ 3,828	
		Fence Vinyl Solid	\$ 81,939	
		Fence Vinyl Split Rail	\$ 36,616	
	Grounds Subtotal = \$ 264,276.00			
	FY 2047 Annual Expense Total = \$ 536,613			
FY 2048	Clubhouse	Paint Exterior	\$ 13,690	
		Access System	\$ 11,776	
	Clubhouse Subtotal = \$ 25,466.00			
	HVAC	HVAC 1 Ton	\$ 3,925	
	Pool Area	Pool Furniture Phased Allowance	\$ 19,627	
	Grounds	Nature Trail Deferred Maintenance	\$ 3,925	
FY 2048 Annual Expense Total = \$ 52,943				
FY 2049	Clubhouse	Pool Table	\$ 8,049	
		Ping Pong Table	\$ 2,012	

Year	Category	Item Name	Expense	
	Clubhouse Subtotal = \$ 10,061.00			
	Pool Area	Pool Equipment Phased Replacement	\$ 22,135	
	Grounds	Nature Trail Deferred Maintenance	\$ 4,025	
FY 2049 Annual Expense Total = \$ 36,221				
FY 2050	Clubhouse	Paint Interior	\$ 28,797	
		Cardio Equipment	\$ 103,159	
		Exercise Flooring	\$ 10,299	
		Conference Room Plank Flooring	\$ 6,965	
		Clubhouse Furniture	\$ 30,948	
		Salon Plank Flooring	\$ 25,913	
		Offices Plank Flooring	\$ 9,672	
		Offices Furnishings	\$ 6,190	
		Lounge Plank Flooring	\$ 14,607	
		Security Camera System	\$ 30,948	
	Clubhouse Subtotal = \$ 267,498.00			
	Irrigation	Well Pump	\$ 10,316	
	Pool Area	Pool Chair Lift	\$ 12,379	
		Pool Lights Upgrades and Repairs	\$ 10,316	
	Pool Area Subtotal = \$ 22,695.00			
	Grounds	Nature Trail Deferred Maintenance	\$ 4,126	
		Ponds Erosion Control	\$ 282,655	
	Grounds Subtotal = \$ 286,781.00			
	FY 2050 Annual Expense Total = \$ 587,290			
FY 2051	Clubhouse	Mens and Womens Restrooms Refurbishment	\$ 84,614	
		Family Restroom Refurbishment	\$ 12,692	
	Clubhouse Subtotal = \$ 97,306.00			
	HVAC	HVAC 5 Tons Unit 1	\$ 17,980	
		HVAC 5 Tons Unit 2	\$ 17,980	
	HVAC Subtotal = \$ 35,960.00			
	Recreation Area	Pickleball Courts Color Coat	\$ 9,744	
	Grounds	Nature Trail Deferred Maintenance	\$ 4,231	
		Stormwater Drainage Repair Allowance	\$ 31,730	
	Grounds Subtotal = \$ 35,961.00			
FY 2051 Annual Expense Total = \$ 178,971				
FY 2052	HVAC	HVAC 3.5 Tons	\$ 14,531	

Year	Category	Item Name	Expense
FY 2052	HVAC	HVAC 5 Tons Near Pool	\$ 18,435
		HVAC 2 Ton Near Pool	\$ 8,242
	HVAC Subtotal = \$ 41,208.00		
	Parking Areas	Clubhouse Parking Mill and Overlay	\$ 142,499
		Paving Sealcoating	\$ 17,273
	Parking Areas Subtotal = \$ 159,772.00		
	Pool Area	Pool Furniture Phased Allowance	\$ 21,688
		Geothermal Heating System	\$ 260,261
		Trellises Painting and Repairs	\$ 6,507
	Pool Area Subtotal = \$ 288,456.00		
	Grounds	Nature Trail Deferred Maintenance	\$ 4,338
Annual Expense Total = \$ 493,774			