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Daniel Island POA
DICA
Daniel Island, SC



Report #: 15074-5
Beginning: January 1, 2022
Expires: December 31, 2022

RESERVE STUDY
Update "No-Site-Visit"

September 13, 2022

Welcome to your Reserve Study!

A Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

Regardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is "predictable" because planning for the inevitable is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Component List**
Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.
- **Reserve Fund Strength**
A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.
- **Reserve Funding Plan**
A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.



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Daniel Island POA - DICA

Report #: 15074-5

Daniel Island, SC

of Units: 2,024

Level of Service: Update "No-Site-Visit"

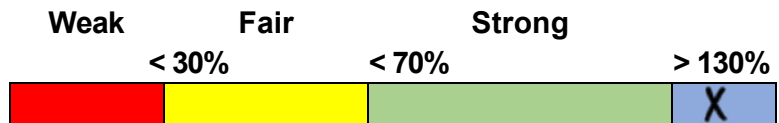
January 1, 2022 through December 31, 2022

Findings & Recommendations

as of January 1, 2022

Project Starting Reserve Balance	\$1,073,084
Currently Fully Funding Reserve Balance	\$699,986
Percent Funded	153.3 %
Recommended 2022 Fully Funding Contributions	\$153,824
Recommended 2022 Special Assessments for Reserves	\$0
Most Recent Reserve Contribution Rate	\$305,820

Reserve Fund Strength: 153.3%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves 1.00 %

Annual Inflation Rate 3.00 %

This report is an Update, No-Site-Visit Reserve Study based on a prior study prepared by Association Reserves for your 2020 Fiscal Year.

This Reserve Study was prepared or overseen by a credentialed Reserve Specialist (RS). As of the start of the initial fiscal year shown in this study, your Reserve fund is determined to be 153.3 % Funded. Based on this figure, the Client's risk of special assessments & deferred maintenance is currently Low. The objective of your multi-year Funding Plan is to Fully Fund your Reserves, where clients enjoy a low risk of such Reserve cash flow problems.

Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to increase your Reserve contributions to \$153,824 in the upcoming fiscal year. Going forward, the contribution rate recommended here should be increased as illustrated on the 30-yr Summary Table.

Reserve Funding Goals and Methodology:

This Reserve Study has been prepared using the "pooled" method of Reserve funding (also known as the cash flow method). The terms "full funding" and/or "fully funding" as used in this Reserve Study are based on the National Reserve Study Standards definition of full funding: "setting a Reserve funding goal to attain and maintain Reserves at or near 100 percent funded." (The definition and means of calculating percent-funded are addressed later in this report.)

In some jurisdictions, the minimum amount of Reserve contributions required when using the pooled method of funding may be less than the amount recommended in this study. In other words, the required contribution must be at least enough to ensure that the total Reserve fund balance does not fall below \$0 at any point in the foreseeable future, based on the current projections. The National Reserve Study Standards label this funding goal as "baseline funding."

In our opinion, the National Reserve Study Standards definition of fully funding not only complies with all relevant jurisdictional requirements, but is also more likely to provide an adequate "cushion" of accumulated funds, which will help mitigate financial risks in the event of higher-than-expected component costs, reduced component life expectancies, or other unforeseen negative circumstances. In our experience, Clients that choose to fund their Reserves using a baseline (or threshold) funding goal are significantly more likely to experience special assessments and deferred maintenance in the event of these circumstances.

For Clients using the "straight-line" method of Reserve funding (also known as the component method), an additional table may be added to the Reserve Study to provide alternate recommendations calculated using this method. By nature, the straight-line method may only be used to generate recommended contribution rates for one fiscal year at a time, and does not include any assumptions for interest earnings or inflationary cost increases. When using this method, the required contribution for each component is calculated by estimating the replacement cost for the component, subtracting any available funds already collected, and dividing the resulting difference (herein labeled as the "unfunded balance," measured in dollars) by the remaining useful life of the component, measured in years. The resulting figure is the required amount to fund that component. For groups of like components (i.e. multiple individual roof components, all falling within a 'roof reserve'), the individual contribution amounts are added together to determine the total amount required to fund the group as a whole.

For additional questions or to request more information about reserve funding goals and methods, please contact our office.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Scott Park			
2139 Pool Fencing, Gate - Replace	25	24	\$25,400
2139 Wood/Mesh Fencing - Replace	10	9	\$8,550
2147 Picnic Shelter - Refurbish/Replace	20	19	\$10,850
2171 Flag Pole - Replace	30	15	\$3,600
2181 Outdoor/Site Furniture - Replace	12	1	\$8,000
2343 Building, Trellis - Seal/Paint	10	9	\$4,500
2383 Metal Roof - Replace	25	24	\$20,650
2543 Security Cameras/Rfid - Replace	10	5	\$3,350
2751 Bathrooms - Remodel	20	17	\$11,110
2763 Pool Deck Furniture - Replace	10	6	\$16,250
2769 Pool Deck - Partial Resurface	15	14	\$9,000
2769 Pool Deck - Resurface	30	19	\$31,200
2773 Pool - Resurface	12	7	\$39,150
2773 Wading Pool - Resurface	12	7	\$2,850
2779 Pool Filters - Replace	20	7	\$10,750
2781 Pool Heaters - Replace	15	12	\$32,800
2783 Pool Pumps - Repair/Replace	10	0	\$13,850
2793 Pool Lane Dividers - Replace	5	3	\$3,700
2801 Playground Equipment - Replace	20	14	\$75,000
2807 Drinking Fountain - Replace	10	4	\$1,900
Pierce Park Pool & Picnic			
2123 Asphalt - Seal/Repair	5	3	\$5,500
2125 Asphalt - Resurface	20	5	\$49,500
2137 Metal Fence - Replace	30	29	\$24,000
2139 Eqpmt Fencing, Gates - Replace	25	24	\$28,600
2147 Shade Structure - Refurbish/Replace	25	10	\$21,600
2151 Trash Enclosure - Replace	15	10	\$3,285
2171 Flag Pole - Replace	30	13	\$3,500
2181 Chairs and Benches - Replace	15	14	\$6,500
2181 Picnic Tables - Replace	25	0	\$27,000
2181 Teak Furniture - Replace	5	5	\$18,000
2343 Bldg Exteriors - Seal/Paint	6	5	\$10,000
2383 Metal Roofs - Repair	10	9	\$11,000
2383 Metal Roofs - Replace	35	20	\$109,200
2519 HVAC Systems (Picnic) - Replace	15	9	\$16,850
2519 HVAC Systems (Pool- New) - Replace	15	14	\$3,500
2519 HVAC Systems (Pool) - Replace	15	14	\$9,050

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2543 Security Cameras/RFID - Replace	10	5	\$5,140
2747 Kitchen - Part. Remodel	20	3	\$8,350
2749 Bathrooms (Picnic) - Remodel	20	6	\$15,600
2749 Bathrooms (Pool) - Remodel	20	5	\$15,500
2749 Kitchen Appliances - Replace	15	0	\$4,000
2763 Pool Deck Furniture - Replace	5	3	\$14,550
2769 Pool Deck - Resurface	30	13	\$127,000
2772 Pool Deck Lights - Replace	30	13	\$26,450
2773 Pool - Resurface	5	0	\$75,000
2774 Splash Pad - Maintain/Refurbish	12	9	\$8,475
2779 Pool Filters - Replace	20	0	\$4,400
2781 Pool Heaters - Replace	15	12	\$47,600
2787 Pool Pumps - Repair/Replace	10	9	\$15,000
2794 Starting Blocks - Replace	15	7	\$13,750
2801 Playground Equipment - Replace	20	15	\$65,000
Beresford Creek Boat Landing			
2101 Concrete Boat Ramp - Repair	30	13	\$12,750
2123 Asphalt - Seal/Repair	5	5	\$7,750
2125 Asphalt - Resurface	20	0	\$19,950
2161 Bulkheads - Repair/Restore	30	26	\$271,500
2191 Main Dock Bridge - Resurface	15	11	\$10,950
2192 Main Dock Bridge - Replace	30	26	\$13,600
2195 Floating Dock - Replace	20	16	\$10,150
2196 Gangway - Replace	20	16	\$7,750
2511 Barrier Arm Operator - Replace	20	19	\$9,000
2543 Security Cameras - Upgrade/Replace	10	8	\$4,300
2829 Kayak Lockers - Replace	20	12	\$6,800
Edgefield Park Pool & Crow's Nest			
2107 Concrete Sidewalks - Repair	10	9	\$4,700
2123 Asphalt - Seal/Repair	4	3	\$5,500
2125 Asphalt - Resurface	20	16	\$17,600
2137 Metal Fence - Replace	25	24	\$31,000
2175 Parking Lot Lights - Replace	25	21	\$27,500
2316 Wood Decks - Resurface	20	18	\$97,250
2343 Building Exterior - Seal/Paint	10	6	\$7,625
2344 Building Screening - Replace	10	6	\$8,680
2384 Metal Roofs - Replace	30	26	\$32,800
2518 Wheelchair Lift - Replace	25	21	\$31,750
2522 HVAC - Replace	15	13	\$3,000
2750 Bathrooms - Remodel	20	16	\$30,100
2763 Pool Deck Furniture - Replace	10	1	\$40,000
2772 Pool Deck Lights - Replace	25	21	\$29,650

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2773 Pool - Resurface	12	8	\$65,100
2779 Pool Filters - Replace	20	16	\$8,750
2779 Pool Filters (Salt Cell) - Replace	10	1	\$5,000
2781 Pool Heaters - Replace	10	8	\$21,400
2783 Pool Pumps - Repair/Replace	5	4	\$8,500
2792 Pool/Spa ADA Lift - Replace	15	11	\$5,850
30000 Play Fountain - Replace	20	16	\$8,050
Miscellaneous			
2179 Landscape Lights - Partial Replace	15	3	\$7,700
2181 Outdoor/Site Furniture - Replace	5	2	\$5,300
2591 Irrigation System - Misc. Repairs	5	4	\$8,250
2807 Drinking Fountains - Replace	7	6	\$4,150

87 Total Funded Components

Note 1: Yellow highlighted line items are expected to require attention in this initial year, light blue highlighted items are expected to occur within the first-five years.

Introduction



A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's Reserve Fund Strength (reported in terms of "Percent Funded"). Then we compute a Reserve Funding Plan to provide for the Reserve needs of the association. These form the three results of your Reserve Study.



Reserve contributions are not “for the future”. Reserve contributions are designed to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

Methodology



For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

Which Physical Assets are Funded by Reserves?

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve



Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

How do we establish Useful Life and Remaining Useful Life estimates?

- 1) Visual Inspection (observed wear and age)
- 2) Association Reserves database of experience
- 3) Client History (install dates & previous life cycle information)
- 4) Vendor Evaluation and Recommendation

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

- 1) Actual client cost history, or current proposals
- 2) Comparison to Association Reserves database of work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). Having *enough* means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

- 1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
- 2) Compare that to the Reserve Fund Balance, and express as a percentage.



Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special assessments and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special assessment).

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

How much should we contribute?



According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable contribution is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve contributions that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Boardmembers to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Boardmembers invite liability exposure when Reserve contributions are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 130% range *enjoy a low risk of special assessments or deferred maintenance.*



Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, Baseline Funding contributions average only 10% - 15% less than Full Funding contributions. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table.

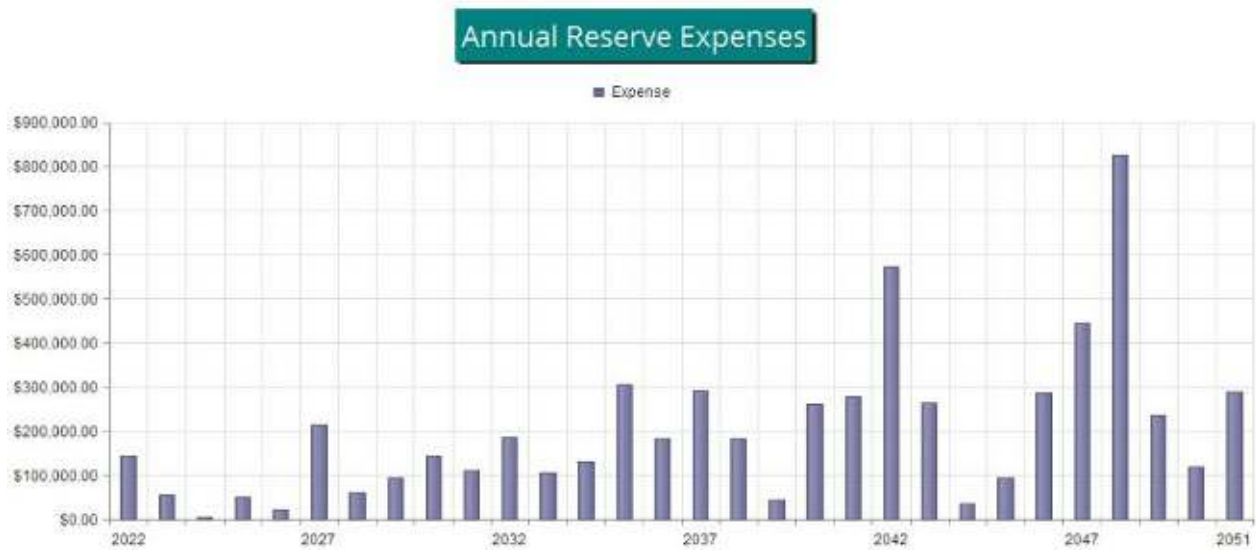


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$1,073,084 as-of the start of your Fiscal Year on 1/1/2022. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$699,986. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 153.3 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$153,824 this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

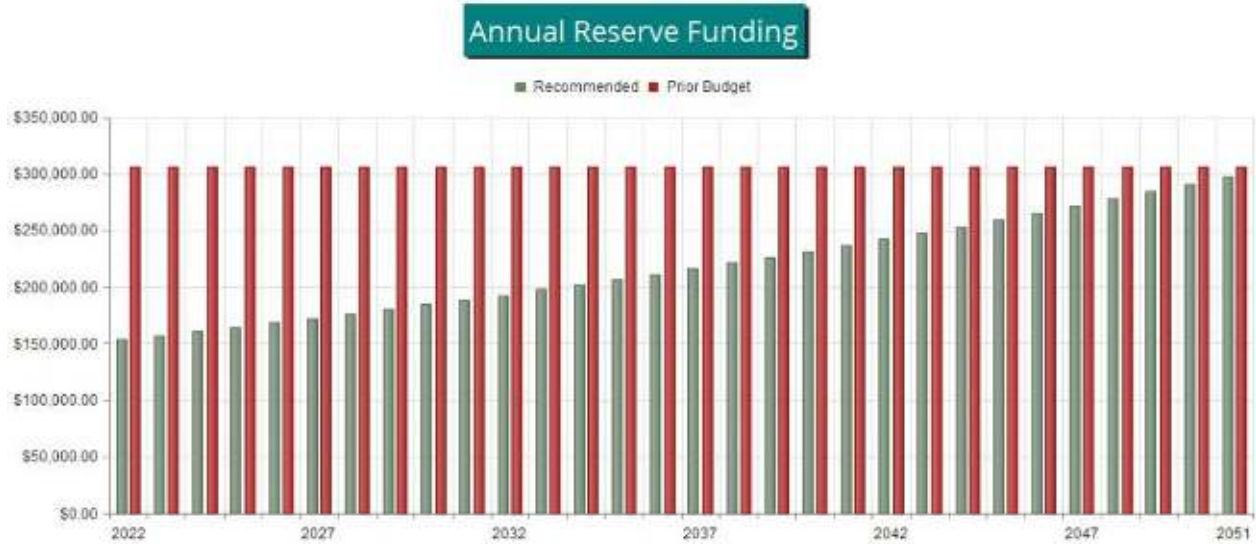


Figure 2

The following chart shows your Reserve balance under our recommended Full Funding Plan and at your current budgeted contribution rate, compared to your always-changing Fully Funded Balance target.

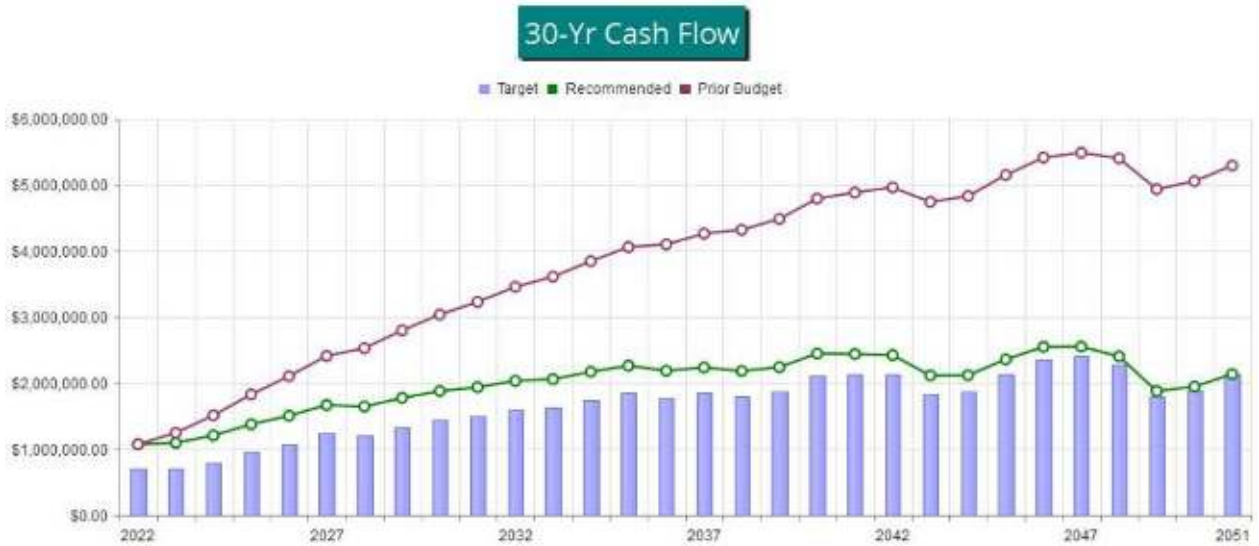


Figure 3

This figure shows the same information plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan.

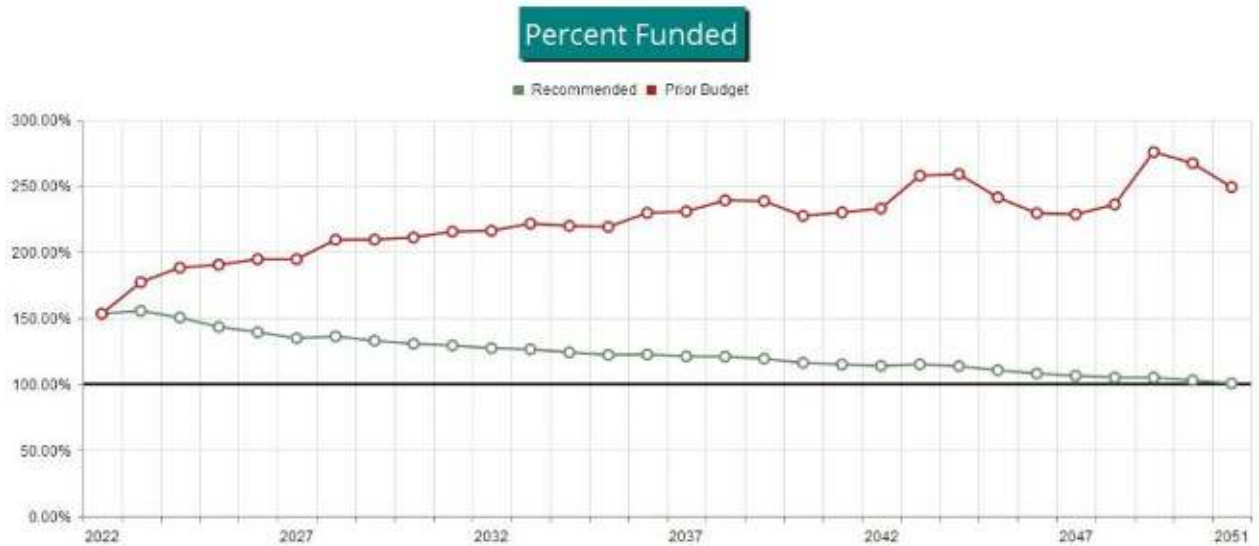


Figure 4



Executive Summary is a summary of your Reserve Components

Budget Summary is a management and accounting tool, summarizing groupings of your Reserve Components.

Analysis Summary provides a summary of the starting financial information and your Project Manager's Financial Analysis decision points.

Reserve Component List Detail discloses key Component information, providing the foundation upon which the financial analysis is performed.

Component Significance shows the relative significance of each component to Reserve funding needs of the property, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

	Useful Life		2022 Rem. Useful Life		Estimated Replacement Cost in 2022	2022 Expenditures	01/01/2022 Fully Funded Balance	Remaining Bal. to be Funded	2022 Contributions
	Min	Max	Min	Max					
Scott Park	5	30	0	24	\$332,460	\$13,850	\$104,722	\$171,921	\$25,322
Pierce Park Pool & Picnic	5	35	0	29	\$792,900	\$110,400	\$386,994	\$199,636	\$66,840
Beresford Creek Boat Landing	5	30	0	26	\$374,500	\$19,950	\$75,718	\$258,423	\$18,544
Edgefield Park Pool & Crow's Nest	4	30	1	26	\$489,805	\$0	\$120,969	\$304,358	\$38,499
Miscellaneous	5	15	2	6	\$25,400	\$0	\$11,583	\$7,643	\$4,619
					\$2,015,065	\$144,200	\$699,986	\$941,981	\$153,824
Percent Funded:								153.3%	

Starting Information:

# Units:	2,024	
Base Year:	2022	
Period Start:	01/01/2022	
Period End:	12/31/2022	
Site Inspection Date:	No Site Visit	
Total Assessments:	\$0	Per Unit \$0.00
Budgeted Res Funding:	\$305,820	Per Unit \$151.10
Starting Reserve Bal:	\$1,073,084	
Interest:	1.00 %	
Inflation:	3.00 %	

Status:

Proportional FFB:	\$699,986
Percent Funded:	153.3 %
Swain Factor:	0.876 %

Recommendation:

<u>Recommended</u> Contribution Rate:	\$153,824	Per Unit \$76.00
<u>Alternate</u> Contribution Rate:	\$0	Per Unit \$0.00
Annual Increase:	2.30 %	
# of Years:	30	
Secondary Annual Increase:	0.00 %	
# of Years:	0	
1st Yr S.A.:	\$0.00	Per Unit \$0.00
2nd Yr S.A.:	\$0.00	Per Unit \$0.00
3rd Yr S.A.:	\$0.00	Per Unit \$0.00
4th Yr S.A.:	\$0.00	Per Unit \$0.00
5th Yr S.A.:	\$0.00	Per Unit \$0.00
Minimum Balance (Full):	\$1,073,084.00	
Min Margin (Full):	227.50 %	
Minimum Balance (Alt):	(\$4,906,193.94)	
Min Margin (Alt):	-7,150.89 %	

System Defaults:

Current Annual Increase:	0.00 %
Budget Cycles Per Year:	1

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
Scott Park						
2139	Pool Fencing, Gate - Replace	Approx 615 LF	25	24	\$23,300	\$27,500
2139	Wood/Mesh Fencing - Replace	Approx 260 LF	10	9	\$7,800	\$9,300
2147	Picnic Shelter - Refurbish/Replace	Approx 242 GSF Footprint	20	19	\$9,300	\$12,400
2171	Flag Pole - Replace	(1) 25' Pole	30	15	\$3,100	\$4,100
2181	Outdoor/Site Furniture - Replace	Apprx (9) Pieces Furn	12	1	\$7,000	\$9,000
2343	Building, Trellis - Seal/Paint	(1) Building	10	9	\$3,500	\$5,500
2383	Metal Roof - Replace	Approx 1,915 GSF	25	24	\$18,000	\$23,300
2543	Security Cameras/RFID - Replace	(3) Cameras, RFID System	10	5	\$2,800	\$3,900
2751	Bathrooms - Remodel	(2) Bathrooms	20	17	\$9,520	\$12,700
2763	Pool Deck Furniture - Replace	Approx (103) Pieces	10	6	\$13,800	\$18,700
2769	Pool Deck - Partial Resurface	(1) Allowance	15	14	\$8,000	\$10,000
2769	Pool Deck - Resurface	Apprx 5,812 GSF	30	19	\$27,500	\$34,900
2773	Pool - Resurface	(1) Large Lap Pool	12	7	\$34,900	\$43,400
2773	Wading Pool - Resurface	(1) Wading Pool	12	7	\$2,500	\$3,200
2779	Pool Filters - Replace	(4) Sand Filters	20	7	\$9,500	\$12,000
2781	Pool Heaters - Replace	(5) Heaters	15	12	\$29,600	\$36,000
2783	Pool Pumps - Repair/Replace	(2) Pumps/Motors	10	0	\$11,800	\$15,900
2793	Pool Lane Dividers - Replace	(5) 25 Meter Lengths	5	3	\$3,100	\$4,300
2801	Playground Equipment - Replace	(1) Tower, (2) Swing Sets	20	14	\$70,000	\$80,000
2807	Drinking Fountain - Replace	(1) Wall Mounted Unit	10	4	\$1,600	\$2,200
Pierce Park Pool & Picnic						
2123	Asphalt - Seal/Repair	Approx 3,090 GSY	5	3	\$4,900	\$6,100
2125	Asphalt - Resurface	Approx 3,090 GSY	20	5	\$43,300	\$55,700
2137	Metal Fence - Replace	Approx 400 LF	30	29	\$18,000	\$30,000
2139	Eqpmt Fencing, Gates - Replace	Approx 210 LF	25	24	\$26,500	\$30,700
2147	Shade Structure - Refurbish/Replace	Approx 640 GSF	25	10	\$18,500	\$24,700
2151	Trash Enclosure - Replace	(1) Enclosure	15	10	\$2,670	\$3,900
2171	Flag Pole - Replace	(1) 25' Pole	30	13	\$2,900	\$4,100
2181	Chairs and Benches - Replace	(11) Adirondack Chairs	15	14	\$5,500	\$7,500
2181	Picnic Tables - Replace	(13) Picnic Tables	25	0	\$25,000	\$29,000
2181	Teak Furniture - Replace	(1) Allowance	5	5	\$16,000	\$20,000
2343	Bldg Exteriors - Seal/Paint	(2) Buildings	6	5	\$9,000	\$11,000
2383	Metal Roofs - Repair	Approx 10,310 GSF	10	9	\$10,000	\$12,000
2383	Metal Roofs - Replace	Approx 10,310 GSF	35	20	\$97,400	\$121,000
2519	HVAC Systems (Picnic) - Replace	(2) Systems	15	9	\$14,000	\$19,700
2519	HVAC Systems (Pool- New) - Replace	(1) Systems	15	14	\$2,500	\$4,500
2519	HVAC Systems (Pool) - Replace	(2) Systems	15	14	\$7,400	\$10,700
2543	Security Cameras/RFID - Replace	Approx (6) Cameras, RFID	10	5	\$4,110	\$6,170
2747	Kitchen - Part. Remodel	(1) Kitchen	20	3	\$6,200	\$10,500
2749	Bathrooms (Picnic) - Remodel	(2) Bathrooms	20	6	\$12,800	\$18,400
2749	Bathrooms (Pool) - Remodel	(2) Bathrooms	20	5	\$14,000	\$17,000
2749	Kitchen Appliances - Replace	(3) Appliances	15	0	\$3,000	\$5,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
2763	Pool Deck Furniture - Replace	Approx (129) Pieces	5	3	\$12,500	\$16,600
2769	Pool Deck - Resurface	Approx 24,625 GSF	30	13	\$116,000	\$138,000
2772	Pool Deck Lights - Replace	(10) Light Poles	30	13	\$23,300	\$29,600
2773	Pool - Resurface	(1) Large Lap Pool	5	0	\$70,000	\$80,000
2774	Splash Pad - Maintain/Refurbish	Approx 400 GSF	12	9	\$6,350	\$10,600
2779	Pool Filters - Replace	(4) Sand Filters	20	0	\$3,400	\$5,400
2781	Pool Heaters - Replace	(4) Total Heaters	15	12	\$42,300	\$52,900
2787	Pool Pumps - Repair/Replace	(5) Pumps/Motors	10	9	\$14,000	\$16,000
2794	Starting Blocks - Replace	(6) Starting Blocks	15	7	\$12,700	\$14,800
2801	Playground Equipment - Replace	Numerous Components	20	15	\$60,000	\$70,000
Beresford Creek Boat Landing						
2101	Concrete Boat Ramp - Repair	Apprx 1,100 GSF	30	13	\$9,300	\$16,200
2123	Asphalt - Seal/Repair	Apprx 1,240 GSY	5	5	\$7,000	\$8,500
2125	Asphalt - Resurface	Apprx 1,240 GSY	20	0	\$17,900	\$22,000
2161	Bulkheads - Repair/Restore	2/3 of Project Cost	30	26	\$233,000	\$310,000
2191	Main Dock Bridge - Resurface	(1) Structure	15	11	\$9,900	\$12,000
2192	Main Dock Bridge - Replace	(1) Structure	30	26	\$12,200	\$15,000
2195	Floating Dock - Replace	(1) Dock	20	16	\$8,900	\$11,400
2196	Gangway - Replace	(1) Gangway	20	16	\$6,900	\$8,600
2511	Barrier Arm Operator - Replace	(1) Operator	20	19	\$8,000	\$10,000
2543	Security Cameras - Upgrade/Replace	(3) Cameras	10	8	\$3,500	\$5,100
2829	Kayak Lockers - Replace	(1) Locker Structure	20	12	\$5,500	\$8,100
Edgefield Park Pool & Crow's Nest						
2107	Concrete Sidewalks - Repair	Approx 10% of 3830 GSF	10	9	\$4,100	\$5,300
2123	Asphalt - Seal/Repair	Approx 1,100 GSY	4	3	\$4,400	\$6,600
2125	Asphalt - Resurface	Approx 1,100 GSY	20	16	\$15,400	\$19,800
2137	Metal Fence - Replace	Approx 650 LF	25	24	\$26,000	\$36,000
2175	Parking Lot Lights - Replace	(5) Lights	25	21	\$25,400	\$29,600
2316	Wood Decks - Resurface	Approx 4,485 GSF	20	18	\$85,500	\$109,000
2343	Building Exterior - Seal/Paint	(1) Building (4,100 GSF)	10	6	\$6,570	\$8,680
2344	Building Screening - Replace	Approx 2,000 GSF	10	6	\$7,620	\$9,740
2384	Metal Roofs - Replace	Approx 3,010 GSF	30	26	\$29,600	\$36,000
2518	Wheelchair Lift - Replace	(1) Lift	25	21	\$28,600	\$34,900
2522	HVAC - Replace	(1) System	15	13	\$2,500	\$3,500
2750	Bathrooms - Remodel	(4) Bathrooms	20	16	\$26,200	\$34,000
2763	Pool Deck Furniture - Replace	(106) Total Pieces	10	1	\$35,000	\$45,000
2772	Pool Deck Lights - Replace	(8) Polle, 16Fixtures	25	21	\$25,400	\$33,900
2773	Pool - Resurface	(1) Pool	12	8	\$59,300	\$70,900
2779	Pool Filters - Replace	(2) Large Filters	20	16	\$7,700	\$9,800
2779	Pool Filters (Salt Cell) - Replace	(2) Large Filters	10	1	\$4,000	\$6,000
2781	Pool Heaters - Replace	(3) Heaters	10	8	\$19,000	\$23,800
2783	Pool Pumps - Repair/Replace	(2) Pumps	5	4	\$7,500	\$9,500
2792	Pool/Spa ADA Lift - Replace	Numerous Components	15	11	\$4,200	\$7,500
30000	Play Fountain - Replace	(1) Fountain	20	16	\$5,800	\$10,300
Miscellaneous						
2179	Landscape Lights - Partial Replace	Extensive Quantity	15	3	\$6,300	\$9,100
2181	Outdoor/Site Furniture - Replace	Numerous Pieces	5	2	\$4,100	\$6,500
2591	Irrigation System - Misc. Repairs	Extensive Quantity	5	4	\$7,200	\$9,300

# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
				Best Case	Worst Case
2807 Drinking Fountains - Replace	Numerous Fountains	7	6	\$3,100	\$5,200
87 Total Funded Components					

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Scott Park					
2139	Pool Fencing, Gate - Replace	25	\$25,400	\$1,016	0.80 %
2139	Wood/Mesh Fencing - Replace	10	\$8,550	\$855	0.67 %
2147	Picnic Shelter - Refurbish/Replace	20	\$10,850	\$543	0.43 %
2171	Flag Pole - Replace	30	\$3,600	\$120	0.09 %
2181	Outdoor/Site Furniture - Replace	12	\$8,000	\$667	0.52 %
2343	Building, Trellis - Seal/Paint	10	\$4,500	\$450	0.35 %
2383	Metal Roof - Replace	25	\$20,650	\$826	0.65 %
2543	Security Cameras/RFID - Replace	10	\$3,350	\$335	0.26 %
2751	Bathrooms - Remodel	20	\$11,110	\$556	0.44 %
2763	Pool Deck Furniture - Replace	10	\$16,250	\$1,625	1.28 %
2769	Pool Deck - Partial Resurface	15	\$9,000	\$600	0.47 %
2769	Pool Deck - Resurface	30	\$31,200	\$1,040	0.82 %
2773	Pool - Resurface	12	\$39,150	\$3,263	2.57 %
2773	Wading Pool - Resurface	12	\$2,850	\$238	0.19 %
2779	Pool Filters - Replace	20	\$10,750	\$538	0.42 %
2781	Pool Heaters - Replace	15	\$32,800	\$2,187	1.72 %
2783	Pool Pumps - Repair/Replace	10	\$13,850	\$1,385	1.09 %
2793	Pool Lane Dividers - Replace	5	\$3,700	\$740	0.58 %
2801	Playground Equipment - Replace	20	\$75,000	\$3,750	2.95 %
2807	Drinking Fountain - Replace	10	\$1,900	\$190	0.15 %
Pierce Park Pool & Picnic					
2123	Asphalt - Seal/Repair	5	\$5,500	\$1,100	0.87 %
2125	Asphalt - Resurface	20	\$49,500	\$2,475	1.95 %
2137	Metal Fence - Replace	30	\$24,000	\$800	0.63 %
2139	Eqpmt Fencing, Gates - Replace	25	\$28,600	\$1,144	0.90 %
2147	Shade Structure - Refurbish/Replace	25	\$21,600	\$864	0.68 %
2151	Trash Enclosure - Replace	15	\$3,285	\$219	0.17 %
2171	Flag Pole - Replace	30	\$3,500	\$117	0.09 %
2181	Chairs and Benches - Replace	15	\$6,500	\$433	0.34 %
2181	Picnic Tables - Replace	25	\$27,000	\$1,080	0.85 %
2181	Teak Furniture - Replace	5	\$18,000	\$3,600	2.83 %
2343	Bldg Exteriors - Seal/Paint	6	\$10,000	\$1,667	1.31 %
2383	Metal Roofs - Repair	10	\$11,000	\$1,100	0.87 %
2383	Metal Roofs - Replace	35	\$109,200	\$3,120	2.45 %
2519	HVAC Systems (Picnic) - Replace	15	\$16,850	\$1,123	0.88 %
2519	HVAC Systems (Pool- New) - Replace	15	\$3,500	\$233	0.18 %
2519	HVAC Systems (Pool) - Replace	15	\$9,050	\$603	0.47 %
2543	Security Cameras/RFID - Replace	10	\$5,140	\$514	0.40 %
2747	Kitchen - Part. Remodel	20	\$8,350	\$418	0.33 %
2749	Bathrooms (Picnic) - Remodel	20	\$15,600	\$780	0.61 %
2749	Bathrooms (Pool) - Remodel	20	\$15,500	\$775	0.61 %
2749	Kitchen Appliances - Replace	15	\$4,000	\$267	0.21 %
2763	Pool Deck Furniture - Replace	5	\$14,550	\$2,910	2.29 %
2769	Pool Deck - Resurface	30	\$127,000	\$4,233	3.33 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2772	Pool Deck Lights - Replace	30	\$26,450	\$882	0.69 %
2773	Pool - Resurface	5	\$75,000	\$15,000	11.80 %
2774	Splash Pad - Maintain/Refurbish	12	\$8,475	\$706	0.56 %
2779	Pool Filters - Replace	20	\$4,400	\$220	0.17 %
2781	Pool Heaters - Replace	15	\$47,600	\$3,173	2.50 %
2787	Pool Pumps - Repair/Replace	10	\$15,000	\$1,500	1.18 %
2794	Starting Blocks - Replace	15	\$13,750	\$917	0.72 %
2801	Playground Equipment - Replace	20	\$65,000	\$3,250	2.56 %
Beresford Creek Boat Landing					
2101	Concrete Boat Ramp - Repair	30	\$12,750	\$425	0.33 %
2123	Asphalt - Seal/Repair	5	\$7,750	\$1,550	1.22 %
2125	Asphalt - Resurface	20	\$19,950	\$998	0.78 %
2161	Bulkheads - Repair/Restore	30	\$271,500	\$9,050	7.12 %
2191	Main Dock Bridge - Resurface	15	\$10,950	\$730	0.57 %
2192	Main Dock Bridge - Replace	30	\$13,600	\$453	0.36 %
2195	Floating Dock - Replace	20	\$10,150	\$508	0.40 %
2196	Gangway - Replace	20	\$7,750	\$388	0.30 %
2511	Barrier Arm Operator - Replace	20	\$9,000	\$450	0.35 %
2543	Security Cameras - Upgrade/Replace	10	\$4,300	\$430	0.34 %
2829	Kayak Lockers - Replace	20	\$6,800	\$340	0.27 %
Edgefield Park Pool & Crow's Nest					
2107	Concrete Sidewalks - Repair	10	\$4,700	\$470	0.37 %
2123	Asphalt - Seal/Repair	4	\$5,500	\$1,375	1.08 %
2125	Asphalt - Resurface	20	\$17,600	\$880	0.69 %
2137	Metal Fence - Replace	25	\$31,000	\$1,240	0.98 %
2175	Parking Lot Lights - Replace	25	\$27,500	\$1,100	0.87 %
2316	Wood Decks - Resurface	20	\$97,250	\$4,863	3.83 %
2343	Building Exterior - Seal/Paint	10	\$7,625	\$763	0.60 %
2344	Building Screening - Replace	10	\$8,680	\$868	0.68 %
2384	Metal Roofs - Replace	30	\$32,800	\$1,093	0.86 %
2518	Wheelchair Lift - Replace	25	\$31,750	\$1,270	1.00 %
2522	HVAC - Replace	15	\$3,000	\$200	0.16 %
2750	Bathrooms - Remodel	20	\$30,100	\$1,505	1.18 %
2763	Pool Deck Furniture - Replace	10	\$40,000	\$4,000	3.15 %
2772	Pool Deck Lights - Replace	25	\$29,650	\$1,186	0.93 %
2773	Pool - Resurface	12	\$65,100	\$5,425	4.27 %
2779	Pool Filters - Replace	20	\$8,750	\$438	0.34 %
2779	Pool Filters (Salt Cell) - Replace	10	\$5,000	\$500	0.39 %
2781	Pool Heaters - Replace	10	\$21,400	\$2,140	1.68 %
2783	Pool Pumps - Repair/Replace	5	\$8,500	\$1,700	1.34 %
2792	Pool/Spa ADA Lift - Replace	15	\$5,850	\$390	0.31 %
30000	Play Fountain - Replace	20	\$8,050	\$403	0.32 %
Miscellaneous					
2179	Landscape Lights - Partial Replace	15	\$7,700	\$513	0.40 %
2181	Outdoor/Site Furniture - Replace	5	\$5,300	\$1,060	0.83 %
2591	Irrigation System - Misc. Repairs	5	\$8,250	\$1,650	1.30 %
2807	Drinking Fountains - Replace	7	\$4,150	\$593	0.47 %
87	Total Funded Components			\$127,088	100.00 %

Fiscal Year Start: 2022

Interest: 1.00 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
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Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2022	\$1,073,084	\$699,986	153.3 %	Low	-49.70 %	\$153,824	\$0	\$10,829	\$144,200
2023	\$1,093,537	\$703,360	155.5 %	Low	2.30 %	\$157,362	\$0	\$11,502	\$54,590
2024	\$1,207,810	\$803,062	150.4 %	Low	2.30 %	\$160,981	\$0	\$12,914	\$5,623
2025	\$1,376,083	\$960,235	143.3 %	Low	2.30 %	\$164,684	\$0	\$14,403	\$49,501
2026	\$1,505,669	\$1,081,095	139.3 %	Low	2.30 %	\$168,472	\$0	\$15,867	\$20,991
2027	\$1,669,016	\$1,239,238	134.7 %	Low	2.30 %	\$172,346	\$0	\$16,560	\$213,585
2028	\$1,644,338	\$1,208,173	136.1 %	Low	2.30 %	\$176,310	\$0	\$17,091	\$62,455
2029	\$1,775,284	\$1,336,392	132.8 %	Low	2.30 %	\$180,366	\$0	\$18,263	\$95,069
2030	\$1,878,843	\$1,439,554	130.5 %	Low	2.30 %	\$184,514	\$0	\$19,073	\$145,109
2031	\$1,937,321	\$1,499,100	129.2 %	Low	2.30 %	\$188,758	\$0	\$19,848	\$111,982
2032	\$2,033,945	\$1,599,528	127.2 %	Low	2.30 %	\$193,099	\$0	\$20,461	\$187,456
2033	\$2,060,049	\$1,630,353	126.4 %	Low	2.30 %	\$197,540	\$0	\$21,150	\$107,001
2034	\$2,171,738	\$1,750,250	124.1 %	Low	2.30 %	\$202,084	\$0	\$22,170	\$131,883
2035	\$2,264,109	\$1,853,552	122.1 %	Low	2.30 %	\$206,732	\$0	\$22,245	\$306,336
2036	\$2,186,750	\$1,785,864	122.4 %	Low	2.30 %	\$211,487	\$0	\$22,106	\$184,082
2037	\$2,236,260	\$1,847,835	121.0 %	Low	2.30 %	\$216,351	\$0	\$22,086	\$291,870
2038	\$2,182,827	\$1,806,584	120.8 %	Low	2.30 %	\$221,327	\$0	\$22,114	\$184,469
2039	\$2,241,799	\$1,880,836	119.2 %	Low	2.30 %	\$226,417	\$0	\$23,439	\$43,652
2040	\$2,448,003	\$2,108,659	116.1 %	Low	2.30 %	\$231,625	\$0	\$24,436	\$262,856
2041	\$2,441,209	\$2,124,027	114.9 %	Low	2.30 %	\$236,952	\$0	\$24,314	\$278,895
2042	\$2,423,579	\$2,130,022	113.8 %	Low	2.30 %	\$242,402	\$0	\$22,685	\$573,260
2043	\$2,115,407	\$1,839,887	115.0 %	Low	2.30 %	\$247,978	\$0	\$21,167	\$264,859
2044	\$2,119,692	\$1,865,792	113.6 %	Low	2.30 %	\$253,681	\$0	\$22,385	\$36,502
2045	\$2,359,256	\$2,134,989	110.5 %	Low	2.30 %	\$259,516	\$0	\$24,533	\$93,943
2046	\$2,549,362	\$2,360,622	108.0 %	Low	2.30 %	\$265,485	\$0	\$25,503	\$286,929
2047	\$2,553,421	\$2,401,998	106.3 %	Low	2.30 %	\$271,591	\$0	\$24,781	\$444,980
2048	\$2,404,812	\$2,289,806	105.0 %	Low	2.30 %	\$277,837	\$0	\$21,407	\$825,662
2049	\$1,878,395	\$1,790,369	104.9 %	Low	2.30 %	\$284,228	\$0	\$19,114	\$235,679
2050	\$1,946,058	\$1,892,099	102.9 %	Low	2.30 %	\$290,765	\$0	\$20,408	\$120,002
2051	\$2,137,228	\$2,124,752	100.6 %	Low	2.30 %	\$297,452	\$0	\$21,514	\$288,797

Fiscal Year	2022	2023	2024	2025	2026
Starting Reserve Balance	\$1,073,084	\$1,093,537	\$1,207,810	\$1,376,083	\$1,505,669
Annual Reserve Funding	\$153,824	\$157,362	\$160,981	\$164,684	\$168,472
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$10,829	\$11,502	\$12,914	\$14,403	\$15,867
Total Income	\$1,237,737	\$1,262,400	\$1,381,706	\$1,555,169	\$1,690,007
# Component					
Scott Park					
2139 Pool Fencing, Gate - Replace	\$0	\$0	\$0	\$0	\$0
2139 Wood/Mesh Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2147 Picnic Shelter - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2171 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$8,240	\$0	\$0	\$0
2343 Building, Trellis - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2383 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras/RFID - Replace	\$0	\$0	\$0	\$0	\$0
2751 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck - Partial Resurface	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Wading Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2779 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heaters - Replace	\$0	\$0	\$0	\$0	\$0
2783 Pool Pumps - Repair/Replace	\$13,850	\$0	\$0	\$0	\$0
2793 Pool Lane Dividers - Replace	\$0	\$0	\$0	\$4,043	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2807 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$2,138
Pierce Park Pool & Picnic					
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$6,010	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
2139 Eqpmt Fencing, Gates - Replace	\$0	\$0	\$0	\$0	\$0
2147 Shade Structure - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2151 Trash Enclosure - Replace	\$0	\$0	\$0	\$0	\$0
2171 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
2181 Chairs and Benches - Replace	\$0	\$0	\$0	\$0	\$0
2181 Picnic Tables - Replace	\$27,000	\$0	\$0	\$0	\$0
2181 Teak Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2343 Bldg Exteriors - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2383 Metal Roofs - Repair	\$0	\$0	\$0	\$0	\$0
2383 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
2519 HVAC Systems (Picnic) - Replace	\$0	\$0	\$0	\$0	\$0
2519 HVAC Systems (Pool- New) - Replace	\$0	\$0	\$0	\$0	\$0
2519 HVAC Systems (Pool) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras/RFID - Replace	\$0	\$0	\$0	\$0	\$0
2747 Kitchen - Part. Remodel	\$0	\$0	\$0	\$9,124	\$0
2749 Bathrooms (Picnic) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Pool) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Kitchen Appliances - Replace	\$4,000	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$15,899	\$0
2769 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Pool - Resurface	\$75,000	\$0	\$0	\$0	\$0
2774 Splash Pad - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$0
2779 Pool Filters - Replace	\$4,400	\$0	\$0	\$0	\$0
2781 Pool Heaters - Replace	\$0	\$0	\$0	\$0	\$0
2787 Pool Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2794 Starting Blocks - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Beresford Creek Boat Landing					
2101 Concrete Boat Ramp - Repair	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2022	2023	2024	2025	2026
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$0	\$0
2125 Asphalt - Resurface	\$19,950	\$0	\$0	\$0	\$0
2161 Bulkheads - Repair/Restore	\$0	\$0	\$0	\$0	\$0
2191 Main Dock Bridge - Resurface	\$0	\$0	\$0	\$0	\$0
2192 Main Dock Bridge - Replace	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operator - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2829 Kayak Lockers - Replace	\$0	\$0	\$0	\$0	\$0
Edgefield Park Pool & Crow's Nest					
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$6,010	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
2175 Parking Lot Lights - Replace	\$0	\$0	\$0	\$0	\$0
2316 Wood Decks - Resurface	\$0	\$0	\$0	\$0	\$0
2343 Building Exterior - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2344 Building Screening - Replace	\$0	\$0	\$0	\$0	\$0
2384 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
2518 Wheelchair Lift - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Replace	\$0	\$0	\$0	\$0	\$0
2750 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$41,200	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2779 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
2779 Pool Filters (Salt Cell) - Replace	\$0	\$5,150	\$0	\$0	\$0
2781 Pool Heaters - Replace	\$0	\$0	\$0	\$0	\$0
2783 Pool Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$9,567
2792 Pool/Spa ADA Lift - Replace	\$0	\$0	\$0	\$0	\$0
30000 Play Fountain - Replace	\$0	\$0	\$0	\$0	\$0
Miscellaneous					
2179 Landscape Lights - Partial Replace	\$0	\$0	\$0	\$8,414	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$5,623	\$0	\$0
2591 Irrigation System - Misc. Repairs	\$0	\$0	\$0	\$0	\$9,285
2807 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$144,200	\$54,590	\$5,623	\$49,501	\$20,991
Ending Reserve Balance	\$1,093,537	\$1,207,810	\$1,376,083	\$1,505,669	\$1,669,016

Fiscal Year	2027	2028	2029	2030	2031
Starting Reserve Balance	\$1,669,016	\$1,644,338	\$1,775,284	\$1,878,843	\$1,937,321
Annual Reserve Funding	\$172,346	\$176,310	\$180,366	\$184,514	\$188,758
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$16,560	\$17,091	\$18,263	\$19,073	\$19,848
Total Income	\$1,857,922	\$1,837,739	\$1,973,912	\$2,082,430	\$2,145,927
# Component					
Scott Park					
2139 Pool Fencing, Gate - Replace	\$0	\$0	\$0	\$0	\$0
2139 Wood/Mesh Fencing - Replace	\$0	\$0	\$0	\$0	\$11,156
2147 Picnic Shelter - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2171 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2343 Building, Trellis - Seal/Paint	\$0	\$0	\$0	\$0	\$5,871
2383 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras/RFID - Replace	\$3,884	\$0	\$0	\$0	\$0
2751 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$19,403	\$0	\$0	\$0
2769 Pool Deck - Partial Resurface	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Pool - Resurface	\$0	\$0	\$48,150	\$0	\$0
2773 Wading Pool - Resurface	\$0	\$0	\$3,505	\$0	\$0
2779 Pool Filters - Replace	\$0	\$0	\$13,221	\$0	\$0
2781 Pool Heaters - Replace	\$0	\$0	\$0	\$0	\$0
2783 Pool Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2793 Pool Lane Dividers - Replace	\$0	\$0	\$0	\$4,687	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2807 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
Pierce Park Pool & Picnic					
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$6,967	\$0
2125 Asphalt - Resurface	\$57,384	\$0	\$0	\$0	\$0
2137 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
2139 Eqpmt Fencing, Gates - Replace	\$0	\$0	\$0	\$0	\$0
2147 Shade Structure - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2151 Trash Enclosure - Replace	\$0	\$0	\$0	\$0	\$0
2171 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
2181 Chairs and Benches - Replace	\$0	\$0	\$0	\$0	\$0
2181 Picnic Tables - Replace	\$0	\$0	\$0	\$0	\$0
2181 Teak Furniture - Replace	\$20,867	\$0	\$0	\$0	\$0
2343 Bldg Exteriors - Seal/Paint	\$11,593	\$0	\$0	\$0	\$0
2383 Metal Roofs - Repair	\$0	\$0	\$0	\$0	\$14,353
2383 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
2519 HVAC Systems (Picnic) - Replace	\$0	\$0	\$0	\$0	\$21,985
2519 HVAC Systems (Pool- New) - Replace	\$0	\$0	\$0	\$0	\$0
2519 HVAC Systems (Pool) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras/RFID - Replace	\$5,959	\$0	\$0	\$0	\$0
2747 Kitchen - Part. Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Picnic) - Remodel	\$0	\$18,627	\$0	\$0	\$0
2749 Bathrooms (Pool) - Remodel	\$17,969	\$0	\$0	\$0	\$0
2749 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$18,432	\$0
2769 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Pool - Resurface	\$86,946	\$0	\$0	\$0	\$0
2774 Splash Pad - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$11,058
2779 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heaters - Replace	\$0	\$0	\$0	\$0	\$0
2787 Pool Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$19,572
2794 Starting Blocks - Replace	\$0	\$0	\$16,911	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Beresford Creek Boat Landing					
2101 Concrete Boat Ramp - Repair	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$8,984	\$0	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2161 Bulkheads - Repair/Restore	\$0	\$0	\$0	\$0	\$0
2191 Main Dock Bridge - Resurface	\$0	\$0	\$0	\$0	\$0
2192 Main Dock Bridge - Replace	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2027	2028	2029	2030	2031
2511 Barrier Arm Operator - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$5,447	\$0
2829 Kayak Lockers - Replace	\$0	\$0	\$0	\$0	\$0
Edgefield Park Pool & Crow's Nest					
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$0	\$6,132
2123 Asphalt - Seal/Repair	\$0	\$0	\$6,764	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
2175 Parking Lot Lights - Replace	\$0	\$0	\$0	\$0	\$0
2316 Wood Decks - Resurface	\$0	\$0	\$0	\$0	\$0
2343 Building Exterior - Seal/Paint	\$0	\$9,105	\$0	\$0	\$0
2344 Building Screening - Replace	\$0	\$10,364	\$0	\$0	\$0
2384 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
2518 Wheelchair Lift - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Replace	\$0	\$0	\$0	\$0	\$0
2750 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Pool - Resurface	\$0	\$0	\$0	\$82,467	\$0
2779 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
2779 Pool Filters (Salt Cell) - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heaters - Replace	\$0	\$0	\$0	\$27,109	\$0
2783 Pool Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$11,091
2792 Pool/Spa ADA Lift - Replace	\$0	\$0	\$0	\$0	\$0
30000 Play Fountain - Replace	\$0	\$0	\$0	\$0	\$0
Miscellaneous					
2179 Landscape Lights - Partial Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$6,518	\$0	\$0
2591 Irrigation System - Misc. Repairs	\$0	\$0	\$0	\$0	\$10,764
2807 Drinking Fountains - Replace	\$0	\$4,955	\$0	\$0	\$0
Total Expenses	\$213,585	\$62,455	\$95,069	\$145,109	\$111,982
Ending Reserve Balance	\$1,644,338	\$1,775,284	\$1,878,843	\$1,937,321	\$2,033,945

Fiscal Year	2032	2033	2034	2035	2036
Starting Reserve Balance	\$2,033,945	\$2,060,049	\$2,171,738	\$2,264,109	\$2,186,750
Annual Reserve Funding	\$193,099	\$197,540	\$202,084	\$206,732	\$211,487
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$20,461	\$21,150	\$22,170	\$22,245	\$22,106
Total Income	\$2,247,505	\$2,278,740	\$2,395,992	\$2,493,086	\$2,420,342
# Component					
Scott Park					
2139 Pool Fencing, Gate - Replace	\$0	\$0	\$0	\$0	\$0
2139 Wood/Mesh Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2147 Picnic Shelter - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2171 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$11,748	\$0
2343 Building, Trellis - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2383 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras/RFID - Replace	\$0	\$0	\$0	\$0	\$0
2751 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck - Partial Resurface	\$0	\$0	\$0	\$0	\$13,613
2769 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Wading Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2779 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heaters - Replace	\$0	\$0	\$46,765	\$0	\$0
2783 Pool Pumps - Repair/Replace	\$18,613	\$0	\$0	\$0	\$0
2793 Pool Lane Dividers - Replace	\$0	\$0	\$0	\$5,434	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$113,444
2807 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$2,874
Pierce Park Pool & Picnic					
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$8,077	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
2139 Eqpmt Fencing, Gates - Replace	\$0	\$0	\$0	\$0	\$0
2147 Shade Structure - Refurbish/Replace	\$29,029	\$0	\$0	\$0	\$0
2151 Trash Enclosure - Replace	\$4,415	\$0	\$0	\$0	\$0
2171 Flag Pole - Replace	\$0	\$0	\$0	\$5,140	\$0
2181 Chairs and Benches - Replace	\$0	\$0	\$0	\$0	\$9,832
2181 Picnic Tables - Replace	\$0	\$0	\$0	\$0	\$0
2181 Teak Furniture - Replace	\$24,190	\$0	\$0	\$0	\$0
2343 Bldg Exteriors - Seal/Paint	\$0	\$13,842	\$0	\$0	\$0
2383 Metal Roofs - Repair	\$0	\$0	\$0	\$0	\$0
2383 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
2519 HVAC Systems (Picnic) - Replace	\$0	\$0	\$0	\$0	\$0
2519 HVAC Systems (Pool- New) - Replace	\$0	\$0	\$0	\$0	\$5,294
2519 HVAC Systems (Pool) - Replace	\$0	\$0	\$0	\$0	\$13,689
2543 Security Cameras/RFID - Replace	\$0	\$0	\$0	\$0	\$0
2747 Kitchen - Part. Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Picnic) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Pool) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$21,367	\$0
2769 Pool Deck - Resurface	\$0	\$0	\$0	\$186,504	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$38,843	\$0
2773 Pool - Resurface	\$100,794	\$0	\$0	\$0	\$0
2774 Splash Pad - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$0
2779 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heaters - Replace	\$0	\$0	\$67,866	\$0	\$0
2787 Pool Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2794 Starting Blocks - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Beresford Creek Boat Landing					
2101 Concrete Boat Ramp - Repair	\$0	\$0	\$0	\$18,724	\$0
2123 Asphalt - Seal/Repair	\$10,415	\$0	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2161 Bulkheads - Repair/Restore	\$0	\$0	\$0	\$0	\$0
2191 Main Dock Bridge - Resurface	\$0	\$15,157	\$0	\$0	\$0
2192 Main Dock Bridge - Replace	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2032	2033	2034	2035	2036
2511 Barrier Arm Operator - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2829 Kayak Lockers - Replace	\$0	\$0	\$9,695	\$0	\$0
Edgefield Park Pool & Crow's Nest					
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$7,613	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
2175 Parking Lot Lights - Replace	\$0	\$0	\$0	\$0	\$0
2316 Wood Decks - Resurface	\$0	\$0	\$0	\$0	\$0
2343 Building Exterior - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2344 Building Screening - Replace	\$0	\$0	\$0	\$0	\$0
2384 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
2518 Wheelchair Lift - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Replace	\$0	\$0	\$0	\$4,406	\$0
2750 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$55,369	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2779 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
2779 Pool Filters (Salt Cell) - Replace	\$0	\$6,921	\$0	\$0	\$0
2781 Pool Heaters - Replace	\$0	\$0	\$0	\$0	\$0
2783 Pool Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$12,857
2792 Pool/Spa ADA Lift - Replace	\$0	\$8,098	\$0	\$0	\$0
30000 Play Fountain - Replace	\$0	\$0	\$0	\$0	\$0
Miscellaneous					
2179 Landscape Lights - Partial Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$7,557	\$0	\$0
2591 Irrigation System - Misc. Repairs	\$0	\$0	\$0	\$0	\$12,479
2807 Drinking Fountains - Replace	\$0	\$0	\$0	\$6,094	\$0
Total Expenses	\$187,456	\$107,001	\$131,883	\$306,336	\$184,082
Ending Reserve Balance	\$2,060,049	\$2,171,738	\$2,264,109	\$2,186,750	\$2,236,260

Fiscal Year	2037	2038	2039	2040	2041
Starting Reserve Balance	\$2,236,260	\$2,182,827	\$2,241,799	\$2,448,003	\$2,441,209
Annual Reserve Funding	\$216,351	\$221,327	\$226,417	\$231,625	\$236,952
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$22,086	\$22,114	\$23,439	\$24,436	\$24,314
Total Income	\$2,474,697	\$2,426,268	\$2,491,655	\$2,704,064	\$2,702,475
# Component					
Scott Park					
2139 Pool Fencing, Gate - Replace	\$0	\$0	\$0	\$0	\$0
2139 Wood/Mesh Fencing - Replace	\$0	\$0	\$0	\$0	\$14,992
2147 Picnic Shelter - Refurbish/Replace	\$0	\$0	\$0	\$0	\$19,026
2171 Flag Pole - Replace	\$5,609	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2343 Building, Trellis - Seal/Paint	\$0	\$0	\$0	\$0	\$7,891
2383 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras/RFID - Replace	\$5,219	\$0	\$0	\$0	\$0
2751 Bathrooms - Remodel	\$0	\$0	\$18,363	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$26,076	\$0	\$0	\$0
2769 Pool Deck - Partial Resurface	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$54,709
2773 Pool - Resurface	\$0	\$0	\$0	\$0	\$68,650
2773 Wading Pool - Resurface	\$0	\$0	\$0	\$0	\$4,997
2779 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heaters - Replace	\$0	\$0	\$0	\$0	\$0
2783 Pool Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2793 Pool Lane Dividers - Replace	\$0	\$0	\$0	\$6,299	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2807 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
Pierce Park Pool & Picnic					
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$9,363	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
2139 Eqpmt Fencing, Gates - Replace	\$0	\$0	\$0	\$0	\$0
2147 Shade Structure - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2151 Trash Enclosure - Replace	\$0	\$0	\$0	\$0	\$0
2171 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
2181 Chairs and Benches - Replace	\$0	\$0	\$0	\$0	\$0
2181 Picnic Tables - Replace	\$0	\$0	\$0	\$0	\$0
2181 Teak Furniture - Replace	\$28,043	\$0	\$0	\$0	\$0
2343 Bldg Exteriors - Seal/Paint	\$0	\$0	\$16,528	\$0	\$0
2383 Metal Roofs - Repair	\$0	\$0	\$0	\$0	\$19,289
2383 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
2519 HVAC Systems (Picnic) - Replace	\$0	\$0	\$0	\$0	\$0
2519 HVAC Systems (Pool- New) - Replace	\$0	\$0	\$0	\$0	\$0
2519 HVAC Systems (Pool) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras/RFID - Replace	\$8,008	\$0	\$0	\$0	\$0
2747 Kitchen - Part. Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Picnic) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Pool) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Kitchen Appliances - Replace	\$6,232	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$24,770	\$0
2769 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Pool - Resurface	\$116,848	\$0	\$0	\$0	\$0
2774 Splash Pad - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$0
2779 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heaters - Replace	\$0	\$0	\$0	\$0	\$0
2787 Pool Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$26,303
2794 Starting Blocks - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$101,268	\$0	\$0	\$0	\$0
Beresford Creek Boat Landing					
2101 Concrete Boat Ramp - Repair	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$12,074	\$0	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2161 Bulkheads - Repair/Restore	\$0	\$0	\$0	\$0	\$0
2191 Main Dock Bridge - Resurface	\$0	\$0	\$0	\$0	\$0
2192 Main Dock Bridge - Replace	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock - Replace	\$0	\$16,288	\$0	\$0	\$0
2196 Gangway - Replace	\$0	\$12,436	\$0	\$0	\$0

Fiscal Year	2037	2038	2039	2040	2041
2511 Barrier Arm Operator - Replace	\$0	\$0	\$0	\$0	\$15,782
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$7,320	\$0
2829 Kayak Lockers - Replace	\$0	\$0	\$0	\$0	\$0
Edgefield Park Pool & Crow's Nest					
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$0	\$8,241
2123 Asphalt - Seal/Repair	\$8,569	\$0	\$0	\$0	\$9,644
2125 Asphalt - Resurface	\$0	\$28,243	\$0	\$0	\$0
2137 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
2175 Parking Lot Lights - Replace	\$0	\$0	\$0	\$0	\$0
2316 Wood Decks - Resurface	\$0	\$0	\$0	\$165,562	\$0
2343 Building Exterior - Seal/Paint	\$0	\$12,236	\$0	\$0	\$0
2344 Building Screening - Replace	\$0	\$13,929	\$0	\$0	\$0
2384 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
2518 Wheelchair Lift - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Replace	\$0	\$0	\$0	\$0	\$0
2750 Bathrooms - Remodel	\$0	\$48,302	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2779 Pool Filters - Replace	\$0	\$14,041	\$0	\$0	\$0
2779 Pool Filters (Salt Cell) - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heaters - Replace	\$0	\$0	\$0	\$36,432	\$0
2783 Pool Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$14,905
2792 Pool/Spa ADA Lift - Replace	\$0	\$0	\$0	\$0	\$0
30000 Play Fountain - Replace	\$0	\$12,918	\$0	\$0	\$0
Miscellaneous					
2179 Landscape Lights - Partial Replace	\$0	\$0	\$0	\$13,109	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$8,760	\$0	\$0
2591 Irrigation System - Misc. Repairs	\$0	\$0	\$0	\$0	\$14,466
2807 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$291,870	\$184,469	\$43,652	\$262,856	\$278,895
Ending Reserve Balance	\$2,182,827	\$2,241,799	\$2,448,003	\$2,441,209	\$2,423,579

Fiscal Year	2042	2043	2044	2045	2046
Starting Reserve Balance	\$2,423,579	\$2,115,407	\$2,119,692	\$2,359,256	\$2,549,362
Annual Reserve Funding	\$242,402	\$247,978	\$253,681	\$259,516	\$265,485
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$22,685	\$21,167	\$22,385	\$24,533	\$25,503
Total Income	\$2,688,667	\$2,384,551	\$2,395,758	\$2,643,305	\$2,840,350
# Component					
Scott Park					
2139 Pool Fencing, Gate - Replace	\$0	\$0	\$0	\$0	\$51,633
2139 Wood/Mesh Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2147 Picnic Shelter - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2171 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2343 Building, Trellis - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2383 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$41,977
2543 Security Cameras/RFID - Replace	\$0	\$0	\$0	\$0	\$0
2751 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck - Partial Resurface	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Wading Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2779 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heaters - Replace	\$0	\$0	\$0	\$0	\$0
2783 Pool Pumps - Repair/Replace	\$25,015	\$0	\$0	\$0	\$0
2793 Pool Lane Dividers - Replace	\$0	\$0	\$0	\$7,302	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2807 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$3,862
Pierce Park Pool & Picnic					
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$10,855	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
2139 Eqpmt Fencing, Gates - Replace	\$0	\$0	\$0	\$0	\$58,138
2147 Shade Structure - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2151 Trash Enclosure - Replace	\$0	\$0	\$0	\$0	\$0
2171 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
2181 Chairs and Benches - Replace	\$0	\$0	\$0	\$0	\$0
2181 Picnic Tables - Replace	\$0	\$0	\$0	\$0	\$0
2181 Teak Furniture - Replace	\$32,510	\$0	\$0	\$0	\$0
2343 Bldg Exteriors - Seal/Paint	\$0	\$0	\$0	\$19,736	\$0
2383 Metal Roofs - Repair	\$0	\$0	\$0	\$0	\$0
2383 Metal Roofs - Replace	\$197,227	\$0	\$0	\$0	\$0
2519 HVAC Systems (Picnic) - Replace	\$0	\$0	\$0	\$0	\$34,253
2519 HVAC Systems (Pool- New) - Replace	\$0	\$0	\$0	\$0	\$0
2519 HVAC Systems (Pool) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras/RFID - Replace	\$0	\$0	\$0	\$0	\$0
2747 Kitchen - Part. Remodel	\$0	\$0	\$0	\$16,479	\$0
2749 Bathrooms (Picnic) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Pool) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$28,716	\$0
2769 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Pool - Resurface	\$135,458	\$0	\$0	\$0	\$0
2774 Splash Pad - Maintain/Refurbish	\$0	\$15,766	\$0	\$0	\$0
2779 Pool Filters - Replace	\$7,947	\$0	\$0	\$0	\$0
2781 Pool Heaters - Replace	\$0	\$0	\$0	\$0	\$0
2787 Pool Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2794 Starting Blocks - Replace	\$0	\$0	\$26,346	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Beresford Creek Boat Landing					
2101 Concrete Boat Ramp - Repair	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$13,997	\$0	\$0	\$0	\$0
2125 Asphalt - Resurface	\$36,032	\$0	\$0	\$0	\$0
2161 Bulkheads - Repair/Restore	\$0	\$0	\$0	\$0	\$0
2191 Main Dock Bridge - Resurface	\$0	\$0	\$0	\$0	\$0
2192 Main Dock Bridge - Replace	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2042	2043	2044	2045	2046
2511 Barrier Arm Operator - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2829 Kayak Lockers - Replace	\$0	\$0	\$0	\$0	\$0
Edgefield Park Pool & Crow's Nest					
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$10,855	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$63,017
2175 Parking Lot Lights - Replace	\$0	\$51,158	\$0	\$0	\$0
2316 Wood Decks - Resurface	\$0	\$0	\$0	\$0	\$0
2343 Building Exterior - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2344 Building Screening - Replace	\$0	\$0	\$0	\$0	\$0
2384 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
2518 Wheelchair Lift - Replace	\$0	\$59,064	\$0	\$0	\$0
2522 HVAC - Replace	\$0	\$0	\$0	\$0	\$0
2750 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$74,412	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$55,158	\$0	\$0	\$0
2773 Pool - Resurface	\$117,578	\$0	\$0	\$0	\$0
2779 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
2779 Pool Filters (Salt Cell) - Replace	\$0	\$9,301	\$0	\$0	\$0
2781 Pool Heaters - Replace	\$0	\$0	\$0	\$0	\$0
2783 Pool Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$17,279
2792 Pool/Spa ADA Lift - Replace	\$0	\$0	\$0	\$0	\$0
30000 Play Fountain - Replace	\$0	\$0	\$0	\$0	\$0
Miscellaneous					
2179 Landscape Lights - Partial Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$10,155	\$0	\$0
2591 Irrigation System - Misc. Repairs	\$0	\$0	\$0	\$0	\$16,771
2807 Drinking Fountains - Replace	\$7,495	\$0	\$0	\$0	\$0
Total Expenses	\$573,260	\$264,859	\$36,502	\$93,943	\$286,929
Ending Reserve Balance	\$2,115,407	\$2,119,692	\$2,359,256	\$2,549,362	\$2,553,421

Fiscal Year	2047	2048	2049	2050	2051
Starting Reserve Balance	\$2,553,421	\$2,404,812	\$1,878,395	\$1,946,058	\$2,137,228
Annual Reserve Funding	\$271,591	\$277,837	\$284,228	\$290,765	\$297,452
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$24,781	\$21,407	\$19,114	\$20,408	\$21,514
Total Income	\$2,849,792	\$2,704,056	\$2,181,736	\$2,257,230	\$2,456,195
# Component					
Scott Park					
2139 Pool Fencing, Gate - Replace	\$0	\$0	\$0	\$0	\$0
2139 Wood/Mesh Fencing - Replace	\$0	\$0	\$0	\$0	\$20,149
2147 Picnic Shelter - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2171 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$16,750	\$0	\$0	\$0	\$0
2343 Building, Trellis - Seal/Paint	\$0	\$0	\$0	\$0	\$10,605
2383 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras/RFID - Replace	\$7,014	\$0	\$0	\$0	\$0
2751 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$35,045	\$0	\$0	\$0
2769 Pool Deck - Partial Resurface	\$0	\$0	\$0	\$0	\$21,209
2769 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Wading Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2779 Pool Filters - Replace	\$0	\$0	\$23,879	\$0	\$0
2781 Pool Heaters - Replace	\$0	\$0	\$72,858	\$0	\$0
2783 Pool Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2793 Pool Lane Dividers - Replace	\$0	\$0	\$0	\$8,465	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2807 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
Pierce Park Pool & Picnic					
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$12,584	\$0
2125 Asphalt - Resurface	\$103,642	\$0	\$0	\$0	\$0
2137 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$56,558
2139 Eqpmt Fencing, Gates - Replace	\$0	\$0	\$0	\$0	\$0
2147 Shade Structure - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2151 Trash Enclosure - Replace	\$6,878	\$0	\$0	\$0	\$0
2171 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
2181 Chairs and Benches - Replace	\$0	\$0	\$0	\$0	\$15,318
2181 Picnic Tables - Replace	\$56,532	\$0	\$0	\$0	\$0
2181 Teak Furniture - Replace	\$37,688	\$0	\$0	\$0	\$0
2343 Bldg Exteriors - Seal/Paint	\$0	\$0	\$0	\$0	\$23,566
2383 Metal Roofs - Repair	\$0	\$0	\$0	\$0	\$25,922
2383 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
2519 HVAC Systems (Picnic) - Replace	\$0	\$0	\$0	\$0	\$0
2519 HVAC Systems (Pool- New) - Replace	\$0	\$0	\$0	\$0	\$8,248
2519 HVAC Systems (Pool) - Replace	\$0	\$0	\$0	\$0	\$21,327
2543 Security Cameras/RFID - Replace	\$10,762	\$0	\$0	\$0	\$0
2747 Kitchen - Part. Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Picnic) - Remodel	\$0	\$33,643	\$0	\$0	\$0
2749 Bathrooms (Pool) - Remodel	\$32,454	\$0	\$0	\$0	\$0
2749 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$33,289	\$0
2769 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Pool - Resurface	\$157,033	\$0	\$0	\$0	\$0
2774 Splash Pad - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$0
2779 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heaters - Replace	\$0	\$0	\$105,733	\$0	\$0
2787 Pool Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$35,348
2794 Starting Blocks - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Beresford Creek Boat Landing					
2101 Concrete Boat Ramp - Repair	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$16,227	\$0	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2161 Bulkheads - Repair/Restore	\$0	\$585,515	\$0	\$0	\$0
2191 Main Dock Bridge - Resurface	\$0	\$23,615	\$0	\$0	\$0
2192 Main Dock Bridge - Replace	\$0	\$29,330	\$0	\$0	\$0
2195 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2047	2048	2049	2050	2051
2511 Barrier Arm Operator - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$9,838	\$0
2829 Kayak Lockers - Replace	\$0	\$0	\$0	\$0	\$0
Edgefield Park Pool & Crow's Nest					
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$0	\$11,076
2123 Asphalt - Seal/Repair	\$0	\$0	\$12,217	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
2175 Parking Lot Lights - Replace	\$0	\$0	\$0	\$0	\$0
2316 Wood Decks - Resurface	\$0	\$0	\$0	\$0	\$0
2343 Building Exterior - Seal/Paint	\$0	\$16,444	\$0	\$0	\$0
2344 Building Screening - Replace	\$0	\$18,719	\$0	\$0	\$0
2384 Metal Roofs - Replace	\$0	\$70,736	\$0	\$0	\$0
2518 Wheelchair Lift - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Replace	\$0	\$0	\$0	\$6,864	\$0
2750 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2779 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
2779 Pool Filters (Salt Cell) - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heaters - Replace	\$0	\$0	\$0	\$48,962	\$0
2783 Pool Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$20,031
2792 Pool/Spa ADA Lift - Replace	\$0	\$12,616	\$0	\$0	\$0
30000 Play Fountain - Replace	\$0	\$0	\$0	\$0	\$0
Miscellaneous					
2179 Landscape Lights - Partial Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$11,773	\$0	\$0
2591 Irrigation System - Misc. Repairs	\$0	\$0	\$0	\$0	\$19,442
2807 Drinking Fountains - Replace	\$0	\$0	\$9,218	\$0	\$0
Total Expenses	\$444,980	\$825,662	\$235,679	\$120,002	\$288,797
Ending Reserve Balance	\$2,404,812	\$1,878,395	\$1,946,058	\$2,137,228	\$2,167,398



Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representatives of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified.

Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.



Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
Inflation	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
Interest	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
Percent Funded	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	The estimated time, in years, that a common area component can be expected to serve its intended function.