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Daniel Island POA
DITA
Daniel Island, SC



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

RESERVE STUDY
Update "No-Site-Visit"

September 12, 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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Table of Contents

Executive Summary	4
Executive Summary (Component List)	6
Introduction, Objectives, and Methodology	10
Which Physical Assets are Funded by Reserves?	11
How do we establish Useful Life and Remaining Useful Life estimates?	11
How do we establish Current Repair/Replacement Cost Estimates?	11
How much Reserves are enough?	12
How much should we contribute?	13
What is our Recommended Funding Goal?	13
Projected Expenses	14
Annual Reserve Expenses Graph	14
Reserve Fund Status & Recommended Funding Plan	15
Annual Reserve Funding Graph	15
30-Yr Cash Flow Graph	16
Percent Funded Graph	16
Table Descriptions	17
Budget Summary	18
Reserve Component List Detail	19
Component Significance	22
30-Year Reserve Plan Summary	25
30-Year Income/Expense Detail	26
Accuracy, Limitations, and Disclosures	44
Terms and Definitions	45



Daniel Island POA - DITA

Report #: 15074-5

Daniel Island, SC

of Units: 2,475

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

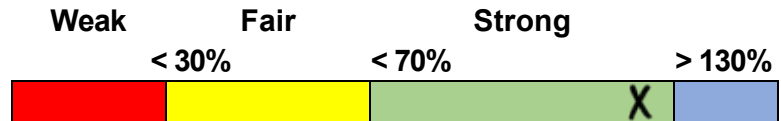
January 1, 2022 through December 31, 2022

Findings & Recommendations

as of January 1, 2022

Project Starting Reserve Balance	\$1,705,118
Currently Fully Funding Reserve Balance	\$1,358,942
Percent Funded	125.5 %
Recommended 2022 Fully Funding Contributions	\$258,494
Recommended 2022 Special Assessments for Reserves	\$0
Most Recent Reserve Contribution Rate	\$254,925

Reserve Fund Strength: 125.5%



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 2022 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 125.5 % 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 \$258,494 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
Administration			
2523 HVAC (Office) - Replace	15	13	\$6,150
2545 Computer/IT Equipment - Replace	4	1	\$5,000
2711 Carpeting - Replace	10	4	\$6,300
2743 Furnishings & Décor - Partial Repl	10	1	\$10,000
2755 Offices/Interiors - Remodel	20	0	\$40,000
Gibbon St Park			
2325 Wood Deck - Resurface	15	13	\$24,350
Grove Park			
2149 Concrete Fountain - Repair/Clean	10	8	\$2,450
2175 Park Lights - Replace	25	6	\$12,700
Simmons Park			
2137 Metal Fencing - Replace	30	10	\$16,900
2149 Water Features - Maintain	15	9	\$4,155
2171 Flag Pole - Replace	30	10	\$2,565
Beckon Park			
2147 Gazebo - Refurbish/Replace	20	3	\$12,850
Guggenheim Plaza			
2169 Sign/Reader Board - Replace	20	13	\$5,920
2181 Outdoor Furniture (New) - Allowance	12	10	\$9,745
2595 Pond Fountains (New) - Replace	10	8	\$10,300
Balfour Park			
2147 Wooden Arches - Replace	15	14	\$4,150
2801 Playground Equipment - Replace	20	1	\$60,000
Waterfront Park			
2181 Wooden Site Furniture - Replace	10	9	\$61,000
2185 Hardscape - Refurbish	25	24	\$160,000
2743 Misc Site Furniture - Replace	20	19	\$7,500
2744 Metal Furniture- Replace	20	19	\$7,900
2772 Splash Pad Lighting - Replace	20	19	\$8,000
2773 Splash Pad - Refurbish	15	14	\$115,000
2783 Splash Pad Pumps - Replace	10	9	\$8,000
2801 Playground Equipment - Replace	20	19	\$78,000
Center Park			
2175 Site Pole Lights - Replace	25	1	\$14,400
2801 Playground Eqpmt (Ph1) - Replace	20	0	\$65,000
2801 Playground Eqpmt (Ph2) - Replace	20	1	\$65,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Cattle Trough Park			
2149 Concrete Fountain - Refurbish/Repai	15	14	\$2,670
2175 Ornamental Gas Lamps - Replace	25	24	\$4,000
Trail System			
2107 Concrete Sidewalks - Repair	5	3	\$15,400
2125 Asphalt Trails -Repair/Resurface	3	1	\$53,150
2139 Wood Fencing (Trails)- Replace	25	5	\$21,750
2181 Trail Furn./Signage - Part. Replace	5	4	\$4,700
2191 Bridge #1 - Resurface	15	11	\$81,500
2191 Bridge #2 - Resurface	15	13	\$32,750
2191 Bridge #3 - Resurface	15	6	\$94,300
2191 Bridge #4 - Resurface	15	6	\$28,050
2191 Bridge #5 - Resurface	15	14	\$15,000
2191 Bridge #6 - Resurface	15	13	\$216,500
2191 Other Bridges - Resurface	15	14	\$23,500
2192 Bridge #1 - Replace/Rebuild	30	11	\$106,100
2192 Bridge #2 - Replace/Rebuild	30	17	\$60,300
2192 Bridge #3 - Replace/Rebuild	30	18	\$64,000
2192 Bridge #4 - Replace/Rebuild	30	21	\$37,600
2192 Bridge #5 - Replace/Rebuild	30	14	\$31,750
2192 Bridge #6 - Replace/Rebuild	30	14	\$280,500
2194 Boat Dock (Waterfront) - Replace	50	46	\$1,750,000
2196 Gangway - Replace	15	11	\$20,000
2727 Trail Fitness Eqpmt - Replace	12	9	\$40,000
Codner's Ferry Park			
2147 Arbor - Replace	20	18	\$4,110
2147 Picnic Shelter - Refurbish/Replace	10	8	\$9,640
2801 Playground Equipment - Replace	20	11	\$65,000
Butterfly Pond			
2147 Wood Trellis - Replace	15	6	\$3,500
2193 Pier/Dock - Repair/Resurface	15	14	\$8,000
2194 Pier/Dock - Replace/Rebuild	30	16	\$61,950
Bellinger Island			
2161 Bulkheads - Repair/Restore	30	26	\$135,500
2191 Bridge, Fishing Dock - Resurface	15	14	\$28,550
2192 "Treehouse" - Replace/Rebuild	15	10	\$11,150
2192 Bridge, Fishing Dock - Replace	30	18	\$35,800
Smythe Park			
2119 Pavers - Partial Replace	40	26	\$119,200
2139 Site Fencing: Wood - Replace	25	11	\$15,450
2150 Fountain/Water Features - Refurbish	10	6	\$3,080
2167 Statues - Refurbish/Replace	20	15	\$12,700

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2175 Gas Lanterns - Replace	15	14	\$4,000
2801 Playground Equipment - Replace	20	18	\$102,600
2849 Pier/Dock - Resurface	20	19	\$15,000
2851 Pier/Dock Structure - Replace	40	26	\$31,250
2852 Floating Dock - Replace	25	18	\$24,500
200 River Landing Drive			
2192 Metal Bridge - Replace/Rebuild	30	13	\$27,650
2595 Pond Fountains (Large) - Replace	10	6	\$20,500
2595 Pond Fountains (Small) - Replace	4	2	\$6,000
Ralston Grove			
2169 Sign/Monument - Refurbish/Replace	20	16	\$15,900
2801 Playground Equipment - Replace	15	13	\$20,550
Commemorative Park			
2146 Arbor - Repair/Replace	15	11	\$4,110
2169 Signage - Refurbish/Replace	20	16	\$5,135
Barfield Park			
2147 Picnic Shelter - Refurbish	20	18	\$11,775
2383 Metal Roof - Replace	30	11	\$8,675
Ithecaw Creek Fountain			
2150 Fountain/Water Feature - Refurbish	15	14	\$12,550
Willtown Park			
2107 Concrete Sidewalks - Partial Repair	7	6	\$4,150
2139 Site Fencing (Wood) - Replace	20	13	\$8,680
2308 Playground Shades - Replace	15	8	\$9,210
2801 Swingsets - Replace	20	13	\$5,900
Ralston Cemetery			
2137 Metal Gate - Replace	25	12	\$6,250
2139 Site Fencing (Wood) - Replace	25	12	\$3,000
Mitchell Pier Treehouse			
2801 Treehouse Structure - Replace	20	4	\$65,250
Saucy Jack Streetscape			
2123 Asphalt - Seal/Repair	5	0	\$6,400
2125 Asphalt - Resurface	20	9	\$21,650
Village Crossing Trail			
2139 Site Fencing (Wood) - Replace	20	16	\$15,700
Captains Island Park			
2192 Boardwalk- Replace/Rebuild	25	24	\$132,000
2801 Playground Equipment - Replace	20	19	\$100,000
Nobel's Point Park			
2801 Playground Equipment - Replace	20	19	\$100,000
Miscellaneous			

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2107 Concrete Sidewalks - Repair	10	4	\$13,850
2150 Water Fountain - Replace	15	14	\$8,600
2169 Sign Posts/Sets - Replace	20	4	\$24,650
2172 Banner Signs - Replace	6	0	\$16,600
2179 Landscape Lights - Partial Replace	7	6	\$12,350
2181 Outdoor/Site Furniture - Replace	5	4	\$8,000
2587 Irrigation System - Repair/Refurb	1	2	\$15,000
2591 Irrigation System - Upgrades	1	0	\$10,000

100 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.

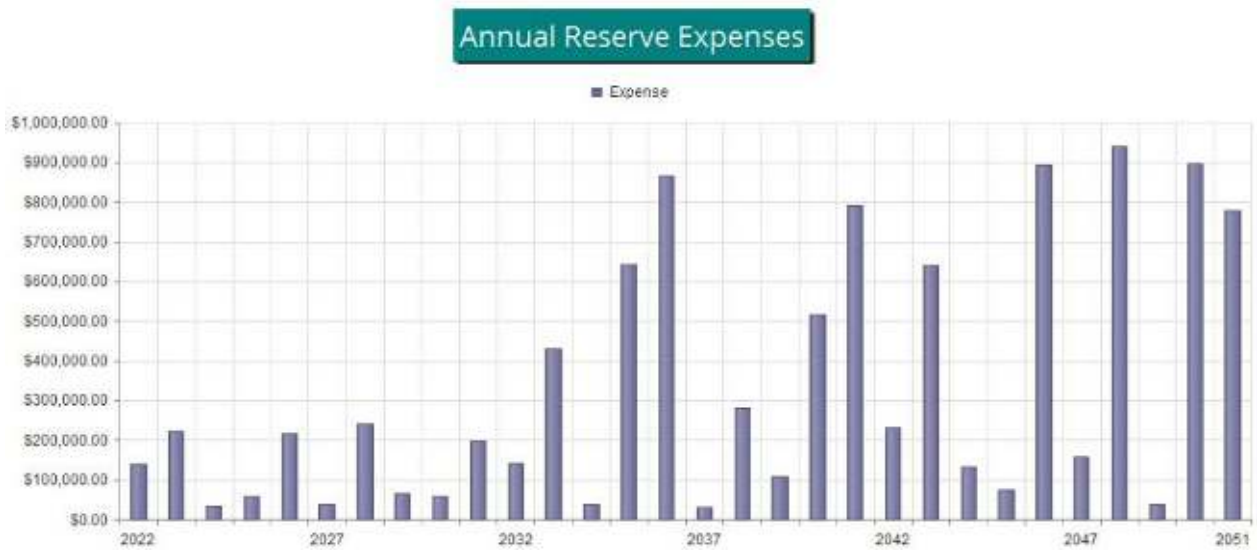


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$1,705,118 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 \$1,358,942. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 125.5 % 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 \$258,494 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.

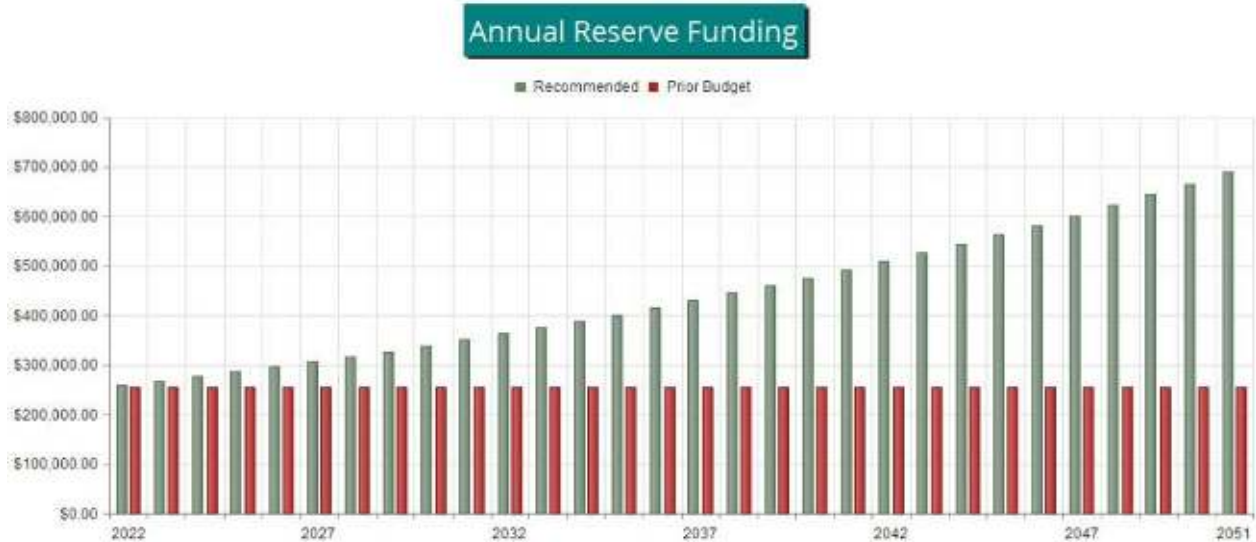


Figure 2

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.

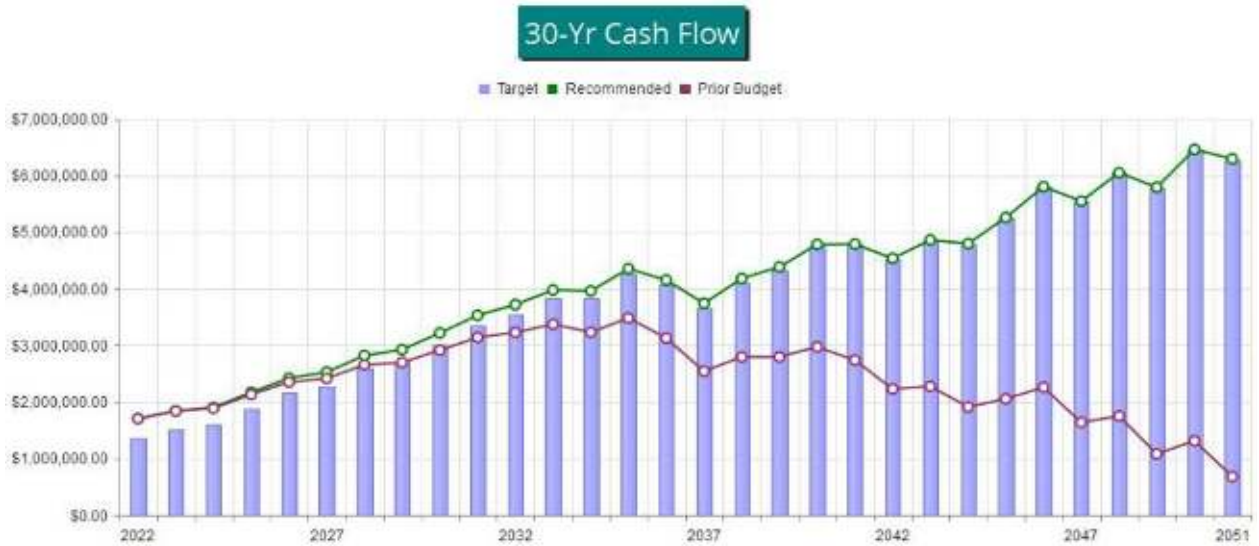


Figure 3

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.

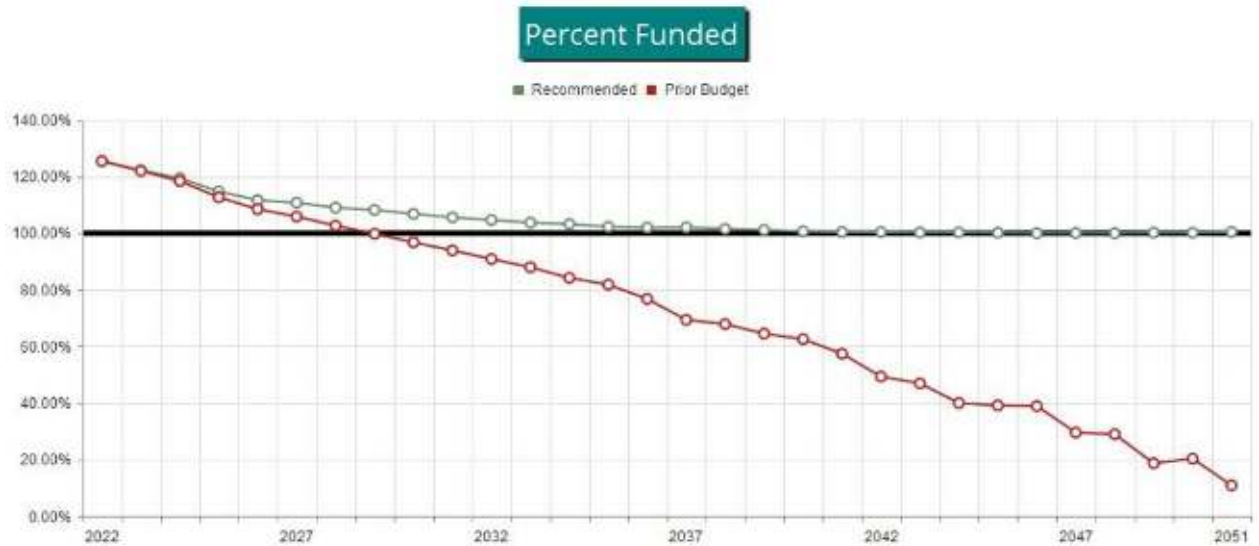


Figure 4

Executive Summary is a summary of your Reserve Components

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

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					
Administration	4	20	0	13	\$67,450	\$40,000	\$57,350	\$-4,509	\$5,305
Gibbon St Park	15	15	13	13	\$24,350	\$0	\$3,247	\$20,276	\$1,628
Grove Park	10	25	6	8	\$15,150	\$0	\$10,142	\$2,424	\$755
Simmons Park	15	30	9	10	\$23,620	\$0	\$14,639	\$5,252	\$929
Beckon Park	20	20	3	3	\$12,850	\$0	\$10,923	\$-855	\$644
Guggenheim Plaza	10	20	8	13	\$25,965	\$0	\$5,756	\$18,743	\$2,144
Balfour Park	15	20	1	14	\$64,150	\$0	\$57,277	\$-7,717	\$3,286
Waterfront Park	10	25	9	24	\$445,400	\$0	\$26,037	\$412,731	\$26,112
Center Park	20	25	0	1	\$144,400	\$65,000	\$140,574	\$-31,984	\$7,097
Cattle Trough Park	15	25	14	24	\$6,670	\$0	\$338	\$6,246	\$339
Trail System	3	50	1	46	\$2,976,850	\$0	\$642,950	\$2,170,115	\$114,721
Codner's Ferry Park	10	20	8	18	\$78,750	\$0	\$31,589	\$39,114	\$4,432
Butterfly Pond	15	30	6	16	\$73,450	\$0	\$31,543	\$33,871	\$2,840
Bellinger Island	15	30	10	26	\$211,000	\$0	\$38,007	\$163,312	\$8,381
Smythe Park	10	40	6	26	\$327,780	\$0	\$83,853	\$222,566	\$12,485
200 River Landing Drive	4	30	2	13	\$54,150	\$0	\$26,868	\$20,437	\$4,485
Ralston Grove	15	20	13	16	\$36,450	\$0	\$5,920	\$29,022	\$2,171
Commemorative Park	15	20	11	16	\$9,245	\$0	\$2,123	\$6,581	\$532
Barfield Park	20	30	11	18	\$20,450	\$0	\$6,672	\$12,079	\$880
Ithecaw Creek Fountain	15	15	14	14	\$12,550	\$0	\$837	\$11,500	\$839
Willtown Park	7	20	6	13	\$27,940	\$0	\$9,994	\$15,400	\$1,941
Ralston Cemetery	25	25	12	12	\$9,250	\$0	\$4,810	\$3,215	\$371
Mitchell Pier Treehouse	20	20	4	4	\$65,250	\$0	\$52,200	\$-247	\$3,272
Saucy Jack Streetscape	5	20	0	9	\$28,050	\$6,400	\$18,308	\$5,079	\$2,369
Village Crossing Trail	20	20	16	16	\$15,700	\$0	\$3,140	\$11,760	\$787
Captains Island Park	20	25	19	24	\$232,000	\$0	\$10,280	\$219,101	\$10,310
Nobel's Point Park	20	20	19	19	\$100,000	\$0	\$5,000	\$93,726	\$5,015
Miscellaneous	1	20	0	14	\$109,050	\$26,600	\$58,568	\$35,563	\$34,422
					\$5,217,920	\$138,000	\$1,358,942	\$3,512,802	\$258,494

Percent Funded: 125.5%

# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate		
				Best Case	Worst Case	
Administration						
2523	HVAC (Office) - Replace	(1) System	15	13	\$5,100	\$7,200
2545	Computer/IT Equipment - Replace	Numerous Components	4	1	\$4,000	\$6,000
2711	Carpeting - Replace	Approx 128 GSY	10	4	\$5,700	\$6,900
2743	Furnishings & Décor - Partial Repl	Assorted Furnishings	10	1	\$9,000	\$11,000
2755	Offices/Interiors - Remodel	Numerous Areas	20	0	\$30,000	\$50,000
Gibbon St Park						
2325	Wood Deck - Resurface	Approx 1,100 GSF	15	13	\$22,200	\$26,500
Grove Park						
2149	Concrete Fountain - Repair/Clean	(1) Concrete Fountain	10	8	\$2,100	\$2,800
2175	Park Lights - Replace	(4) Ornamental Lights	25	6	\$11,600	\$13,800
Simmons Park						
2137	Metal Fencing - Replace	Approx 220 LF Fence	30	10	\$14,800	\$19,000
2149	Water Features - Maintain	(2) Concrete Fountains	15	9	\$3,590	\$4,720
2171	Flag Pole - Replace	(1) Aluminum Flag Pole	30	10	\$2,050	\$3,080
Beckon Park						
2147	Gazebo - Refurbish/Replace	(1) Gazebo	20	3	\$10,300	\$15,400
Guggenheim Plaza						
2169	Sign/Reader Board - Replace	(1) Sign	20	13	\$5,140	\$6,700
2181	Outdoor Furniture (New) - Allowance	Numerous Pieces	12	10	\$7,190	\$12,300
2595	Pond Fountains (New) - Replace	(2) Fountains	10	8	\$8,300	\$12,300
Balfour Park						
2147	Wooden Arches - Replace	(2) Arches	15	14	\$3,100	\$5,200
2801	Playground Equipment - Replace	(1) Medium Play Structure	20	1	\$50,000	\$70,000
Waterfront Park						
2181	Wooden Site Furniture - Replace	Numerous Pieces	10	9	\$51,000	\$71,000
2185	Hardscape - Refurbish	Numerous Areas	25	24	\$140,000	\$180,000
2743	Misc Site Furniture - Replace	Numerous Pieces	20	19	\$6,500	\$8,500
2744	Metal Furniture- Replace	Numerous Pieces	20	19	\$6,900	\$8,900
2772	Splash Pad Lighting - Replace	Numerous Lights	20	19	\$7,000	\$9,000
2773	Splash Pad - Refurbish	(1) Splash Pad	15	14	\$100,000	\$130,000
2783	Splash Pad Pumps - Replace	Multiple Pumps	10	9	\$7,000	\$9,000
2801	Playground Equipment - Replace	(1) Allowance	20	19	\$70,000	\$86,000
Center Park						
2175	Site Pole Lights - Replace	(4) Pole Lights	25	1	\$12,400	\$16,400
2801	Playground Eqpmt (Ph1) - Replace	Numerous Components	20	0	\$55,000	\$75,000
2801	Playground Eqpmt (Ph2) - Replace	Numerous Components	20	1	\$55,000	\$75,000
Cattle Trough Park						
2149	Concrete Fountain - Refurbish/Repai	(1) Concrete Fountain	15	14	\$2,050	\$3,290
2175	Ornamental Gas Lamps - Replace	Apprx (6) Gas Lamps	25	24	\$3,500	\$4,500
Trail System						
2107	Concrete Sidewalks - Repair	Approx 39,450 GSF	5	3	\$10,300	\$20,500
2125	Asphalt Trails -Repair/Resurface	Extensive Quantity	3	1	\$43,100	\$63,200
2139	Wood Fencing (Trails)- Replace	Approx 1,175 LF	25	5	\$18,600	\$24,900

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
2181	Trail Furn./Signage - Part. Replace	Numerous Components	5	4	\$3,500	\$5,900
2191	Bridge #1 - Resurface	Approx 1,912 GSF	15	11	\$76,200	\$86,800
2191	Bridge #2 - Resurface	Approx 775 GSF	15	13	\$29,500	\$36,000
2191	Bridge #3 - Resurface	Approx 2,176 GSF	15	6	\$84,600	\$104,000
2191	Bridge #4 - Resurface	Approx 640 GSF	15	6	\$25,400	\$30,700
2191	Bridge #5 - Resurface	Approx 600 GSF	15	14	\$13,000	\$17,000
2191	Bridge #6 - Resurface	Approx 5,200 GSF	15	13	\$190,000	\$243,000
2191	Other Bridges - Resurface	(1) Allowance	15	14	\$21,500	\$25,500
2192	Bridge #1 - Replace/Rebuild	Approx 1,912 GSF	30	11	\$96,200	\$116,000
2192	Bridge #2 - Replace/Rebuild	Approx 775 GSF	30	17	\$53,900	\$66,700
2192	Bridge #3 - Replace/Rebuild	Approx 2,176 GSF	30	18	\$57,100	\$70,900
2192	Bridge #4 - Replace/Rebuild	Approx 640 GSF	30	21	\$33,900	\$41,300
2192	Bridge #5 - Replace/Rebuild	Approx 600 GSF	30	14	\$28,600	\$34,900
2192	Bridge #6 - Replace/Rebuild	Approx 5,200 GSF	30	14	\$254,000	\$307,000
2194	Boat Dock (Waterfront) - Replace	(1) Dock	50	46	\$1,500,000	\$2,000,000
2196	Gangway - Replace	(1) Gangway	15	11	\$15,000	\$25,000
2727	Trail Fitness Eqpmt - Replace	(4) Stations	12	9	\$35,000	\$45,000
Codner's Ferry Park						
2147	Arbor - Replace	(1) Arbor	20	18	\$3,080	\$5,140
2147	Picnic Shelter - Refurbish/Replace	Approx 25'x12'	10	8	\$8,780	\$10,500
2801	Playground Equipment - Replace	(1) Small Play Structure	20	11	\$60,000	\$70,000
Butterfly Pond						
2147	Wood Trellis - Replace	Approx 80 GSF W/Swings	15	6	\$2,500	\$4,500
2193	Pier/Dock - Repair/Resurface	Apprx 1,170 GSF Dock	15	14	\$7,000	\$9,000
2194	Pier/Dock - Replace/Rebuild	Apprx 1,170 GSF Dock	30	16	\$55,800	\$68,100
Bellinger Island						
2161	Bulkheads - Repair/Restore	1/3 of Project Cost	30	26	\$116,000	\$155,000
2191	Bridge, Fishing Dock - Resurface	(1) Section	15	14	\$25,700	\$31,400
2192	"Treehouse" - Replace/Rebuild	(1) Structure	15	10	\$9,600	\$12,700
2192	Bridge, Fishing Dock - Replace	(1) Section	30	18	\$32,200	\$39,400
Smythe Park						
2119	Pavers - Partial Replace	Approx 16,300 GSF	40	26	\$98,400	\$140,000
2139	Site Fencing: Wood - Replace	Approx 580 LF	25	11	\$13,400	\$17,500
2150	Fountain/Water Features - Refurbish	(2) Features	10	6	\$2,570	\$3,590
2167	Statues - Refurbish/Replace	(2) Statues	20	15	\$11,600	\$13,800
2175	Gas Lanterns - Replace	(12) Large Gas Lanterns	15	14	\$3,000	\$5,000
2801	Playground Equipment - Replace	Numerous Large Eqpmt	20	18	\$82,200	\$123,000
2849	Pier/Dock - Resurface	Approx 1,050 GSF	20	19	\$12,000	\$18,000
2851	Pier/Dock Structure - Replace	Approx 1,050 GSF	40	26	\$25,400	\$37,100
2852	Floating Dock - Replace	Approx 660 GSF	25	18	\$22,400	\$26,600
200 River Landing Drive						
2192	Metal Bridge - Replace/Rebuild	(1) Bridge	30	13	\$23,600	\$31,700
2595	Pond Fountains (Large) - Replace	(2) of (4) Fountains	10	6	\$16,400	\$24,600
2595	Pond Fountains (Small) - Replace	(1) of (4) Fountains	4	2	\$5,000	\$7,000
Ralston Grove						
2169	Sign/Monument - Refurbish/Replace	(1) Sign	20	16	\$13,800	\$18,000
2801	Playground Equipment - Replace	(1) Play System	15	13	\$15,400	\$25,700
Commemorative Park						

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
2146	Arbor - Repair/Replace	(1) Arbor	15	11	\$3,080	\$5,140
2169	Signage - Refurbish/Replace	(1) Sign	20	16	\$4,110	\$6,160
Barfield Park						
2147	Picnic Shelter - Refurbish	(1) Shelter	20	18	\$9,450	\$14,100
2383	Metal Roof - Replace	Approx 825 GSF	30	11	\$7,700	\$9,650
Ithecaw Creek Fountain						
2150	Fountain/Water Feature - Refurbish	(1) Fountain	15	14	\$10,500	\$14,600
Willtown Park						
2107	Concrete Sidewalks - Partial Repair	Numerous GSF	7	6	\$3,100	\$5,200
2139	Site Fencing (Wood) - Replace	Approx 136 LF	20	13	\$7,600	\$9,760
2308	Playground Shades - Replace	Approx GSF	15	8	\$8,220	\$10,200
2801	Swingsets - Replace	(2) Swingsets	20	13	\$4,200	\$7,600
Ralston Cemetery						
2137	Metal Gate - Replace	(1) Gate	25	12	\$5,200	\$7,300
2139	Site Fencing (Wood) - Replace	Approx 210 LF	25	12	\$2,400	\$3,600
Mitchell Pier Treehouse						
2801	Treehouse Structure - Replace	(1) Structure	20	4	\$59,600	\$70,900
Saucy Jack Streetscape						
2123	Asphalt - Seal/Repair	Approx 296 GSY	5	0	\$5,400	\$7,400
2125	Asphalt - Resurface	Approx 296 GSY	20	9	\$19,000	\$24,300
Village Crossing Trail						
2139	Site Fencing (Wood) - Replace	Approx 155 LF	20	16	\$13,400	\$18,000
Captains Island Park						
2192	Boardwalk- Replace/Rebuild	(1) Boardwalk	25	24	\$122,000	\$142,000
2801	Playground Equipment - Replace	(1) Allowance	20	19	\$90,000	\$110,000
Nobel's Point Park						
2801	Playground Equipment - Replace	(1) Allowance	20	19	\$90,000	\$110,000
Miscellaneous						
2107	Concrete Sidewalks - Repair	Extensive Sidewalks	10	4	\$11,300	\$16,400
2150	Water Fountain - Replace		15	14	\$7,600	\$9,600
2169	Sign Posts/Sets - Replace	Approx (150) Sets	20	4	\$20,500	\$28,800
2172	Banner Signs - Replace	Apprx (240) Total Banners	6	0	\$14,500	\$18,700
2179	Landscape Lights - Partial Replace	Extensive Quantity	7	6	\$10,300	\$14,400
2181	Outdoor/Site Furniture - Replace	Numerous Pieces	5	4	\$7,000	\$9,000
2587	Irrigation System - Repair/Refurb	Numerous Components	1	2	\$13,000	\$17,000
2591	Irrigation System - Upgrades	(1) Allowance	1	0	\$8,000	\$12,000
100	Total Funded Components					

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Administration				
2523 HVAC (Office) - Replace	15	\$6,150	\$410	0.16 %
2545 Computer/IT Equipment - Replace	4	\$5,000	\$1,250	0.48 %
2711 Carpeting - Replace	10	\$6,300	\$630	0.24 %
2743 Furnishings & Décor - Partial Repl	10	\$10,000	\$1,000	0.39 %
2755 Offices/Interiors - Remodel	20	\$40,000	\$2,000	0.78 %
Gibbon St Park				
2325 Wood Deck - Resurface	15	\$24,350	\$1,623	0.63 %
Grove Park				
2149 Concrete Fountain - Repair/Clean	10	\$2,450	\$245	0.10 %
2175 Park Lights - Replace	25	\$12,700	\$508	0.20 %
Simmons Park				
2137 Metal Fencing - Replace	30	\$16,900	\$563	0.22 %
2149 Water Features - Maintain	15	\$4,155	\$277	0.11 %
2171 Flag Pole - Replace	30	\$2,565	\$86	0.03 %
Beckon Park				
2147 Gazebo - Refurbish/Replace	20	\$12,850	\$643	0.25 %
Guggenheim Plaza				
2169 Sign/Reader Board - Replace	20	\$5,920	\$296	0.11 %
2181 Outdoor Furniture (New) - Allowance	12	\$9,745	\$812	0.32 %
2595 Pond Fountains (New) - Replace	10	\$10,300	\$1,030	0.40 %
Balfour Park				
2147 Wooden Arches - Replace	15	\$4,150	\$277	0.11 %
2801 Playground Equipment - Replace	20	\$60,000	\$3,000	1.16 %
Waterfront Park				
2181 Wooden Site Furniture - Replace	10	\$61,000	\$6,100	2.37 %
2185 Hardscape - Refurbish	25	\$160,000	\$6,400	2.48 %
2743 Misc Site Furniture - Replace	20	\$7,500	\$375	0.15 %
2744 Metal Furniture- Replace	20	\$7,900	\$395	0.15 %
2772 Splash Pad Lighting - Replace	20	\$8,000	\$400	0.16 %
2773 Splash Pad - Refurbish	15	\$115,000	\$7,667	2.97 %
2783 Splash Pad Pumps - Replace	10	\$8,000	\$800	0.31 %
2801 Playground Equipment - Replace	20	\$78,000	\$3,900	1.51 %
Center Park				
2175 Site Pole Lights - Replace	25	\$14,400	\$576	0.22 %
2801 Playground Eqpmt (Ph1) - Replace	20	\$65,000	\$3,250	1.26 %
2801 Playground Eqpmt (Ph2) - Replace	20	\$65,000	\$3,250	1.26 %
Cattle Trough Park				
2149 Concrete Fountain - Refurbish/Repai	15	\$2,670	\$178	0.07 %
2175 Ornamental Gas Lamps - Replace	25	\$4,000	\$160	0.06 %
Trail System				
2107 Concrete Sidewalks - Repair	5	\$15,400	\$3,080	1.19 %
2125 Asphalt Trails -Repair/Resurface	3	\$53,150	\$17,717	6.87 %
2139 Wood Fencing (Trails)- Replace	25	\$21,750	\$870	0.34 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2181	Trail Furn./Signage - Part. Replace	5	\$4,700	\$940	0.36 %
2191	Bridge #1 - Resurface	15	\$81,500	\$5,433	2.11 %
2191	Bridge #2 - Resurface	15	\$32,750	\$2,183	0.85 %
2191	Bridge #3 - Resurface	15	\$94,300	\$6,287	2.44 %
2191	Bridge #4 - Resurface	15	\$28,050	\$1,870	0.73 %
2191	Bridge #5 - Resurface	15	\$15,000	\$1,000	0.39 %
2191	Bridge #6 - Resurface	15	\$216,500	\$14,433	5.60 %
2191	Other Bridges - Resurface	15	\$23,500	\$1,567	0.61 %
2192	Bridge #1 - Replace/Rebuild	30	\$106,100	\$3,537	1.37 %
2192	Bridge #2 - Replace/Rebuild	30	\$60,300	\$2,010	0.78 %
2192	Bridge #3 - Replace/Rebuild	30	\$64,000	\$2,133	0.83 %
2192	Bridge #4 - Replace/Rebuild	30	\$37,600	\$1,253	0.49 %
2192	Bridge #5 - Replace/Rebuild	30	\$31,750	\$1,058	0.41 %
2192	Bridge #6 - Replace/Rebuild	30	\$280,500	\$9,350	3.63 %
2194	Boat Dock (Waterfront) - Replace	50	\$1,750,000	\$35,000	13.58 %
2196	Gangway - Replace	15	\$20,000	\$1,333	0.52 %
2727	Trail Fitness Eqpmt - Replace	12	\$40,000	\$3,333	1.29 %
Codner's Ferry Park					
2147	Arbor - Replace	20	\$4,110	\$206	0.08 %
2147	Picnic Shelter - Refurbish/Replace	10	\$9,640	\$964	0.37 %
2801	Playground Equipment - Replace	20	\$65,000	\$3,250	1.26 %
Butterfly Pond					
2147	Wood Trellis - Replace	15	\$3,500	\$233	0.09 %
2193	Pier/Dock - Repair/Resurface	15	\$8,000	\$533	0.21 %
2194	Pier/Dock - Replace/Rebuild	30	\$61,950	\$2,065	0.80 %
Bellinger Island					
2161	Bulkheads - Repair/Restore	30	\$135,500	\$4,517	1.75 %
2191	Bridge, Fishing Dock - Resurface	15	\$28,550	\$1,903	0.74 %
2192	"Treehouse" - Replace/Rebuild	15	\$11,150	\$743	0.29 %
2192	Bridge, Fishing Dock - Replace	30	\$35,800	\$1,193	0.46 %
Smythe Park					
2119	Pavers - Partial Replace	40	\$119,200	\$2,980	1.16 %
2139	Site Fencing: Wood - Replace	25	\$15,450	\$618	0.24 %
2150	Fountain/Water Features - Refurbish	10	\$3,080	\$308	0.12 %
2167	Statues - Refurbish/Replace	20	\$12,700	\$635	0.25 %
2175	Gas Lanterns - Replace	15	\$4,000	\$267	0.10 %
2801	Playground Equipment - Replace	20	\$102,600	\$5,130	1.99 %
2849	Pier/Dock - Resurface	20	\$15,000	\$750	0.29 %
2851	Pier/Dock Structure - Replace	40	\$31,250	\$781	0.30 %
2852	Floating Dock - Replace	25	\$24,500	\$980	0.38 %
200 River Landing Drive					
2192	Metal Bridge - Replace/Rebuild	30	\$27,650	\$922	0.36 %
2595	Pond Fountains (Large) - Replace	10	\$20,500	\$2,050	0.80 %
2595	Pond Fountains (Small) - Replace	4	\$6,000	\$1,500	0.58 %
Ralston Grove					
2169	Sign/Monument - Refurbish/Replace	20	\$15,900	\$795	0.31 %
2801	Playground Equipment - Replace	15	\$20,550	\$1,370	0.53 %
Commemorative Park					
2146	Arbor - Repair/Replace	15	\$4,110	\$274	0.11 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2169	Signage - Refurbish/Replace	20	\$5,135	\$257	0.10 %
Barfield Park					
2147	Picnic Shelter - Refurbish	20	\$11,775	\$589	0.23 %
2383	Metal Roof - Replace	30	\$8,675	\$289	0.11 %
Ithecaw Creek Fountain					
2150	Fountain/Water Feature - Refurbish	15	\$12,550	\$837	0.32 %
Willtown Park					
2107	Concrete Sidewalks - Partial Repair	7	\$4,150	\$593	0.23 %
2139	Site Fencing (Wood) - Replace	20	\$8,680	\$434	0.17 %
2308	Playground Shades - Replace	15	\$9,210	\$614	0.24 %
2801	Swingsets - Replace	20	\$5,900	\$295	0.11 %
Ralston Cemetery					
2137	Metal Gate - Replace	25	\$6,250	\$250	0.10 %
2139	Site Fencing (Wood) - Replace	25	\$3,000	\$120	0.05 %
Mitchell Pier Treehouse					
2801	Treehouse Structure - Replace	20	\$65,250	\$3,263	1.27 %
Saucy Jack Streetscape					
2123	Asphalt - Seal/Repair	5	\$6,400	\$1,280	0.50 %
2125	Asphalt - Resurface	20	\$21,650	\$1,083	0.42 %
Village Crossing Trail					
2139	Site Fencing (Wood) - Replace	20	\$15,700	\$785	0.30 %
Captains Island Park					
2192	Boardwalk - Replace/Rebuild	25	\$132,000	\$5,280	2.05 %
2801	Playground Equipment - Replace	20	\$100,000	\$5,000	1.94 %
Nobel's Point Park					
2801	Playground Equipment - Replace	20	\$100,000	\$5,000	1.94 %
Miscellaneous					
2107	Concrete Sidewalks - Repair	10	\$13,850	\$1,385	0.54 %
2150	Water Fountain - Replace	15	\$8,600	\$573	0.22 %
2169	Sign Posts/Sets - Replace	20	\$24,650	\$1,233	0.48 %
2172	Banner Signs - Replace	6	\$16,600	\$2,767	1.07 %
2179	Landscape Lights - Partial Replace	7	\$12,350	\$1,764	0.68 %
2181	Outdoor/Site Furniture - Replace	5	\$8,000	\$1,600	0.62 %
2587	Irrigation System - Repair/Refurb	1	\$15,000	\$15,000	5.82 %
2591	Irrigation System - Upgrades	1	\$10,000	\$10,000	3.88 %
100	Total Funded Components			\$257,745	100.00 %

30-Year Reserve Plan Summary

Report # 15074-5
No-Site-Visit

Fiscal Year Start: 2022

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	In Annual Reserve Funding					
2022	\$1,705,118	\$1,358,942	125.5 %	Low	1.40 %	\$258,494	\$0	\$17,735	\$138,000		
2023	\$1,843,347	\$1,507,598	122.3 %	Low	3.44 %	\$267,386	\$0	\$18,736	\$224,077		
2024	\$1,905,392	\$1,595,468	119.4 %	Low	3.44 %	\$276,584	\$0	\$20,366	\$32,888		
2025	\$2,169,454	\$1,891,102	114.7 %	Low	3.44 %	\$286,099	\$0	\$22,939	\$58,188		
2026	\$2,420,304	\$2,166,741	111.7 %	Low	3.44 %	\$295,941	\$0	\$24,722	\$214,860		
2027	\$2,526,107	\$2,280,253	110.8 %	Low	3.44 %	\$306,121	\$0	\$26,722	\$38,430		
2028	\$2,820,520	\$2,586,987	109.0 %	Low	3.44 %	\$316,651	\$0	\$28,718	\$240,279		
2029	\$2,925,610	\$2,703,356	108.2 %	Low	3.44 %	\$327,544	\$0	\$30,707	\$65,368		
2030	\$3,218,494	\$3,011,962	106.9 %	Low	3.44 %	\$338,812	\$0	\$33,736	\$59,538		
2031	\$3,531,504	\$3,344,676	105.6 %	Low	3.44 %	\$350,467	\$0	\$36,238	\$198,984		
2032	\$3,719,224	\$3,552,852	104.7 %	Low	3.44 %	\$362,523	\$0	\$38,469	\$142,334		
2033	\$3,977,882	\$3,835,006	103.7 %	Low	3.44 %	\$374,994	\$0	\$39,684	\$430,268		
2034	\$3,962,292	\$3,838,718	103.2 %	Low	3.44 %	\$387,894	\$0	\$41,568	\$36,856		
2035	\$4,354,898	\$4,257,712	102.3 %	Low	3.44 %	\$401,237	\$0	\$42,530	\$643,952		
2036	\$4,154,713	\$4,074,220	102.0 %	Low	3.44 %	\$415,040	\$0	\$39,468	\$866,895		
2037	\$3,742,326	\$3,666,153	102.1 %	Low	3.44 %	\$429,317	\$0	\$39,602	\$29,757		
2038	\$4,181,488	\$4,118,975	101.5 %	Low	3.44 %	\$444,086	\$0	\$42,824	\$281,490		
2039	\$4,386,907	\$4,337,302	101.1 %	Low	3.44 %	\$459,362	\$0	\$45,836	\$107,931		
2040	\$4,784,175	\$4,752,484	100.7 %	Low	3.44 %	\$475,164	\$0	\$47,856	\$516,135		
2041	\$4,791,059	\$4,771,559	100.4 %	Low	3.44 %	\$491,510	\$0	\$46,625	\$791,270		
2042	\$4,537,925	\$4,520,061	100.4 %	Low	3.44 %	\$508,418	\$0	\$46,981	\$231,002		
2043	\$4,862,322	\$4,850,705	100.2 %	Low	3.44 %	\$525,907	\$0	\$48,279	\$638,918		
2044	\$4,797,590	\$4,784,104	100.3 %	Low	3.44 %	\$543,999	\$0	\$50,266	\$132,010		
2045	\$5,259,845	\$5,250,999	100.2 %	Low	3.44 %	\$562,712	\$0	\$55,295	\$73,931		
2046	\$5,803,922	\$5,805,503	100.0 %	Low	3.44 %	\$582,069	\$0	\$56,742	\$893,423		
2047	\$5,549,310	\$5,546,758	100.0 %	Low	3.44 %	\$602,093	\$0	\$57,976	\$158,499		
2048	\$6,050,880	\$6,051,842	100.0 %	Low	3.44 %	\$622,805	\$0	\$59,197	\$939,282		
2049	\$5,793,600	\$5,782,930	100.2 %	Low	3.44 %	\$644,229	\$0	\$61,254	\$36,651		
2050	\$6,462,432	\$6,451,171	100.2 %	Low	3.44 %	\$666,391	\$0	\$63,772	\$895,129		
2051	\$6,297,466	\$6,271,202	100.4 %	Low	3.44 %	\$689,314	\$0	\$62,816	\$778,539		

Fiscal Year	2022	2023	2024	2025	2026
Starting Reserve Balance	\$1,705,118	\$1,843,347	\$1,905,392	\$2,169,454	\$2,420,304
Annual Reserve Funding	\$258,494	\$267,386	\$276,584	\$286,099	\$295,941
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$17,735	\$18,736	\$20,366	\$22,939	\$24,722
Total Income	\$1,981,347	\$2,129,469	\$2,202,342	\$2,478,492	\$2,740,966
# Component					
Administration					
2523 HVAC (Office) - Replace	\$0	\$0	\$0	\$0	\$0
2545 Computer/IT Equipment - Replace	\$0	\$5,150	\$0	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$0	\$0	\$7,091
2743 Furnishings & Décor - Partial Repl	\$0	\$10,300	\$0	\$0	\$0
2755 Offices/Interiors - Remodel	\$40,000	\$0	\$0	\$0	\$0
Gibbon St Park					
2325 Wood Deck - Resurface	\$0	\$0	\$0	\$0	\$0
Grove Park					
2149 Concrete Fountain - Repair/Clean	\$0	\$0	\$0	\$0	\$0
2175 Park Lights - Replace	\$0	\$0	\$0	\$0	\$0
Simmons Park					
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2149 Water Features - Maintain	\$0	\$0	\$0	\$0	\$0
2171 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
Beckon Park					
2147 Gazebo - Refurbish/Replace	\$0	\$0	\$0	\$14,042	\$0
Guggenheim Plaza					
2169 Sign/Reader Board - Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor Furniture (New) - Allowance	\$0	\$0	\$0	\$0	\$0
2595 Pond Fountains (New) - Replace	\$0	\$0	\$0	\$0	\$0
Balfour Park					
2147 Wooden Arches - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$61,800	\$0	\$0	\$0
Waterfront Park					
2181 Wooden Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2185 Hardscape - Refurbish	\$0	\$0	\$0	\$0	\$0
2743 Misc Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2744 Metal Furniture- Replace	\$0	\$0	\$0	\$0	\$0
2772 Splash Pad Lighting - Replace	\$0	\$0	\$0	\$0	\$0
2773 Splash Pad - Refurbish	\$0	\$0	\$0	\$0	\$0
2783 Splash Pad Pumps - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Center Park					
2175 Site Pole Lights - Replace	\$0	\$14,832	\$0	\$0	\$0
2801 Playground Eqpmt (Ph1) - Replace	\$65,000	\$0	\$0	\$0	\$0
2801 Playground Eqpmt (Ph2) - Replace	\$0	\$66,950	\$0	\$0	\$0
Cattle Trough Park					
2149 Concrete Fountain - Refurbish/Repai	\$0	\$0	\$0	\$0	\$0
2175 Ornamental Gas Lamps - Replace	\$0	\$0	\$0	\$0	\$0
Trail System					
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$16,828	\$0
2125 Asphalt Trails -Repair/Resurface	\$0	\$54,745	\$0	\$0	\$59,821
2139 Wood Fencing (Trails)- Replace	\$0	\$0	\$0	\$0	\$0
2181 Trail Furn./Signage - Part. Replace	\$0	\$0	\$0	\$0	\$5,290
2191 Bridge #1 - Resurface	\$0	\$0	\$0	\$0	\$0
2191 Bridge #2 - Resurface	\$0	\$0	\$0	\$0	\$0
2191 Bridge #3 - Resurface	\$0	\$0	\$0	\$0	\$0
2191 Bridge #4 - Resurface	\$0	\$0	\$0	\$0	\$0
2191 Bridge #5 - Resurface	\$0	\$0	\$0	\$0	\$0
2191 Bridge #6 - Resurface	\$0	\$0	\$0	\$0	\$0
2191 Other Bridges - Resurface	\$0	\$0	\$0	\$0	\$0
2192 Bridge #1 - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2022	2023	2024	2025	2026
2192 Bridge #2 - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2192 Bridge #3 - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2192 Bridge #4 - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2192 Bridge #5 - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2192 Bridge #6 - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2194 Boat Dock (Waterfront) - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway - Replace	\$0	\$0	\$0	\$0	\$0
2727 Trail Fitness Eqpmt - Replace	\$0	\$0	\$0	\$0	\$0
Codner's Ferry Park					
2147 Arbor - Replace	\$0	\$0	\$0	\$0	\$0
2147 Picnic Shelter - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Butterfly Pond					
2147 Wood Trellis - Replace	\$0	\$0	\$0	\$0	\$0
2193 Pier/Dock - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
2194 Pier/Dock - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
Bellinger Island					
2161 Bulkheads - Repair/Restore	\$0	\$0	\$0	\$0	\$0
2191 Bridge, Fishing Dock - Resurface	\$0	\$0	\$0	\$0	\$0
2192 "Treehouse" - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2192 Bridge, Fishing Dock - Replace	\$0	\$0	\$0	\$0	\$0
Smythe Park					
2119 Pavers - Partial Replace	\$0	\$0	\$0	\$0	\$0
2139 Site Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain/Water Features - Refurbish	\$0	\$0	\$0	\$0	\$0
2167 Statues - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2175 Gas Lanterns - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2849 Pier/Dock - Resurface	\$0	\$0	\$0	\$0	\$0
2851 Pier/Dock Structure - Replace	\$0	\$0	\$0	\$0	\$0
2852 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
200 River Landing Drive					
2192 Metal Bridge - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2595 Pond Fountains (Large) - Replace	\$0	\$0	\$0	\$0	\$0
2595 Pond Fountains (Small) - Replace	\$0	\$0	\$6,365	\$0	\$0
Ralston Grove					
2169 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Commemorative Park					
2146 Arbor - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2169 Signage - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
Barfield Park					
2147 Picnic Shelter - Refurbish	\$0	\$0	\$0	\$0	\$0
2383 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
Ithecaw Creek Fountain					
2150 Fountain/Water Feature - Refurbish	\$0	\$0	\$0	\$0	\$0
Willtown Park					
2107 Concrete Sidewalks - Partial Repair	\$0	\$0	\$0	\$0	\$0
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
2308 Playground Shades - Replace	\$0	\$0	\$0	\$0	\$0
2801 Swingsets - Replace	\$0	\$0	\$0	\$0	\$0
Ralston Cemetery					
2137 Metal Gate - Replace	\$0	\$0	\$0	\$0	\$0
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
Mitchell Pier Treehouse					
2801 Treehouse Structure - Replace	\$0	\$0	\$0	\$0	\$73,439
Saucy Jack Streetscape					
2123 Asphalt - Seal/Repair	\$6,400	\$0	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
Village Crossing Trail					
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
Captains Island Park					
2192 Boardwalk - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2022	2023	2024	2025	2026
Nobel's Point Park					
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Miscellaneous					
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$0	\$15,588
2150 Water Fountain - Replace	\$0	\$0	\$0	\$0	\$0
2169 Sign Posts/Sets - Replace	\$0	\$0	\$0	\$0	\$27,744
2172 Banner Signs - Replace	\$16,600	\$0	\$0	\$0	\$0
2179 Landscape Lights - Partial Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$9,004
2587 Irrigation System - Repair/Refurb	\$0	\$0	\$15,914	\$16,391	\$16,883
2591 Irrigation System - Upgrades	\$10,000	\$10,300	\$10,609	\$10,927	\$0
Total Expenses	\$138,000	\$224,077	\$32,888	\$58,188	\$214,860
Ending Reserve Balance	\$1,843,347	\$1,905,392	\$2,169,454	\$2,420,304	\$2,526,107

Fiscal Year	2027	2028	2029	2030	2031
Starting Reserve Balance	\$2,526,107	\$2,820,520	\$2,925,610	\$3,218,494	\$3,531,504
Annual Reserve Funding	\$306,121	\$316,651	\$327,544	\$338,812	\$350,467
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$26,722	\$28,718	\$30,707	\$33,736	\$36,238
Total Income	\$2,858,949	\$3,165,889	\$3,283,862	\$3,591,042	\$3,918,209
# Component					
Administration					
2523 HVAC (Office) - Replace	\$0	\$0	\$0	\$0	\$0
2545 Computer/IT Equipment - Replace	\$5,796	\$0	\$0	\$0	\$6,524
2711 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
2743 Furnishings & Décor - Partial Repl	\$0	\$0	\$0	\$0	\$0
2755 Offices/Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
Gibbon St Park					
2325 Wood Deck - Resurface	\$0	\$0	\$0	\$0	\$0
Grove Park					
2149 Concrete Fountain - Repair/Clean	\$0	\$0	\$0	\$3,104	\$0
2175 Park Lights - Replace	\$0	\$15,164	\$0	\$0	\$0
Simmons Park					
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2149 Water Features - Maintain	\$0	\$0	\$0	\$0	\$5,421
2171 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
Beckon Park					
2147 Gazebo - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
Guggenheim Plaza					
2169 Sign/Reader Board - Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor Furniture (New) - Allowance	\$0	\$0	\$0	\$0	\$0
2595 Pond Fountains (New) - Replace	\$0	\$0	\$0	\$13,048	\$0
Balfour Park					
2147 Wooden Arches - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Waterfront Park					
2181 Wooden Site Furniture - Replace	\$0	\$0	\$0	\$0	\$79,591
2185 Hardscape - Refurbish	\$0	\$0	\$0	\$0	\$0
2743 Misc Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2744 Metal Furniture- Replace	\$0	\$0	\$0	\$0	\$0
2772 Splash Pad Lighting - Replace	\$0	\$0	\$0	\$0	\$0
2773 Splash Pad - Refurbish	\$0	\$0	\$0	\$0	\$0
2783 Splash Pad Pumps - Replace	\$0	\$0	\$0	\$0	\$10,438
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Center Park					
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Eqpmt (Ph1) - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Eqpmt (Ph2) - Replace	\$0	\$0	\$0	\$0	\$0
Cattle Trough Park					
2149 Concrete Fountain - Refurbish/Repai	\$0	\$0	\$0	\$0	\$0
2175 Ornamental Gas Lamps - Replace	\$0	\$0	\$0	\$0	\$0
Trail System					
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$19,508	\$0
2125 Asphalt Trails -Repair/Resurface	\$0	\$0	\$65,368	\$0	\$0
2139 Wood Fencing (Trails)- Replace	\$25,214	\$0	\$0	\$0	\$0
2181 Trail Furn./Signage - Part. Replace	\$0	\$0	\$0	\$0	\$6,132
2191 Bridge #1 - Resurface	\$0	\$0	\$0	\$0	\$0
2191 Bridge #2 - Resurface	\$0	\$0	\$0	\$0	\$0
2191 Bridge #3 - Resurface	\$0	\$112,599	\$0	\$0	\$0
2191 Bridge #4 - Resurface	\$0	\$33,493	\$0	\$0	\$0
2191 Bridge #5 - Resurface	\$0	\$0	\$0	\$0	\$0
2191 Bridge #6 - Resurface	\$0	\$0	\$0	\$0	\$0
2191 Other Bridges - Resurface	\$0	\$0	\$0	\$0	\$0
2192 Bridge #1 - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2192 Bridge #2 - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2192 Bridge #3 - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2192 Bridge #4 - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2192 Bridge #5 - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2192 Bridge #6 - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2194 Boat Dock (Waterfront) - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2027	2028	2029	2030	2031
2196 Gangway - Replace	\$0	\$0	\$0	\$0	\$0
2727 Trail Fitness Eqpmt - Replace	\$0	\$0	\$0	\$0	\$52,191
Codner's Ferry Park					
2147 Arbor - Replace	\$0	\$0	\$0	\$0	\$0
2147 Picnic Shelter - Refurbish/Replace	\$0	\$0	\$0	\$12,212	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Butterfly Pond					
2147 Wood Trellis - Replace	\$0	\$4,179	\$0	\$0	\$0
2193 Pier/Dock - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
2194 Pier/Dock - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
Bellinger Island					
2161 Bulkheads - Repair/Restore	\$0	\$0	\$0	\$0	\$0
2191 Bridge, Fishing Dock - Resurface	\$0	\$0	\$0	\$0	\$0
2192 "Treehouse" - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2192 Bridge, Fishing Dock - Replace	\$0	\$0	\$0	\$0	\$0
Smythe Park					
2119 Pavers - Partial Replace	\$0	\$0	\$0	\$0	\$0
2139 Site Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain/Water Features - Refurbish	\$0	\$3,678	\$0	\$0	\$0
2167 Statues - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2175 Gas Lanterns - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2849 Pier/Dock - Resurface	\$0	\$0	\$0	\$0	\$0
2851 Pier/Dock Structure - Replace	\$0	\$0	\$0	\$0	\$0
2852 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
200 River Landing Drive					
2192 Metal Bridge - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2595 Pond Fountains (Large) - Replace	\$0	\$24,478	\$0	\$0	\$0
2595 Pond Fountains (Small) - Replace	\$0	\$7,164	\$0	\$0	\$0
Ralston Grove					
2169 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Commemorative Park					
2146 Arbor - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2169 Signage - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
Barfield Park					
2147 Picnic Shelter - Refurbish	\$0	\$0	\$0	\$0	\$0
2383 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
Ithecaw Creek Fountain					
2150 Fountain/Water Feature - Refurbish	\$0	\$0	\$0	\$0	\$0
Willtown Park					
2107 Concrete Sidewalks - Partial Repair	\$0	\$4,955	\$0	\$0	\$0
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
2308 Playground Shades - Replace	\$0	\$0	\$0	\$11,667	\$0
2801 Swingsets - Replace	\$0	\$0	\$0	\$0	\$0
Ralston Cemetery					
2137 Metal Gate - Replace	\$0	\$0	\$0	\$0	\$0
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
Mitchell Pier Treehouse					
2801 Treehouse Structure - Replace	\$0	\$0	\$0	\$0	\$0
Saucy Jack Streetscape					
2123 Asphalt - Seal/Repair	\$7,419	\$0	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$28,248
Village Crossing Trail					
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
Captains Island Park					
2192 Boardwalk- Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Nobel's Point Park					
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Miscellaneous					
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$0	\$0
2150 Water Fountain - Replace	\$0	\$0	\$0	\$0	\$0
2169 Sign Posts/Sets - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2027	2028	2029	2030	2031
2172 Banner Signs - Replace	\$0	\$19,821	\$0	\$0	\$0
2179 Landscape Lights - Partial Replace	\$0	\$14,747	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$10,438
2587 Irrigation System - Repair/Refurb	\$0	\$0	\$0	\$0	\$0
2591 Irrigation System - Upgrades	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$38,430	\$240,279	\$65,368	\$59,538	\$198,984
Ending Reserve Balance	\$2,820,520	\$2,925,610	\$3,218,494	\$3,531,504	\$3,719,224

Fiscal Year	2032	2033	2034	2035	2036
Starting Reserve Balance	\$3,719,224	\$3,977,882	\$3,962,292	\$4,354,898	\$4,154,713
Annual Reserve Funding	\$362,523	\$374,994	\$387,894	\$401,237	\$415,040
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$38,469	\$39,684	\$41,568	\$42,530	\$39,468
Total Income	\$4,120,217	\$4,392,560	\$4,391,754	\$4,798,665	\$4,609,221
# Component					
Administration					
2523 HVAC (Office) - Replace	\$0	\$0	\$0	\$9,031	\$0
2545 Computer/IT Equipment - Replace	\$0	\$0	\$0	\$7,343	\$0
2711 Carpeting - Replace	\$0	\$0	\$0	\$0	\$9,529
2743 Furnishings & Décor - Partial Repl	\$0	\$13,842	\$0	\$0	\$0
2755 Offices/Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
Gibbon St Park					
2325 Wood Deck - Resurface	\$0	\$0	\$0	\$35,759	\$0
Grove Park					
2149 Concrete Fountain - Repair/Clean	\$0	\$0	\$0	\$0	\$0
2175 Park Lights - Replace	\$0	\$0	\$0	\$0	\$0
Simmons Park					
2137 Metal Fencing - Replace	\$22,712	\$0	\$0	\$0	\$0
2149 Water Features - Maintain	\$0	\$0	\$0	\$0	\$0
2171 Flag Pole - Replace	\$3,447	\$0	\$0	\$0	\$0
Beckon Park					
2147 Gazebo - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
Guggenheim Plaza					
2169 Sign/Reader Board - Replace	\$0	\$0	\$0	\$8,694	\$0
2181 Outdoor Furniture (New) - Allowance	\$13,096	\$0	\$0	\$0	\$0
2595 Pond Fountains (New) - Replace	\$0	\$0	\$0	\$0	\$0
Balfour Park					
2147 Wooden Arches - Replace	\$0	\$0	\$0	\$0	\$6,277
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Waterfront Park					
2181 Wooden Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2185 Hardscape - Refurbish	\$0	\$0	\$0	\$0	\$0
2743 Misc Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2744 Metal Furniture- Replace	\$0	\$0	\$0	\$0	\$0
2772 Splash Pad Lighting - Replace	\$0	\$0	\$0	\$0	\$0
2773 Splash Pad - Refurbish	\$0	\$0	\$0	\$0	\$173,948
2783 Splash Pad Pumps - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Center Park					
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Eqpmt (Ph1) - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Eqpmt (Ph2) - Replace	\$0	\$0	\$0	\$0	\$0
Cattle Trough Park					
2149 Concrete Fountain - Refurbish/Repai	\$0	\$0	\$0	\$0	\$4,039
2175 Ornamental Gas Lamps - Replace	\$0	\$0	\$0	\$0	\$0
Trail System					
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$22,615	\$0
2125 Asphalt Trails -Repair/Resurface	\$71,429	\$0	\$0	\$78,053	\$0
2139 Wood Fencing (Trails)- Replace	\$0	\$0	\$0	\$0	\$0
2181 Trail Furn./Signage - Part. Replace	\$0	\$0	\$0	\$0	\$7,109
2191 Bridge #1 - Resurface	\$0	\$112,815	\$0	\$0	\$0
2191 Bridge #2 - Resurface	\$0	\$0	\$0	\$48,094	\$0
2191 Bridge #3 - Resurface	\$0	\$0	\$0	\$0	\$0
2191 Bridge #4 - Resurface	\$0	\$0	\$0	\$0	\$0
2191 Bridge #5 - Resurface	\$0	\$0	\$0	\$0	\$22,689
2191 Bridge #6 - Resurface	\$0	\$0	\$0	\$317,938	\$0
2191 Other Bridges - Resurface	\$0	\$0	\$0	\$0	\$35,546
2192 Bridge #1 - Replace/Rebuild	\$0	\$146,867	\$0	\$0	\$0
2192 Bridge #2 - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2192 Bridge #3 - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2192 Bridge #4 - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2192 Bridge #5 - Replace/Rebuild	\$0	\$0	\$0	\$0	\$48,025
2192 Bridge #6 - Replace/Rebuild	\$0	\$0	\$0	\$0	\$424,281
2194 Boat Dock (Waterfront) - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2032	2033	2034	2035	2036
2196	Gangway - Replace	\$0	\$27,685	\$0	\$0	\$0
2727	Trail Fitness Eqpmt - Replace	\$0	\$0	\$0	\$0	\$0
Codner's Ferry Park						
2147	Arbor - Replace	\$0	\$0	\$0	\$0	\$0
2147	Picnic Shelter - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2801	Playground Equipment - Replace	\$0	\$89,975	\$0	\$0	\$0
Butterfly Pond						
2147	Wood Trellis - Replace	\$0	\$0	\$0	\$0	\$0
2193	Pier/Dock - Repair/Resurface	\$0	\$0	\$0	\$0	\$12,101
2194	Pier/Dock - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
Bellinger Island						
2161	Bulkheads - Repair/Restore	\$0	\$0	\$0	\$0	\$0
2191	Bridge, Fishing Dock - Resurface	\$0	\$0	\$0	\$0	\$43,184
2192	"Treehouse" - Replace/Rebuild	\$14,985	\$0	\$0	\$0	\$0
2192	Bridge, Fishing Dock - Replace	\$0	\$0	\$0	\$0	\$0
Smythe Park						
2119	Pavers - Partial Replace	\$0	\$0	\$0	\$0	\$0
2139	Site Fencing: Wood - Replace	\$0	\$21,386	\$0	\$0	\$0
2150	Fountain/Water Features - Refurbish	\$0	\$0	\$0	\$0	\$0
2167	Statues - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2175	Gas Lanterns - Replace	\$0	\$0	\$0	\$0	\$6,050
2801	Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2849	Pier/Dock - Resurface	\$0	\$0	\$0	\$0	\$0
2851	Pier/Dock Structure - Replace	\$0	\$0	\$0	\$0	\$0
2852	Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
200 River Landing Drive						
2192	Metal Bridge - Replace/Rebuild	\$0	\$0	\$0	\$40,605	\$0
2595	Pond Fountains (Large) - Replace	\$0	\$0	\$0	\$0	\$0
2595	Pond Fountains (Small) - Replace	\$8,063	\$0	\$0	\$0	\$9,076
Ralston Grove						
2169	Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2801	Playground Equipment - Replace	\$0	\$0	\$0	\$30,178	\$0
Commemorative Park						
2146	Arbor - Repair/Replace	\$0	\$5,689	\$0	\$0	\$0
2169	Signage - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
Barfield Park						
2147	Picnic Shelter - Refurbish	\$0	\$0	\$0	\$0	\$0
2383	Metal Roof - Replace	\$0	\$12,008	\$0	\$0	\$0
Ithecaw Creek Fountain						
2150	Fountain/Water Feature - Refurbish	\$0	\$0	\$0	\$0	\$18,983
Willtown Park						
2107	Concrete Sidewalks - Partial Repair	\$0	\$0	\$0	\$6,094	\$0
2139	Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$12,747	\$0
2308	Playground Shades - Replace	\$0	\$0	\$0	\$0	\$0
2801	Swingsets - Replace	\$0	\$0	\$0	\$8,664	\$0
Ralston Cemetery						
2137	Metal Gate - Replace	\$0	\$0	\$8,911	\$0	\$0
2139	Site Fencing (Wood) - Replace	\$0	\$0	\$4,277	\$0	\$0
Mitchell Pier Treehouse						
2801	Treehouse Structure - Replace	\$0	\$0	\$0	\$0	\$0
Saucy Jack Streetscape						
2123	Asphalt - Seal/Repair	\$8,601	\$0	\$0	\$0	\$0
2125	Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
Village Crossing Trail						
2139	Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
Captains Island Park						
2192	Boardwalk- Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2801	Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Nobel's Point Park						
2801	Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Miscellaneous						
2107	Concrete Sidewalks - Repair	\$0	\$0	\$0	\$0	\$20,949
2150	Water Fountain - Replace	\$0	\$0	\$0	\$0	\$13,008
2169	Sign Posts/Sets - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2032	2033	2034	2035	2036
2172 Banner Signs - Replace	\$0	\$0	\$23,668	\$0	\$0
2179 Landscape Lights - Partial Replace	\$0	\$0	\$0	\$18,136	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$12,101
2587 Irrigation System - Repair/Refurb	\$0	\$0	\$0	\$0	\$0
2591 Irrigation System - Upgrades	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$142,334	\$430,268	\$36,856	\$643,952	\$866,895
Ending Reserve Balance	\$3,977,882	\$3,962,292	\$4,354,898	\$4,154,713	\$3,742,326

Fiscal Year	2037	2038	2039	2040	2041
Starting Reserve Balance	\$3,742,326	\$4,181,488	\$4,386,907	\$4,784,175	\$4,791,059
Annual Reserve Funding	\$429,317	\$444,086	\$459,362	\$475,164	\$491,510
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$39,602	\$42,824	\$45,836	\$47,856	\$46,625
Total Income	\$4,211,245	\$4,668,397	\$4,892,106	\$5,307,195	\$5,329,194
# Component					
Administration					
2523 HVAC (Office) - Replace	\$0	\$0	\$0	\$0	\$0
2545 Computer/IT Equipment - Replace	\$0	\$0	\$8,264	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
2743 Furnishings & Décor - Partial Repl	\$0	\$0	\$0	\$0	\$0
2755 Offices/Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
Gibbon St Park					
2325 Wood Deck - Resurface	\$0	\$0	\$0	\$0	\$0
Grove Park					
2149 Concrete Fountain - Repair/Clean	\$0	\$0	\$0	\$4,171	\$0
2175 Park Lights - Replace	\$0	\$0	\$0	\$0	\$0
Simmons Park					
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2149 Water Features - Maintain	\$0	\$0	\$0	\$0	\$0
2171 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
Beckon Park					
2147 Gazebo - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
Guggenheim Plaza					
2169 Sign/Reader Board - Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor Furniture (New) - Allowance	\$0	\$0	\$0	\$0	\$0
2595 Pond Fountains (New) - Replace	\$0	\$0	\$0	\$17,535	\$0
Balfour Park					
2147 Wooden Arches - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Waterfront Park					
2181 Wooden Site Furniture - Replace	\$0	\$0	\$0	\$0	\$106,964
2185 Hardscape - Refurbish	\$0	\$0	\$0	\$0	\$0
2743 Misc Site Furniture - Replace	\$0	\$0	\$0	\$0	\$13,151
2744 Metal Furniture- Replace	\$0	\$0	\$0	\$0	\$13,853
2772 Splash Pad Lighting - Replace	\$0	\$0	\$0	\$0	\$14,028
2773 Splash Pad - Refurbish	\$0	\$0	\$0	\$0	\$0
2783 Splash Pad Pumps - Replace	\$0	\$0	\$0	\$0	\$14,028
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$136,773
Center Park					
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Eqpmt (Ph1) - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Eqpmt (Ph2) - Replace	\$0	\$0	\$0	\$0	\$0
Cattle Trough Park					
2149 Concrete Fountain - Refurbish/Repai	\$0	\$0	\$0	\$0	\$0
2175 Ornamental Gas Lamps - Replace	\$0	\$0	\$0	\$0	\$0
Trail System					
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$26,217	\$0
2125 Asphalt Trails -Repair/Resurface	\$0	\$85,290	\$0	\$0	\$93,199
2139 Wood Fencing (Trails)- Replace	\$0	\$0	\$0	\$0	\$0
2181 Trail Furn./Signage - Part. Replace	\$0	\$0	\$0	\$0	\$8,241
2191 Bridge #1 - Resurface	\$0	\$0	\$0	\$0	\$0
2191 Bridge #2 - Resurface	\$0	\$0	\$0	\$0	\$0
2191 Bridge #3 - Resurface	\$0	\$0	\$0	\$0	\$0
2191 Bridge #4 - Resurface	\$0	\$0	\$0	\$0	\$0
2191 Bridge #5 - Resurface	\$0	\$0	\$0	\$0	\$0
2191 Bridge #6 - Resurface	\$0	\$0	\$0	\$0	\$0
2191 Other Bridges - Resurface	\$0	\$0	\$0	\$0	\$0
2192 Bridge #1 - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2192 Bridge #2 - Replace/Rebuild	\$0	\$0	\$99,667	\$0	\$0
2192 Bridge #3 - Replace/Rebuild	\$0	\$0	\$0	\$108,956	\$0
2192 Bridge #4 - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2192 Bridge #5 - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2192 Bridge #6 - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2194 Boat Dock (Waterfront) - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2037	2038	2039	2040	2041
2196 Gangway - Replace	\$0	\$0	\$0	\$0	\$0
2727 Trail Fitness Eqpmt - Replace	\$0	\$0	\$0	\$0	\$0
Codner's Ferry Park					
2147 Arbor - Replace	\$0	\$0	\$0	\$6,997	\$0
2147 Picnic Shelter - Refurbish/Replace	\$0	\$0	\$0	\$16,411	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Butterfly Pond					
2147 Wood Trellis - Replace	\$0	\$0	\$0	\$0	\$0
2193 Pier/Dock - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
2194 Pier/Dock - Replace/Rebuild	\$0	\$99,412	\$0	\$0	\$0
Bellinger Island					
2161 Bulkheads - Repair/Restore	\$0	\$0	\$0	\$0	\$0
2191 Bridge, Fishing Dock - Resurface	\$0	\$0	\$0	\$0	\$0
2192 "Treehouse" - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2192 Bridge, Fishing Dock - Replace	\$0	\$0	\$0	\$60,947	\$0
Smythe Park					
2119 Pavers - Partial Replace	\$0	\$0	\$0	\$0	\$0
2139 Site Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain/Water Features - Refurbish	\$0	\$4,942	\$0	\$0	\$0
2167 Statues - Refurbish/Replace	\$19,786	\$0	\$0	\$0	\$0
2175 Gas Lanterns - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$174,670	\$0
2849 Pier/Dock - Resurface	\$0	\$0	\$0	\$0	\$26,303
2851 Pier/Dock Structure - Replace	\$0	\$0	\$0	\$0	\$0
2852 Floating Dock - Replace	\$0	\$0	\$0	\$41,710	\$0
200 River Landing Drive					
2192 Metal Bridge - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2595 Pond Fountains (Large) - Replace	\$0	\$32,896	\$0	\$0	\$0
2595 Pond Fountains (Small) - Replace	\$0	\$0	\$0	\$10,215	\$0
Ralston Grove					
2169 Sign/Monument - Refurbish/Replace	\$0	\$25,515	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Commemorative Park					
2146 Arbor - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2169 Signage - Refurbish/Replace	\$0	\$8,240	\$0	\$0	\$0
Barfield Park					
2147 Picnic Shelter - Refurbish	\$0	\$0	\$0	\$20,046	\$0
2383 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
Ithecaw Creek Fountain					
2150 Fountain/Water Feature - Refurbish	\$0	\$0	\$0	\$0	\$0
Willtown Park					
2107 Concrete Sidewalks - Partial Repair	\$0	\$0	\$0	\$0	\$0
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
2308 Playground Shades - Replace	\$0	\$0	\$0	\$0	\$0
2801 Swingsets - Replace	\$0	\$0	\$0	\$0	\$0
Ralston Cemetery					
2137 Metal Gate - Replace	\$0	\$0	\$0	\$0	\$0
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
Mitchell Pier Treehouse					
2801 Treehouse Structure - Replace	\$0	\$0	\$0	\$0	\$0
Saucy Jack Streetscape					
2123 Asphalt - Seal/Repair	\$9,971	\$0	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
Village Crossing Trail					
2139 Site Fencing (Wood) - Replace	\$0	\$25,194	\$0	\$0	\$0
Captains Island Park					
2192 Boardwalk- Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$175,351
Nobel's Point Park					
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$175,351
Miscellaneous					
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$0	\$0
2150 Water Fountain - Replace	\$0	\$0	\$0	\$0	\$0
2169 Sign Posts/Sets - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2037	2038	2039	2040	2041
2172 Banner Signs - Replace	\$0	\$0	\$0	\$28,260	\$0
2179 Landscape Lights - Partial Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$14,028
2587 Irrigation System - Repair/Refurb	\$0	\$0	\$0	\$0	\$0
2591 Irrigation System - Upgrades	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$29,757	\$281,490	\$107,931	\$516,135	\$791,270
Ending Reserve Balance	\$4,181,488	\$4,386,907	\$4,784,175	\$4,791,059	\$4,537,925

Fiscal Year	2042	2043	2044	2045	2046
Starting Reserve Balance	\$4,537,925	\$4,862,322	\$4,797,590	\$5,259,845	\$5,803,922
Annual Reserve Funding	\$508,418	\$525,907	\$543,999	\$562,712	\$582,069
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$46,981	\$48,279	\$50,266	\$55,295	\$56,742
Total Income	\$5,093,324	\$5,436,509	\$5,391,855	\$5,877,852	\$6,442,733
# Component					
Administration					
2523 HVAC (Office) - Replace	\$0	\$0	\$0	\$0	\$0
2545 Computer/IT Equipment - Replace	\$0	\$9,301	\$0	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$0	\$0	\$12,807
2743 Furnishings & Décor - Partial Repl	\$0	\$18,603	\$0	\$0	\$0
2755 Offices/Interiors - Remodel	\$72,244	\$0	\$0	\$0	\$0
Gibbon St Park					
2325 Wood Deck - Resurface	\$0	\$0	\$0	\$0	\$0
Grove Park					
2149 Concrete Fountain - Repair/Clean	\$0	\$0	\$0	\$0	\$0
2175 Park Lights - Replace	\$0	\$0	\$0	\$0	\$0
Simmons Park					
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2149 Water Features - Maintain	\$0	\$0	\$0	\$0	\$8,446
2171 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
Beckon Park					
2147 Gazebo - Refurbish/Replace	\$0	\$0	\$0	\$25,361	\$0
Guggenheim Plaza					
2169 Sign/Reader Board - Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor Furniture (New) - Allowance	\$0	\$0	\$18,672	\$0	\$0
2595 Pond Fountains (New) - Replace	\$0	\$0	\$0	\$0	\$0
Balfour Park					
2147 Wooden Arches - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$111,618	\$0	\$0	\$0
Waterfront Park					
2181 Wooden Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2185 Hardscape - Refurbish	\$0	\$0	\$0	\$0	\$325,247
2743 Misc Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2744 Metal Furniture- Replace	\$0	\$0	\$0	\$0	\$0
2772 Splash Pad Lighting - Replace	\$0	\$0	\$0	\$0	\$0
2773 Splash Pad - Refurbish	\$0	\$0	\$0	\$0	\$0
2783 Splash Pad Pumps - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Center Park					
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Eqpmt (Ph1) - Replace	\$117,397	\$0	\$0	\$0	\$0
2801 Playground Eqpmt (Ph2) - Replace	\$0	\$120,919	\$0	\$0	\$0
Cattle Trough Park					
2149 Concrete Fountain - Refurbish/Repai	\$0	\$0	\$0	\$0	\$0
2175 Ornamental Gas Lamps - Replace	\$0	\$0	\$0	\$0	\$8,131
Trail System					
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$30,393	\$0
2125 Asphalt Trails -Repair/Resurface	\$0	\$0	\$101,841	\$0	\$0
2139 Wood Fencing (Trails)- Replace	\$0	\$0	\$0	\$0	\$0
2181 Trail Furn./Signage - Part. Replace	\$0	\$0	\$0	\$0	\$9,554
2191 Bridge #1 - Resurface	\$0	\$0	\$0	\$0	\$0
2191 Bridge #2 - Resurface	\$0	\$0	\$0	\$0	\$0
2191 Bridge #3 - Resurface	\$0	\$175,426	\$0	\$0	\$0
2191 Bridge #4 - Resurface	\$0	\$52,181	\$0	\$0	\$0
2191 Bridge #5 - Resurface	\$0	\$0	\$0	\$0	\$0
2191 Bridge #6 - Resurface	\$0	\$0	\$0	\$0	\$0
2191 Other Bridges - Resurface	\$0	\$0	\$0	\$0	\$0
2192 Bridge #1 - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2192 Bridge #2 - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2192 Bridge #3 - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2192 Bridge #4 - Replace/Rebuild	\$0	\$69,947	\$0	\$0	\$0
2192 Bridge #5 - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2192 Bridge #6 - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2194 Boat Dock (Waterfront) - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2042	2043	2044	2045	2046
2196 Gangway - Replace	\$0	\$0	\$0	\$0	\$0
2727 Trail Fitness Eqpmt - Replace	\$0	\$74,412	\$0	\$0	\$0
Codner's Ferry Park					
2147 Arbor - Replace	\$0	\$0	\$0	\$0	\$0
2147 Picnic Shelter - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Butterfly Pond					
2147 Wood Trellis - Replace	\$0	\$6,511	\$0	\$0	\$0
2193 Pier/Dock - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
2194 Pier/Dock - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
Bellinger Island					
2161 Bulkheads - Repair/Restore	\$0	\$0	\$0	\$0	\$0
2191 Bridge, Fishing Dock - Resurface	\$0	\$0	\$0	\$0	\$0
2192 "Treehouse" - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2192 Bridge, Fishing Dock - Replace	\$0	\$0	\$0	\$0	\$0
Smythe Park					
2119 Pavers - Partial Replace	\$0	\$0	\$0	\$0	\$0
2139 Site Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain/Water Features - Refurbish	\$0	\$0	\$0	\$0	\$0
2167 Statues - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2175 Gas Lanterns - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2849 Pier/Dock - Resurface	\$0	\$0	\$0	\$0	\$0
2851 Pier/Dock Structure - Replace	\$0	\$0	\$0	\$0	\$0
2852 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
200 River Landing Drive					
2192 Metal Bridge - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2595 Pond Fountains (Large) - Replace	\$0	\$0	\$0	\$0	\$0
2595 Pond Fountains (Small) - Replace	\$0	\$0	\$11,497	\$0	\$0
Ralston Grove					
2169 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Commemorative Park					
2146 Arbor - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2169 Signage - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
Barfield Park					
2147 Picnic Shelter - Refurbish	\$0	\$0	\$0	\$0	\$0
2383 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
Ithecaw Creek Fountain					
2150 Fountain/Water Feature - Refurbish	\$0	\$0	\$0	\$0	\$0
Willtown Park					
2107 Concrete Sidewalks - Partial Repair	\$7,495	\$0	\$0	\$0	\$0
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
2308 Playground Shades - Replace	\$0	\$0	\$0	\$18,177	\$0
2801 Swingsets - Replace	\$0	\$0	\$0	\$0	\$0
Ralston Cemetery					
2137 Metal Gate - Replace	\$0	\$0	\$0	\$0	\$0
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
Mitchell Pier Treehouse					
2801 Treehouse Structure - Replace	\$0	\$0	\$0	\$0	\$132,640
Saucy Jack Streetscape					
2123 Asphalt - Seal/Repair	\$11,559	\$0	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
Village Crossing Trail					
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
Captains Island Park					
2192 Boardwalk- Replace/Rebuild	\$0	\$0	\$0	\$0	\$268,329
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Nobel's Point Park					
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Miscellaneous					
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$0	\$28,154
2150 Water Fountain - Replace	\$0	\$0	\$0	\$0	\$0
2169 Sign Posts/Sets - Replace	\$0	\$0	\$0	\$0	\$50,108

Fiscal Year	2042	2043	2044	2045	2046
2172 Banner Signs - Replace	\$0	\$0	\$0	\$0	\$33,744
2179 Landscape Lights - Partial Replace	\$22,305	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$16,262
2587 Irrigation System - Repair/Refurb	\$0	\$0	\$0	\$0	\$0
2591 Irrigation System - Upgrades	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$231,002	\$638,918	\$132,010	\$73,931	\$893,423
Ending Reserve Balance	\$4,862,322	\$4,797,590	\$5,259,845	\$5,803,922	\$5,549,310

Fiscal Year	2047	2048	2049	2050	2051
Starting Reserve Balance	\$5,549,310	\$6,050,880	\$5,793,600	\$6,462,432	\$6,297,466
Annual Reserve Funding	\$602,093	\$622,805	\$644,229	\$666,391	\$689,314
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$57,976	\$59,197	\$61,254	\$63,772	\$62,816
Total Income	\$6,209,379	\$6,732,882	\$6,499,083	\$7,192,595	\$7,049,596
# Component					
Administration					
2523 HVAC (Office) - Replace	\$0	\$0	\$0	\$14,071	\$0
2545 Computer/IT Equipment - Replace	\$10,469	\$0	\$0	\$0	\$11,783
2711 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
2743 Furnishings & Décor - Partial Repl	\$0	\$0	\$0	\$0	\$0
2755 Offices/Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
Gibbon St Park					
2325 Wood Deck - Resurface	\$0	\$0	\$0	\$55,711	\$0
Grove Park					
2149 Concrete Fountain - Repair/Clean	\$0	\$0	\$0	\$5,605	\$0
2175 Park Lights - Replace	\$0	\$0	\$0	\$0	\$0
Simmons Park					
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2149 Water Features - Maintain	\$0	\$0	\$0	\$0	\$0
2171 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
Beckon Park					
2147 Gazebo - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
Guggenheim Plaza					
2169 Sign/Reader Board - Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor Furniture (New) - Allowance	\$0	\$0	\$0	\$0	\$0
2595 Pond Fountains (New) - Replace	\$0	\$0	\$0	\$23,566	\$0
Balfour Park					
2147 Wooden Arches - Replace	\$0	\$0	\$0	\$0	\$9,780
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Waterfront Park					
2181 Wooden Site Furniture - Replace	\$0	\$0	\$0	\$0	\$143,750
2185 Hardscape - Refurbish	\$0	\$0	\$0	\$0	\$0
2743 Misc Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2744 Metal Furniture- Replace	\$0	\$0	\$0	\$0	\$0
2772 Splash Pad Lighting - Replace	\$0	\$0	\$0	\$0	\$0
2773 Splash Pad - Refurbish	\$0	\$0	\$0	\$0	\$271,005
2783 Splash Pad Pumps - Replace	\$0	\$0	\$0	\$0	\$18,853
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Center Park					
2175 Site Pole Lights - Replace	\$0	\$31,055	\$0	\$0	\$0
2801 Playground Eqpmt (Ph1) - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Eqpmt (Ph2) - Replace	\$0	\$0	\$0	\$0	\$0
Cattle Trough Park					
2149 Concrete Fountain - Refurbish/Repai	\$0	\$0	\$0	\$0	\$6,292
2175 Ornamental Gas Lamps - Replace	\$0	\$0	\$0	\$0	\$0
Trail System					
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$35,234	\$0
2125 Asphalt Trails -Repair/Resurface	\$111,284	\$0	\$0	\$121,603	\$0
2139 Wood Fencing (Trails)- Replace	\$0	\$0	\$0	\$0	\$0
2181 Trail Furn./Signage - Part. Replace	\$0	\$0	\$0	\$0	\$11,076
2191 Bridge #1 - Resurface	\$0	\$175,762	\$0	\$0	\$0
2191 Bridge #2 - Resurface	\$0	\$0	\$0	\$74,930	\$0
2191 Bridge #3 - Resurface	\$0	\$0	\$0	\$0	\$0
2191 Bridge #4 - Resurface	\$0	\$0	\$0	\$0	\$0
2191 Bridge #5 - Resurface	\$0	\$0	\$0	\$0	\$35,348
2191 Bridge #6 - Resurface	\$0	\$0	\$0	\$495,336	\$0
2191 Other Bridges - Resurface	\$0	\$0	\$0	\$0	\$55,379
2192 Bridge #1 - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2192 Bridge #2 - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2192 Bridge #3 - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2192 Bridge #4 - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2192 Bridge #5 - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2192 Bridge #6 - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2194 Boat Dock (Waterfront) - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2047	2048	2049	2050	2051
2196 Gangway - Replace	\$0	\$43,132	\$0	\$0	\$0
2727 Trail Fitness Eqpmt - Replace	\$0	\$0	\$0	\$0	\$0
Codner's Ferry Park					
2147 Arbor - Replace	\$0	\$0	\$0	\$0	\$0
2147 Picnic Shelter - Refurbish/Replace	\$0	\$0	\$0	\$22,056	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Butterfly Pond					
2147 Wood Trellis - Replace	\$0	\$0	\$0	\$0	\$0
2193 Pier/Dock - Repair/Resurface	\$0	\$0	\$0	\$0	\$18,853
2194 Pier/Dock - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
Bellinger Island					
2161 Bulkheads - Repair/Restore	\$0	\$292,218	\$0	\$0	\$0
2191 Bridge, Fishing Dock - Resurface	\$0	\$0	\$0	\$0	\$67,280
2192 "Treehouse" - Replace/Rebuild	\$23,346	\$0	\$0	\$0	\$0
2192 Bridge, Fishing Dock - Replace	\$0	\$0	\$0	\$0	\$0
Smythe Park					
2119 Pavers - Partial Replace	\$0	\$257,066	\$0	\$0	\$0
2139 Site Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain/Water Features - Refurbish	\$0	\$6,642	\$0	\$0	\$0
2167 Statues - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2175 Gas Lanterns - Replace	\$0	\$0	\$0	\$0	\$9,426
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2849 Pier/Dock - Resurface	\$0	\$0	\$0	\$0	\$0
2851 Pier/Dock Structure - Replace	\$0	\$67,393	\$0	\$0	\$0
2852 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
200 River Landing Drive					
2192 Metal Bridge - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2595 Pond Fountains (Large) - Replace	\$0	\$44,210	\$0	\$0	\$0
2595 Pond Fountains (Small) - Replace	\$0	\$12,940	\$0	\$0	\$0
Ralston Grove					
2169 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$47,017	\$0
Commemorative Park					
2146 Arbor - Repair/Replace	\$0	\$8,864	\$0	\$0	\$0
2169 Signage - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
Barfield Park					
2147 Picnic Shelter - Refurbish	\$0	\$0	\$0	\$0	\$0
2383 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
Ithecaw Creek Fountain					
2150 Fountain/Water Feature - Refurbish	\$0	\$0	\$0	\$0	\$29,575
Willtown Park					
2107 Concrete Sidewalks - Partial Repair	\$0	\$0	\$9,218	\$0	\$0
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
2308 Playground Shades - Replace	\$0	\$0	\$0	\$0	\$0
2801 Swingsets - Replace	\$0	\$0	\$0	\$0	\$0
Ralston Cemetery					
2137 Metal Gate - Replace	\$0	\$0	\$0	\$0	\$0
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
Mitchell Pier Treehouse					
2801 Treehouse Structure - Replace	\$0	\$0	\$0	\$0	\$0
Saucy Jack Streetscape					
2123 Asphalt - Seal/Repair	\$13,400	\$0	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$51,020
Village Crossing Trail					
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
Captains Island Park					
2192 Boardwalk- Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Nobel's Point Park					
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Miscellaneous					
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$0	\$0
2150 Water Fountain - Replace	\$0	\$0	\$0	\$0	\$20,266
2169 Sign Posts/Sets - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2047	2048	2049	2050	2051
2172 Banner Signs - Replace	\$0	\$0	\$0	\$0	\$0
2179 Landscape Lights - Partial Replace	\$0	\$0	\$27,433	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$18,853
2587 Irrigation System - Repair/Refurb	\$0	\$0	\$0	\$0	\$0
2591 Irrigation System - Upgrades	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$158,499	\$939,282	\$36,651	\$895,129	\$778,539
Ending Reserve Balance	\$6,050,880	\$5,793,600	\$6,462,432	\$6,297,466	\$6,271,057



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.