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**Daniel Island POA  
DITA  
*Daniel Island, SC***



Report #: 15074-6  
Beginning: February 1, 2024  
Expires: December 31, 2024

**RESERVE STUDY  
Update "With-Site-Visit"**

July 24, 2023

# 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.

**R**egardless 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.



*Est. 1986*

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## Table of Contents

<b>Executive Summary</b>	<b>4</b>
Executive Summary (Component List)	5
<b>Introduction, Objectives, and Methodology</b>	<b>9</b>
Which Physical Assets are Funded by Reserves?	10
How do we establish Useful Life and Remaining Useful Life estimates?	10
How do we establish Current Repair/Replacement Cost Estimates?	10
How much Reserves are enough?	11
How much should we contribute?	12
What is our Recommended Funding Goal?	12
<b>Site Inspection Notes</b>	<b>13</b>
<b>Projected Expenses</b>	<b>14</b>
Annual Reserve Expenses Graph	14
<b>Reserve Fund Status &amp; Recommended Funding Plan</b>	<b>15</b>
Annual Reserve Funding Graph	15
30-Yr Cash Flow Graph	16
Percent Funded Graph	16
<b>Table Descriptions</b>	<b>17</b>
Budget Summary	18
Analysis Summary	19
Reserve Component List Detail	20
Component Significance	23
Accounting & Tax Summary	26
30-Year Reserve Plan Summary	29
30-Year Income/Expense Detail	30
<b>Accuracy, Limitations, and Disclosures</b>	<b>48</b>
<b>Terms and Definitions</b>	<b>49</b>

**Daniel Island POA - DITA**

Daniel Island, SC

Level of Service: **Update "With-Site-Visit"**Report #: **15074-6**

# of Units: 2,475

**February 1, 2024 through December 31, 2024****Findings & Recommendations****as of February 1, 2024**

<b>Project Starting Reserve Balance</b> .....	<b>\$1,997,129</b>
<b>Currently Fully Funding Reserve Balance</b> .....	<b>\$1,602,345</b>
<b>Average Reserve Deficit (Surplus) Per Unit</b> .....	<b>(\$150)</b>
<b>Percent Funded</b> .....	<b>122.8 %</b>
<b>Recommended 2024 Fully Funding Contributions</b> .....	<b>\$86,625</b>
<b>Recommended 2024 Special Assessments for Reserves</b> .....	<b>\$0</b>
<b>Most Recent Reserve Contribution Rate</b> .....	<b>\$75,000</b>

**Reserve Fund Strength: 122.8%****Weak****Fair****Strong**

&lt; 30%

&lt; 70%

&gt; 130%

**Risk of Special Assessment:****High****Medium****Low****Economic Assumptions:**Net Annual "After Tax" Interest Earnings Accruing to Reserves ..... **1.00 %**Annual Inflation Rate ..... **3.00 %**

This report is an "Update, With-Site-Visit" Reserve Study based on a prior study prepared by Association Reserves for your 2022 Fiscal Year. We performed the site inspection on 3/6/2023

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 122.8 % 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 \$86,625 in the upcoming fiscal year. Going forward, the contribution rate recommended here should be increased as illustrated on the 30-yr Summary Table.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>Administration</b>			
2523 HVAC (Office) - Replace	15	11	\$7,300
2545 Computer/IT Equipment - Replace	4	3	\$6,800
2711 Carpeting - Replace	10	2	\$7,050
2743 Furnishings & Décor - Partial Repl	10	2	\$10,850
2747 Kitchen - Remodel	20	12	\$7,250
2750 Bathroom - Remodel	20	12	\$8,000
2755 Offices/Interiors - Remodel	20	19	\$40,000
<b>Gibbon St Park</b>			
2325 Wood Deck - Resurface	15	10	\$26,400
<b>Grove Park</b>			
2149 Concrete Fountain - Repair/Clean	10	6	\$5,100
2175 Park Lights - Replace	25	4	\$13,700
<b>Simmons Park</b>			
2137 Metal Fencing - Replace	30	8	\$18,300
2149 Water Features - Maintain	15	7	\$5,100
2171 Flag Pole - Replace	30	8	\$2,650
<b>Beckon Park</b>			
2147 Gazebo - Refurbish/Replace	20	3	\$13,850
<b>Bellinger Island</b>			
2161 Bulkheads - Repair/Restore	35	29	\$146,000
2191 Bridge, Fishing Dock - Resurface	15	11	\$14,000
2192 "Treehouse" - Replace/Rebuild	20	7	\$12,850
2192 Bridge, Fishing Dock - Replace	30	26	\$38,750
2196 Gangway - Replace	30	21	\$16,000
<b>Guggenheim Plaza</b>			
2169 Sign/Reader Board - Replace	20	10	\$8,850
2181 Outdoor Furniture (New) - Allowance	12	7	\$10,900
2318 Wood Deck - Replace	40	35	\$228,000
2318 Wood Deck - Resurface	20	15	\$182,000
2328 Walkway Deck Railings - Replace	30	25	\$11,100
2595 Pond Fountains (New) - Replace	10	5	\$15,500
<b>Balfour Park</b>			
2147 Wooden Arches - Replace	15	11	\$4,000
2801 Playground Equipment - Replace	20	19	\$62,500
<b>Waterfront Park</b>			
2149 Pavilion - Replace	30	27	\$36,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2181 Outdoor/Site Furniture - Replace	20	15	\$9,100
2181 Wooden Site Furniture - Replace	10	6	\$66,000
2185 Hardscape - Refurbish	30	25	\$173,500
2744 Metal Furniture- Replace	20	16	\$8,650
2772 Splash Pad Lighting - Replace	20	16	\$8,200
2773 Splash Pad - Refurbish	15	11	\$124,500
2783 Splash Pad Pumps - Refurbish	10	6	\$9,450
2801 Playground Equipment - Replace	20	16	\$84,400
<b>Center Park</b>			
2175 Site Pole Lights - Replace	25	24	\$14,850
2801 Playground Eqpmt (Ph1) - Replace	20	16	\$70,350
2801 Playground Eqpmt (Ph2) - Replace	20	17	\$70,350
<b>Cattle Trough Park</b>			
2149 Concrete Fountain - Refurbish/Repai	15	11	\$4,600
2175 Ornamental Gas Lamps - Replace	25	22	\$4,300
<b>Trail System</b>			
2107 Concrete Sidewalks - Repair	5	3	\$16,600
2125 Asphalt Trails -Repair/Resurface	3	2	\$57,450
2139 Wood Fencing (Trails)- Replace	25	2	\$23,500
2181 Trail Furn./Signage - Part. Replace	5	1	\$5,085
2191 Bridge #1 - Resurface	15	8	\$88,150
2191 Bridge #2 - Resurface	15	14	\$35,450
2191 Bridge #3 - Resurface	15	3	\$101,800
2191 Bridge #4 - Resurface	15	3	\$30,350
2191 Bridge #5 - Resurface	15	12	\$16,250
2191 Bridge #6 - Resurface	15	11	\$234,500
2191 Other Bridges - Resurface	15	11	\$25,450
2192 Bridge #1 - Replace/Rebuild	30	8	\$152,500
2192 Bridge #2 - Replace/Rebuild	30	14	\$69,850
2192 Bridge #3 - Replace/Rebuild	30	18	\$69,250
2192 Bridge #4 - Replace/Rebuild	30	18	\$51,950
2192 Bridge #5 - Replace/Rebuild	30	12	\$46,950
2192 Bridge #6 - Replace/Rebuild	30	11	\$303,500
2727 Trail Fitness Eqpmt - Replace	15	10	\$43,250
<b>Codner's Ferry Park</b>			
2147 Picnic Shelter - Refurbish/Replace	10	6	\$10,400
2801 Playground Equipment - Replace	20	3	\$70,400
<b>Butterfly Pond (Gun Boat Park)</b>			
2147 Wood Trellis - Replace	15	3	\$6,000
2193 Pier/Dock - Repair/Resurface	15	12	\$8,750
2194 Pier/Dock - Replace/Rebuild	30	22	\$67,000
<b>Smythe Park</b>			

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2119 Pavers - Partial Replace	40	24	\$129,000
2139 Site Fencing: Wood - Replace	25	9	\$16,750
2150 Fountain/Water Features - Refurbish	10	4	\$3,335
2167 Statues - Refurbish	20	13	\$13,700
2175 Gas Lanterns - Replace	15	12	\$6,150
2801 Play Equipt (Boat/Slides)-Replace	20	15	\$110,950
2801 Playground System (New)- Replace	20	18	\$65,000
2849 Pier/Dock - Resurface	20	16	\$16,250
2851 Pier/Dock Structure - Replace	40	24	\$31,500
2852 Floating Dock - Replace	25	16	\$26,550
<b>200 River Landing Drive</b>			
2192 Metal Bridge - Replace/Rebuild	30	11	\$80,000
2595 Pond Fountains (Large) - Replace	10	4	\$22,000
2595 Pond Fountains (Small) - Replace	3	1	\$6,600
<b>Ralston Grove</b>			
2169 Sign/Monument - Refurbish/Replace	20	14	\$15,000
2801 Playground Equipment - Replace	15	11	\$22,200
<b>Commemorative Park</b>			
2146 Arbor - Repair/Replace	15	9	\$4,750
2169 Signage - Refurbish/Replace	20	16	\$7,600
<b>Barfield Park</b>			
2147 Picnic Shelter - Refurbish	20	15	\$12,750
2383 Metal Roof - Replace	30	9	\$9,300
<b>Ithecaw Creek Fountain</b>			
2150 Fountain/Water Feature - Refurbish	15	11	\$13,550
<b>Willtown Park (Townsend)</b>			
2107 Concrete Sidewalks - Partial Repair	7	4	\$4,550
2139 Site Fencing (Wood) - Replace	20	11	\$9,500
2308 Playground Shades - Replace	15	6	\$9,945
2801 Swingsets - Replace	20	11	\$6,400
<b>Ralston Cemetery</b>			
2137 Metal Gate - Replace	25	9	\$6,760
2139 Site Fencing (Wood) - Replace	25	9	\$3,250
<b>Mitchell Pier Treehouse</b>			
2801 Treehouse Structure - Replace	20	15	\$70,600
<b>Saucy Jack Streetscape</b>			
2123 Asphalt - Seal/Repair	5	0	\$4,850
2125 Asphalt - Resurface	20	6	\$8,400
<b>Village Crossing Trail</b>			
2139 Site Fencing (Wood) - Replace	20	13	\$9,700
<b>Captains Island Park</b>			

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2192 Boardwalk- Replace/Rebuild	25	21	\$139,000
2801 Playground Equipment - Replace	20	16	\$108,200
<b>Nobel's Point Park</b>			
2169 Sign/Monument - Refurbish/Replace	20	17	\$4,750
2801 Playground Equipment - Replace	20	16	\$108,200
<b>Miscellaneous</b>			
2107 Concrete Sidewalks - Repair	10	1	\$14,950
2150 Water Fountain - Replace	15	11	\$9,310
2169 Sign Posts/Sets - Replace	20	3	\$26,650
2172 Banner Signs - Replace	7	1	\$19,350
2179 Landscape Lights - Partial Replace	7	3	\$13,350
2181 Outdoor/Site Furniture-Part Replace	5	1	\$9,500
2587 Irrigation System - Repair/Refurb	1	0	\$15,000
2591 Irrigation System - Upgrades	1	0	\$10,500

### 106 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 With-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 performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

## *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



RESERVE COMPONENT "FOUR-PART TEST"

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.

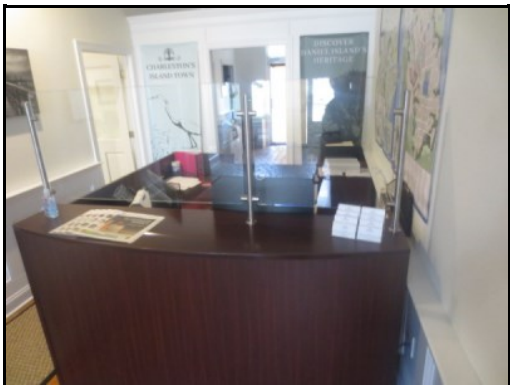
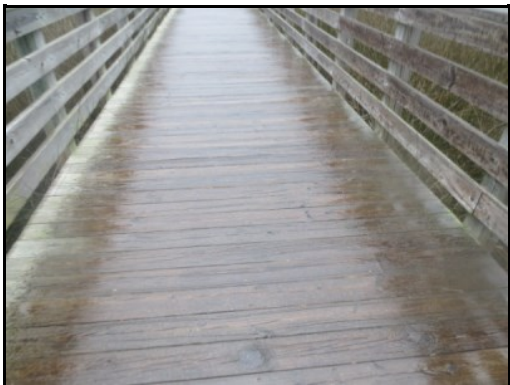
## What is our Recommended Funding Goal?

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.

Site Inspection Notes



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.

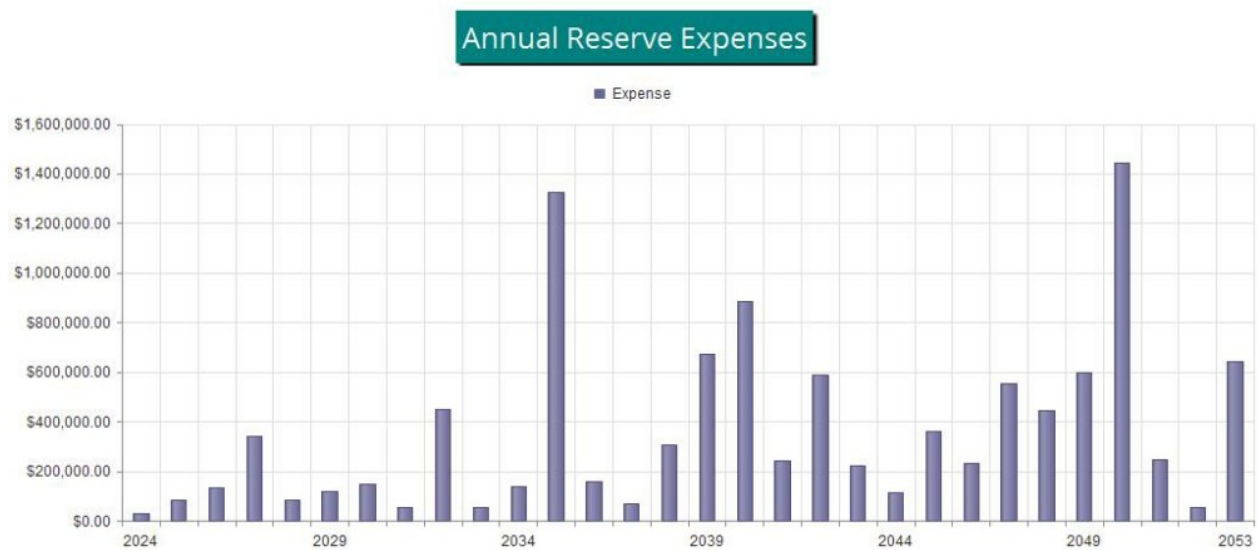


Figure 1



Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$1,997,129 as-of the start of your Fiscal Year on 2/1/2024. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$1,602,345. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 122.8 % 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 \$86,625 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.

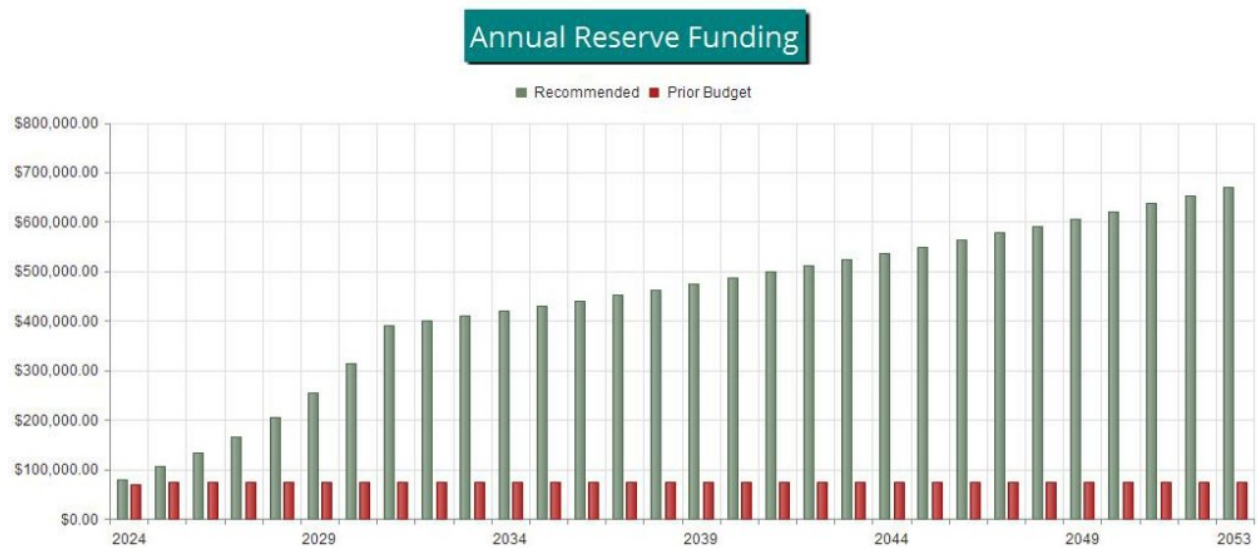


Figure 2

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.

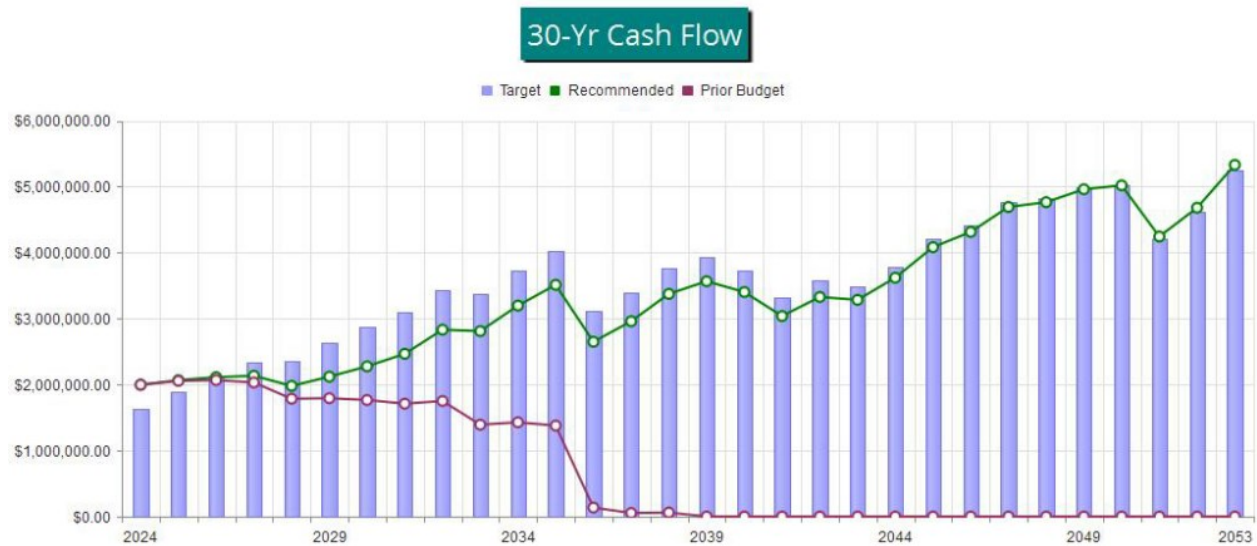


Figure 3

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.

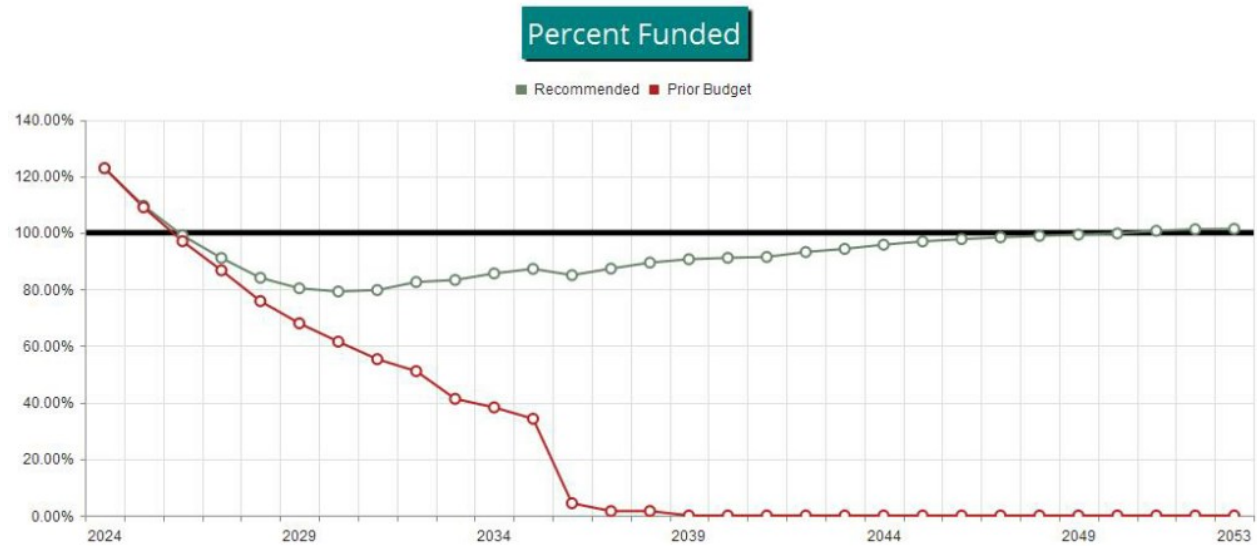


Figure 4





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.

Accounting & Tax Summary provides information on each Component's proportion of key totals. If shown, the Current Fund Balance is a re-distribution of the current Reserve total to near-term (low RUL) projects first. Any Reserve contribution shown is a portion of the total current contribution rate, assigned proportionally on the basis of that component's deterioration cost/yr. As this is a Cash Flow analysis in which no funds are assigned or restricted to particular components, all values shown are only representative and have no merit outside of tax preparation purposes. They are not useful for Reserve funding calculations.

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.



## Budget Summary

Report # 15074-6  
With-Site-Visit

	Useful Life		2024 Rem. Useful Life		Estimated Replacement Cost in 2024	2024 Expenditures	02/01/2024 Current Fund Balance	02/01/2024 Fully Funded Balance	Remaining Bal. to be Funded	2024 Contributions
	Min	Max	Min	Max						
Administration	4	20	2	19	\$87,250	\$0	\$32,017	\$26,067	\$55,233	\$2,253
Gibbon St Park	15	15	10	10	\$26,400	\$0	\$10,809	\$8,800	\$15,591	\$588
Grove Park	10	25	4	6	\$18,800	\$0	\$16,640	\$13,548	\$2,160	\$354
Simmons Park	15	30	7	8	\$26,050	\$0	\$22,211	\$18,083	\$3,839	\$347
Beckon Park	20	20	3	3	\$13,850	\$0	\$14,460	\$11,773	\$-610	\$231
Bellinger Island	15	35	7	29	\$227,600	\$0	\$57,828	\$47,081	\$169,772	\$2,531
Guggenheim Plaza	10	40	5	35	\$456,350	\$0	\$113,696	\$92,567	\$342,654	\$6,041
Balfour Park	15	20	11	19	\$66,500	\$0	\$5,148	\$4,192	\$61,352	\$1,134
Waterfront Park	10	30	6	27	\$519,800	\$0	\$145,452	\$118,422	\$374,348	\$9,475
Center Park	20	25	16	24	\$155,550	\$0	\$30,972	\$25,217	\$124,578	\$2,550
Cattle Trough Park	15	25	11	22	\$8,900	\$0	\$2,140	\$1,743	\$6,760	\$160
Trail System	3	30	1	18	\$1,371,835	\$0	\$866,704	\$705,638	\$505,131	\$28,717
Codner's Ferry Park	10	20	3	6	\$80,800	\$0	\$78,608	\$64,000	\$2,192	\$1,524
Butterfly Pond (Gun Boat Park)	15	30	3	22	\$81,750	\$0	\$29,990	\$24,417	\$51,760	\$1,075
Smythe Park	10	40	4	24	\$419,185	\$0	\$159,663	\$129,992	\$259,522	\$5,610
200 River Landing Drive	3	30	1	11	\$108,600	\$0	\$83,849	\$68,267	\$24,751	\$2,362
Ralston Grove	15	20	11	14	\$37,200	\$0	\$12,798	\$10,420	\$24,402	\$745
Commemorative Park	15	20	9	16	\$12,350	\$0	\$4,201	\$3,420	\$8,149	\$233
Barfield Park	20	30	9	15	\$22,050	\$0	\$11,911	\$9,698	\$10,139	\$317
Ithecaw Creek Fountain	15	15	11	11	\$13,550	\$0	\$4,438	\$3,613	\$9,112	\$302
Willtown Park (Townsend)	7	20	4	11	\$30,395	\$0	\$18,512	\$15,072	\$11,883	\$705
Ralston Cemetery	25	25	9	9	\$10,010	\$0	\$7,869	\$6,406	\$2,141	\$134
Mitchell Pier Treehouse	20	20	15	15	\$70,600	\$0	\$21,679	\$17,650	\$48,921	\$1,180
Saucy Jack Streetscape	5	20	0	6	\$13,250	\$4,850	\$13,179	\$10,730	\$71	\$465
Village Crossing Trail	20	20	13	13	\$9,700	\$0	\$4,170	\$3,395	\$5,530	\$162
Captains Island Park	20	25	16	21	\$247,200	\$0	\$53,896	\$43,880	\$193,304	\$3,667
Nobel's Point Park	20	20	16	17	\$112,950	\$0	\$27,455	\$22,353	\$85,495	\$1,888
Miscellaneous	1	20	0	11	\$118,610	\$25,500	\$117,795	\$95,904	\$815	\$11,874
					\$4,367,085	\$30,350	\$1,968,089	\$1,602,345	\$2,398,996	\$86,625

Percent Funded: 122.8%



## Starting Information:

# Units:	2,475	
Base Year:	2024	
Period Start:	02/01/2024	
Period End:	12/31/2024	
Site Inspection Date:	07/21/2023	
Total Assessments:	\$1,250,353	Per Unit \$505.19
Budgeted Res Funding:	\$75,000	Per Unit \$30.30
Starting Reserve Bal:	\$1,997,129	
Interest:	1.00 %	
Inflation:	3.00 %	

## Status:

Proportional FFB:	\$1,625,988
Percent Funded:	122.8 %
Swain Factor:	1.064 %

## Recommendation:

<u>Recommended</u> Contribution Rate:	\$86,625	Per Unit \$35.00
<u>Alternate</u> Contribution Rate:	\$0	Per Unit \$0.00
Annual Increase:	24.00 %	
# of Years:	7	
Secondary Annual Increase:	2.48 %	
# of Years:	30	
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):	\$1,979,417.60	
Min Margin (Full):	199.89 %	
Minimum Balance (Alt):	(\$8,637,319.40)	
Min Margin (Alt):	-15,064.93 %	

## System Defaults:

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



## Reserve Component List Detail

Report # 15074-6  
With-Site-Visit

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
<b>Administration</b>					
2523	HVAC (Office) - Replace	(1) System	15	11	\$7,300
2545	Computer/IT Equipment - Replace	Numerous Components	4	3	\$6,800
2711	Carpeting - Replace	Approx 128 GSY	10	2	\$7,050
2743	Furnishings & Décor - Partial Repl	Assorted Furnishings	10	2	\$10,850
2747	Kitchen - Remodel	(1) Kitchen	20	12	\$7,250
2750	Bathroom - Remodel	(1) Bathroom	20	12	\$8,000
2755	Offices/Interiors - Remodel	Numerous Areas	20	19	\$40,000
<b>Gibbon St Park</b>					
2325	Wood Deck - Resurface	Approx 1,100 GSF	15	10	\$26,400
<b>Grove Park</b>					
2149	Concrete Fountain - Repair/Clean	(1) Concrete Fountain	10	6	\$5,100
2175	Park Lights - Replace	(4) Ornamental Lights	25	4	\$13,700
<b>Simmons Park</b>					
2137	Metal Fencing - Replace	Approx 220 LF Fence	30	8	\$18,300
2149	Water Features - Maintain	(2) Concrete Fountains	15	7	\$5,100
2171	Flag Pole - Replace	(1) Aluminum Flag Pole	30	8	\$2,650
<b>Beckon Park</b>					
2147	Gazebo - Refurbish/Replace	(1) Gazebo	20	3	\$13,850
<b>Bellinger Island</b>					
2161	Bulkheads - Repair/Restore	1/3 of Project Cost	35	29	\$146,000
2191	Bridge, Fishing Dock - Resurface	(1) Section	15	11	\$14,000
2192	"Treehouse" - Replace/Rebuild	(1) Structure	20	7	\$12,850
2192	Bridge, Fishing Dock - Replace	(1) Section	30	26	\$38,750
2196	Gangway - Replace	(1) Allowance	30	21	\$16,000
<b>Guggenheim Plaza</b>					
2169	Sign/Reader Board - Replace	(1) Sign	20	10	\$8,850
2181	Outdoor Furniture (New) - Allowance	Numerous Pieces	12	7	\$10,900
2318	Wood Deck - Replace	Approx 4,040 GSF	40	35	\$228,000
2318	Wood Deck - Resurface	Approx 4,040 GSF	20	15	\$182,000
2328	Walkway Deck Railings - Replace	Approx 150 LF	30	25	\$11,100
2595	Pond Fountains (New) - Replace	(2) Fountains	10	5	\$15,500
<b>Balfour Park</b>					
2147	Wooden Arches - Replace	(2) Arches	15	11	\$4,000
2801	Playground Equipment - Replace	(1) Medium Play Structure	20	19	\$62,500
<b>Waterfront Park</b>					
2149	Pavilion - Replace	Approx 720 SF	30	27	\$36,000
2181	Outdoor/Site Furniture - Replace	Numerous Pieces	20	15	\$9,100
2181	Wooden Site Furniture - Replace	Numerous Pieces	10	6	\$66,000
2185	Hardscape - Refurbish	Numerous Areas	30	25	\$173,500
2744	Metal Furniture- Replace	Numerous Pieces	20	16	\$8,650
2772	Splash Pad Lighting - Replace	(4) Poles, 14 LEDs	20	16	\$8,200
2773	Splash Pad - Refurbish	(1) Splash Pad	15	11	\$124,500
2783	Splash Pad Pumps - Refurbish	Multiple Pumps	10	6	\$9,450

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
2801	Playground Equipment - Replace	(1) Allowance	20	16	\$84,400
<b>Center Park</b>					
2175	Site Pole Lights - Replace	(4) Pole Lights	25	24	\$14,850
2801	Playground Eqpmt (Ph1) - Replace	Numerous Components	20	16	\$70,350
2801	Playground Eqpmt (Ph2) - Replace	Numerous Components	20	17	\$70,350
<b>Cattle Trough Park</b>					
2149	Concrete Fountain - Refurbish/Repai	(1) Concrete Fountain	15	11	\$4,600
2175	Ornamental Gas Lamps - Replace	Apprx (6) Gas Lamps	25	22	\$4,300
<b>Trail System</b>					
2107	Concrete Sidewalks - Repair	Approx 39,450 GSF	5	3	\$16,600
2125	Asphalt Trails -Repair/Resurface	Extensive Quantity	3	2	\$57,450
2139	Wood Fencing (Trails)- Replace	Approx 1,175 LF	25	2	\$23,500
2181	Trail Furn./Signage - Part. Replace	Numerous Components	5	1	\$5,085
2191	Bridge #1 - Resurface	Approx 1,912 GSF	15	8	\$88,150
2191	Bridge #2 - Resurface	Approx 775 GSF	15	14	\$35,450
2191	Bridge #3 - Resurface	Approx 2,176 GSF	15	3	\$101,800
2191	Bridge #4 - Resurface	Approx 640 GSF	15	3	\$30,350
2191	Bridge #5 - Resurface	Approx 600 GSF	15	12	\$16,250
2191	Bridge #6 - Resurface	Approx 5,200 GSF	15	11	\$234,500
2191	Other Bridges - Resurface	(1) Allowance	15	11	\$25,450
2192	Bridge #1 - Replace/Rebuild	Approx 1,912 GSF	30	8	\$152,500
2192	Bridge #2 - Replace/Rebuild	Approx 775 GSF	30	14	\$69,850
2192	Bridge #3 - Replace/Rebuild	Approx 2,176 GSF	30	18	\$69,250
2192	Bridge #4 - Replace/Rebuild	Approx 640 GSF	30	18	\$51,950
2192	Bridge #5 - Replace/Rebuild	Approx 600 GSF	30	12	\$46,950
2192	Bridge #6 - Replace/Rebuild	Approx 5,200 GSF	30	11	\$303,500
2727	Trail Fitness Eqpmt - Replace	(4) Stations	15	10	\$43,250
<b>Codner's Ferry Park</b>					
2147	Picnic Shelter - Refurbish/Replace	Approx 25'x12'	10	6	\$10,400
2801	Playground Equipment - Replace	(1) Small Play Structure	20	3	\$70,400
<b>Butterfly Pond (Gun Boat Park)</b>					
2147	Wood Trellis - Replace	Approx 80 GSF W/Swings	15	3	\$6,000
2193	Pier/Dock - Repair/Resurface	Apprx 1,170 GSF Dock	15	12	\$8,750
2194	Pier/Dock - Replace/Rebuild	Apprx 1,170 GSF Dock	30	22	\$67,000
<b>Smythe Park</b>					
2119	Pavers - Partial Replace	Approx 16,300 GSF	40	24	\$129,000
2139	Site Fencing: Wood - Replace	Approx 580 LF	25	9	\$16,750
2150	Fountain/Water Features - Refurbish	(2) Features	10	4	\$3,335
2167	Statues - Refurbish	(2) Statues	20	13	\$13,700
2175	Gas Lanterns - Replace	(12) Large Gas Lanterns	15	12	\$6,150
2801	Play Equip (Boat/Slides)-Replace	Numerous Large Eqpmt	20	15	\$110,950
2801	Playground System (New)- Replace	() Pieces	20	18	\$65,000
2849	Pier/Dock - Resurface	Approx 1,050 GSF	20	16	\$16,250
2851	Pier/Dock Structure - Replace	Approx 1,050 GSF	40	24	\$31,500
2852	Floating Dock - Replace	Approx 660 GSF	25	16	\$26,550
<b>200 River Landing Drive</b>					
2192	Metal Bridge - Replace/Rebuild	(1) Bridge	30	11	\$80,000
2595	Pond Fountains (Large) - Replace	(2) of (4) Fountains	10	4	\$22,000
2595	Pond Fountains (Small) - Replace	(1) of (4) Fountains	3	1	\$6,600

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
<b>Ralston Grove</b>					
2169	Sign/Monument - Refurbish/Replace	(1) Sign	20	14	\$15,000
2801	Playground Equipment - Replace	(1) Play System	15	11	\$22,200
<b>Commemorative Park</b>					
2146	Arbor - Repair/Replace	(1) Arbor	15	9	\$4,750
2169	Signage - Refurbish/Replace	(2) Signs	20	16	\$7,600
<b>Barfield Park</b>					
2147	Picnic Shelter - Refurbish	(1) Shelter	20	15	\$12,750
2383	Metal Roof - Replace	Approx 825 GSF	30	9	\$9,300
<b>Ithecaw Creek Fountain</b>					
2150	Fountain/Water Feature - Refurbish	(1) Fountain	15	11	\$13,550
<b>Willtown Park (Townsend)</b>					
2107	Concrete Sidewalks - Partial Repair	Numerous GSF	7	4	\$4,550
2139	Site Fencing (Wood) - Replace	Approx 136 LF	20	11	\$9,500
2308	Playground Shades - Replace	Minimal SF	15	6	\$9,945
2801	Swingsets - Replace	(2) Swingsets	20	11	\$6,400
<b>Ralston Cemetery</b>					
2137	Metal Gate - Replace	(1) Gate	25	9	\$6,760
2139	Site Fencing (Wood) - Replace	Approx 210 LF	25	9	\$3,250
<b>Mitchell Pier Treehouse</b>					
2801	Treehouse Structure - Replace	(1) Structure	20	15	\$70,600
<b>Saucy Jack Streetscape</b>					
2123	Asphalt - Seal/Repair	Approx 296 GSY	5	0	\$4,850
2125	Asphalt - Resurface	Approx 296 GSY	20	6	\$8,400
<b>Village Crossing Trail</b>					
2139	Site Fencing (Wood) - Replace	Approx 155 LF	20	13	\$9,700
<b>Captains Island Park</b>					
2192	Boardwalk- Replace/Rebuild	(1) Boardwalk	25	21	\$139,000
2801	Playground Equipment - Replace	(1) Allowance	20	16	\$108,200
<b>Nobel's Point Park</b>					
2169	Sign/Monument - Refurbish/Replace	(1) Sign	20	17	\$4,750
2801	Playground Equipment - Replace	(1) Allowance	20	16	\$108,200
<b>Miscellaneous</b>					
2107	Concrete Sidewalks - Repair	Extensive Sidewalks	10	1	\$14,950
2150	Water Fountain - Replace	(1) Allowance	15	11	\$9,310
2169	Sign Posts/Sets - Replace	Approx (150) Sets	20	3	\$26,650
2172	Banner Signs - Replace	Apprx (240) Total Banners	7	1	\$19,350
2179	Landscape Lights - Partial Replace	Extensive Quantity	7	3	\$13,350
2181	Outdoor/Site Furniture-Part Replace	Numerous Pieces	5	1	\$9,500
2587	Irrigation System - Repair/Refurb	Numerous Components	1	0	\$15,000
2591	Irrigation System - Upgrades	(1) Allowance	1	0	\$10,500
106	Total Funded Components				



## Component Significance

Report # 15074-6  
With-Site-Visit

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
<b>Administration</b>					
2523	HVAC (Office) - Replace	15	\$7,300	\$487	0.19 %
2545	Computer/IT Equipment - Replace	4	\$6,800	\$1,700	0.66 %
2711	Carpeting - Replace	10	\$7,050	\$705	0.27 %
2743	Furnishings & Décor - Partial Repl	10	\$10,850	\$1,085	0.42 %
2747	Kitchen - Remodel	20	\$7,250	\$363	0.14 %
2750	Bathroom - Remodel	20	\$8,000	\$400	0.15 %
2755	Offices/Interiors - Remodel	20	\$40,000	\$2,000	0.77 %
<b>Gibbon St Park</b>					
2325	Wood Deck - Resurface	15	\$26,400	\$1,760	0.68 %
<b>Grove Park</b>					
2149	Concrete Fountain - Repair/Clean	10	\$5,100	\$510	0.20 %
2175	Park Lights - Replace	25	\$13,700	\$548	0.21 %
<b>Simmons Park</b>					
2137	Metal Fencing - Replace	30	\$18,300	\$610	0.24 %
2149	Water Features - Maintain	15	\$5,100	\$340	0.13 %
2171	Flag Pole - Replace	30	\$2,650	\$88	0.03 %
<b>Beckon Park</b>					
2147	Gazebo - Refurbish/Replace	20	\$13,850	\$693	0.27 %
<b>Bellinger Island</b>					
2161	Bulkheads - Repair/Restore	35	\$146,000	\$4,171	1.61 %
2191	Bridge, Fishing Dock - Resurface	15	\$14,000	\$933	0.36 %
2192	"Treehouse" - Replace/Rebuild	20	\$12,850	\$643	0.25 %
2192	Bridge, Fishing Dock - Replace	30	\$38,750	\$1,292	0.50 %
2196	Gangway - Replace	30	\$16,000	\$533	0.21 %
<b>Guggenheim Plaza</b>					
2169	Sign/Reader Board - Replace	20	\$8,850	\$443	0.17 %
2181	Outdoor Furniture (New) - Allowance	12	\$10,900	\$908	0.35 %
2318	Wood Deck - Replace	40	\$228,000	\$5,700	2.20 %
2318	Wood Deck - Resurface	20	\$182,000	\$9,100	3.51 %
2328	Walkway Deck Railings - Replace	30	\$11,100	\$370	0.14 %
2595	Pond Fountains (New) - Replace	10	\$15,500	\$1,550	0.60 %
<b>Balfour Park</b>					
2147	Wooden Arches - Replace	15	\$4,000	\$267	0.10 %
2801	Playground Equipment - Replace	20	\$62,500	\$3,125	1.21 %
<b>Waterfront Park</b>					
2149	Pavilion - Replace	30	\$36,000	\$1,200	0.46 %
2181	Outdoor/Site Furniture - Replace	20	\$9,100	\$455	0.18 %
2181	Wooden Site Furniture - Replace	10	\$66,000	\$6,600	2.55 %
2185	Hardscape - Refurbish	30	\$173,500	\$5,783	2.23 %
2744	Metal Furniture- Replace	20	\$8,650	\$433	0.17 %
2772	Splash Pad Lighting - Replace	20	\$8,200	\$410	0.16 %
2773	Splash Pad - Refurbish	15	\$124,500	\$8,300	3.20 %
2783	Splash Pad Pumps - Refurbish	10	\$9,450	\$945	0.36 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2801	Playground Equipment - Replace	20	\$84,400	\$4,220	1.63 %
Center Park					
2175	Site Pole Lights - Replace	25	\$14,850	\$594	0.23 %
2801	Playground Eqpmt (Ph1) - Replace	20	\$70,350	\$3,518	1.36 %
2801	Playground Eqpmt (Ph2) - Replace	20	\$70,350	\$3,518	1.36 %
Cattle Trough Park					
2149	Concrete Fountain - Refurbish/Repai	15	\$4,600	\$307	0.12 %
2175	Ornamental Gas Lamps - Replace	25	\$4,300	\$172	0.07 %
Trail System					
2107	Concrete Sidewalks - Repair	5	\$16,600	\$3,320	1.28 %
2125	Asphalt Trails -Repair/Resurface	3	\$57,450	\$19,150	7.39 %
2139	Wood Fencing (Trails)- Replace	25	\$23,500	\$940	0.36 %
2181	Trail Furn./Signage - Part. Replace	5	\$5,085	\$1,017	0.39 %
2191	Bridge #1 - Resurface	15	\$88,150	\$5,877	2.27 %
2191	Bridge #2 - Resurface	15	\$35,450	\$2,363	0.91 %
2191	Bridge #3 - Resurface	15	\$101,800	\$6,787	2.62 %
2191	Bridge #4 - Resurface	15	\$30,350	\$2,023	0.78 %
2191	Bridge #5 - Resurface	15	\$16,250	\$1,083	0.42 %
2191	Bridge #6 - Resurface	15	\$234,500	\$15,633	6.03 %
2191	Other Bridges - Resurface	15	\$25,450	\$1,697	0.65 %
2192	Bridge #1 - Replace/Rebuild	30	\$152,500	\$5,083	1.96 %
2192	Bridge #2 - Replace/Rebuild	30	\$69,850	\$2,328	0.90 %
2192	Bridge #3 - Replace/Rebuild	30	\$69,250	\$2,308	0.89 %
2192	Bridge #4 - Replace/Rebuild	30	\$51,950	\$1,732	0.67 %
2192	Bridge #5 - Replace/Rebuild	30	\$46,950	\$1,565	0.60 %
2192	Bridge #6 - Replace/Rebuild	30	\$303,500	\$10,117	3.90 %
2727	Trail Fitness Eqpmt - Replace	15	\$43,250	\$2,883	1.11 %
Codner's Ferry Park					
2147	Picnic Shelter - Refurbish/Replace	10	\$10,400	\$1,040	0.40 %
2801	Playground Equipment - Replace	20	\$70,400	\$3,520	1.36 %
Butterfly Pond (Gun Boat Park)					
2147	Wood Trellis - Replace	15	\$6,000	\$400	0.15 %
2193	Pier/Dock - Repair/Resurface	15	\$8,750	\$583	0.23 %
2194	Pier/Dock - Replace/Rebuild	30	\$67,000	\$2,233	0.86 %
Smythe Park					
2119	Pavers - Partial Replace	40	\$129,000	\$3,225	1.24 %
2139	Site Fencing: Wood - Replace	25	\$16,750	\$670	0.26 %
2150	Fountain/Water Features - Refurbish	10	\$3,335	\$334	0.13 %
2167	Statues - Refurbish	20	\$13,700	\$685	0.26 %
2175	Gas Lanterns - Replace	15	\$6,150	\$410	0.16 %
2801	Play Equipt (Boat/Slides)-Replace	20	\$110,950	\$5,548	2.14 %
2801	Playground System (New)- Replace	20	\$65,000	\$3,250	1.25 %
2849	Pier/Dock - Resurface	20	\$16,250	\$813	0.31 %
2851	Pier/Dock Structure - Replace	40	\$31,500	\$788	0.30 %
2852	Floating Dock - Replace	25	\$26,550	\$1,062	0.41 %
200 River Landing Drive					
2192	Metal Bridge - Replace/Rebuild	30	\$80,000	\$2,667	1.03 %
2595	Pond Fountains (Large) - Replace	10	\$22,000	\$2,200	0.85 %
2595	Pond Fountains (Small) - Replace	3	\$6,600	\$2,200	0.85 %



#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
<b>Ralston Grove</b>					
2169	Sign/Monument - Refurbish/Replace	20	\$15,000	\$750	0.29 %
2801	Playground Equipment - Replace	15	\$22,200	\$1,480	0.57 %
<b>Commemorative Park</b>					
2146	Arbor - Repair/Replace	15	\$4,750	\$317	0.12 %
2169	Signage - Refurbish/Replace	20	\$7,600	\$380	0.15 %
<b>Barfield Park</b>					
2147	Picnic Shelter - Refurbish	20	\$12,750	\$638	0.25 %
2383	Metal Roof - Replace	30	\$9,300	\$310	0.12 %
<b>Ithecaw Creek Fountain</b>					
2150	Fountain/Water Feature - Refurbish	15	\$13,550	\$903	0.35 %
<b>Willtown Park (Townsend)</b>					
2107	Concrete Sidewalks - Partial Repair	7	\$4,550	\$650	0.25 %
2139	Site Fencing (Wood) - Replace	20	\$9,500	\$475	0.18 %
2308	Playground Shades - Replace	15	\$9,945	\$663	0.26 %
2801	Swingsets - Replace	20	\$6,400	\$320	0.12 %
<b>Ralston Cemetery</b>					
2137	Metal Gate - Replace	25	\$6,760	\$270	0.10 %
2139	Site Fencing (Wood) - Replace	25	\$3,250	\$130	0.05 %
<b>Mitchell Pier Treehouse</b>					
2801	Treehouse Structure - Replace	20	\$70,600	\$3,530	1.36 %
<b>Saucy Jack Streetscape</b>					
2123	Asphalt - Seal/Repair	5	\$4,850	\$970	0.37 %
2125	Asphalt - Resurface	20	\$8,400	\$420	0.16 %
<b>Village Crossing Trail</b>					
2139	Site Fencing (Wood) - Replace	20	\$9,700	\$485	0.19 %
<b>Captains Island Park</b>					
2192	Boardwalk- Replace/Rebuild	25	\$139,000	\$5,560	2.15 %
2801	Playground Equipment - Replace	20	\$108,200	\$5,410	2.09 %
<b>Nobel's Point Park</b>					
2169	Sign/Monument - Refurbish/Replace	20	\$4,750	\$238	0.09 %
2801	Playground Equipment - Replace	20	\$108,200	\$5,410	2.09 %
<b>Miscellaneous</b>					
2107	Concrete Sidewalks - Repair	10	\$14,950	\$1,495	0.58 %
2150	Water Fountain - Replace	15	\$9,310	\$621	0.24 %
2169	Sign Posts/Sets - Replace	20	\$26,650	\$1,333	0.51 %
2172	Banner Signs - Replace	7	\$19,350	\$2,764	1.07 %
2179	Landscape Lights - Partial Replace	7	\$13,350	\$1,907	0.74 %
2181	Outdoor/Site Furniture-Part Replace	5	\$9,500	\$1,900	0.73 %
2587	Irrigation System - Repair/Refurb	1	\$15,000	\$15,000	5.79 %
2591	Irrigation System - Upgrades	1	\$10,500	\$10,500	4.05 %
106	Total Funded Components			\$259,138	100.00 %



#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
<b>Administration</b>							
2523	HVAC (Office) - Replace	15	11	\$7,300	\$1,947	\$2,391	\$162.68
2545	Computer/IT Equipment - Replace	4	3	\$6,800	\$1,700	\$2,088	\$568.28
2711	Carpeting - Replace	10	2	\$7,050	\$5,640	\$6,927	\$235.67
2743	Furnishings & Décor - Partial Repl	10	2	\$10,850	\$8,680	\$10,661	\$362.70
2747	Kitchen - Remodel	20	12	\$7,250	\$2,900	\$3,562	\$121.18
2750	Bathroom - Remodel	20	12	\$8,000	\$3,200	\$3,930	\$133.71
2755	Offices/Interiors - Remodel	20	19	\$40,000	\$2,000	\$2,457	\$668.56
<b>Gibbon St Park</b>							
2325	Wood Deck - Resurface	15	10	\$26,400	\$8,800	\$10,809	\$588.34
<b>Grove Park</b>							
2149	Concrete Fountain - Repair/Clean	10	6	\$5,100	\$2,040	\$2,506	\$170.48
2175	Park Lights - Replace	25	4	\$13,700	\$11,508	\$14,135	\$183.19
<b>Simmons Park</b>							
2137	Metal Fencing - Replace	30	8	\$18,300	\$13,420	\$16,483	\$203.91
2149	Water Features - Maintain	15	7	\$5,100	\$2,720	\$3,341	\$113.66
2171	Flag Pole - Replace	30	8	\$2,650	\$1,943	\$2,387	\$29.53
<b>Beckon Park</b>							
2147	Gazebo - Refurbish/Replace	20	3	\$13,850	\$11,773	\$14,460	\$231.49
<b>Bellinger Island</b>							
2161	Bulkheads - Repair/Restore	35	29	\$146,000	\$25,029	\$30,741	\$1,394.43
2191	Bridge, Fishing Dock - Resurface	15	11	\$14,000	\$3,733	\$4,585	\$312.00
2192	"Treehouse" - Replace/Rebuild	20	7	\$12,850	\$8,353	\$10,259	\$214.78
2192	Bridge, Fishing Dock - Replace	30	26	\$38,750	\$5,167	\$6,346	\$431.78
2196	Gangway - Replace	30	21	\$16,000	\$4,800	\$5,896	\$178.28
<b>Guggenheim Plaza</b>							
2169	Sign/Reader Board - Replace	20	10	\$8,850	\$4,425	\$5,435	\$147.92
2181	Outdoor Furniture (New) - Allowance	12	7	\$10,900	\$4,542	\$5,578	\$303.64
2318	Wood Deck - Replace	40	35	\$228,000	\$28,500	\$35,005	\$1,905.41
2318	Wood Deck - Resurface	20	15	\$182,000	\$45,500	\$55,886	\$3,041.97
2328	Walkway Deck Railings - Replace	30	25	\$11,100	\$1,850	\$2,272	\$123.68
2595	Pond Fountains (New) - Replace	10	5	\$15,500	\$7,750	\$9,519	\$518.14
<b>Balfour Park</b>							
2147	Wooden Arches - Replace	15	11	\$4,000	\$1,067	\$1,310	\$89.14
2801	Playground Equipment - Replace	20	19	\$62,500	\$3,125	\$3,838	\$1,044.63
<b>Waterfront Park</b>							
2149	Pavilion - Replace	30	27	\$36,000	\$3,600	\$4,422	\$401.14
2181	Outdoor/Site Furniture - Replace	20	15	\$9,100	\$2,275	\$2,794	\$152.10
2181	Wooden Site Furniture - Replace	10	6	\$66,000	\$26,400	\$32,426	\$2,206.26
2185	Hardscape - Refurbish	30	25	\$173,500	\$28,917	\$35,517	\$1,933.26
2744	Metal Furniture- Replace	20	16	\$8,650	\$1,730	\$2,125	\$144.58
2772	Splash Pad Lighting - Replace	20	16	\$8,200	\$1,640	\$2,014	\$137.06
2773	Splash Pad - Refurbish	15	11	\$124,500	\$33,200	\$40,778	\$2,774.54

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
2783	Splash Pad Pumps - Refurbish	10	6	\$9,450	\$3,780	\$4,643	\$315.90
2801	Playground Equipment - Replace	20	16	\$84,400	\$16,880	\$20,733	\$1,410.67
<b>Center Park</b>							
2175	Site Pole Lights - Replace	25	24	\$14,850	\$594	\$730	\$198.56
2801	Playground Eqpmt (Ph1) - Replace	20	16	\$70,350	\$14,070	\$17,282	\$1,175.84
2801	Playground Eqpmt (Ph2) - Replace	20	17	\$70,350	\$10,553	\$12,961	\$1,175.84
<b>Cattle Trough Park</b>							
2149	Concrete Fountain - Refurbish/Repai	15	11	\$4,600	\$1,227	\$1,507	\$102.51
2175	Ornamental Gas Lamps - Replace	25	22	\$4,300	\$516	\$634	\$57.50
<b>Trail System</b>							
2107	Concrete Sidewalks - Repair	5	3	\$16,600	\$6,640	\$8,156	\$1,109.82
2125	Asphalt Trails -Repair/Resurface	3	2	\$57,450	\$19,150	\$23,521	\$6,401.50
2139	Wood Fencing (Trails)- Replace	25	2	\$23,500	\$21,620	\$26,555	\$314.22
2181	Trail Furn./Signage - Part. Replace	5	1	\$5,085	\$4,068	\$4,997	\$339.96
2191	Bridge #1 - Resurface	15	8	\$88,150	\$41,137	\$50,526	\$1,964.46
2191	Bridge #2 - Resurface	15	14	\$35,450	\$2,363	\$2,903	\$790.02
2191	Bridge #3 - Resurface	15	3	\$101,800	\$81,440	\$100,029	\$2,268.66
2191	Bridge #4 - Resurface	15	3	\$30,350	\$24,280	\$29,822	\$676.36
2191	Bridge #5 - Resurface	15	12	\$16,250	\$3,250	\$3,992	\$362.14
2191	Bridge #6 - Resurface	15	11	\$234,500	\$62,533	\$76,807	\$5,225.94
2191	Other Bridges - Resurface	15	11	\$25,450	\$6,787	\$8,336	\$567.16
2192	Bridge #1 - Replace/Rebuild	30	8	\$152,500	\$111,833	\$137,360	\$1,699.27
2192	Bridge #2 - Replace/Rebuild	30	14	\$69,850	\$37,253	\$45,757	\$778.32
2192	Bridge #3 - Replace/Rebuild	30	18	\$69,250	\$27,700	\$34,023	\$771.63
2192	Bridge #4 - Replace/Rebuild	30	18	\$51,950	\$20,780	\$25,523	\$578.86
2192	Bridge #5 - Replace/Rebuild	30	12	\$46,950	\$28,170	\$34,600	\$523.15
2192	Bridge #6 - Replace/Rebuild	30	11	\$303,500	\$192,217	\$236,091	\$3,381.82
2727	Trail Fitness Eqpmt - Replace	15	10	\$43,250	\$14,417	\$17,707	\$963.85
<b>Codner's Ferry Park</b>							
2147	Picnic Shelter - Refurbish/Replace	10	6	\$10,400	\$4,160	\$5,110	\$347.65
2801	Playground Equipment - Replace	20	3	\$70,400	\$59,840	\$73,499	\$1,176.67
<b>Butterfly Pond (Gun Boat Park)</b>							
2147	Wood Trellis - Replace	15	3	\$6,000	\$4,800	\$5,896	\$133.71
2193	Pier/Dock - Repair/Resurface	15	12	\$8,750	\$1,750	\$2,149	\$195.00
2194	Pier/Dock - Replace/Rebuild	30	22	\$67,000	\$17,867	\$21,945	\$746.56
<b>Smythe Park</b>							
2119	Pavers - Partial Replace	40	24	\$129,000	\$51,600	\$63,378	\$1,078.06
2139	Site Fencing: Wood - Replace	25	9	\$16,750	\$10,720	\$13,167	\$223.97
2150	Fountain/Water Features - Refurbish	10	4	\$3,335	\$2,001	\$2,458	\$111.48
2167	Statues - Refurbish	20	13	\$13,700	\$4,795	\$5,889	\$228.98
2175	Gas Lanterns - Replace	15	12	\$6,150	\$1,230	\$1,511	\$137.06
2801	Play Equipt (Boat/Slides)-Replace	20	15	\$110,950	\$27,738	\$34,069	\$1,854.43
2801	Playground System (New)- Replace	20	18	\$65,000	\$6,500	\$7,984	\$1,086.42
2849	Pier/Dock - Resurface	20	16	\$16,250	\$3,250	\$3,992	\$271.60
2851	Pier/Dock Structure - Replace	40	24	\$31,500	\$12,600	\$15,476	\$263.25
2852	Floating Dock - Replace	25	16	\$26,550	\$9,558	\$11,740	\$355.01
<b>200 River Landing Drive</b>							

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
2192	Metal Bridge - Replace/Rebuild	30	11	\$80,000	\$50,667	\$62,232	\$891.42
2595	Pond Fountains (Large) - Replace	10	4	\$22,000	\$13,200	\$16,213	\$735.42
2595	Pond Fountains (Small) - Replace	3	1	\$6,600	\$4,400	\$5,404	\$735.42
Ralston Grove							
2169	Sign/Monument - Refurbish/Replace	20	14	\$15,000	\$4,500	\$5,527	\$250.71
2801	Playground Equipment - Replace	15	11	\$22,200	\$5,920	\$7,271	\$494.74
Commemorative Park							
2146	Arbor - Repair/Replace	15	9	\$4,750	\$1,900	\$2,334	\$105.86
2169	Signage - Refurbish/Replace	20	16	\$7,600	\$1,520	\$1,867	\$127.03
Barfield Park							
2147	Picnic Shelter - Refurbish	20	15	\$12,750	\$3,188	\$3,915	\$213.10
2383	Metal Roof - Replace	30	9	\$9,300	\$6,510	\$7,996	\$103.63
Ithecaw Creek Fountain							
2150	Fountain/Water Feature - Refurbish	15	11	\$13,550	\$3,613	\$4,438	\$301.97
Willtown Park (Townsend)							
2107	Concrete Sidewalks - Partial Repair	7	4	\$4,550	\$1,950	\$2,395	\$217.28
2139	Site Fencing (Wood) - Replace	20	11	\$9,500	\$4,275	\$5,251	\$158.78
2308	Playground Shades - Replace	15	6	\$9,945	\$5,967	\$7,329	\$221.63
2801	Swingsets - Replace	20	11	\$6,400	\$2,880	\$3,537	\$106.97
Ralston Cemetery							
2137	Metal Gate - Replace	25	9	\$6,760	\$4,326	\$5,314	\$90.39
2139	Site Fencing (Wood) - Replace	25	9	\$3,250	\$2,080	\$2,555	\$43.46
Mitchell Pier Treehouse							
2801	Treehouse Structure - Replace	20	15	\$70,600	\$17,650	\$21,679	\$1,180.02
Saucy Jack Streetscape							
2123	Asphalt - Seal/Repair	5	0	\$4,850	\$4,850	\$5,957	\$324.25
2125	Asphalt - Resurface	20	6	\$8,400	\$5,880	\$7,222	\$140.40
Village Crossing Trail							
2139	Site Fencing (Wood) - Replace	20	13	\$9,700	\$3,395	\$4,170	\$162.13
Captains Island Park							
2192	Boardwalk- Replace/Rebuild	25	21	\$139,000	\$22,240	\$27,316	\$1,858.61
2801	Playground Equipment - Replace	20	16	\$108,200	\$21,640	\$26,579	\$1,808.46
Nobel's Point Park							
2169	Sign/Monument - Refurbish/Replace	20	17	\$4,750	\$713	\$875	\$79.39
2801	Playground Equipment - Replace	20	16	\$108,200	\$21,640	\$26,579	\$1,808.46
Miscellaneous							
2107	Concrete Sidewalks - Repair	10	1	\$14,950	\$13,455	\$16,526	\$499.75
2150	Water Fountain - Replace	15	11	\$9,310	\$2,483	\$3,049	\$207.48
2169	Sign Posts/Sets - Replace	20	3	\$26,650	\$22,653	\$27,823	\$445.43
2172	Banner Signs - Replace	7	1	\$19,350	\$16,586	\$20,371	\$924.05
2179	Landscape Lights - Partial Replace	7	3	\$13,350	\$7,629	\$9,370	\$637.52
2181	Outdoor/Site Furniture-Part Replace	5	1	\$9,500	\$7,600	\$9,335	\$635.14
2587	Irrigation System - Repair/Refurb	1	0	\$15,000	\$15,000	\$18,424	\$5,014.23
2591	Irrigation System - Upgrades	1	0	\$10,500	\$10,500	\$12,897	\$3,509.96
106 Total Funded Components					\$1,602,345	\$1,968,089	\$86,625



## 30-Year Reserve Plan Summary

Report # 15074-6  
With-Site-Visit

Fiscal Year Start: 2024

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 In Annual		Loan or Special Assmts	Interest Income	Reserve Expenses
						Reserve Funding	Reserve Funding			
2024	\$1,997,129	\$1,625,988	122.8 %	■	Low	15.50 %	\$79,406	\$0	\$20,309	\$30,350
2025	\$2,066,495	\$1,886,066	109.6 %	■	Low	35.27 %	\$107,415	\$0	\$20,880	\$83,415
2026	\$2,111,376	\$2,131,650	99.0 %	■	Low	24.00 %	\$133,195	\$0	\$21,217	\$131,923
2027	\$2,133,865	\$2,342,886	91.1 %	■	Low	24.00 %	\$165,161	\$0	\$20,558	\$340,166
2028	\$1,979,418	\$2,354,463	84.1 %	■	Low	24.00 %	\$204,800	\$0	\$20,486	\$85,184
2029	\$2,119,519	\$2,637,769	80.4 %	■	Low	24.00 %	\$253,952	\$0	\$21,967	\$119,753
2030	\$2,275,685	\$2,872,532	79.2 %	■	Low	24.00 %	\$314,901	\$0	\$23,700	\$147,919
2031	\$2,466,367	\$3,093,696	79.7 %	■	Low	24.00 %	\$390,477	\$0	\$26,477	\$51,962
2032	\$2,831,358	\$3,428,951	82.6 %	■	Low	2.48 %	\$400,160	\$0	\$28,195	\$449,703
2033	\$2,810,010	\$3,373,469	83.3 %	■	Low	2.48 %	\$410,084	\$0	\$30,022	\$53,248
2034	\$3,196,869	\$3,733,817	85.6 %	■	Low	2.48 %	\$420,255	\$0	\$33,529	\$138,827
2035	\$3,511,826	\$4,026,249	87.2 %	■	Low	2.48 %	\$430,677	\$0	\$30,788	\$1,324,913
2036	\$2,648,378	\$3,115,488	85.0 %	■	Low	2.48 %	\$441,358	\$0	\$28,026	\$158,616
2037	\$2,959,146	\$3,388,683	87.3 %	■	Low	2.48 %	\$452,303	\$0	\$31,656	\$68,434
2038	\$3,374,671	\$3,773,255	89.4 %	■	Low	2.48 %	\$463,520	\$0	\$34,687	\$307,184
2039	\$3,565,694	\$3,934,053	90.6 %	■	Low	2.48 %	\$475,016	\$0	\$34,827	\$672,886
2040	\$3,402,651	\$3,733,921	91.1 %	■	Low	2.48 %	\$486,796	\$0	\$32,191	\$883,447
2041	\$3,038,190	\$3,322,156	91.5 %	■	Low	2.48 %	\$498,869	\$0	\$31,816	\$241,150
2042	\$3,327,724	\$3,571,188	93.2 %	■	Low	2.48 %	\$511,241	\$0	\$33,044	\$588,191
2043	\$3,283,818	\$3,482,172	94.3 %	■	Low	2.48 %	\$523,919	\$0	\$34,504	\$222,345
2044	\$3,619,897	\$3,779,598	95.8 %	■	Low	2.48 %	\$536,913	\$0	\$38,497	\$112,521
2045	\$4,082,786	\$4,211,724	96.9 %	■	Low	2.48 %	\$550,228	\$0	\$41,962	\$361,790
2046	\$4,313,185	\$4,413,106	97.7 %	■	Low	2.48 %	\$563,874	\$0	\$45,005	\$230,411
2047	\$4,691,653	\$4,769,279	98.4 %	■	Low	2.48 %	\$577,858	\$0	\$47,260	\$552,407
2048	\$4,764,364	\$4,818,315	98.9 %	■	Low	2.48 %	\$592,189	\$0	\$48,603	\$444,745
2049	\$4,960,411	\$4,993,963	99.3 %	■	Low	2.48 %	\$606,875	\$0	\$49,875	\$598,297
2050	\$5,018,864	\$5,031,397	99.8 %	■	Low	2.48 %	\$621,925	\$0	\$46,290	\$1,443,935
2051	\$4,243,144	\$4,214,062	100.7 %	■	Low	2.48 %	\$637,349	\$0	\$44,597	\$245,008
2052	\$4,680,082	\$4,622,672	101.2 %	■	Low	2.48 %	\$653,155	\$0	\$50,030	\$53,080
2053	\$5,330,188	\$5,257,262	101.4 %	■	Low	2.48 %	\$669,354	\$0	\$53,690	\$640,868

# 30-Year Income/Expense Detail

Report # 15074-6  
With-Site-Visit

Fiscal Year	2024	2025	2026	2027	2028
Starting Reserve Balance	\$1,997,129	\$2,066,495	\$2,111,376	\$2,133,865	\$1,979,418
Annual Reserve Funding	\$79,406	\$107,415	\$133,195	\$165,161	\$204,800
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$20,309	\$20,880	\$21,217	\$20,558	\$20,486
Total Income	\$2,096,845	\$2,194,790	\$2,265,787	\$2,319,584	\$2,204,704
# Component					
<b>Administration</b>					
2523 HVAC (Office) - Replace	\$0	\$0	\$0	\$0	\$0
2545 Computer/IT Equipment - Replace	\$0	\$0	\$0	\$7,431	\$0
2711 Carpeting - Replace	\$0	\$0	\$7,479	\$0	\$0
2743 Furnishings & Décor - Partial Repl	\$0	\$0	\$11,511	\$0	\$0
2747 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Bathroom - Remodel	\$0	\$0	\$0	\$0	\$0
2755 Offices/Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
<b>Gibbon St Park</b>					
2325 Wood Deck - Resurface	\$0	\$0	\$0	\$0	\$0
<b>Grove Park</b>					
2149 Concrete Fountain - Repair/Clean	\$0	\$0	\$0	\$0	\$0
2175 Park Lights - Replace	\$0	\$0	\$0	\$0	\$15,419
<b>Simmons Park</b>					
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
<b>Beckon Park</b>					
2147 Gazebo - Refurbish/Replace	\$0	\$0	\$0	\$15,134	\$0
<b>Bellinger Island</b>					
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
2196 Gangway - Replace	\$0	\$0	\$0	\$0	\$0
<b>Guggenheim Plaza</b>					
2169 Sign/Reader Board - Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor Furniture (New) - Allowance	\$0	\$0	\$0	\$0	\$0
2318 Wood Deck - Replace	\$0	\$0	\$0	\$0	\$0
2318 Wood Deck - Resurface	\$0	\$0	\$0	\$0	\$0
2328 Walkway Deck Railings - Replace	\$0	\$0	\$0	\$0	\$0
2595 Pond Fountains (New) - Replace	\$0	\$0	\$0	\$0	\$0
<b>Balfour Park</b>					
2147 Wooden Arches - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
<b>Waterfront Park</b>					
2149 Pavilion - Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2181 Wooden Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2185 Hardscape - Refurbish	\$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 - Refurbish	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
<b>Center Park</b>					
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
<b>Cattle Trough Park</b>					
2149 Concrete Fountain - Refurbish/Repai	\$0	\$0	\$0	\$0	\$0
2175 Ornamental Gas Lamps - Replace	\$0	\$0	\$0	\$0	\$0
<b>Trail System</b>					

Fiscal Year	2024	2025	2026	2027	2028
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$18,139	\$0
2125 Asphalt Trails -Repair/Resurface	\$0	\$0	\$60,949	\$0	\$0
2139 Wood Fencing (Trails)- Replace	\$0	\$0	\$24,931	\$0	\$0
2181 Trail Furn./Signage - Part. Replace	\$0	\$5,238	\$0	\$0	\$0
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	\$111,240	\$0
2191 Bridge #4 - Resurface	\$0	\$0	\$0	\$33,164	\$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
2727 Trail Fitness Eqpmt - Replace	\$0	\$0	\$0	\$0	\$0
<b>Codner's Ferry Park</b>					
2147 Picnic Shelter - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$76,928	\$0
<b>Butterfly Pond (Gun Boat Park)</b>					
2147 Wood Trellis - Replace	\$0	\$0	\$0	\$6,556	\$0
2193 Pier/Dock - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
2194 Pier/Dock - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
<b>Smythe Park</b>					
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	\$3,754
2167 Statues - Refurbish	\$0	\$0	\$0	\$0	\$0
2175 Gas Lanterns - Replace	\$0	\$0	\$0	\$0	\$0
2801 Play Equipt (Boat/Slides)-Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground System (New)- 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
<b>200 River Landing Drive</b>					
2192 Metal Bridge - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2595 Pond Fountains (Large) - Replace	\$0	\$0	\$0	\$0	\$24,761
2595 Pond Fountains (Small) - Replace	\$0	\$6,798	\$0	\$0	\$7,428
<b>Ralston Grove</b>					
2169 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
<b>Commemorative Park</b>					
2146 Arbor - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2169 Signage - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
<b>Barfield Park</b>					
2147 Picnic Shelter - Refurbish	\$0	\$0	\$0	\$0	\$0
2383 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
<b>Ithecaw Creek Fountain</b>					
2150 Fountain/Water Feature - Refurbish	\$0	\$0	\$0	\$0	\$0
<b>Willtown Park (Townsend)</b>					
2107 Concrete Sidewalks - Partial Repair	\$0	\$0	\$0	\$0	\$5,121
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
<b>Ralston Cemetery</b>					
2137 Metal Gate - Replace	\$0	\$0	\$0	\$0	\$0
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
<b>Mitchell Pier Treehouse</b>					
2801 Treehouse Structure - Replace	\$0	\$0	\$0	\$0	\$0
<b>Saucy Jack Streetscape</b>					
2123 Asphalt - Seal/Repair	\$4,850	\$0	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
<b>Village Crossing Trail</b>					

<b>Fiscal Year</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
<b>Captains Island Park</b>					
2192 Boardwalk- Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
<b>Nobel's Point Park</b>					
2169 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
<b>Miscellaneous</b>					
2107 Concrete Sidewalks - Repair	\$0	\$15,399	\$0	\$0	\$0
2150 Water Fountain - Replace	\$0	\$0	\$0	\$0	\$0
2169 Sign Posts/Sets - Replace	\$0	\$0	\$0	\$29,121	\$0
2172 Banner Signs - Replace	\$0	\$19,931	\$0	\$0	\$0
2179 Landscape Lights - Partial Replace	\$0	\$0	\$0	\$14,588	\$0
2181 Outdoor/Site Furniture-Part Replace	\$0	\$9,785	\$0	\$0	\$0
2587 Irrigation System - Repair/Refurb	\$15,000	\$15,450	\$15,914	\$16,391	\$16,883
2591 Irrigation System - Upgrades	\$10,500	\$10,815	\$11,139	\$11,474	\$11,818
Total Expenses	\$30,350	\$83,415	\$131,923	\$340,166	\$85,184
Ending Reserve Balance	\$2,066,495	\$2,111,376	\$2,133,865	\$1,979,418	\$2,119,519



<b>Fiscal Year</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>
Starting Reserve Balance	\$2,119,519	\$2,275,685	\$2,466,367	\$2,831,358	\$2,810,010
Annual Reserve Funding	\$253,952	\$314,901	\$390,477	\$400,160	\$410,084
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$21,967	\$23,700	\$26,477	\$28,195	\$30,022
Total Income	\$2,395,438	\$2,614,286	\$2,883,321	\$3,259,714	\$3,250,116
# Component					
<b>Administration</b>					
2523 HVAC (Office) - Replace	\$0	\$0	\$0	\$0	\$0
2545 Computer/IT Equipment - Replace	\$0	\$0	\$8,363	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
2743 Furnishings & Décor - Partial Repl	\$0	\$0	\$0	\$0	\$0
2747 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Bathroom - Remodel	\$0	\$0	\$0	\$0	\$0
2755 Offices/Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
<b>Gibbon St Park</b>					
2325 Wood Deck - Resurface	\$0	\$0	\$0	\$0	\$0
<b>Grove Park</b>					
2149 Concrete Fountain - Repair/Clean	\$0	\$6,090	\$0	\$0	\$0
2175 Park Lights - Replace	\$0	\$0	\$0	\$0	\$0
<b>Simmons Park</b>					
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$23,182	\$0
2149 Water Features - Maintain	\$0	\$0	\$6,272	\$0	\$0
2171 Flag Pole - Replace	\$0	\$0	\$0	\$3,357	\$0
<b>Beckon Park</b>					
2147 Gazebo - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
<b>Bellinger Island</b>					
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	\$15,804	\$0	\$0
2192 Bridge, Fishing Dock - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway - Replace	\$0	\$0	\$0	\$0	\$0
<b>Guggenheim Plaza</b>					
2169 Sign/Reader Board - Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor Furniture (New) - Allowance	\$0	\$0	\$13,406	\$0	\$0
2318 Wood Deck - Replace	\$0	\$0	\$0	\$0	\$0
2318 Wood Deck - Resurface	\$0	\$0	\$0	\$0	\$0
2328 Walkway Deck Railings - Replace	\$0	\$0	\$0	\$0	\$0
2595 Pond Fountains (New) - Replace	\$17,969	\$0	\$0	\$0	\$0
<b>Balfour Park</b>					
2147 Wooden Arches - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
<b>Waterfront Park</b>					
2149 Pavilion - Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2181 Wooden Site Furniture - Replace	\$0	\$78,807	\$0	\$0	\$0
2185 Hardscape - Refurbish	\$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 - Refurbish	\$0	\$11,284	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
<b>Center Park</b>					
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
<b>Cattle Trough Park</b>					
2149 Concrete Fountain - Refurbish/Repai	\$0	\$0	\$0	\$0	\$0
2175 Ornamental Gas Lamps - Replace	\$0	\$0	\$0	\$0	\$0
<b>Trail System</b>					
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$21,028	\$0
2125 Asphalt Trails -Repair/Resurface	\$66,600	\$0	\$0	\$72,776	\$0
2139 Wood Fencing (Trails)- Replace	\$0	\$0	\$0	\$0	\$0
2181 Trail Furn./Signage - Part. Replace	\$0	\$6,072	\$0	\$0	\$0
2191 Bridge #1 - Resurface	\$0	\$0	\$0	\$111,666	\$0
2191 Bridge #2 - Resurface	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2029	2030	2031	2032	2033
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	\$193,182	\$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
2727 Trail Fitness Eqpmt - Replace	\$0	\$0	\$0	\$0	\$0
<b>Codner's Ferry Park</b>					
2147 Picnic Shelter - Refurbish/Replace	\$0	\$12,418	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
<b>Butterfly Pond (Gun Boat Park)</b>					
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
<b>Smythe Park</b>					
2119 Pavers - Partial Replace	\$0	\$0	\$0	\$0	\$0
2139 Site Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$21,855
2150 Fountain/Water Features - Refurbish	\$0	\$0	\$0	\$0	\$0
2167 Statues - Refurbish	\$0	\$0	\$0	\$0	\$0
2175 Gas Lanterns - Replace	\$0	\$0	\$0	\$0	\$0
2801 Play Equipt (Boat/Slides)-Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground System (New)- 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
<b>200 River Landing Drive</b>					
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	\$8,117	\$0	\$0
<b>Ralston Grove</b>					
2169 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
<b>Commemorative Park</b>					
2146 Arbor - Repair/Replace	\$0	\$0	\$0	\$0	\$6,198
2169 Signage - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
<b>Barfield Park</b>					
2147 Picnic Shelter - Refurbish	\$0	\$0	\$0	\$0	\$0
2383 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$12,134
<b>Ithecaw Creek Fountain</b>					
2150 Fountain/Water Feature - Refurbish	\$0	\$0	\$0	\$0	\$0
<b>Willtown Park (Townsend)</b>					
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	\$11,875	\$0	\$0	\$0
2801 Swingsets - Replace	\$0	\$0	\$0	\$0	\$0
<b>Ralston Cemetery</b>					
2137 Metal Gate - Replace	\$0	\$0	\$0	\$0	\$8,820
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$4,241
<b>Mitchell Pier Treehouse</b>					
2801 Treehouse Structure - Replace	\$0	\$0	\$0	\$0	\$0
<b>Saucy Jack Streetscape</b>					
2123 Asphalt - Seal/Repair	\$5,622	\$0	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$10,030	\$0	\$0	\$0
<b>Village Crossing Trail</b>					
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
<b>Captains Island Park</b>					
2192 Boardwalk- Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
<b>Nobel's Point Park</b>					

Fiscal Year		2029	2030	2031	2032	2033
2169	Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2801	Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
<b>Miscellaneous</b>						
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
2172	Banner Signs - Replace	\$0	\$0	\$0	\$24,512	\$0
2179	Landscape Lights - Partial Replace	\$0	\$0	\$0	\$0	\$0
2181	Outdoor/Site Furniture-Part Replace	\$0	\$11,343	\$0	\$0	\$0
2587	Irrigation System - Repair/Refurb	\$17,389	\$0	\$0	\$0	\$0
2591	Irrigation System - Upgrades	\$12,172	\$0	\$0	\$0	\$0
Total Expenses		\$119,753	\$147,919	\$51,962	\$449,703	\$53,248
Ending Reserve Balance		\$2,275,685	\$2,466,367	\$2,831,358	\$2,810,010	\$3,196,869

<b>Fiscal Year</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>
Starting Reserve Balance	\$3,196,869	\$3,511,826	\$2,648,378	\$2,959,146	\$3,374,671
Annual Reserve Funding	\$420,255	\$430,677	\$441,358	\$452,303	\$463,520
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$33,529	\$30,788	\$28,026	\$31,656	\$34,687
Total Income	\$3,650,652	\$3,973,291	\$3,117,761	\$3,443,104	\$3,872,878
# Component					
<b>Administration</b>					
2523 HVAC (Office) - Replace	\$0	\$10,105	\$0	\$0	\$0
2545 Computer/IT Equipment - Replace	\$0	\$9,413	\$0	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$10,052	\$0	\$0
2743 Furnishings & Décor - Partial Repl	\$0	\$0	\$15,470	\$0	\$0
2747 Kitchen - Remodel	\$0	\$0	\$10,337	\$0	\$0
2750 Bathroom - Remodel	\$0	\$0	\$11,406	\$0	\$0
2755 Offices/Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
<b>Gibbon St Park</b>					
2325 Wood Deck - Resurface	\$35,479	\$0	\$0	\$0	\$0
<b>Grove Park</b>					
2149 Concrete Fountain - Repair/Clean	\$0	\$0	\$0	\$0	\$0
2175 Park Lights - Replace	\$0	\$0	\$0	\$0	\$0
<b>Simmons Park</b>					
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
<b>Beckon Park</b>					
2147 Gazebo - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
<b>Bellinger Island</b>					
2161 Bulkheads - Repair/Restore	\$0	\$0	\$0	\$0	\$0
2191 Bridge, Fishing Dock - Resurface	\$0	\$19,379	\$0	\$0	\$0
2192 "Treehouse" - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2192 Bridge, Fishing Dock - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway - Replace	\$0	\$0	\$0	\$0	\$0
<b>Guggenheim Plaza</b>					
2169 Sign/Reader Board - Replace	\$11,894	\$0	\$0	\$0	\$0
2181 Outdoor Furniture (New) - Allowance	\$0	\$0	\$0	\$0	\$0
2318 Wood Deck - Replace	\$0	\$0	\$0	\$0	\$0
2318 Wood Deck - Resurface	\$0	\$0	\$0	\$0	\$0
2328 Walkway Deck Railings - Replace	\$0	\$0	\$0	\$0	\$0
2595 Pond Fountains (New) - Replace	\$0	\$0	\$0	\$0	\$0
<b>Balfour Park</b>					
2147 Wooden Arches - Replace	\$0	\$5,537	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
<b>Waterfront Park</b>					
2149 Pavilion - Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2181 Wooden Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2185 Hardscape - Refurbish	\$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	\$172,337	\$0	\$0	\$0
2783 Splash Pad Pumps - Refurbish	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
<b>Center Park</b>					
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
<b>Cattle Trough Park</b>					
2149 Concrete Fountain - Refurbish/Repai	\$0	\$6,367	\$0	\$0	\$0
2175 Ornamental Gas Lamps - Replace	\$0	\$0	\$0	\$0	\$0
<b>Trail System</b>					
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$24,378	\$0
2125 Asphalt Trails -Repair/Resurface	\$0	\$79,524	\$0	\$0	\$86,898
2139 Wood Fencing (Trails)- Replace	\$0	\$0	\$0	\$0	\$0
2181 Trail Furn./Signage - Part. Replace	\$0	\$7,039	\$0	\$0	\$0
2191 Bridge #1 - Resurface	\$0	\$0	\$0	\$0	\$0
2191 Bridge #2 - Resurface	\$0	\$0	\$0	\$0	\$53,621

Fiscal Year	2034	2035	2036	2037	2038
2191 Bridge #3 - Resurface	\$0	\$0	\$0	\$0	\$0
2191 Bridge #4 - Resurface	\$0	\$0	\$0	\$0	\$0
2191 Bridge #5 - Resurface	\$0	\$0	\$23,169	\$0	\$0
2191 Bridge #6 - Resurface	\$0	\$324,603	\$0	\$0	\$0
2191 Other Bridges - Resurface	\$0	\$35,229	\$0	\$0	\$0
2192 Bridge #1 - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2192 Bridge #2 - Replace/Rebuild	\$0	\$0	\$0	\$0	\$105,654
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	\$66,939	\$0	\$0
2192 Bridge #6 - Replace/Rebuild	\$0	\$420,115	\$0	\$0	\$0
2727 Trail Fitness Eqpmt - Replace	\$58,124	\$0	\$0	\$0	\$0
<b>Codner's Ferry Park</b>					
2147 Picnic Shelter - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
<b>Butterfly Pond (Gun Boat Park)</b>					
2147 Wood Trellis - Replace	\$0	\$0	\$0	\$0	\$0
2193 Pier/Dock - Repair/Resurface	\$0	\$0	\$12,475	\$0	\$0
2194 Pier/Dock - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
<b>Smythe Park</b>					
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	\$5,044
2167 Statues - Refurbish	\$0	\$0	\$0	\$20,119	\$0
2175 Gas Lanterns - Replace	\$0	\$0	\$8,768	\$0	\$0
2801 Play Equipt (Boat/Slides)-Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground System (New)- 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
<b>200 River Landing Drive</b>					
2192 Metal Bridge - Replace/Rebuild	\$0	\$110,739	\$0	\$0	\$0
2595 Pond Fountains (Large) - Replace	\$0	\$0	\$0	\$0	\$33,277
2595 Pond Fountains (Small) - Replace	\$8,870	\$0	\$0	\$9,692	\$0
<b>Ralston Grove</b>					
2169 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$22,689
2801 Playground Equipment - Replace	\$0	\$30,730	\$0	\$0	\$0
<b>Commemorative Park</b>					
2146 Arbor - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2169 Signage - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
<b>Barfield Park</b>					
2147 Picnic Shelter - Refurbish	\$0	\$0	\$0	\$0	\$0
2383 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
<b>Ithecaw Creek Fountain</b>					
2150 Fountain/Water Feature - Refurbish	\$0	\$18,756	\$0	\$0	\$0
<b>Willtown Park (Townsend)</b>					
2107 Concrete Sidewalks - Partial Repair	\$0	\$6,298	\$0	\$0	\$0
2139 Site Fencing (Wood) - Replace	\$0	\$13,150	\$0	\$0	\$0
2308 Playground Shades - Replace	\$0	\$0	\$0	\$0	\$0
2801 Swingsets - Replace	\$0	\$8,859	\$0	\$0	\$0
<b>Ralston Cemetery</b>					
2137 Metal Gate - Replace	\$0	\$0	\$0	\$0	\$0
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
<b>Mitchell Pier Treehouse</b>					
2801 Treehouse Structure - Replace	\$0	\$0	\$0	\$0	\$0
<b>Saucy Jack Streetscape</b>					
2123 Asphalt - Seal/Repair	\$6,518	\$0	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
<b>Village Crossing Trail</b>					
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$14,245	\$0
<b>Captains Island Park</b>					
2192 Boardwalk- Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
<b>Nobel's Point Park</b>					

Fiscal Year		2034	2035	2036	2037	2038
2169	Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2801	Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
<b>Miscellaneous</b>						
2107	Concrete Sidewalks - Repair	\$0	\$20,694	\$0	\$0	\$0
2150	Water Fountain - Replace	\$0	\$12,887	\$0	\$0	\$0
2169	Sign Posts/Sets - Replace	\$0	\$0	\$0	\$0	\$0
2172	Banner Signs - Replace	\$0	\$0	\$0	\$0	\$0
2179	Landscape Lights - Partial Replace	\$17,941	\$0	\$0	\$0	\$0
2181	Outdoor/Site Furniture-Part Replace	\$0	\$13,150	\$0	\$0	\$0
2587	Irrigation System - Repair/Refurb	\$0	\$0	\$0	\$0	\$0
2591	Irrigation System - Upgrades	\$0	\$0	\$0	\$0	\$0
Total Expenses		\$138,827	\$1,324,913	\$158,616	\$68,434	\$307,184
Ending Reserve Balance		\$3,511,826	\$2,648,378	\$2,959,146	\$3,374,671	\$3,565,694

<b>Fiscal Year</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>
Starting Reserve Balance	\$3,565,694	\$3,402,651	\$3,038,190	\$3,327,724	\$3,283,818
Annual Reserve Funding	\$475,016	\$486,796	\$498,869	\$511,241	\$523,919
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$34,827	\$32,191	\$31,816	\$33,044	\$34,504
Total Income	\$4,075,537	\$3,921,637	\$3,568,875	\$3,872,009	\$3,842,241
# Component					
<b>Administration</b>					
2523 HVAC (Office) - Replace	\$0	\$0	\$0	\$0	\$0
2545 Computer/IT Equipment - Replace	\$10,594	\$0	\$0	\$0	\$11,924
2711 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
2743 Furnishings & Décor - Partial Repl	\$0	\$0	\$0	\$0	\$0
2747 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Bathroom - Remodel	\$0	\$0	\$0	\$0	\$0
2755 Offices/Interiors - Remodel	\$0	\$0	\$0	\$0	\$70,140
<b>Gibbon St Park</b>					
2325 Wood Deck - Resurface	\$0	\$0	\$0	\$0	\$0
<b>Grove Park</b>					
2149 Concrete Fountain - Repair/Clean	\$0	\$8,184	\$0	\$0	\$0
2175 Park Lights - Replace	\$0	\$0	\$0	\$0	\$0
<b>Simmons Park</b>					
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
<b>Beckon Park</b>					
2147 Gazebo - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
<b>Bellinger Island</b>					
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
2196 Gangway - Replace	\$0	\$0	\$0	\$0	\$0
<b>Guggenheim Plaza</b>					
2169 Sign/Reader Board - Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor Furniture (New) - Allowance	\$0	\$0	\$0	\$0	\$19,113
2318 Wood Deck - Replace	\$0	\$0	\$0	\$0	\$0
2318 Wood Deck - Resurface	\$283,550	\$0	\$0	\$0	\$0
2328 Walkway Deck Railings - Replace	\$0	\$0	\$0	\$0	\$0
2595 Pond Fountains (New) - Replace	\$24,148	\$0	\$0	\$0	\$0
<b>Balfour Park</b>					
2147 Wooden Arches - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$109,594
<b>Waterfront Park</b>					
2149 Pavilion - Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$14,178	\$0	\$0	\$0	\$0
2181 Wooden Site Furniture - Replace	\$0	\$105,911	\$0	\$0	\$0
2185 Hardscape - Refurbish	\$0	\$0	\$0	\$0	\$0
2744 Metal Furniture- Replace	\$0	\$13,881	\$0	\$0	\$0
2772 Splash Pad Lighting - Replace	\$0	\$13,159	\$0	\$0	\$0
2773 Splash Pad - Refurbish	\$0	\$0	\$0	\$0	\$0
2783 Splash Pad Pumps - Refurbish	\$0	\$15,164	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$135,437	\$0	\$0	\$0
<b>Center Park</b>					
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Eqpmt (Ph1) - Replace	\$0	\$112,891	\$0	\$0	\$0
2801 Playground Eqpmt (Ph2) - Replace	\$0	\$0	\$116,278	\$0	\$0
<b>Cattle Trough Park</b>					
2149 Concrete Fountain - Refurbish/Repai	\$0	\$0	\$0	\$0	\$0
2175 Ornamental Gas Lamps - Replace	\$0	\$0	\$0	\$0	\$0
<b>Trail System</b>					
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$28,260	\$0
2125 Asphalt Trails -Repair/Resurface	\$0	\$0	\$94,956	\$0	\$0
2139 Wood Fencing (Trails)- Replace	\$0	\$0	\$0	\$0	\$0
2181 Trail Furn./Signage - Part. Replace	\$0	\$8,160	\$0	\$0	\$0
2191 Bridge #1 - Resurface	\$0	\$0	\$0	\$0	\$0
2191 Bridge #2 - Resurface	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2039	2040	2041	2042	2043
2191 Bridge #3 - Resurface	\$0	\$0	\$0	\$173,308	\$0
2191 Bridge #4 - Resurface	\$0	\$0	\$0	\$51,669	\$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	\$117,893	\$0
2192 Bridge #4 - Replace/Rebuild	\$0	\$0	\$0	\$88,441	\$0
2192 Bridge #5 - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2192 Bridge #6 - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2727 Trail Fitness Eqpmt - Replace	\$0	\$0	\$0	\$0	\$0
<b>Codner's Ferry Park</b>					
2147 Picnic Shelter - Refurbish/Replace	\$0	\$16,689	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
<b>Butterfly Pond (Gun Boat Park)</b>					
2147 Wood Trellis - Replace	\$0	\$0	\$0	\$10,215	\$0
2193 Pier/Dock - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
2194 Pier/Dock - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
<b>Smythe Park</b>					
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	\$0	\$0	\$0	\$0	\$0
2175 Gas Lanterns - Replace	\$0	\$0	\$0	\$0	\$0
2801 Play Equipt (Boat/Slides)-Replace	\$172,856	\$0	\$0	\$0	\$0
2801 Playground System (New)- Replace	\$0	\$0	\$0	\$110,658	\$0
2849 Pier/Dock - Resurface	\$0	\$26,076	\$0	\$0	\$0
2851 Pier/Dock Structure - Replace	\$0	\$0	\$0	\$0	\$0
2852 Floating Dock - Replace	\$0	\$42,605	\$0	\$0	\$0
<b>200 River Landing Drive</b>					
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	\$10,591	\$0	\$0	\$11,573
<b>Ralston Grove</b>					
2169 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
<b>Commemorative Park</b>					
2146 Arbor - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2169 Signage - Refurbish/Replace	\$0	\$12,196	\$0	\$0	\$0
<b>Barfield Park</b>					
2147 Picnic Shelter - Refurbish	\$19,864	\$0	\$0	\$0	\$0
2383 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
<b>Ithecaw Creek Fountain</b>					
2150 Fountain/Water Feature - Refurbish	\$0	\$0	\$0	\$0	\$0
<b>Willtown Park (Townsend)</b>					
2107 Concrete Sidewalks - Partial Repair	\$0	\$0	\$0	\$7,746	\$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
<b>Ralston Cemetery</b>					
2137 Metal Gate - Replace	\$0	\$0	\$0	\$0	\$0
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
<b>Mitchell Pier Treehouse</b>					
2801 Treehouse Structure - Replace	\$109,992	\$0	\$0	\$0	\$0
<b>Saucy Jack Streetscape</b>					
2123 Asphalt - Seal/Repair	\$7,556	\$0	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
<b>Village Crossing Trail</b>					
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
<b>Captains Island Park</b>					
2192 Boardwalk- Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$173,629	\$0	\$0	\$0
<b>Nobel's Point Park</b>					



Fiscal Year		2039	2040	2041	2042	2043
2169	Sign/Monument - Refurbish/Replace	\$0	\$0	\$7,851	\$0	\$0
2801	Playground Equipment - Replace	\$0	\$173,629	\$0	\$0	\$0
<b>Miscellaneous</b>						
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
2172	Banner Signs - Replace	\$30,147	\$0	\$0	\$0	\$0
2179	Landscape Lights - Partial Replace	\$0	\$0	\$22,066	\$0	\$0
2181	Outdoor/Site Furniture-Part Replace	\$0	\$15,245	\$0	\$0	\$0
2587	Irrigation System - Repair/Refurb	\$0	\$0	\$0	\$0	\$0
2591	Irrigation System - Upgrades	\$0	\$0	\$0	\$0	\$0
Total Expenses		\$672,886	\$883,447	\$241,150	\$588,191	\$222,345
Ending Reserve Balance		\$3,402,651	\$3,038,190	\$3,327,724	\$3,283,818	\$3,619,897

<b>Fiscal Year</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>
Starting Reserve Balance	\$3,619,897	\$4,082,786	\$4,313,185	\$4,691,653	\$4,764,364
Annual Reserve Funding	\$536,913	\$550,228	\$563,874	\$577,858	\$592,189
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$38,497	\$41,962	\$45,005	\$47,260	\$48,603
Total Income	\$4,195,306	\$4,674,976	\$4,922,064	\$5,316,770	\$5,405,155
# Component					
<b>Administration</b>					
2523 HVAC (Office) - Replace	\$0	\$0	\$0	\$0	\$0
2545 Computer/IT Equipment - Replace	\$0	\$0	\$0	\$13,420	\$0
2711 Carpeting - Replace	\$0	\$0	\$13,509	\$0	\$0
2743 Furnishings & Décor - Partial Repl	\$0	\$0	\$20,790	\$0	\$0
2747 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Bathroom - Remodel	\$0	\$0	\$0	\$0	\$0
2755 Offices/Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
<b>Gibbon St Park</b>					
2325 Wood Deck - Resurface	\$0	\$0	\$0	\$0	\$0
<b>Grove Park</b>					
2149 Concrete Fountain - Repair/Clean	\$0	\$0	\$0	\$0	\$0
2175 Park Lights - Replace	\$0	\$0	\$0	\$0	\$0
<b>Simmons Park</b>					
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2149 Water Features - Maintain	\$0	\$0	\$9,772	\$0	\$0
2171 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
<b>Beckon Park</b>					
2147 Gazebo - Refurbish/Replace	\$0	\$0	\$0	\$27,334	\$0
<b>Bellinger Island</b>					
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
2196 Gangway - Replace	\$0	\$29,765	\$0	\$0	\$0
<b>Guggenheim Plaza</b>					
2169 Sign/Reader Board - Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor Furniture (New) - Allowance	\$0	\$0	\$0	\$0	\$0
2318 Wood Deck - Replace	\$0	\$0	\$0	\$0	\$0
2318 Wood Deck - Resurface	\$0	\$0	\$0	\$0	\$0
2328 Walkway Deck Railings - Replace	\$0	\$0	\$0	\$0	\$0
2595 Pond Fountains (New) - Replace	\$0	\$0	\$0	\$0	\$0
<b>Balfour Park</b>					
2147 Wooden Arches - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
<b>Waterfront Park</b>					
2149 Pavilion - Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2181 Wooden Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2185 Hardscape - Refurbish	\$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 - Refurbish	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
<b>Center Park</b>					
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$30,187
2801 Playground Eqpmt (Ph1) - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Eqpmt (Ph2) - Replace	\$0	\$0	\$0	\$0	\$0
<b>Cattle Trough Park</b>					
2149 Concrete Fountain - Refurbish/Repai	\$0	\$0	\$0	\$0	\$0
2175 Ornamental Gas Lamps - Replace	\$0	\$0	\$8,239	\$0	\$0
<b>Trail System</b>					
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$32,762	\$0
2125 Asphalt Trails -Repair/Resurface	\$103,761	\$0	\$0	\$113,383	\$0
2139 Wood Fencing (Trails)- Replace	\$0	\$0	\$0	\$0	\$0
2181 Trail Furn./Signage - Part. Replace	\$0	\$9,460	\$0	\$0	\$0
2191 Bridge #1 - Resurface	\$0	\$0	\$0	\$173,972	\$0
2191 Bridge #2 - Resurface	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2044	2045	2046	2047	2048
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	\$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
2727 Trail Fitness Eqpmt - Replace	\$0	\$0	\$0	\$0	\$0
<b>Codner's Ferry Park</b>					
2147 Picnic Shelter - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$138,940	\$0
<b>Butterfly Pond (Gun Boat Park)</b>					
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	\$128,379	\$0	\$0
<b>Smythe Park</b>					
2119 Pavers - Partial Replace	\$0	\$0	\$0	\$0	\$262,230
2139 Site Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain/Water Features - Refurbish	\$0	\$0	\$0	\$0	\$6,779
2167 Statues - Refurbish	\$0	\$0	\$0	\$0	\$0
2175 Gas Lanterns - Replace	\$0	\$0	\$0	\$0	\$0
2801 Play Equipt (Boat/Slides)-Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground System (New)- Replace	\$0	\$0	\$0	\$0	\$0
2849 Pier/Dock - Resurface	\$0	\$0	\$0	\$0	\$0
2851 Pier/Dock Structure - Replace	\$0	\$0	\$0	\$0	\$64,033
2852 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
<b>200 River Landing Drive</b>					
2192 Metal Bridge - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2595 Pond Fountains (Large) - Replace	\$0	\$0	\$0	\$0	\$44,721
2595 Pond Fountains (Small) - Replace	\$0	\$0	\$12,646	\$0	\$0
<b>Ralston Grove</b>					
2169 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
<b>Commemorative Park</b>					
2146 Arbor - Repair/Replace	\$0	\$0	\$0	\$0	\$9,656
2169 Signage - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
<b>Barfield Park</b>					
2147 Picnic Shelter - Refurbish	\$0	\$0	\$0	\$0	\$0
2383 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
<b>Ithecaw Creek Fountain</b>					
2150 Fountain/Water Feature - Refurbish	\$0	\$0	\$0	\$0	\$0
<b>Willtown Park (Townsend)</b>					
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	\$18,501	\$0	\$0	\$0
2801 Swingsets - Replace	\$0	\$0	\$0	\$0	\$0
<b>Ralston Cemetery</b>					
2137 Metal Gate - Replace	\$0	\$0	\$0	\$0	\$0
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
<b>Mitchell Pier Treehouse</b>					
2801 Treehouse Structure - Replace	\$0	\$0	\$0	\$0	\$0
<b>Saucy Jack Streetscape</b>					
2123 Asphalt - Seal/Repair	\$8,760	\$0	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
<b>Village Crossing Trail</b>					
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
<b>Captains Island Park</b>					
2192 Boardwalk- Replace/Rebuild	\$0	\$258,581	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
<b>Nobel's Point Park</b>					

Fiscal Year		2044	2045	2046	2047	2048
2169	Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2801	Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
<b>Miscellaneous</b>						
2107	Concrete Sidewalks - Repair	\$0	\$27,811	\$0	\$0	\$0
2150	Water Fountain - Replace	\$0	\$0	\$0	\$0	\$0
2169	Sign Posts/Sets - Replace	\$0	\$0	\$0	\$52,596	\$0
2172	Banner Signs - Replace	\$0	\$0	\$37,077	\$0	\$0
2179	Landscape Lights - Partial Replace	\$0	\$0	\$0	\$0	\$27,138
2181	Outdoor/Site Furniture-Part Replace	\$0	\$17,673	\$0	\$0	\$0
2587	Irrigation System - Repair/Refurb	\$0	\$0	\$0	\$0	\$0
2591	Irrigation System - Upgrades	\$0	\$0	\$0	\$0	\$0
Total Expenses		\$112,521	\$361,790	\$230,411	\$552,407	\$444,745
Ending Reserve Balance		\$4,082,786	\$4,313,185	\$4,691,653	\$4,764,364	\$4,960,411

<b>Fiscal Year</b>	<b>2049</b>	<b>2050</b>	<b>2051</b>	<b>2052</b>	<b>2053</b>
Starting Reserve Balance	\$4,960,411	\$5,018,864	\$4,243,144	\$4,680,082	\$5,330,188
Annual Reserve Funding	\$606,875	\$621,925	\$637,349	\$653,155	\$669,354
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$49,875	\$46,290	\$44,597	\$50,030	\$53,690
Total Income	\$5,617,161	\$5,687,079	\$4,925,091	\$5,383,268	\$6,053,232
# Component					
<b>Administration</b>					
2523 HVAC (Office) - Replace	\$0	\$15,743	\$0	\$0	\$0
2545 Computer/IT Equipment - Replace	\$0	\$0	\$15,105	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
2743 Furnishings & Décor - Partial Repl	\$0	\$0	\$0	\$0	\$0
2747 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Bathroom - Remodel	\$0	\$0	\$0	\$0	\$0
2755 Offices/Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
<b>Gibbon St Park</b>					
2325 Wood Deck - Resurface	\$55,276	\$0	\$0	\$0	\$0
<b>Grove Park</b>					
2149 Concrete Fountain - Repair/Clean	\$0	\$10,999	\$0	\$0	\$0
2175 Park Lights - Replace	\$0	\$0	\$0	\$0	\$32,285
<b>Simmons Park</b>					
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
<b>Beckon Park</b>					
2147 Gazebo - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
<b>Bellinger Island</b>					
2161 Bulkheads - Repair/Restore	\$0	\$0	\$0	\$0	\$344,059
2191 Bridge, Fishing Dock - Resurface	\$0	\$30,192	\$0	\$0	\$0
2192 "Treehouse" - Replace/Rebuild	\$0	\$0	\$28,544	\$0	\$0
2192 Bridge, Fishing Dock - Replace	\$0	\$83,568	\$0	\$0	\$0
2196 Gangway - Replace	\$0	\$0	\$0	\$0	\$0
<b>Guggenheim Plaza</b>					
2169 Sign/Reader Board - Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor Furniture (New) - Allowance	\$0	\$0	\$0	\$0	\$0
2318 Wood Deck - Replace	\$0	\$0	\$0	\$0	\$0
2318 Wood Deck - Resurface	\$0	\$0	\$0	\$0	\$0
2328 Walkway Deck Railings - Replace	\$23,241	\$0	\$0	\$0	\$0
2595 Pond Fountains (New) - Replace	\$32,454	\$0	\$0	\$0	\$0
<b>Balfour Park</b>					
2147 Wooden Arches - Replace	\$0	\$8,626	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
<b>Waterfront Park</b>					
2149 Pavilion - Replace	\$0	\$0	\$79,966	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2181 Wooden Site Furniture - Replace	\$0	\$142,335	\$0	\$0	\$0
2185 Hardscape - Refurbish	\$363,270	\$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	\$268,496	\$0	\$0	\$0
2783 Splash Pad Pumps - Refurbish	\$0	\$20,380	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
<b>Center Park</b>					
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
<b>Cattle Trough Park</b>					
2149 Concrete Fountain - Refurbish/Repai	\$0	\$9,920	\$0	\$0	\$0
2175 Ornamental Gas Lamps - Replace	\$0	\$0	\$0	\$0	\$0
<b>Trail System</b>					
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$37,980	\$0
2125 Asphalt Trails -Repair/Resurface	\$0	\$123,896	\$0	\$0	\$135,385
2139 Wood Fencing (Trails)- Replace	\$0	\$0	\$52,200	\$0	\$0
2181 Trail Furn./Signage - Part. Replace	\$0	\$10,966	\$0	\$0	\$0
2191 Bridge #1 - Resurface	\$0	\$0	\$0	\$0	\$0
2191 Bridge #2 - Resurface	\$0	\$0	\$0	\$0	\$83,540

Fiscal Year	2049	2050	2051	2052	2053
2191 Bridge #3 - Resurface	\$0	\$0	\$0	\$0	\$0
2191 Bridge #4 - Resurface	\$0	\$0	\$0	\$0	\$0
2191 Bridge #5 - Resurface	\$0	\$0	\$36,096	\$0	\$0
2191 Bridge #6 - Resurface	\$0	\$505,721	\$0	\$0	\$0
2191 Other Bridges - Resurface	\$0	\$54,885	\$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
2727 Trail Fitness Eqpmnt - Replace	\$90,556	\$0	\$0	\$0	\$0
<b>Codner's Ferry Park</b>					
2147 Picnic Shelter - Refurbish/Replace	\$0	\$22,429	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
<b>Butterfly Pond (Gun Boat Park)</b>					
2147 Wood Trellis - Replace	\$0	\$0	\$0	\$0	\$0
2193 Pier/Dock - Repair/Resurface	\$0	\$0	\$19,436	\$0	\$0
2194 Pier/Dock - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
<b>Smythe Park</b>					
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	\$0	\$0	\$0	\$0	\$0
2175 Gas Lanterns - Replace	\$0	\$0	\$13,661	\$0	\$0
2801 Play Equipt (Boat/Slides)-Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground System (New)- 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
<b>200 River Landing Drive</b>					
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	\$13,819	\$0	\$0	\$15,100	\$0
<b>Ralston Grove</b>					
2169 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$47,876	\$0	\$0	\$0
<b>Commemorative Park</b>					
2146 Arbor - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2169 Signage - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
<b>Barfield Park</b>					
2147 Picnic Shelter - Refurbish	\$0	\$0	\$0	\$0	\$0
2383 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
<b>Ithecaw Creek Fountain</b>					
2150 Fountain/Water Feature - Refurbish	\$0	\$29,222	\$0	\$0	\$0
<b>Willtown Park (Townsend)</b>					
2107 Concrete Sidewalks - Partial Repair	\$9,527	\$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
<b>Ralston Cemetery</b>					
2137 Metal Gate - Replace	\$0	\$0	\$0	\$0	\$0
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
<b>Mitchell Pier Treehouse</b>					
2801 Treehouse Structure - Replace	\$0	\$0	\$0	\$0	\$0
<b>Saucy Jack Streetscape</b>					
2123 Asphalt - Seal/Repair	\$10,155	\$0	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$18,115	\$0	\$0	\$0
<b>Village Crossing Trail</b>					
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
<b>Captains Island Park</b>					
2192 Boardwalk- Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
<b>Nobel's Point Park</b>					

Fiscal Year		2049	2050	2051	2052	2053
2169	Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2801	Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
<b>Miscellaneous</b>						
2107	Concrete Sidewalks - Repair	\$0	\$0	\$0	\$0	\$0
2150	Water Fountain - Replace	\$0	\$20,078	\$0	\$0	\$0
2169	Sign Posts/Sets - Replace	\$0	\$0	\$0	\$0	\$0
2172	Banner Signs - Replace	\$0	\$0	\$0	\$0	\$45,600
2179	Landscape Lights - Partial Replace	\$0	\$0	\$0	\$0	\$0
2181	Outdoor/Site Furniture-Part Replace	\$0	\$20,488	\$0	\$0	\$0
2587	Irrigation System - Repair/Refurb	\$0	\$0	\$0	\$0	\$0
2591	Irrigation System - Upgrades	\$0	\$0	\$0	\$0	\$0
Total Expenses		\$598,297	\$1,443,935	\$245,008	\$53,080	\$640,868
Ending Reserve Balance		\$5,018,864	\$4,243,144	\$4,680,082	\$5,330,188	\$5,412,364



## 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

<b>BTU</b>	British Thermal Unit (a standard unit of energy)
<b>DIA</b>	Diameter
<b>GSF</b>	Gross Square Feet (area). Equivalent to Square Feet
<b>GSY</b>	Gross Square Yards (area). Equivalent to Square Yards
<b>HP</b>	Horsepower
<b>LF</b>	Linear Feet (length)
<b>Effective Age</b>	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
<b>Fully Funded Balance (FFB)</b>	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.
<b>Inflation</b>	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.
<b>Interest</b>	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.
<b>Percent Funded</b>	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.
<b>Remaining Useful Life (RUL)</b>	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
<b>Useful Life (UL)</b>	The estimated time, in years, that a common area component can be expected to serve its intended function.