

SPRINGFIELD STATION HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTOR'S QUARTERLY MEETING
6 OCTOBER 2021
DRAFT MINUTES OF MEETING

CALL TO ORDER

This quarterly meeting of the Springfield Station Homeowners Association (SSHOA) Board of Directors (BoD) meeting was called to order at 6:09 pm at the Sports Courts.

1) ATTENDANCE

SSHOA Board Members present John Giuliani, President; Dan Germain, Secretary; Geoffrey Ballou; Treasurer and at-large members: Jim Klein, Vicky Johnson, and Mary Chasteen stood in with proxy for Taylor Chasteen. Due to an unfortunate oversight the secretary only notified the new board members of the meeting that day. It is anticipated that Trudy Stellar and Chuck Brackett will attend the next Board meeting.

The following Board Members were not in attendance: Manny Pablo.

BOARD OF DIRECTORS DIRECTORY	2022 Milestones and Key Dates
Ballou, Geoffrey – geoffreyballou@gmail.com Brackett, Chuck – chuckbrackett@hotmail.com Germain, Dan – djgermain@gmail.com , 202-607-1486) Chastan, Taylor – gtcmajor7@gmail.com Giuliani, John – jngiuliani@cox.net Johnson, Vicky – mcinjohn@cox.net Klein, Jim – Jim.klein@rrd.com jimeklein@gmail.com 703.328.1898 Pablo, Manny – FredPablo@cox.net Stellar, Trudy – tstellar@verizon.net board@springfieldstationhoa.org Sends to the entire board.	Q1 Board Meeting: 12 January 2022 Q2 Board Meeting: 13 April 2022 Annual Dues letter mailed to homeowners: 30 April 2022 - 7 May 2022 Spring Cleanup: Saturday 14 May 2022: 8:00 am – 11:00 am Deadline for payment of annual dues: 31 May 2022 Q3 Board Meeting: 13 July 2022 Annual General Membership Meeting: 24 September 2022 Q4 Board Meeting: 5 October 2022

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2) Election of Officers

John Giuliani as President

Vacant, Vice President

Geoffrey Ballou as Treasurer

Dan Germain as Secretary * agreed to be interim Secretary, while a new Secretary is sought. He will continue as SSHOA web site master, Registered Agent, and submit the SSHOA tax papers.

The Board needs to fill the Vice President and Secretary positions.

Motion: Moved by Jim Klein, and seconded by Vicky Johnson, "To elect the slate of officers as presented." The motion carried with all in favor.

REGULAR BUSINESS

3) APPROVAL OF MINUTES of the General Membership Meeting

Minutes of the Draft of the General Membership Meeting will be sent by Dan Germain via email for corrections. They will be posted on the website but not approved until the next General Membership Meeting.

Common Grounds

4) Mulching the Playground Area

The Board voted unanimously to have Premium lawn service re-mulch the playground area with special child-safe mulch not to exceed a cost of \$1,500.00. Geoffrey Ballou will contact Premium.

Motion: Moved by John Giuliani, and seconded by Dan Germain, "To re-mulch the playground area with child-safe mulch as soon as possible at a cost not to exceed \$1500". The motion carried with all in favor.

5) Digital locks for the Gates to the Sport Court

Jim Klein will look into the cost of two digital locks, with the property that the entry code can be changed. Comments from the General Meeting were very negative on keyed locks. Discussion

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by the Board led to the conclusion that such locks should be ready to be applied if and when deemed necessary by the Board. An SSHOA web site application would need to be established for SSHOA members.

6) Pickleball Net

John Giuliani will gather information on the cost of a steel pickleball net on wheels and share with the Board through email. This information will also include the cost of a chain to tie the net to a fence post by the pickle ball court.

7) Annual Membership Dues for 2021-2022

Dan Germain will review the status of unpaid dues for the year 2021 and send out second notices to delinquent SSHOA members. Virginia allows interest to accrue after 90 days beyond the initial due date.

8) TREASURER'S REPORT / LONG TERM BUDGET

John Giuliani presented two spreadsheets (attached) on the long term SSHOA budget. The objective of such a study is how to cover anticipated future operating costs and capital improvements, including repaving the sport court in 40 years (2061).

The first attached spreadsheet assumes the dues stay fixed at \$120.00/year/unit. An inflation factor of 2% per year is assumed for operating expenses and each capital improvement expenditure. The analysis shows that by 2032 there is not sufficient income to cover planned capital improvements (area highlighted in pink).

According to Article VI: Covenants For Maintenance Assessments, Section 3, Item (a) of the Restrictive Covenants,

“... the maximum annual assessment applicable to each Lot or Living Unit may be increased each year not more than the Maximum Percentage” (as defined below) above the maximum and annual assessment applicable to each such Lot or Living Unit for the previous year without a vote of the membership. The “Maximum Percentage” for any shall shall be the greater of (i) three percent (3%) or (ii)the percentage of increase in the Consumer Price Index,...

Item (c) of the same section states “The Board of Directors may fix the annual assessment at an amount not in excess of the maximum annual assessment permitted.”

Accordingly, the Board can by vote increase the dues by 3% per unit without a vote by the General Membership. Based on these statements, John Giuliani presented a second

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spreadsheet in which the dues increase by 3% per year, rounded down to whole dollars, and using the same inflation factors. This spreadsheet showed that the operating expenses and planned capital improvement expenditures can be met for the next 40 years, including repaving the sports court.

Motion: Moved by John Giuliani, and seconded by Geoff Ballou, "To start increasing the dues by 3%, rounded down to whole dollars, annually beginning in 2022. " The motion carried with all in favor.

The board therefore set the annual dues for June 1, 2022 through May 31, 2023 at \$123.00

Board members will investigate if a legal firm needs to be consulted to ensure the Board's understanding of the By-laws and Restrictive Covenants .

9) Establishment of 2022 Milestones and Key Dates

Q1 Board Meeting: 12 January 2022

Q2 Board Meeting: 13 April 2022

Annual Dues letter mailed to homeowners: 30 April 2022 - 7 May 2022

Spring Cleanup: Saturday 14 May 2022: 8:00 am – 11:00 am

Deadline for payment of annual dues: 31 May 2022

Q3 Board Meeting: 13 July 2022

Annual General Membership Meeting: 24 September 2022

Q4 Board Meeting: 5 October 2022

NEW BUSINESS

10) Other Items

a) Dan Germain reported a tree across the path from the playground needs to be cut down. One section of the tree has already fallen into the wooded area and upon inspection was completely hollow from rot. The section of the tree remaining leans toward houses. It too is soft and should

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be cut down The person who worked on the trees in preparation for the repaving of the court area is :

Tai Nguyen of Stump T
(571)-235-2624
Licensed & Insured

Action: Dan to contact Tai

ADJOURNMENT

A motion was made by Vicky Johnson and seconded by Geoff Ballou that the meeting be adjourned, and this was agreed upon at 7:09 pm.

Respectfully submitted,
Dan Germain

(with the most helpful notes from John Guiliani)

SSHOA Long Term Projected Budget Plan

Notes: A. General Fund balance at end of 2021 = \$30,790.

B. SSHOA dues fixed at \$120/unit/yr.

C. Actual percentage dues increase.

D. Total SSHOA dues income assuming all 182 units paid in full.

E. Yearly operating expences assuming 2% inflation per year.

F. Capital Improvement Fund addition = minimum(SSHOA dues income - operating expenses, \$20,000).

G. End of year General Fund balance subtracting operating expenses.

H. Capital Improvement Fund balance at end of 2021

= \$4,256+\$10,000 VDOT bond release + \$5,000 Cons. Agree. bond release + \$10,000 VCAP reimbursement + \$10,908 addition from dues income = \$40,164.

I. Capital Improvement expenditures assume a 2% inflation since last expenditure for each specific project.

J. Capital Improvement Fund balance after expenditures.

K. Increase of the Capital Improvement Fund by the addition from dues after the end of year balance.

#	year	A start of yr General Fund	B SSHOA dues per unit	C actual % increase	D SSHOA dues income	E yearly operating costs	F addition to Cap Imp Fund	G end of yr General Fund balance	H start of yr Cap Imp Fund	I Cap Imp expenditures	J end of yr Cap Imp Fund balance	K with addition to Cap Imp Fund	L Capital Improvement project/~frequency (last completed, cost)
1	2022	\$ 30,790	\$ 120.00	0.00%	\$ 21,840	\$ (13,662)	\$ 8,178	\$ 30,790	\$ 40,164	\$ (4,600)	\$ 35,564	\$ 43,742	sealing paths/7 yrs (2013,\$4,000)
2	2023	\$ 30,790	\$ 120.00	0.00%	\$ 21,840	\$ (13,935)	\$ 7,905	\$ 30,790	\$ 43,742	\$ (3,200)	\$ 40,542	\$ 48,447	repair stairs on paths/10 yrs (2009, \$3,000)
3	2024	\$ 30,790	\$ 120.00	0.00%	\$ 21,840	\$ (14,214)	\$ 7,626	\$ 30,790	\$ 48,447		\$ 48,447	\$ 56,073	
4	2025	\$ 30,790	\$ 120.00	0.00%	\$ 21,840	\$ (14,498)	\$ 7,342	\$ 30,790	\$ 56,073	\$ (5,000)	\$ 51,073	\$ 58,415	sealing sport court/5 yrs (2021, \$4,620)
5	2026	\$ 30,790	\$ 120.00	0.00%	\$ 21,840	\$ (14,788)	\$ 7,052	\$ 30,790	\$ 58,415		\$ 58,415	\$ 65,466	
6	2027	\$ 30,790	\$ 120.00	0.00%	\$ 21,840	\$ (15,084)	\$ 6,756	\$ 30,790	\$ 65,466		\$ 65,466	\$ 72,222	
7	2028	\$ 30,790	\$ 120.00	0.00%	\$ 21,840	\$ (15,386)	\$ 6,454	\$ 30,790	\$ 72,222		\$ 72,222	\$ 78,677	
8	2029	\$ 30,790	\$ 120.00	0.00%	\$ 21,840	\$ (15,693)	\$ 6,147	\$ 30,790	\$ 78,677	\$ (56,466)	\$ 22,211	\$ 28,357	replace paths/20 yrs (2009, \$38,000)
9	2030	\$ 30,790	\$ 120.00	0.00%	\$ 21,840	\$ (16,007)	\$ 5,833	\$ 30,790	\$ 28,357	\$ (5,520)	\$ 22,837	\$ 28,670	sealing sport court/5 yrs (2025, \$5,000)
10	2031	\$ 30,790	\$ 120.00	0.00%	\$ 21,840	\$ (16,327)	\$ 5,513	\$ 30,790	\$ 28,670	\$ (48,000)	\$ (19,330)	\$ (13,817)	replace playground equip/25 yrs (2006, \$32,400)
11	2032	\$ 30,790	\$ 120.00	0.00%	\$ 21,840	\$ (16,654)	\$ 5,186	\$ 30,790	\$ (13,817)		\$ (13,817)	\$ (8,631)	
12	2033	\$ 30,790	\$ 120.00	0.00%	\$ 21,840	\$ (16,987)	\$ 4,853	\$ 30,790	\$ (8,631)	\$ (3,908)	\$ (12,539)	\$ (7,686)	repair stairs on paths/10 yrs (2023, \$3,200)
13	2034	\$ 30,790	\$ 120.00	0.00%	\$ 21,840	\$ (17,327)	\$ 4,513	\$ 30,790	\$ (7,686)		\$ (7,686)	\$ (3,173)	
14	2035	\$ 30,790	\$ 120.00	0.00%	\$ 21,840	\$ (17,673)	\$ 4,167	\$ 30,790	\$ (3,173)	\$ (6,095)	\$ (9,268)	\$ (5,101)	sealing sport court/5 yrs (2025, \$5,000)
15	2036	\$ 30,790	\$ 120.00	0.00%	\$ 21,840	\$ (18,027)	\$ 3,813	\$ 30,790	\$ (5,101)	\$ (6,070)	\$ (11,171)	\$ (7,358)	sealing paths/7 yrs (2022, \$4,600)
16	2037	\$ 30,790	\$ 120.00	0.00%	\$ 21,840	\$ (18,387)	\$ 3,453	\$ 30,790	\$ (7,358)		\$ (7,358)	\$ (3,905)	
17	2038	\$ 30,790	\$ 120.00	0.00%	\$ 21,840	\$ (18,755)	\$ 3,085	\$ 30,790	\$ (3,905)		\$ (3,905)	\$ (820)	
18	2039	\$ 30,790	\$ 120.00	0.00%	\$ 21,840	\$ (19,130)	\$ 2,710	\$ 30,790	\$ (820)		\$ (820)	\$ 1,890	
19	2040	\$ 30,790	\$ 120.00	0.00%	\$ 21,840	\$ (19,513)	\$ 2,327	\$ 30,790	\$ 1,890	\$ (6,729)	\$ (4,839)	\$ (2,512)	sealing sport court/5 yrs (2035, \$6,095)
20	2041	\$ 30,790	\$ 120.00	0.00%	\$ 21,840	\$ (19,903)	\$ 1,937	\$ 30,790	\$ (2,512)	\$ (5,002)	\$ (7,514)	\$ (5,577)	repair gazebo/20 yrs (2020, \$3,300)
21	2042	\$ 30,790	\$ 120.00	0.00%	\$ 21,840	\$ (20,301)	\$ 1,539	\$ 30,790	\$ (5,577)	\$ (4,670)	\$ (10,247)	\$ (8,708)	repair stairs on paths/10 yrs (2033, \$3,908)
22	2043	\$ 30,790	\$ 120.00	0.00%	\$ 21,840	\$ (20,707)	\$ 1,133	\$ 30,790	\$ (8,708)	\$ (6,973)	\$ (15,681)	\$ (14,548)	sealing paths/7 yrs (2036, \$6,070)
23	2044	\$ 30,790	\$ 120.00	0.00%	\$ 21,840	\$ (21,121)	\$ 719	\$ 30,790	\$ (14,548)		\$ (14,548)	\$ (13,829)	
24	2045	\$ 30,790	\$ 120.00	0.00%	\$ 21,840	\$ (21,544)	\$ 296	\$ 30,790	\$ (13,829)	\$ (7,430)	\$ (21,259)	\$ (20,962)	sealing sport court/5 yrs (2040, \$6,729)
25	2046	\$ 30,790	\$ 120.00	0.00%	\$ 21,840	\$ (21,974)	\$ -	\$ 30,656	\$ (20,962)	\$ (71,325)	\$ (92,287)	\$ (92,287)	replace playground equip/20 yrs (2031,\$48,000)
26	2047	\$ 30,656	\$ 120.00	0.00%	\$ 21,840	\$ (22,414)	\$ -	\$ 30,082	\$ (92,287)		\$ (92,287)	\$ (92,287)	
27	2048	\$ 30,082	\$ 120.00	0.00%	\$ 21,840	\$ (22,862)	\$ -	\$ 29,059	\$ (92,287)		\$ (92,287)	\$ (92,287)	
28	2049	\$ 29,059	\$ 120.00	0.00%	\$ 21,840	\$ (23,319)	\$ -	\$ 27,580	\$ (92,287)	\$ (56,000)	\$ (148,287)	\$ (148,287)	replace paths/20 yrs (2029, \$56,466)
29	2050	\$ 27,580	\$ 120.00	0.00%	\$ 21,840	\$ (23,786)	\$ -	\$ 25,634	\$ (148,287)	\$ (8,203)	\$ (156,490)	\$ (156,490)	sealing sport court/5 yrs (2045, \$7,430)
30	2051	\$ 25,634	\$ 120.00	0.00%	\$ 21,840	\$ (24,262)	\$ -	\$ 23,212	\$ (156,490)		\$ (156,490)	\$ (156,490)	
31	2052	\$ 23,212	\$ 120.00	0.00%	\$ 21,840	\$ (24,747)	\$ -	\$ 20,306	\$ (156,490)	\$ (5,693)	\$ (162,183)	\$ (162,183)	repair stairs on paths/10 yrs (2042, \$4,670)
32	2053	\$ 20,306	\$ 120.00	0.00%	\$ 21,840	\$ (25,242)	\$ -	\$ 16,904	\$ (162,183)		\$ (162,183)	\$ (162,183)	
33	2054	\$ 16,904	\$ 120.00	0.00%	\$ 21,840	\$ (25,747)	\$ -	\$ 12,997	\$ (162,183)		\$ (162,183)	\$ (162,183)	
34	2055	\$ 12,997	\$ 120.00	0.00%	\$ 21,840	\$ (26,262)	\$ -	\$ 8,576	\$ (162,183)	\$ (9,057)	\$ (171,240)	\$ (171,240)	sealing sport court/5 yrs (2050, \$8,203)
35	2056	\$ 8,576	\$ 120.00	0.00%	\$ 21,840	\$ (26,787)	\$ -	\$ 3,629	\$ (171,240)	\$ (8,010)	\$ (179,250)	\$ (179,250)	sealing paths/7 yrs (2043, \$6,973)
36	2057	\$ 3,629	\$ 120.00	0.00%	\$ 21,840	\$ (27,322)	\$ -	\$ (1,854)	\$ (179,250)		\$ (179,250)	\$ (179,250)	
37	2058	\$ (1,854)	\$ 120.00	0.00%	\$ 21,840	\$ (27,869)	\$ -	\$ (7,883)	\$ (179,250)		\$ (179,250)	\$ (179,250)	
38	2059	\$ (7,883)	\$ 120.00	0.00%	\$ 21,840	\$ (28,426)	\$ -	\$ (14,469)	\$ (179,250)		\$ (179,250)	\$ (179,250)	
39	2060	\$ (14,469)	\$ 120.00	0.00%	\$ 21,840	\$ (28,995)	\$ -	\$ (21,624)	\$ (179,250)		\$ (179,250)	\$ (179,250)	
40	2061	\$ (21,624)	\$ 120.00	0.00%	\$ 21,840	\$ (29,575)	\$ -	\$ (29,358)	\$ (179,250)	\$ (265,000)	\$ (444,250)	\$ (444,250)	replace courts/40 yrs (2021,\$128,241)
41	2062									\$ (6,940)			repair stairs on paths/10 yrs (2052, \$5,693)
42	2063									\$ (7,735)			repair gazebo/20 yrs (2041, \$5,002)

SSHOA Long Term Projected Budget Plan

Notes: A. General Fund balance at end of 2021 = \$30,790.

B. SSHOA dues increase 3%/yr, rounded down to a whole dollar amount. Increase can be reduced as long as cover operating expenses and \$20,000 to Cap. Imp. Fund.

C. Actual percentage dues increase after rounding down.

D. Total SSHOA dues income assuming all 182 units paid in full.

E. Yearly operating expences assuming 2% inflation per year.

F. Capital Improvement Fund addition = minimum(SSHOA dues income - operating expenses, \$20,000).

G. End of year General Fund balance subtracting operating expenses.

H. Capital Improvement Fund balance at end of 2021

= \$4,256+\$10,000 VDOT bond release + \$5,000 Cons. Agree. bond release + \$10,000 VCAP reimbursement + \$10,908 addition from dues income = \$40,164.

I. Capital Improvement expenditures assume a 2% inflation since last expenditure for each specific project.

J. Capital Improvement Fund balance after expenditures.

K. Increase of the Capital Improvement Fund by the additon from dues after the end of year balance.

#	year	A start of yr General Fund	B SSHOA dues per unit	C actual % increase	D SSHOA dues income	E yearly operating costs	F addition to Cap Imp Fund	G end of yr General Fund balance	H start of yr Cap Imp Fund	I Cap Imp expenditures	J end of yr Cap Imp Fund balance	K with addition to Cap Imp Fund	L Capital Improvement project/~frequency (last completed, cost)
1	2022	\$ 30,790	\$ 123.00	2.50%	\$ 22,386	\$ (13,662)	\$ 8,724	\$ 30,790	\$ 40,164	\$ (4,600)	\$ 35,564	\$ 44,288	sealing paths/7 yrs (2013,\$4,000)
2	2023	\$ 30,790	\$ 126.00	2.44%	\$ 22,932	\$ (13,935)	\$ 8,997	\$ 30,790	\$ 44,288	\$ (3,200)	\$ 41,088	\$ 50,085	repair stairs on paths/10 yrs (2009, \$3,000)
3	2024	\$ 30,790	\$ 129.00	2.38%	\$ 23,478	\$ (14,214)	\$ 9,264	\$ 30,790	\$ 50,085		\$ 50,085	\$ 59,349	
4	2025	\$ 30,790	\$ 132.00	2.33%	\$ 24,024	\$ (14,498)	\$ 9,526	\$ 30,790	\$ 59,349	\$ (5,000)	\$ 54,349	\$ 63,875	sealing sport court/5 yrs (2021, \$4,620)
5	2026	\$ 30,790	\$ 135.00	2.27%	\$ 24,570	\$ (14,788)	\$ 9,782	\$ 30,790	\$ 63,875		\$ 63,875	\$ 73,656	
6	2027	\$ 30,790	\$ 139.00	2.96%	\$ 25,298	\$ (15,084)	\$ 10,214	\$ 30,790	\$ 73,656		\$ 73,656	\$ 83,870	
7	2028	\$ 30,790	\$ 143.00	2.88%	\$ 26,026	\$ (15,386)	\$ 10,640	\$ 30,790	\$ 83,870		\$ 83,870	\$ 94,511	
8	2029	\$ 30,790	\$ 147.00	2.80%	\$ 26,754	\$ (15,693)	\$ 11,061	\$ 30,790	\$ 94,511	\$ (56,466)	\$ 38,045	\$ 49,105	replace paths/20 yrs (2009, \$38,000)
9	2030	\$ 30,790	\$ 151.00	2.72%	\$ 27,482	\$ (16,007)	\$ 11,475	\$ 30,790	\$ 49,105	\$ (5,520)	\$ 43,585	\$ 55,060	sealing sport court/5 yrs (2025, \$5,000)
10	2031	\$ 30,790	\$ 155.00	2.65%	\$ 28,210	\$ (16,327)	\$ 11,883	\$ 30,790	\$ 55,060	\$ (48,000)	\$ 7,060	\$ 18,943	replace playground equip/25 yrs (2006, \$32,400)
11	2032	\$ 30,790	\$ 159.00	2.58%	\$ 28,938	\$ (16,654)	\$ 12,284	\$ 30,790	\$ 18,943		\$ 18,943	\$ 31,227	
12	2033	\$ 30,790	\$ 163.00	2.52%	\$ 29,666	\$ (16,987)	\$ 12,679	\$ 30,790	\$ 31,227	\$ (3,908)	\$ 27,319	\$ 39,998	repair stairs on paths/10 yrs (2023, \$3,200)
13	2034	\$ 30,790	\$ 167.00	2.45%	\$ 30,394	\$ (17,327)	\$ 13,067	\$ 30,790	\$ 39,998		\$ 39,998	\$ 53,065	
14	2035	\$ 30,790	\$ 172.00	2.99%	\$ 31,304	\$ (17,673)	\$ 13,631	\$ 30,790	\$ 53,065	\$ (6,095)	\$ 46,970	\$ 60,601	sealing sport court/5 yrs (2025, \$5,000)
15	2036	\$ 30,790	\$ 177.00	2.91%	\$ 32,214	\$ (18,027)	\$ 14,187	\$ 30,790	\$ 60,601	\$ (6,070)	\$ 54,531	\$ 68,718	sealing paths/7 yrs (2022, \$4,600)
16	2037	\$ 30,790	\$ 182.00	2.82%	\$ 33,124	\$ (18,387)	\$ 14,737	\$ 30,790	\$ 68,718		\$ 68,718	\$ 83,455	
17	2038	\$ 30,790	\$ 187.00	2.75%	\$ 34,034	\$ (18,755)	\$ 15,279	\$ 30,790	\$ 83,455		\$ 83,455	\$ 98,734	
18	2039	\$ 30,790	\$ 192.00	2.67%	\$ 34,944	\$ (19,130)	\$ 15,814	\$ 30,790	\$ 98,734		\$ 98,734	\$ 114,548	
19	2040	\$ 30,790	\$ 197.00	2.60%	\$ 35,854	\$ (19,513)	\$ 16,341	\$ 30,790	\$ 114,548	\$ (6,729)	\$ 107,819	\$ 124,160	sealing sport court/5 yrs (2035, \$6,095)
20	2041	\$ 30,790	\$ 202.00	2.54%	\$ 36,764	\$ (19,903)	\$ 16,861	\$ 30,790	\$ 124,160	\$ (5,002)	\$ 119,158	\$ 136,019	repair gazebo/20 yrs (2020, \$3,300)
21	2042	\$ 30,790	\$ 208.00	2.97%	\$ 37,856	\$ (20,301)	\$ 17,555	\$ 30,790	\$ 136,019	\$ (4,670)	\$ 131,349	\$ 148,904	repair stairs on paths/10 yrs (2033, \$3,908)
22	2043	\$ 30,790	\$ 214.00	2.88%	\$ 38,948	\$ (20,707)	\$ 18,241	\$ 30,790	\$ 148,904	\$ (6,973)	\$ 141,931	\$ 160,172	sealing paths/7 yrs (2036, \$6,070)
23	2044	\$ 30,790	\$ 220.00	2.80%	\$ 40,040	\$ (21,121)	\$ 18,919	\$ 30,790	\$ 160,172		\$ 160,172	\$ 179,091	
24	2045	\$ 30,790	\$ 226.00	2.73%	\$ 41,132	\$ (21,544)	\$ 19,588	\$ 30,790	\$ 179,091	\$ (7,430)	\$ 171,661	\$ 191,250	sealing sport court/5 yrs (2040, \$6,729)
25	2046	\$ 30,790	\$ 232.00	2.65%	\$ 42,224	\$ (21,974)	\$ 20,000	\$ 31,040	\$ 191,250	\$ (71,325)	\$ 119,925	\$ 139,925	replace playground equip/20 yrs (2031, \$48,000)
26	2047	\$ 31,040	\$ 238.00	2.59%	\$ 43,316	\$ (22,414)	\$ 20,000	\$ 31,942	\$ 139,925		\$ 139,925	\$ 159,925	
27	2048	\$ 31,942	\$ 245.00	2.94%	\$ 44,590	\$ (22,862)	\$ 20,000	\$ 33,669	\$ 159,925		\$ 159,925	\$ 179,925	
28	2049	\$ 33,669	\$ 252.00	2.86%	\$ 45,864	\$ (23,319)	\$ 20,000	\$ 36,214	\$ 179,925	\$ (56,000)	\$ 123,925	\$ 143,925	replace paths/20 yrs (2029, \$56,466)
29	2050	\$ 36,214	\$ 259.00	2.78%	\$ 47,138	\$ (23,786)	\$ 20,000	\$ 39,566	\$ 143,925	\$ (8,203)	\$ 135,722	\$ 155,722	sealing sport court/5 yrs (2045, \$7,430)
30	2051	\$ 39,566	\$ 266.00	2.70%	\$ 48,412	\$ (24,262)	\$ 20,000	\$ 43,716	\$ 155,722		\$ 155,722	\$ 175,722	
31	2052	\$ 43,716	\$ 273.00	2.63%	\$ 49,686	\$ (24,747)	\$ 20,000	\$ 48,656	\$ 175,722	\$ (5,693)	\$ 170,029	\$ 190,029	repair stairs on paths/10 yrs (2042, \$4,670)
32	2053	\$ 48,656	\$ 281.00	2.93%	\$ 51,142	\$ (25,242)	\$ 20,000	\$ 54,556	\$ 190,029		\$ 190,029	\$ 210,029	
33	2054	\$ 54,556	\$ 289.00	2.85%	\$ 52,598	\$ (25,747)	\$ 20,000	\$ 61,407	\$ 210,029		\$ 210,029	\$ 230,029	
34	2055	\$ 61,407	\$ 297.00	2.77%	\$ 54,054	\$ (26,262)	\$ 20,000	\$ 69,200	\$ 230,029	\$ (9,057)	\$ 220,972	\$ 240,972	sealing sport court/5 yrs (2050, \$8,203)
35	2056	\$ 69,200	\$ 305.00	2.69%	\$ 55,510	\$ (26,787)	\$ 20,000	\$ 77,923	\$ 240,972	\$ (8,010)	\$ 232,962	\$ 252,962	sealing paths/7 yrs (2043, \$6,973)
36	2057	\$ 77,923	\$ 314.00	2.95%	\$ 57,148	\$ (27,322)	\$ 20,000	\$ 87,748	\$ 252,962		\$ 252,962	\$ 272,962	
37	2058	\$ 87,748	\$ 323.00	2.87%	\$ 58,786	\$ (27,869)	\$ 20,000	\$ 98,665	\$ 272,962		\$ 272,962	\$ 292,962	
38	2059	\$ 98,665	\$ 332.00	2.79%	\$ 60,424	\$ (28,426)	\$ 20,000	\$ 110,663	\$ 292,962		\$ 292,962	\$ 312,962	
39	2060	\$ 110,663	\$ 341.00	2.71%	\$ 62,062	\$ (28,995)	\$ 20,000	\$ 123,730	\$ 312,962		\$ 312,962	\$ 332,962	
40	2061	\$ 123,730	\$ 351.00	2.93%	\$ 63,882	\$ (29,575)	\$ 20,000	\$ 138,038	\$ 332,962	\$ (265,000)	\$ 67,962	\$ 87,962	replace courts/40 yrs (2021,\$128,241)
41	2062								\$ (6,940)				repair stairs on paths/10 yrs (2052, \$5,693)
42	2063								\$ (7,735)				repair gazebo/20 yrs (2041, \$5,002)