

DISCUSSION ITEM

Five-Year Budget

Recreation Committee Budget FY2026 and Beyond

This worksheet captures the events that the Recreation Committee plans to host over the next couple of years and is requesting funding to support. At the moment, our priorities are making sure that we are maintaining and capitalizing on the amenities Parkfairfax currently offers. We would like to increase the number of activities we host in subsequent years. We will happily add to/adjust that which we propose below in subsequent budget seasons.

Event	FY2026	FY2027	FY2028	FY2029	FY2030
Pool Events¹					
<i>Below please see some ideas for enriching our time at the pool.</i>					
SNL (Saturday Night Later pool hours) <i>(1 event at Pool A and 2 events at Pool B)</i> <i>math: 3 hours x \$105/hour = \$315/event</i>	945.00	945.00	945.00	945.00	945.00
Keeping pool open during the Summer Concert series <i>(3 events at Pool C)</i> <i>math: 3 hours x \$105/hour = \$315/event</i>	945.00	945.00	945.00	945.00	945.00
Volleyball Social (Pool B) <i>(volleyball equipment & refreshments)</i>		800.00	200.00	200.00	200.00
Pool Events Estimated Total	\$ 1,890.00	\$ 2,690.00	\$ 2,090.00	\$ 2,090.00	\$ 2,090.00
Pickleball Events					
<i>At the moment, we do not have a pickleball player on the Committee, which would really help our efforts in hosting a tournament. But we can meet new Committee members at Pickleball Social events in the spring!</i>					
Painting lines for second pair of pickleball courts <i>note: we already have the nets</i>	1200				
Socials <i>(3 socials at \$200/social)</i>	600	600	600	600	600
<i>Tournament:</i>					
Referees		1,000.00	1,000.00	1,000.00	1,000.00
Pickleball Association costs		25.00	25.00	25.00	25.00
Awards		400.00	400.00	400.00	400.00
Refreshments		500.00	500.00	500.00	500.00
Miscellaneous		500.00	500.00	500.00	500.00
Pickleball Events Estimated Total	\$ 1,800.00	\$ 3,025.00	\$ 3,025.00	\$ 3,025.00	\$ 3,025.00
Movie Night					
<i>This might be a traditional birthday party or a float-in at the pool!</i>					
Movie and screen	1,350.00	1,350.00	1,350.00	1,350.00	1,350.00
Permits	500.00	500.00	500.00	500.00	500.00
Water and Chalk	50.00	50.00	50.00	50.00	50.00
Cake	100.00	100.00	100.00	100.00	100.00
Add'l Cost for a Movie Float-in (movie night at the pool) <i>math: 4 hours at \$105/hour</i>	420.00	420.00	420.00	420.00	420.00
Movie Night Estimated Total	\$ 2,420.00	\$ 2,420.00	\$ 2,420.00	\$ 2,420.00	\$ 2,420.00
Requested Budget Totals	\$ 6,110.00	\$ 8,135.00	\$ 7,535.00	\$ 7,535.00	\$ 7,535.00

¹ The Committee is using a rate of \$105/hour to calculate these numbers. (3 lifeguards at \$35/hour/guard)

Big Picture Items for Next Five Years

This worksheet captures recommendations for which funding would be provided outside of the Recreation Committee budget. The Recreation Committee would like the Board/Management to implement these over the next few years. The pool and the gym are probably the two most-featured amenities in unit sales advertisements. We need to maintain and upgrade our current amenities to stay attractive and viable.

	per unit cost	units	sub-total
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Pool Upgrades²

We need to maintain Parkfairfax pools as well as making sure that we are accomodating as many residents as possible by setting hours appropriately.

bike racks outside pools B & C	300	3	900.00
Door Locks (all pools)	300	3	900.00
Cameras (all pools)	10,000	3	30,000.00
Tables, Chairs, Umbrellas (all pools)	500	9	4,500.00
Permanent Shade Structure (Pools A, B)	8,000	2	16,000.00
Little Libraries (all pools)	500	3	1,500.00
Lights (after-hours security -- all pools)	10,000	3	30,000.00
Underwater End-of-Lane Markers (Pool A)	20,000	1	20,000.00
Pool Lift (Pool A)	15,000	1	15,000.00
Pool Upgrade Sub-Total			\$ 118,800.00

Notes:

The Committee recognizes that pool hours could be extended in different ways and has suggested several options to the left. We recommend planning to extend the pool season by at least one week in September and allocating additional funds for the Committee and Management to determine how best to utilize when we get the results of the pool survey.

Keeping pools open 2 additional weeks in Sept. (all pools)
math: 120 hours/week x \$105/hour = \$12,600/week

Variations:			
- keeping Pool A open 1 additional week = \$5,250 math: 50 hours/week x \$105/hour	12,600	2	25,200.00
- keeping all pools open for 1 add'l weekend = \$5,250 math: 50 hours/week x \$105/hour			

The Committee that the following items be implemented prior to the next pool season: door locks, cameras, tables/chairs/umbrellas, and permanent shade structures.

Pool lights, end-of-lane markers, little libraries, and the pool lift should be added when it makes sense to do so.

Keeping Pools A & B open 1 additional day per week math: 8 hours/day x \$105/hour = \$840/day/pool pool season: 14 weeks	840.00	28	23,520.00
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Extending swim lane hours on weekends at Pool A math: 2 hours/day at \$105/hour = \$210/day pool season: 14 weeks	210.00	28	5,880.00
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Hours Upgrade Sub-Total **\$ 54,600.00**

Pool Upgrades Estimated Total **\$ 173,400.00**

Gym Refresh

Our current gym / equipment has not been renewed or replaced in the last 4+ years, and it needs attention.

bike rack outside gym	500	1	500.00
wall removal, second floor	2000	2	4,000.00
redo floors, second floor	2000	1	2,000.00
move HVAC thermostat to second floor	2500	1	2,500.00
Gym Renovation Sub-Total			
Treadmill	5,800	3	17,400.00
Upright Bike	3,500	2	7,000.00
Recumbent Bike	3,000	3	9,000.00
Rower	1,800	1	1,800.00
Elliptical	5,500	2	11,000.00
Reformer	6,000	1	6,000.00
Delivery and Set up	5,000		5,000.00
Miscellaneous Equipment (free weights for second floor, etc.)	1,000		1,000.00
Additional mirrors	300		300.00
Gym Equipment Sub-Total			\$ 58,500.00

Note:

The Recreation Committee would like to conduct a gym survey and/or a gym townhall to make sure that the community's input is considered when making these gym upgrades. We would love to work with Management regarding timing, scope, etc.

Gym Refresh Estimated Total **\$ 58,500.00**

² The Committee is using the hours reflected in the current pool schedule to calculate these totals.

Tot Lot Overhaul

The Association has nine tot lots which are declining with age. The Committee hopes to preserve the best 3 or 4 tot lots, and overhaul the others into outdoor gym(s), picnic or seating areas, and a dog park.

Tot Lot to Outdoor Exercise Area(s)

Tot Lot Removal	2,000	1	2,000.00
Outdoor Exercise Equipment	40,000	1	40,000.00
Delivery/Setup	5,000	1	5,000.00
Rubber Mulch	4,000	1	4,000.00
<i>Tot Lot to Outdoor Exercise Area(s) Sub-Total</i>			<i>\$ 51,000.00</i>

Tot Lot to Picnic/Seating Areas

Security Cameras			
Tot Lot Removal	2,000	2	4,000.00
Pavillion	50,000	1	50,000.00
Picnic Tables, Grills, and Benches	4,000	2	8,000.00
<i>Tot Lot to Picnic/Seating Areas Sub-Total</i>			<i>\$ 62,000.00</i>

Tot Lot to Dog Park

Lighting	10,000	1	10,000.00
Tot Lot Removal	2,000	1	2,000.00
Water Spicket installation	2,000	1	2,000.00
Fencing	15,000	1	15,000.00
Benches	2,000	1	2,000.00
<i>Tot Lot to Dog Park Sub-Total</i>			<i>\$ 21,000.00</i>

Tot Lot Overhaul Estimated Total

\$ 134,000.00

Tennis & Pickleball Upgrades

Pickleball surged in popularity in recent years and is very popular at Parkfairfax. It's often difficult to get a court. The Committee would like to see more pickleball courts added, as well as maintaining the courts for the timeless classic tennis.

Security cameras	10,000	1	10,000.00
Resurface Valley Drive	15,000	1	15,000.00
Topcoat and Resurface (MC)	15,000	1	15,000.00
Cement Back Drop	20,000	1	20,000.00
Pickleball Court Conversion	10,000	2	20,000.00

Tennis Pickleball Estimated Total

\$ 80,000.00

Volleyball Court Care

The volleyball court near the Martha Custis pool is very popular and should be maintained. The court near the walking bridge is seldom-used (i.e., once in the past 4+ years), and we should do something else with that space. Shuffleboard is proposed below, but we're still discussing it.

Volleyball Net (at Pool A)	1,000	1	1,000.00
Fresh Sand	3,000	1	3,000.00
Lights	10,000	1	10,000.00
<i>Pool A Volleyball Court Sub-Total</i>			<i>\$ 14,000.00</i>

volleball court removal (by walking bridge)	2,000	1	2,000.00
installation of shuffle board	7,000	1	7,000.00
shuffle board instruction, introduction to the community	2,000	1	2,000.00
<i>Shuffle Board Installation Sub-Total</i>			<i>\$ 11,000.00</i>

Volleyball Court Estimated Total

\$ 25,000.00

Dana Cross

From: Bob <bob2@comcast.net>
Sent: Tuesday, October 15, 2024 7:52 PM
To: Dave Bush; 'Joyce Frank'; 'Ann McCord'; Lydia Riabtsev; 'Mark Lamont'; 'Eric Keber'; 'Lisa Harger'; 'Gregory Drone'; 'Scott Knudsen'
Cc: buchananward4@gmail.com; Jeff Lisanick; Amanda Mullan; 'James Wicker'; Scott Mulrooney; Robin Davis; Mike Rothenberg; Caitlin Counihan; Francisco Foschi; Dana Cross
Subject: RE: Planning FY'26 Budget & Five Year Update Meeting
Attachments: Parkfairfax Safety Assessment - Report of Findings; Parkfairfax Survey & Lighting Assessment_07.09.2021.pdf

Treasurer Bush,

The Transportation and Land Use Committee (TLUC) has historically requested an **annual budget of \$200** to cover expenses, if any, associated with guest invitations, community townhalls and other special events. We understand that unspent funds can be rolled over to the next fiscal year.

In late 2022, TLUC and community volunteers conducted a comprehensive outdoor **safety survey** of all buildings, observing uneven walkways, stairways lacking handrails, as well as hazards in sidewalks in Association-controlled streets and parking areas. The report, listing nearly 300 prioritized findings, was submitted to the Board of Directors and Management (copy attached) nearly two years ago. While the TLUC does not have the professional expertise to estimate the cost of remediation, we strongly urge the Board to work with Management and begin the multi-year process of improving safety in our community. Recent social media reports of injured residents should serve as a wakeup call.

In the summer of 2021, Management contracted with On-Site Lighting and Survey, LLC of Buffalo, MN to conduct a **lighting assessment** of common elements in Parkfairfax. Their report (attached) evaluated lighting adequacy exclusively in our 36 off-street parking areas. Foot-candle measurements and nighttime photos indicated many, if not most, parking areas were inadequately illuminated, with some found to be in total darkness. The report did not address other areas such as laundry room steps, walkways, etc. where adequate illumination may also be lacking. Management has responded to a few "squeaky wheel" complaints by installing LED pole lamps, but a comprehensive and consistent approach has not been adopted. Again the TLUC does not have the professional expertise to estimate the cost of remediation, but believes that lighting is essential to maintaining a safe community.

Summary:

Annual Budget \$200 (less carryover)
Safety Study Implementation \$TBD (phased over multiple years)
Lighting improvements \$TBD

Thank you for your support!

Best regards,

Bob

Bob Gronenberg
Chair
Parkfairfax Transportation and
Land Use Committee

-----Original Message-----

From: Dave Bush <akhetequus@earthlink.net>

Sent: Monday, October 7, 2024 17:12

To: Joyce Frank <j frankdesign@hotmail.com>; Ann McCord <ann@mccordandco.com>; Lydia Riabtsev <lydiariabtsev@gmail.com>; Mark Lamont <marklamont17@gmail.com>; Eric Keber <keber.eric@gmail.com>; Lisa Harger <lisa.harger@gmail.com>; Gregory Drone <gdrone@comcast.net>; Scott Knudsen <cscottknudsen@gmail.com>; Bob Gronenberg <bob2@comcast.net>; david bush <akhetequus@earthlink.net>

Cc: Scott Buchanan <buchananward4@gmail.com>; Jeff Lisanick <jlisanick@hotmail.com>; akhetequus <akhetequus@earthlink.net>; Amanda Mullan <mullan.atlarge@gmail.com>; James Wicker <jwicker@rcn.com>; Scott Mulrooney <sfmulrooney@gmail.com>; Robin Davis <sororobin@gmail.com>; Mike Rothenberg <rothenbergward1@gmail.com>; Caitlin Counihan <Ccounihanward5@parkfairfax.org>; Francisco Foschi <ffoschi@parkfairfax.org>; Dana Cross <dcross@parkfairfax.org>

Subject: Planning FY'26 Budget & Five Year Update Meeting

It's that time of year again -- when we look to meet the challenge of creating a budget which best serves the needs of our community. This effort begins with recommendations from each committee on what each feels are the programs which should be funded for (1) the Five Year suggested forecast of funding for programs and projects, and (2) the more immediate requests for funding the FY'26 Budget (June 2025-May 2026). So put on your thinking-caps and provide us with your best thoughts for projects and programs which requiring funding. You do not need to provide estimates for amounts unless your current research has provided you with that information, but the Board and Management will need a brief explanation for each item you feel needs to be addressed.

Please do not be shy about your recommendations on projects/programs and do try to think outside the box, particularly when it comes to planning suggestions on development over periods of time for major projects. Nothing is too big or too small, as long as it requires annual (FY'26) or long term (FY'26- FY'31) funding. Each of us has faced disappointment when our suggestions have not been included in the final document (building an underground garage comes to mind) - but please don't let this dissuade you from presenting ideas which have interested your committee. Most of you have been through this drill before and know what is required and for those who need more information please let me know.

Please return your thoughts as quickly as possible, but not later than Veterans Day weekend November 9-11. Please forward them to the entire board so we each see them at the same time. Your help on this is vital

and I thank you in advance for your undertaking this task and for your continued work on behalf of our community.

		<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>
	Assessments					
5110.001	Condo Assessments	\$7,081,934	\$7,100,844	\$7,291,786	\$7,513,348	\$7,713,425
5500.000	Reserve Assessments	\$3,605,737	\$4,668,607	\$5,042,095	\$5,188,316	\$5,338,777
	Total Assessments	\$10,687,671	\$11,769,451	\$12,333,881	\$12,701,664	\$13,052,202
	Other Income					
5110.000	Rental Income	\$109,345	\$114,812	\$120,553	\$126,581	\$132,910
5110.180	Clubhouse Rental	\$7,500	\$15,000	\$15,000	\$15,000	\$15,000
5410.000	Interest Revenue - Project Operations	\$116,000	\$119,480	\$123,064	\$126,756	\$130,559
5910.000	Laundry & Vending Revenue	\$22,000	\$20,000	\$18,000	\$16,000	\$14,000
5920.000	NSF and Late Charges	\$20,500	\$20,500	\$20,500	\$20,500	\$20,500
5990.000	Miscellaneous Income	\$16,080	\$16,080	\$16,080	\$16,080	\$16,080
5990.008	In Unit Maintenance	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
5990.190	Storage Unit Fees	\$57,403	\$60,273	\$63,287	\$66,451	\$69,774
5990.210	Legal - Collections	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
5990.220	Resale Package	\$49,000	\$49,000	\$51,000	\$51,000	\$53,000
5990.310	Cable Income	\$16,800	\$16,800	\$16,800	\$16,800	\$16,800
5990.600	Key Income	\$22,000	\$22,000	\$23,000	\$23,000	\$24,000
5990.980	Sales	\$710,000	\$0	\$0	\$0	\$0
5991.010	Newsletter Income	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
	Total Other Income	\$1,191,128	\$498,445	\$511,784	\$522,668	\$537,122
	Total Operating Income	\$11,878,799	\$12,267,897	\$12,845,665	\$13,224,332	\$13,589,324
	Utilities					
6450.000	Electricity	\$115,509	\$118,974	\$122,543	\$126,220	\$130,006
6451.000	Water	\$493,092	\$507,885	\$523,121	\$538,815	\$554,979
6452.000	Gas	\$238,622	\$245,781	\$253,154	\$260,749	\$268,571
6453.000	Sewer	\$1,025,719	\$1,056,491	\$1,088,185	\$1,120,831	\$1,154,456
	Total Utilities	\$1,872,942	\$1,929,130	\$1,987,004	\$2,046,614	\$2,108,013
	Contracts					
6360.090	Web Site/BuildingLink	\$1,188	\$1,218	\$1,248	\$1,279	\$1,311

6519.000	Exterminating Contract	\$55,000	\$56,375	\$57,784	\$59,229	\$60,710
6525.000	Garbage and Trash Removal	\$391,400	\$403,142	\$403,142	\$415,236	\$415,236
6537.000	Grounds Contract	\$289,487	\$301,066	\$301,066	\$313,109	\$313,109
6542.010	Door Entry System	\$4,104	\$4,227	\$4,354	\$4,485	\$4,619
6547.000	Swim Pool Maintenance Contract	\$143,500	\$150,675	\$155,195	\$162,955	\$167,844
6548.000	Snow Removal	\$0	\$0	\$0	\$0	\$0
6562.000	Decorating Contract	\$236,390	\$243,482	\$250,786	\$258,310	\$266,059
	Total Contracts	\$1,121,069	\$1,160,185	\$1,173,576	\$1,214,603	\$1,228,888

Repair & Maintenance

6515.000	Janitor and Cleaning Supplies	\$22,500	\$22,500	\$22,500	\$22,500	\$22,500
6537.040	Landscape Repairs	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
6537.100	Tree Pruning and Removal	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000
6537.101	Tree Maintenance	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
6537.990	Landscaping--Other	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
6541.000	Repairs - General	\$94,211	\$98,922	\$103,868	\$109,061	\$114,514
6541.001	Equipment/Tools	\$5,231	\$5,388	\$5,523	\$5,661	\$5,802
6541.043	Exercise Equipment - Repairs	\$3,000	\$3,090	\$3,183	\$3,278	\$3,377
6541.050	Repairs-Plumbing	\$7,000	\$7,210	\$7,571	\$7,949	\$8,346
6541.230	Maintenance Supplies	\$43,000	\$44,290	\$45,619	\$46,987	\$48,397
6541.280	Plumbing Materials	\$53,640	\$55,249	\$56,907	\$58,614	\$60,372
6541.400	Equipment Repairs & Maintenance	\$2,500	\$3,000	\$3,500	\$4,000	\$4,500
6547.021	Pool Supplies & Equipment	\$18,500	\$19,055	\$19,627	\$20,215	\$20,822
6542.210	Repairs In-Unit	\$3,000	\$3,500	\$4,000	\$4,500	\$5,000
6550.300	In-Unit Supplies	\$16,500	\$16,995	\$17,505	\$18,030	\$18,571
6562.100	Paint Supplies	\$20,000	\$20,500	\$21,000	\$21,500	\$22,000
6570.000	Vehicle and Maintenance Equipment Operator	\$48,000	\$49,000	\$50,000	\$51,000	\$52,000
	Total Repair & Maintenance	\$787,082	\$798,699	\$810,800	\$823,295	\$836,201

Personnel

	Management Payroll	\$1,971,795	\$2,030,949	\$2,091,878	\$2,154,634	\$2,219,273
	Payroll Taxes/Benefits	\$649,592	\$669,079	\$689,152	\$709,826	\$731,121
6313.000	Recruitment, Relocation, Training	\$7,500	\$8,000	\$8,000	\$8,500	\$8,500
6518.000	Uniforms	\$24,000	\$24,720	\$25,462	\$26,225	\$27,012
6722.000	Worker's Compensation	\$26,361	\$27,811	\$29,340	\$30,954	\$32,657
	Total Personnel	\$2,679,248	\$2,760,559	\$2,843,831	\$2,930,140	\$3,018,563

Professional Services						
6320.000	Management Fee	\$89,138	\$93,149	\$96,409	\$99,784	\$103,276
6340.000	Legal Expense	\$35,000	\$35,000	\$36,750	\$36,750	\$38,588
6340.100	Legal Fees - Collections	\$16,000	\$16,000	\$16,500	\$17,000	\$17,500
6350.000	Audit Expense	\$17,200	\$17,802	\$18,425	\$19,070	\$19,737
	Total Professional Services	\$157,338	\$161,951	\$168,085	\$172,604	\$179,101

Administrative Expenses						
6301.000	Recreation/Resident Activities	\$12,650	\$12,650	\$12,650	\$12,650	\$12,650
6311.000	Office Supplies	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000
6311.010	Printing	\$9,000	\$9,000	\$13,000	\$13,000	\$14,000
6311.050	Postage	\$18,500	\$18,500	\$18,750	\$18,750	\$19,000
6311.080	Lease Computer, Fax, Copier, etc.	\$19,640	\$20,229	\$20,836	\$21,461	\$22,105
6311.130	IT Support Contract	\$44,323	\$45,431	\$46,567	\$47,731	\$48,924
6351.020	Computer Expenses	\$33,226	\$33,226	\$33,226	\$33,226	\$33,226
6360.000	Telephone and Answering Service	\$45,500	\$46,865	\$48,271	\$49,719	\$51,211
6370.000	Bad Debts	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
6390.000	Misc Administrative Expenses	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
6390.009	Meeting Expenses	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
6390.040	Credit Card & Bank Fees	\$12,000	\$2,000	\$2,000	\$2,000	\$2,000
6390.040	Association Unit Expense	\$102,797	\$105,881	\$109,057	\$112,329	\$115,699
6390.900	Misc Exp - Newsletter	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500
6391.000	Dues & Subscriptions	\$600	\$618	\$637	\$656	\$675
6392.000	Travel & Entertainment	\$300	\$300	\$300	\$300	\$300
6393.050	Engineering Fees	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
	Total Administrative Expenses	\$362,536	\$358,700	\$369,294	\$375,822	\$383,790

Taxes & Insurance						
6710.000	Real Estate Taxes	\$16,150	\$16,958	\$17,805	\$18,696	\$19,630
6717.000	State Taxes	\$46,880	\$8,000	\$8,400	\$8,820	\$9,261
6718.000	Corporate Taxes	\$147,916	\$20,000	\$21,000	\$22,050	\$23,153
6718.020	Personal Property Taxes	\$20,553	\$21,581	\$22,660	\$23,793	\$24,982
6719.000	Miscellaneous Taxes, Licenses, and Permits	\$4,300	\$4,429	\$4,562	\$4,699	\$4,840
6720.000	Property & Liability Insurance (Liability)	\$395,844	\$415,636	\$436,418	\$458,239	\$481,151
6720.060	Insurance Reimburse Deductible	\$0	\$0	\$0	\$0	\$0
6730.000	Capital Expenses	\$2,000	\$10,000	\$10,000	\$10,000	\$10,000
	Total Taxes & Insurance	\$633,643	\$430,065	\$450,980	\$472,938	\$495,991

Total Operating Expenses	\$7,613,858	\$7,599,290	\$7,803,570	\$8,036,016	\$8,250,547
Net Operating Budget	\$4,264,941	\$4,668,607	\$5,042,095	\$5,188,316	\$5,338,777
RESERVES BUDGET					
9901.015 Reserve Contributions	\$4,078,941	\$4,668,607	\$5,042,095	\$5,188,316	\$5,338,777
9901.011 Reserve Interest	\$116,000	\$119,480	\$123,064	\$126,756	\$130,559
9901.250 Transfer to Operating Reserves	\$70,000	\$5,833	\$5,833	\$5,833	\$5,833
Total Reserve Contribution	\$4,264,941	\$4,668,607	\$5,042,095	\$5,188,316	\$5,338,777
Net Operating Profit/(Loss)	\$0	\$0	\$0	\$0	\$0