

RESERVE STUDY - 06-2022														RESERVE STUDY - 06.2022		
		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031		
BEGINNING RESERVE BALANCE		488,235	575,079	287,087	122,387	184,283	230,989	26,179	152,002	287,617	419,597	562,595	BEGINNING RESERVE BALANCE	652,113	693,221	
Member Contribution	Increase of 10% per year beg in 2023	90,897	90,897	90,897	94,533	103,986	114,385	125,823	138,406	152,246	167,471	184,218	Member Contribution	202,640	222,904	
Operating Surplus		15,890	4,956	5,214	15,139								Operating Surplus			
Interest Income		1,382	218	44	4								Interest Income			
Anticipated Special Assessment*			148,500	148,500	0		275,000						Anticipated Special Assessment*			
Expenditures (detailed below)		(21,325)	(551,361)	(409,355)	(22,397)	(57,280)	(594,195)	0	(2,791)	(20,266)	(24,473)	(94,700)	Expenditures (detailed below)	(161,532)	(273,713)	
ENDING RESERVE BALANCE		575,079	268,289	122,387	209,666	230,989	26,179	152,002	287,617	419,597	562,595	652,113	ENDING RESERVE BALANCE	693,221	642,412	
EXPENDITURE DETAIL																
	Description	NOTES	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Description	2030	2031
1.0	Roof													Roof		
1.10	Wood Shake Roof - Replace (385 squares)	Based On Agett Const 9/24/2020 Est		305,462	239,305									Wood Shake Roof - Replace (385 squares)		546,861
1.20	Gutters/Downspouts - Replace (1950 lf)	Maintain as needed		16,020	35,500	0					0			Gutters/Downspouts - Replace (1950 lf)		51,520
1.25	Contingency	nail pops, add'l gutters, misc carpentry		2,480										Contingency		
1.30	Chimney Caps (33 each)	Skyline Est 2/12/15 - moved \$23,088 out from 2020					49,280							Chimney Caps (33 each)		49,280
2.0	Painted Surfaces													Painted Surfaces		
2.10	Wood Siding - Repaint	Paint every 10 years after new install				10000								Wood Siding - Repaint	120,000	130,000
2.30	Soffits, Eaves, Windows - Repaint	Paint every 5 years after new siding										65,000		Soffits, Eaves, Windows - Repaint		65,000
2.40	Lower Wood Decks - Restain (1785 sf)	Stained in 2019, then replace in 2029	3,600											Lower Wood Decks - Restain (1785 sf)		3,600
3.0	Siding Material													Siding Material		
3.10	Wood Siding - Replace (24,600 sf)	Based on Hardi board, need numbers updated						476,612						Wood Siding - Replace (24,600 sf)		476,612
3.15	Soffits, Eaves, Trim (Fascia)	replace with new wood		137,215	107,485			Included above						Soffits, Eaves, Trim		incl above
3.20	Stucco - Repair (28760 sf)	continuing repair		28,194	19,985			2,800			3,150			Stucco - Repair (28760 sf)	3,500	58,436
4.0	Drive Material													Drive Material		
4.10	Overlay (20,000sf), includes concrete pan	replaced in 2015												Overlay (20,000sf), includes concrete pan		0
4.20	Seal Coat/Crack Fill	maintained every 3 years		900		9,606		10,644				12,147		Seal Coat/Crack Fill	13,861	47,158
5.0	Property Access													Property Access		
5.10	Garage Doors - Replace (Owner Expense)	Owner Expense												Garage Doors - Replace (Owner Expense)		Owner cost
5.20	Utility Cabinets/Trash Doors - Replace	Moved to 2024 to coincide with siding						8,000						Utility Cabinets/Trash Doors - Replace		8,000
6.0	Decking													Decking		
6.1	Concrete Flatwork, sidewalks, at trash enclosure (1860 sf)	Maintain	0					4,354			4,969			Concrete Flatwork, sidewalks, at trash enclosure (1860 sf)	5,671	14,994
6.11	Entries, Concrete Porches and pads (1825 sf)	Larwood actual cost	14,425											Entries, Concrete Porches and pads (1825 sf)		14,425
	Planter Box (caps only)	Actual cost 11-30-2020		19,003										Planter Box (caps only)		19,003
6.2	Front Wood Decks, replace, 1100sf	Est from 2009 study 35,800						39,875						Front Wood Decks, replace, 1100sf		39,875
6.22	Lower Rear Wood Deck - Replace (1785 sf)	to be re-done in 2024. Est in 2009 35800						51,910				29,700		Lower Rear Wood Deck - Replace (1785 sf)		81,610
6.23	Upper Composite Deck - Replace (2280 sf)	to be re-done in 2031												Upper Composite Deck - Replace (2280 sf)	270,213	270,213
7.0	Property ID													Property ID		
7.10	Entry Monument - Rebuild	no schedule for improvement												Entry Monument - Rebuild		0
8.0	Fencing/Walls, Light Fixtures, Irrigation, Landscaping													Fencing/Walls, Light Fixtures, Irrigation, Landscaping		
8.10	Rock Wall - Replace	no schedule for improvement												Rock Wall - Replace		
	Lighting													Lighting		
8.20	Exterior Wall Mounted Lights - Replace	replace in 2028										19,473		Exterior Wall Mounted Lights - Replace		19,473
8.25	Ceiling mounted lights at lower decks (33)	Moved from 2019 to 2023					3,000							Ceiling mounted lights at lower decks (33)		3,000
8.30	Street Bollard Lights - Replace	replace in 2030												Street Bollard Lights - Replace	22,000	22,000
8.40	Backflow Preventers	installed 12/2019		23,650										Backflow Preventers		23,650
8.40	Irrigation Time Clocks - Replace	heads/zones in 2022				2,791				2,791				Irrigation Time Clocks - Replace		5,582
8.60	Landscaping, Thin and Replace	As needed					5,000					5,000		Landscaping, Thin and Replace		10,000
8.90	Project Consulting & Admin Fees	Construction Consulting and Legal	3300	18,437	7,080									Project Consulting & Admin Fees		28,457
	TOTAL ANNUAL EXPENSES		21,325	409,355	22,397	57,280	594,195	0	2,791	20,266	24,473	94,700		TOTAL ANNUAL EXPENSES	161,532	273,713