

## Reserve Study Transmittal Letter

Date: November 20, 2024  
To: Erin Ide, The Helsing Group Citrus Heights  
From: Browning Reserve Group, LLC (BRG)

**Re: Tahoe Tyrol; Update w/o Site Visit Review**  
2024 Update- 1

Attached, please find the reserve study for Tahoe Tyrol. To assist in your understanding of the study, and to highlight key information you may need quickly, we have listed below some of the important information contained in the study. At BRG our goal is to bring clarity from complexity, so should you have any questions, please do not hesitate to contact us anytime.

1. Where do I find the recommended reserve contribution for the 2025 budget?

This is found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* **\$22,900** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$16.45 /Lot/month @ 116.** For any other funding related issues, if any, see *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."*

2. Where do I find the status of the reserve fund, based on the Percent Funded calculation?

This is found for the 30-year term of the study in *Section IV, "30 Year Reserve Funding Plan, Including Fully Funded Balance and % Funded."* For the year for which the study was prepared, 2025, the Association is **22.5%** funded.

Based on the 30 year cash flow projection, the Association's reserves appear adequately funded as the reserve fund ending balances remain positive throughout the replacement of all major components during the next 30 years.

California statute imposes no reserve funding level requirements. Although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the Association's reserves are inadequately funded.

3. Where do I find the assumptions for interest and inflation factors?

While this information is in various places in the study, it can always be found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* For this study the assumption is **1.50%** for the interest rate and **2.50%** for the inflation factor. Please be advised these rates estimate the values that will stand the test of time over the 30-year term of the study, not simply only next year.

4. What pages from the reserve study get mailed to the members (homeowners)?

Please see the last section of the reserve study, "Member Distribution Materials." These are the last six pages (or more) of the study which can be removed, and copied, for distribution to the membership with the budget packet. This packet includes all state mandated disclosures related to the reserves and the reserve study. **This section of the study is a stand-alone packet with its own cover and table of contents.**

5. What are the next steps?

This study meets the CA Civil Code Requirements for a review of the study each year and the preparation of the "California Assessment and Reserve Funding Disclosure Summary," which under law, must be presented to the association members each year. The next site visit study will be due three years from the date of the last site visit study. BRG proposes doing an Update Without Site Visit Study during the intervening two years at a nominal cost which includes the preparation of a reserve study and above required disclosures.

Please read the two helpful sections entitled "Glossary" and "Notes to the Auditor." The glossary explains common reserve study terms as well as BRG specific terminology. The Notes to the Auditor while intended to assist the auditor, has useful information for the casual reader on how year zero, (2024) the current fiscal year is dealt with in the study.

Thank you for the opportunity to work with the Tahoe Tyrol on this study.



## **RESERVE STUDY**

Update w/o Site Visit Review

### **Tahoe Tyrol**

2024 Update- 1

Published - November 20, 2024

Prepared for the 2025 Fiscal Year

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## Tahoe Tyrol

2024 Update- 1

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## Tahoe Tyrol

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### Member Distribution Materials

*The following Reserve Study sections, located at the end of the report, should be provided to each member.*

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## Tahoe Tyrol

2024 Update- 1

Published - November 20, 2024

Prepared for the 2025 Fiscal Year

### Reserve Study Summary

A Reserve Study was conducted of Tahoe Tyrol (the "**Association**") which is a Planned Development with a total of 116 Lots. An **Update Without Site-Visit Review** is an update with no on-site visual observation upon where the following tasks are performed:

- life and valuation estimates;
- fund status;
- and a funding plan.

### Summary of Reserves

For the first year of the Reserve Study, the reserve contribution is based upon the existing budget unless otherwise noted in "*Section III, Reserve Funding Plan.*" In addition BRG relied on the Association to provide an accurate Beginning Reserve Balance.

**The status of the Association's reserves, as reflected in the following Reserve Study, is as follows:**

- 1. The Expenditure Forecast of the following Reserve Study identifies the major components which the Association is obligated to repair, replace, restore or maintain, as determined in accordance with the criteria specified above, and specifies for each such component:**
  - a. Its current estimated replacement cost;**
  - b. Its estimated useful life; and**
  - c. Its estimated remaining useful life.**
- 2. It is estimated that the total cash reserves necessary to repair, replace, restore or maintain such major components (in the aggregate) during and at the end of their first remaining useful life is \$184,946.**
  - **[For purposes of this calculation, "necessary" is defined as the Fully Funded Balance (FFB) (Component Current Cost X Effective Age / Useful Life, including a provision for interest and inflation in future years.)]**
- 3. The current amount of accumulated cash reserves actually set aside to repair, replace, restore, or maintain such major components as of the fiscal year ending December 31, 2025 is estimated to be \$41,621, constituting 22.5% of the total expenditures anticipated for all such major components through their first end of useful life replacement.**

4. **Based upon the schedule of annual reserve contributions necessary to defray the cost of repairing, replacing, restoring or maintaining such major components in the years such expenditures are estimated to be required, it is estimated that annual reserve contributions in the initial amount of \$22,900 [*\$16.45 per Lot per month (average)*] for the fiscal year ending December 31, 2025 (the first full fiscal year following first distribution of this report) will be necessary in order to meet all such reserve expenditures when they are projected to come due.**

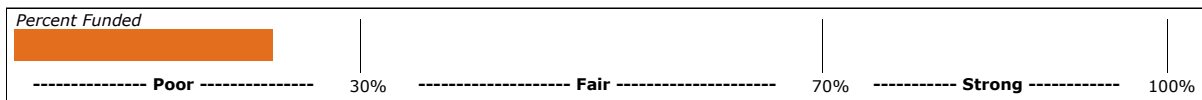
### Funding Assessment

Based on the 30 year cash flow projection, the Association's reserves appear adequately funded as the reserve fund ending balances remain positive throughout the replacement of all major components during the next 30 years.

California statute imposes no reserve funding level requirements. Although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the Association's reserves are inadequately funded.

### Percent Funded Status

Based on paragraphs 1 - 3 above, the Association is 22.5% funded. The following scale can be used as a measure to determine the Association's financial picture whereas the lower the percentage, the higher the likelihood of the Association requiring a special assessment, or other large increases to the reserve contribution in the future.



### Methodology

The above recommended reserve contribution for the next fiscal year (and future fiscal years as outlined in *Section III, Reserve Fund Balance Forecast*) was developed using the Cash Flow method. This is a method of developing a reserve funding plan where the contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

### Funding Goals

The funding goal employed for Tahoe Tyrol is

**Threshold Funding:** Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than "Fully Funding."

## Limitations

The intention of the Reserve Study is to forecast the Association's ability to repair or replace major components as they wear out in future years. The Reserve Study is not an engineering report, and no destructive testing was performed. The costs outlined in the study are for budgetary and planning purposes only, and actual bid costs would depend upon the defined scope of work at the time repairs are made. Also, any latent defects are excluded from this report.

## Statutory Disclosures

### Compliance

The Reserve Study was conducted pursuant to *Sections 5300 and 5550* of the California Civil Code.

### Open Meeting

California *Civil Code Section 5560* says (in part):

The (Reserve Funding) plan shall be adopted by the board of directors at an open meeting before the membership of the association as described in *Article 2 (commencing with Section 4900) of Chapter 6*. If the board of directors determines that an assessment increase is necessary to fund the reserve funding plan, any increase shall be approved in a separate action of the board that is consistent with the procedure described in *Section 5605*.

## Supplemental Disclosures

### General:

BRG has no other involvement(s) with the Association which could result in actual or perceived conflicts of interest.

### Personnel Credentials:

BRG is a California licensed general building contractor (CSLB #768851), and the owner, Robert W Browning, holds the Reserve Specialist (RS #46) and Professional Community Association Manager (PCAM #723) designations from the Community Associations Institute (CAI).

### Completeness:

BRG has found no material issues which, if not disclosed, would cause a distortion of the Association's situation.

### Reliance on Client Data:

Information provided by the official representative of the Association regarding financial, physical, quantity, or historical issues will be deemed reliable by BRG.

### Scope:

This Reserve Study is a reflection of information provided to BRG and assembled for the Association's use, not for the purpose of performing an audit, quality/forensic analysis, health and safety inspection, or background checks of historical records.



Tahoe Tyrol

**Reserve Balance:**

The actual beginning reserve fund balance in this Reserve Study is based upon information provided and was not audited.

**Reserve Projects:**

Information provided about reserve projects will be considered reliable. Any on-site inspection should not be considered a project audit, quality inspection, or health and safety review.

**Component Quantities:**

The Association warrants the previously developed component quantities are accurate and reliable.



*Browning Reserve Group, LLC*

See Section VI-b for Excluded Components

Reserve Component	Current		Life	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Replacement Cost	Useful / Remaining																
<b>01000 - Paving</b>																		
100 - Asphalt: Sealing 7,196 sf Parking & Drive	3,638	3	1		3,729			4,016			4,325			4,658				5,016
200 - Asphalt: Ongoing Repairs 7,196 sf Parking & Drive (9%)	2,921	3	1		2,994			3,224			3,472			3,739				4,026
300 - Asphalt: Mill & Inlay 7,196 sf Parking & Drive	32,342	25	7								38,444							
Total 01000 - Paving	38,901				6,723			7,240			46,241			8,396				9,042
<b>02000 - Concrete</b>																		
400 - Pool Deck 1,504 sf Paving Stone - Pool & Spa Deck	23,659	25	11															31,042
Total 02000 - Concrete	23,659																	31,042
<b>03000 - Painting: Exterior</b>																		
120 - Surface Restoration Clubhouse & Mailbox Structure	11,573	8	1		11,862								14,453					
130 - Surface Restoration 1,625 sf Wood Deck & Railing, Bear Monument	4,382	4	1		4,492				4,958				5,473					6,041
Total 03000 - Painting: Exterior	15,955				16,354				4,958				19,926					6,041
<b>04000 - Structural Repairs</b>																		
660 - Decking: Wood 1,200 sf Clubhouse	29,663	20	3					31,944										
Total 04000 - Structural Repairs	29,663							31,944										
<b>05000 - Roofing</b>																		
690 - Pitched: Dimensional Composition 14 Squares- Clubhouse & Mailbox Kiosk	18,876	25	16															
Total 05000 - Roofing	18,876																	
<b>08000 - Rehab</b>																		
240 - General Clubhouse	6,676	30	1		6,843													
244 - General 2 Restrooms	3,966	15	1		4,065													
Total 08000 - Rehab	10,643				10,909													
<b>11000 - Gate Equipment</b>																		
220 - Pedestrian Gate Pool Access Pedestrian Gate	1,052	5	2			1,105					1,250							1,414
738 - Card Reader Pool Access Gate Card Reader System	5,783	10	0	5,783										7,403				
Total 11000 - Gate Equipment	6,835			5,783		1,105					1,250			7,403				1,414
<b>12000 - Pool</b>																		

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost																	
100 - Resurface 108 lf Pool Resurface	17,596	20	3				18,949											
700 - Equipment: Replacement Clubhouse Equipment Room (50%)	4,188	5	2			4,400					4,978						5,633	
701 - Equipment: Replacement Clubhouse Equipment Room (2024 Only)[nr:1]	2,083	2	0	2,083														
720 - Heater Clubhouse Equipment Room	7,753	10	1		7,947										10,172			
<b>Total 12000 - Pool</b>	<b>31,620</b>			<b>2,083</b>	<b>7,947</b>	<b>4,400</b>	<b>18,949</b>				<b>4,978</b>				<b>10,172</b>	<b>5,633</b>		
<b>13000 - Spa</b>																		
100 - Re-Plaster Spa Replaster	4,240	10	1		4,346										5,563			
700 - Equipment Clubhouse Equipment Room (50%)	4,185	5	1		4,290					4,854					5,492			
780 - Heater Clubhouse Equipment Room	4,944	10	4					5,457										6,986
<b>Total 13000 - Spa</b>	<b>13,369</b>				<b>8,636</b>			<b>5,457</b>		<b>4,854</b>					<b>11,055</b>			<b>6,986</b>
<b>14000 - Recreation</b>																		
100 - Sauna: Heaters Clubhouse	3,596	20	9										4,490					
140 - Sauna: Wood Kit Clubhouse Sauna Wood Kit	5,972	30	3				6,431											
<b>Total 14000 - Recreation</b>	<b>9,567</b>						<b>6,431</b>						<b>4,490</b>					
<b>19000 - Fencing</b>																		
200 - Wrought Iron 360 lf Pool Perimeter	22,247	25	13															30,668
<b>Total 19000 - Fencing</b>	<b>22,247</b>																	<b>30,668</b>
<b>21000 - Signage</b>																		
792 - Monument 3 Community Entrances (33%)	2,581	8	2			2,711							3,303					
<b>Total 21000 - Signage</b>	<b>2,581</b>					<b>2,711</b>							<b>3,303</b>					
<b>23000 - Mechanical Equipment</b>																		
200 - HVAC Clubhouse Wall Heater	3,534	10	9										4,413					
600 - Water Heater Clubhouse Pool Equipment Rm	3,252	15	10											4,162				
<b>Total 23000 - Mechanical Equipment</b>	<b>6,785</b>												<b>4,413</b>	<b>4,162</b>				
<b>25000 - Flooring</b>																		
200 - Carpeting 83 Sq. Yds. Clubhouse	3,730	15	14															5,271
<b>Total 25000 - Flooring</b>	<b>3,730</b>																	<b>5,271</b>
<b>30000 - Miscellaneous</b>																		
970 - Mailbox Clusters Mail Kiosk	7,073	30	6							8,203								
992 - CC&R Revision Governing Documents	3,146	6	5						3,560						4,128			
<b>Total 30000 - Miscellaneous</b>	<b>10,219</b>								<b>3,560</b>	<b>8,203</b>				<b>4,128</b>				

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost	Remaining																
<b>31000 - Reserve Study</b>																		
100 - 3 Year Update with Site Visit Reserve Study	1,685	3	1		1,728			1,860			2,003			2,157			2,323	
Total 31000 - Reserve Study	1,685				1,728			1,860			2,003			2,157			2,323	
<b>32000 - Undesignated</b>																		
100 - Miscellaneous Reserve Items	1,320	1	1		1,353	1,387	1,422	1,457	1,494	1,531	1,569	1,609	1,649	1,690	1,732	1,776	1,820	1,865
Total 32000 - Undesignated	1,320				1,353	1,387	1,422	1,457	1,494	1,531	1,569	1,609	1,649	1,690	1,732	1,776	1,820	1,865
Total Expenditures Inflated @ 2.50%				7,866	53,649	9,604	58,745	16,015	10,011	14,587	56,042	1,609	30,478	27,112	58,129	8,823	49,894	14,122
Total Current Replacement Cost	247,656																	

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
<b>01000 - Paving</b>															
100 - Asphalt: Sealing 7,196 sf Parking & Drive		5,401			5,817			6,264			6,745			7,264	
200 - Asphalt: Ongoing Repairs 7,196 sf Parking & Drive (9%)		4,336			4,669			5,028			5,415			5,831	
300 - Asphalt: Mill & Inlay 7,196 sf Parking & Drive															
Total 01000 - Paving		9,737			10,486			11,292			12,160			13,095	
<b>02000 - Concrete</b>															
400 - Pool Deck 1,504 sf Paving Stone - Pool & Spa Deck															
Total 02000 - Concrete															
<b>03000 - Painting: Exterior</b>															
120 - Surface Restoration Clubhouse & Mailbox Structure			17,610								21,456				
130 - Surface Restoration 1,625 sf Wood Deck & Railing, Bear Monument			6,668				7,360				8,124				8,967
Total 03000 - Painting: Exterior			24,278				7,360				29,580				8,967
<b>04000 - Structural Repairs</b>															
660 - Decking: Wood 1,200 sf Clubhouse															52,344
Total 04000 - Structural Repairs															52,344
<b>05000 - Roofing</b>															
690 - Pitched: Dimensional Composition 14 Squares- Clubhouse & Mailbox Kiosk		28,022													
Total 05000 - Roofing		28,022													
<b>08000 - Rehab</b>															
240 - General Clubhouse															
244 - General 2 Restrooms		5,888													
Total 08000 - Rehab		5,888													
<b>11000 - Gate Equipment</b>															
220 - Pedestrian Gate Pool Access Pedestrian Gate			1,600					1,811						2,048	
738 - Card Reader Pool Access Gate Card Reader System						9,476									
Total 11000 - Gate Equipment			1,600			9,476		1,811						2,048	
<b>12000 - Pool</b>															
100 - Resurface 108 lf Pool Resurface											31,049				
700 - Equipment: Replacement Clubhouse Equipment Room (50%)			6,373					7,210						8,158	
701 - Equipment: Replacement Clubhouse Equipment Room (2024 Only)[nr:1]															
720 - Heater Clubhouse Equipment Room							13,022								

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
<b>Total 12000 - Pool</b>			6,373				13,022	7,210	31,049				8,158		
<b>13000 - Spa</b>															
100 - Re-Plaster Spa Replaster							7,121								
700 - Equipment Clubhouse Equipment Room (50%)		6,213					7,030					7,954			
780 - Heater Clubhouse Equipment Room										8,942					
<b>Total 13000 - Spa</b>		6,213					14,151			8,942		7,954			
<b>14000 - Recreation</b>															
100 - Sauna: Heaters Clubhouse															7,358
140 - Sauna: Wood Kit Clubhouse Sauna Wood Kit															
<b>Total 14000 - Recreation</b>															7,358
<b>19000 - Fencing</b>															
200 - Wrought Iron 360 If Pool Perimeter															
<b>Total 19000 - Fencing</b>															
<b>21000 - Signage</b>															
792 - Monument 3 Community Entrances (33%)				4,025								4,904			
<b>Total 21000 - Signage</b>				4,025								4,904			
<b>23000 - Mechanical Equipment</b>															
200 - HVAC Clubhouse Wall Heater					5,649										7,231
600 - Water Heater Clubhouse Pool Equipment Rm											6,028				
<b>Total 23000 - Mechanical Equipment</b>					5,649						6,028				7,231
<b>25000 - Flooring</b>															
200 - Carpeting 83 Sq. Yds. Clubhouse															7,634
<b>Total 25000 - Flooring</b>															7,634
<b>30000 - Miscellaneous</b>															
970 - Mailbox Clusters Mail Kiosk															
992 - CC&R Revision Governing Documents			4,787						5,552						6,438
<b>Total 30000 - Miscellaneous</b>			4,787						5,552						6,438
<b>31000 - Reserve Study</b>															
100 - 3 Year Update with Site Visit Reserve Study		2,502			2,694			2,902			3,125				3,365
<b>Total 31000 - Reserve Study</b>		2,502			2,694			2,902			3,125				3,365
<b>32000 - Undesignated</b>															
100 - Miscellaneous Reserve Items	1,912	1,960	2,009	2,059	2,111	2,163	2,217	2,273	2,330	2,388	2,448	2,509	2,572	2,636	2,702

See Section VI-b for Excluded Components

Tahoe Tyrol  
 30 Year Expense Forecast - Detailed  
 2024 Update- 1  
 Prepared for the 2025 Fiscal Year

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Total 32000 - Undesignated	1,912	1,960	2,009	2,059	2,111	2,163	2,217	2,273	2,330	2,388	2,448	2,509	2,572	2,636	2,702
Total Expenditures Inflated @ 2.50%	1,912	54,322	39,047	6,084	20,940	11,639	36,750	25,487	91,274	11,330	53,341	15,366	12,778	19,096	40,330

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>Beginning Balance</b>	66,036	71,528	41,621	56,334	22,470	31,884	48,244	61,018	33,020	60,270
<b>Inflated Expenditures @ 2.5%</b>	7,866	53,649	9,604	58,745	16,015	10,011	14,587	56,042	1,609	30,478
<b>Reserve Contribution</b>	12,334	22,900 <sup>1</sup>	23,587	24,295	25,024	25,775	26,548	27,344	28,164	29,009
<i>Lots/month @ 116</i>	8.86	16.45	16.94	17.45	17.98	18.52	19.07	19.64	20.23	20.84
<i>Percentage Increase</i>		85.7%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 1.50%</b>	1,024	842	729	587	405	596	813	700	694	893
<b>Ending Balance</b>	71,528	41,621	56,334	22,470	31,884	48,244	61,018	33,020	60,270	59,694

1) Reserve contribution per client.

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
<b>Beginning Balance</b>	59,694	63,377	36,768	60,366	43,897	64,208	98,142	80,828	79,722	112,920
<b>Inflated Expenditures @ 2.5%</b>	27,112	58,129	8,823	49,894	14,122	1,912	54,322	39,047	6,084	20,940
<b>Reserve Contribution</b>	29,879	30,775	31,698	32,649	33,628	34,637	35,676	36,746	37,848	38,983
<i>Lots/month @ 116</i>	21.46	22.11	22.77	23.45	24.16	24.88	25.63	26.40	27.19	28.01
<i>Percentage Increase</i>	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 1.50%</b>	916	745	723	776	805	1,209	1,332	1,195	1,434	1,829
<b>Ending Balance</b>	63,377	36,768	60,366	43,897	64,208	98,142	80,828	79,722	112,920	132,792

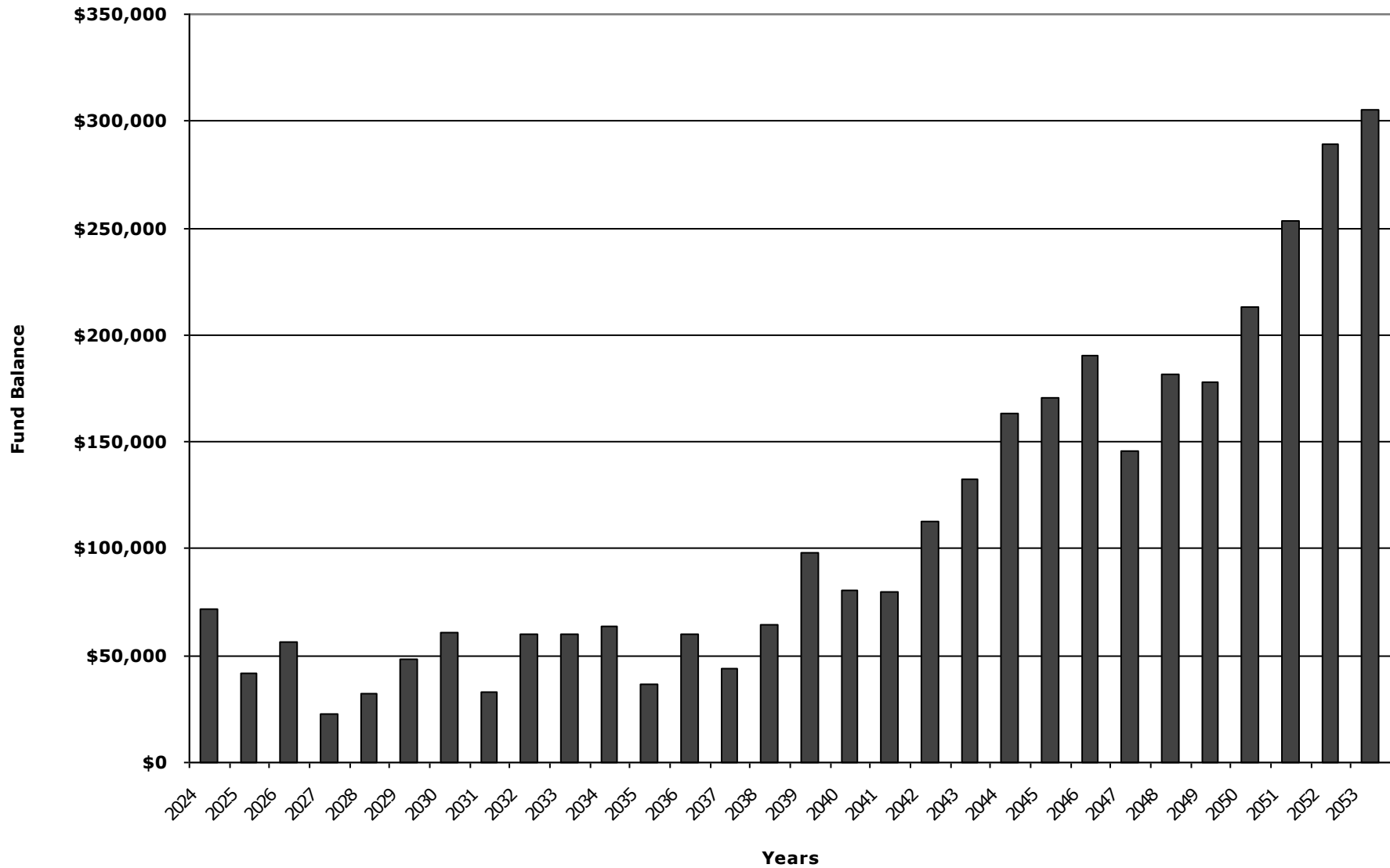
	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
<b>Beginning Balance</b>	132,792	163,511	170,605	190,403	145,505	181,804	177,687	213,174	253,250	289,055
<b>Inflated Expenditures @ 2.5%</b>	11,639	36,750	25,487	91,274	11,330	53,341	15,366	12,778	19,096	40,330
<b>Reserve Contribution</b>	40,152	41,357	42,598	43,876	45,192	46,548	47,944	49,382	50,863	52,389
<i>Lots/month @ 116</i>	28.84	29.71	30.60	31.52	32.47	33.44	34.44	35.48	36.54	37.64
<i>Percentage Increase</i>	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 1.50%</b>	2,206	2,487	2,687	2,501	2,437	2,676	2,910	3,472	4,037	4,426
<b>Ending Balance</b>	163,511	170,605	190,403	145,505	181,804	177,687	213,174	253,250	289,055	305,539



30 Year Reserve Funding Plan Cash Flow Method - Ending Balances

2024 Update- 1

Prepared for the 2025 Fiscal Year



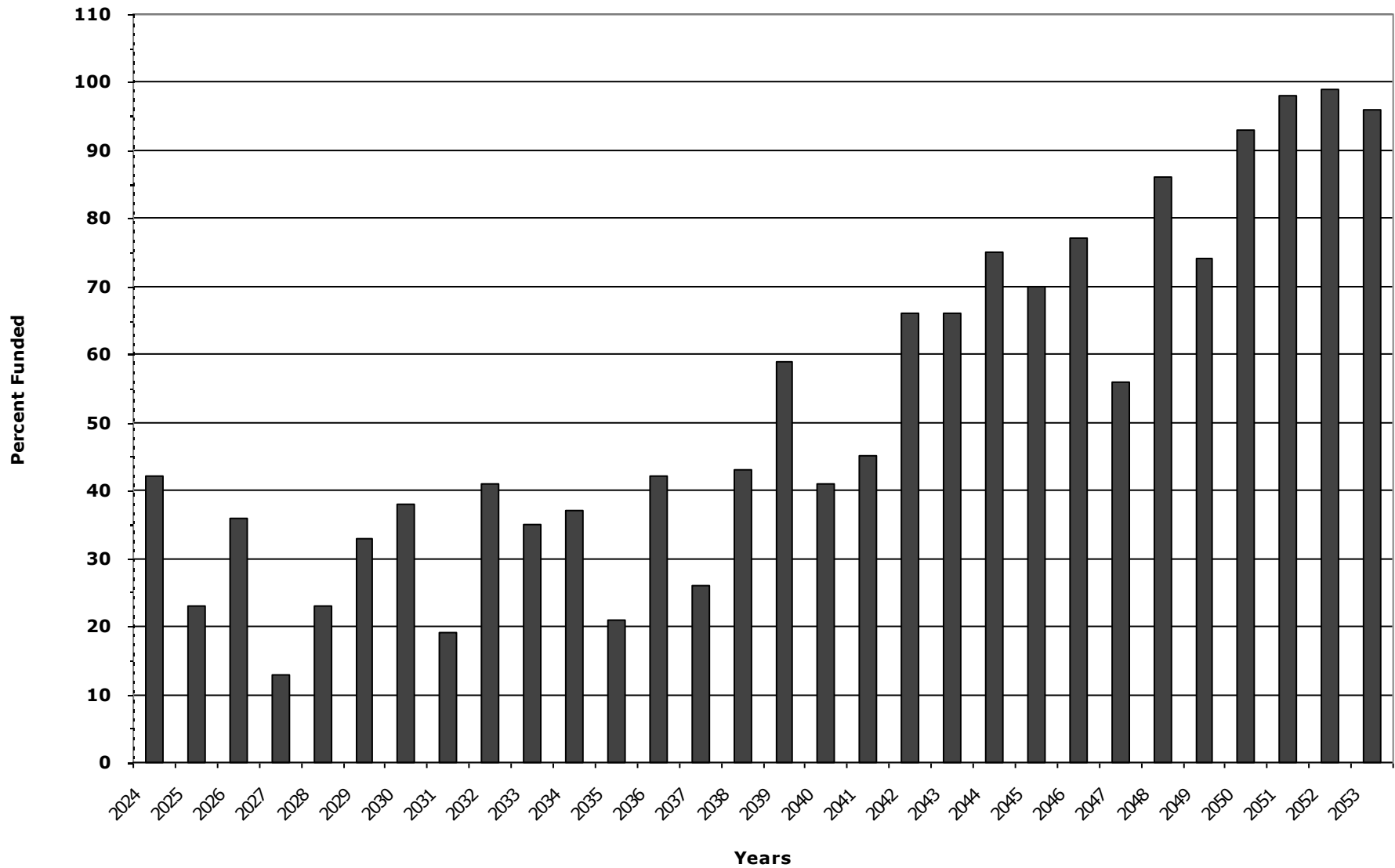
**30 Year Reserve Funding Plan Including Fully Funded Balance and % Funded**

2024 Update- 1

Prepared for the 2025 Fiscal Year

Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2024	66,036	169,179	42.3%	7,866	12,334	0	1,024	71,528
2025	71,528	184,946	22.5%	53,649	22,900	0	842	41,621
2026	41,621	155,364	36.3%	9,604	23,587	0	729	56,334
2027	56,334	170,708	13.2%	58,745	24,295	0	587	22,470
2028	22,470	136,598	23.3%	16,015	25,024	0	405	31,884
2029	31,884	145,981	33.0%	10,011	25,775	0	596	48,244
2030	48,244	162,311	37.6%	14,587	26,548	0	813	61,018
2031	61,018	174,932	18.9%	56,042	27,344	0	700	33,020
2032	33,020	145,966	41.3%	1,609	28,164	0	694	60,270
2033	60,270	172,672	34.6%	30,478	29,009	0	893	59,694
2034	59,694	171,072	37.0%	27,112	29,879	0	916	63,377
2035	63,377	173,516	21.2%	58,129	30,775	0	745	36,768
2036	36,768	144,877	41.7%	8,823	31,698	0	723	60,366
2037	60,366	166,726	26.3%	49,894	32,649	0	776	43,897
2038	43,897	147,706	43.5%	14,122	33,628	0	805	64,208
2039	64,208	165,575	59.3%	1,912	34,637	0	1,209	98,142
2040	98,142	197,122	41.0%	54,322	35,676	0	1,332	80,828
2041	80,828	176,472	45.2%	39,047	36,746	0	1,195	79,722
2042	79,722	171,715	65.8%	6,084	37,848	0	1,434	112,920
2043	112,920	201,397	65.9%	20,940	38,983	0	1,829	132,792
2044	132,792	217,385	75.2%	11,639	40,152	0	2,206	163,511
2045	163,511	244,116	69.9%	36,750	41,357	0	2,487	170,605
2046	170,605	246,608	77.2%	25,487	42,598	0	2,687	190,403
2047	190,403	261,558	55.6%	91,274	43,876	0	2,501	145,505
2048	145,505	210,322	86.4%	11,330	45,192	0	2,437	181,804
2049	181,804	240,643	73.8%	53,341	46,548	0	2,676	177,687
2050	177,687	229,578	92.9%	15,366	47,944	0	2,910	213,174
2051	213,174	258,100	98.1%	12,778	49,382	0	3,472	253,250
2052	253,250	290,952	99.3%	19,096	50,863	0	4,037	289,055
2053	289,055	319,136	95.7%	40,330	52,389	0	4,426	305,539

30 Year Reserve Funding Plan Cash Flow Method - Percent Funded



**Reserve Fund Balance Forecast Component Method**

2024 Update- 1

Prepared for the 2025 Fiscal Year

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>	<i>Per Year</i>	<i>2024 Fully Funded Balance</i>	<i>2025 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2025 Line Item Contribution based on Cash Flow Method</i>
<b>01000 - Paving</b>									
100 - Asphalt: Sealing 7,196 sf Parking & Drive	3,638	3	1	3,729	1,243	2,426	3,729	5.84%	1,337
200 - Asphalt: Ongoing Repairs 7,196 sf Parking & Drive (9%)	2,921	3	1	2,994	998	1,947	2,994	4.69%	1,073
300 - Asphalt: Mill & Inlay 7,196 sf Parking & Drive	32,342	25	7	38,444	1,538	23,286	25,194	7.22%	1,654
Sub-total [01000 - Paving]	38,901			45,167	3,779	27,659	31,917	17.74%	4,063
<b>02000 - Concrete</b>									
400 - Pool Deck 1,504 sf Paving Stone - Pool & Spa Deck	23,659	25	11	31,042	1,242	13,249	14,550	5.83%	1,335
<b>03000 - Painting: Exterior</b>									
120 - Surface Restoration Clubhouse & Mailbox Structure	11,573	8	1	11,862	1,483	10,126	11,862	6.96%	1,594
130 - Surface Restoration 1,625 sf Wood Deck & Railing, Bear Monument	4,382	4	1	4,492	1,123	3,287	4,492	5.27%	1,207
Sub-total [03000 - Painting: Exterior]	15,955			16,354	2,606	13,413	16,354	12.24%	2,802
<b>04000 - Structural Repairs</b>									
660 - Decking: Wood 1,200 sf Clubhouse	29,663	20	3	31,944	1,597	25,214	27,364	7.50%	1,717
<b>05000 - Roofing</b>									
690 - Pitched: Dimensional Composition 14 Squares- Clubhouse & Mailbox Kiosk	18,876	25	16	28,022	1,121	6,796	7,739	5.26%	1,205
<b>08000 - Rehab</b>									
240 - General Clubhouse	6,676	30	1	6,843	228	6,454	6,843	1.07%	245
244 - General 2 Restrooms	3,966	15	1	4,065	271	3,702	4,065	1.27%	291
Sub-total [08000 - Rehab]	10,643			10,909	499	10,156	10,909	2.34%	537

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
<b>11000 - Gate Equipment</b>									
220 - Pedestrian Gate Pool Access Pedestrian Gate	1,052	5	2	1,105	221	631	862	1.04%	238
738 - Card Reader Pool Access Gate Card Reader System	5,783	10	0	5,783	578	5,783	593	2.72%	622
Sub-total [11000 - Gate Equipment]	6,835			6,888	799	6,414	1,455	3.75%	859
<b>12000 - Pool</b>									
100 - Resurface 108 If Pool Resurface	17,596	20	3	18,949	947	14,956	16,232	4.45%	1,019
700 - Equipment: Replacement Clubhouse Equipment Room (50%)	4,188	5	2	4,400	880	2,513	3,434	4.13%	946
701 - Equipment: Replacement Clubhouse Equipment Room (2024 Only)[nr:1]	2,083	2	0	0	0	2,083	0	0.00%	0
720 - Heater Clubhouse Equipment Room	7,753	10	1	7,947	795	6,978	7,947	3.73%	854
Sub-total [12000 - Pool]	31,620			31,295	2,622	26,530	27,613	12.31%	2,820
<b>13000 - Spa</b>									
100 - Re-Plaster Spa Replaster	4,240	10	1	4,346	435	3,816	4,346	2.04%	467
700 - Equipment Clubhouse Equipment Room (50%)	4,185	5	1	4,290	858	3,348	4,290	4.03%	923
780 - Heater Clubhouse Equipment Room	4,944	10	4	5,457	546	2,966	3,547	2.56%	587
Sub-total [13000 - Spa]	13,369			14,093	1,838	10,131	12,183	8.63%	1,977
<b>14000 - Recreation</b>									
100 - Sauna: Heaters Clubhouse	3,596	20	9	4,490	225	1,978	2,211	1.05%	241
140 - Sauna: Wood Kit Clubhouse Sauna Wood Kit	5,972	30	3	6,431	214	5,375	5,713	1.01%	231
Sub-total [14000 - Recreation]	9,567			10,921	439	7,352	7,924	2.06%	472
<b>19000 - Fencing</b>									
200 - Wrought Iron 360 If Pool Perimeter	22,247	25	13	30,668	1,227	10,679	11,858	5.76%	1,319
<b>21000 - Signage</b>									
792 - Monument 3 Community Entrances (33%)	2,581	8	2	2,711	339	1,936	2,315	1.59%	364

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
<b>23000 - Mechanical Equipment</b>									
200 - HVAC Clubhouse Wall Heater	3,534	10	9	4,413	441	353	724	2.07%	475
600 - Water Heater Clubhouse Pool Equipment Rm	3,252	15	10	4,162	277	1,084	1,333	1.30%	298
Sub-total [23000 - Mechanical Equipment]	6,785			8,576	719	1,437	2,058	3.38%	773
<b>25000 - Flooring</b>									
200 - Carpeting 83 Sq. Yds. Clubhouse	3,730	15	14	5,271	351	249	510	1.65%	378
<b>30000 - Miscellaneous</b>									
970 - Mailbox Clusters Mail Kiosk	7,073	30	6	8,203	273	5,658	6,042	1.28%	294
992 - CC&R Revision Governing Documents	3,146	6	5	3,560	593	524	1,075	2.79%	638
Sub-total [30000 - Miscellaneous]	10,219			11,762	867	6,183	7,116	4.07%	932
<b>31000 - Reserve Study</b>									
100 - 3 Year Update with Site Visit Reserve Study	1,685	3	1	1,728	576	1,124	1,728	2.70%	619
<b>32000 - Undesignated</b>									
100 - Miscellaneous Reserve Items	1,320	1	1	1,353	677	660	1,353	3.18%	728
<b>Totals</b>	<b>247,656</b>			<b>288,705</b>	<b>21,297</b>	<b>169,179</b>	<b>184,946</b>	<b>100.00%</b>	<b>22,900</b>
						[A]	[B]		
						[EndBal]	[EndBal]		
						[A]	[B]		
<b>Percent Funded</b>						<b>42.28%</b>	<b>22.50%</b>		

**01000 - Paving**

100 - Asphalt: Sealing	Useful Life 3	Remaining Life 1
7,196 sf Parking & Drive	Quantity 7,196	Unit of Measure Square Feet
	Cost /SqFt \$0.506	
	% Included 100.00%	Total Cost/Study \$3,638
Summary	Replacement Year 2025	Future Cost \$3,729

This is to prepare the asphalt surface and apply an asphalt emulsion product.

- 2024- Remaining life extended from 2024 to 2025 per client.
- 2023- Per client, extend the useful life from 2 to 3 years. This is not a BRG recommendation.
- 2019- Seal coat appears in good condition, striping is faded.
- 2018- \$3,350 was expended, useful life of 2 per client.
- 2016- Extend remaining life from 2016 to 2017, per client.
- 2015- \$2,375 was expended.
- 2011- \$1,675 was expended.

200 - Asphalt: Ongoing Repairs	Useful Life 3	Remaining Life 1
7,196 sf Parking & Drive (9%)	Quantity 7,196	Unit of Measure Square Feet
	Cost /SqFt \$4.49	Qty * \$/SqFt \$32,342
	% Included 9.03%	Total Cost/Study \$2,921
Summary	Replacement Year 2025	Future Cost \$2,994

This is for miscellaneous repairs including crackfill, skin patching and minor dig out & fill.

- 2024- Remaining life extended from 2027 to 2025 to sync with the sealing schedule.
- 2023- Remaining life extended from 2026 to 2027 to sync with sealing schedule.
- 2019- Cracks greater than 1/4" exhibited in need of crackfill.
- 2018- useful and remaining life per client.
- 2016- Extend remaining life from 2016 to 2017, per client.
- 2014- Per client, move remaining life from 2014 to 2016.
- 2011- \$2,112 was expended.
- 2009- \$1,609 was expended.

**01000 - Paving**

300 - Asphalt: Mill & Inlay	Useful Life 25	Remaining Life 7	
7,196 sf Parking & Drive	Quantity 7,196	Unit of Measure Square Feet	
	Cost /SqFt \$4.49		
	% Included 100.00%	Total Cost/Study \$32,342	
Summary	Replacement Year 2031	Future Cost \$38,444	

This is to remove asphalt to specified depth and replace with new hot mix asphalt. The final choice of the paving rehab process should be discussed between client and vendor. Information received may be entered into the reserve study.

2024- Remaining life extended from 2030 to 2031 per client.  
 2023- 11/27/23- Per client, revise the UL to 25 and the RL to 2029. BRG used 2030 for syncing with sealing. // Per client, revise remaining life to 25 years. This is not a BRG recommendation. And in combination with changing the sealing from a 2 year life to a 3 year life, this component is in effect being deferred.  
 2022- Exhibiting extreme cracking and "alligatoring", it is doubtful that the paving substrate will support overlay. The paving rehab is changed from overlay to either "remove and Replace" or "mill and inlay". Unit cost is increased from \$2.54/sf to \$4.00/sf.  
 2019- Areas of alligator and linear cracking persist.  
 2018- useful and remaining life per client.  
 2016- Extend remaining life from 2016 to 2017, per client.  
 2013- Areas of linear and alligator type cracking exhibited.

**02000 - Concrete**

400 - Pool Deck	Useful Life 25	Remaining Life 11	
1,504 sf Paving Stone - Pool & Spa Deck	Quantity 1,504	Unit of Measure Square Feet	
	Cost /SqFt \$15.73		
	% Included 100.00%	Total Cost/Study \$23,659	
Summary	Replacement Year 2035	Future Cost \$31,042	

This is for the replacement of the Basalite, San Francisco Cobble paving stone pool and spa deck.

2010- \$16,222 was expended, installed by GB General Engineering Contractor, Inc.

**03000 - Painting: Exterior**

120 - Surface Restoration	Useful Life 8	Remaining Life 1	
Clubhouse & Mailbox Structure	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$11,573		
	% Included 100.00%	Total Cost/Study \$11,573	
Summary	Replacement Year 2025	Future Cost \$11,862	

This is to prepare, power wash, sand, scrape, caulk and paint the with a 100% premium acrylic paint.

2024- No work indicated. Remaining life extended from 2024 to 2025  
 2018- Useful and remaining life per client.  
 2015- \$5,800 anticipated to paint clubhouse, mailbox structure, wood deck & railing.  
 2005- \$7,000 was expended.



**03000 - Painting: Exterior**

130 - Surface Restoration	Useful Life 4	Remaining Life 1
1,625 sf Wood Deck & Railing, Bear Monument	Quantity 1,625	Unit of Measure Square Feet
	Cost /SqFt \$2.70	
	% Included 100.00%	Total Cost/Study \$4,382
Summary	Replacement Year 2025	Future Cost \$4,492

This is to prepare, power wash, sand, scrape, caulk and paint the wood deck and railing with a 100% premium acrylic paint.

2024- No work indicated. Remaining life extended from 2024 to 2025  
 2021- \$3,750 was expended to pressure wash deck and railings, repaint deck, railings, & wooden bear carved monument, DePol Painting Systems.  
 2019- Chipping paint exhibited at walking surface.  
 2017- \$1,884 was expended.  
 2015- \$5,800 anticipated to paint clubhouse, mailbox structure, wood deck & railing.  
 2016- The deck and railings have areas of chipping and raw wood exposure.  
 2010- \$1,850 was expended, Mark Dobson Painting.

**04000 - Structural Repairs**

660 - Decking: Wood	Useful Life 20	Remaining Life 3
1,200 sf Clubhouse	Quantity 1,200	Unit of Measure Square Feet
	Cost /SqFt \$24.72	
	% Included 100.00%	Total Cost/Study \$29,663
Summary	Replacement Year 2027	Future Cost \$31,944

This is to repair and replace the deck. Structural support for the decking should be inspected and brought to a moderately new condition as indicated.

2022- Percent to include is increased from 25% to 100% in anticipation of the decking being replaced simultaneously. Useful life is increased from 5 years to 18 years and the remaining life is increased from year 2022 to 2027. Cost is decreased from \$20/sf to \$17/sf. The currently volatile construction industry may affect unit cost suddenly; higher or lower.  
 2018- Information per client.  
 2016- The south side deck railing is loose.  
 2005- Replaced.

**05000 - Roofing**

690 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 16
14 Squares- Clubhouse & Mailbox Kiosk	Quantity 14	Unit of Measure Squares
	Cost /Sqrs \$1,348	
	% Included 100.00%	Total Cost/Study \$18,876
Summary	Replacement Year 2040	Future Cost \$28,022

This is to reroof with a dimensional composition roofing product. Composition roofs should be regularly inspected and repaired as indicated to ensure maximum life.

2022- The roofing unit cost is increased from \$770/sq to \$1,200/sq. The currently volatile construction industry may affect unit cost suddenly; higher or lower.  
 2019- Per onsite maintenance personnel, roof in good condition, no leaking.  
 2016- \$9,200 was expended from insurance proceeds in 2015 for hail storm damaged roof replacement. Insurance paid \$9,752 on the claim.  
 2008- \$7,500 was expended for re-roof.

**08000 - Rehab**

240 - General	Useful Life 30	Remaining Life 1
Clubhouse	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$6,676	
	% Included 100.00%	Total Cost/Study \$6,676
Summary	Replacement Year 2025	Future Cost \$6,843

This is to have funds for a general clubhouse renovation. This ties in with many of the other components that may require replacement. This can include re-configuring the kitchen, installing new ceramic tile, new plumbing fixtures, doors and other sub-components as included in a proposed scope of work that may be designed by the association.

- 1- exterior door
- 4- interior doors

2018- Useful and remaining life per client.

244 - General	Useful Life 15	Remaining Life 1
2 Restrooms	Quantity 2	Unit of Measure Room
	Cost /Rm \$1,983	
	% Included 100.00%	Total Cost/Study \$3,966
Summary	Replacement Year 2025	Future Cost \$4,065

This is to have funds for restroom renovations. This ties in with many of the other components that may require replacement. This can include painting, installing new ceramic tile, fixtures, FRP wall coverings doors and other sub-components as included in a proposed scope of work that may be designed by the association.

- floor tile- 165 sf
- shower tile- 72 sf
- FRP- 645 sf
- 5- doors

2018- Per client remaining life changed from 1 to 4.  
 2016- The tile is in need of grouting.

**11000 - Gate Equipment**

220 - Pedestrian Gate	Useful Life 5	Remaining Life 2
Pool Access Pedestrian Gate	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,052	
	% Included 100.00%	Total Cost/Study \$1,052
Summary	Replacement Year 2026	Future Cost \$1,105

This is to maintain the gate and associated devices such as locksets and closers.

2024- \$5,783 was expended. No work scope was provided.  
 2021- \$11,351 total was expended, \$1,800 for gate, \$9,551 for shop and field labor to fabricate custom gate, repair fencing, add lower sections and paint. Increased maintenance cost from \$600 to \$900.

738 - Card Reader	Useful Life 10	Remaining Life 0
Pool Access Gate Card Reader System	Quantity 1	Unit of Measure System
	Cost /Sys \$5,783	
	% Included 100.00%	Total Cost/Study \$5,783
Summary	Replacement Year 2024	Future Cost \$5,783

This is to replace the card reader system.

2024- \$5,783 was expended for a new card reader system install.

**11000 - Gate Equipment**

**12000 - Pool**

100 - Resurface	Useful Life 20	Remaining Life 3
108 If Pool Resurface	Quantity 108	Unit of Measure Linear Feet
	Cost /l.f. \$163	
	% Included 100.00%	Total Cost/Study \$17,596
Summary	Replacement Year 2027	Future Cost \$18,949

This is to resurface the pool. Includes start-up costs.

2018- Useful and remaining life per client.  
 2013- Pool covered, condition not accessible.  
 2010- \$3,273 was expended for the installation of shallow end hand-rail and deep end ladder/hand-rail. Work done by Sierra Services. Painted over chips and cracks were noted.  
 2008- \$8,476 was expended for repainting.  
 2001- \$1,600 was expended for re-coated.

700 - Equipment: Replacement	Useful Life 5	Remaining Life 2
Clubhouse Equipment Room (50%)	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$8,376	Qty * \$/LS \$8,376
	% Included 50.00%	Total Cost/Study \$4,188
Summary	Replacement Year 2026	Future Cost \$4,400

This is to replace the pool equipment. Since not all equipment will fail simultaneously, this component provides for one half replacement every five years.

1- Sta Rite sand filter  
 1- Pentair 3 hp variable speed pump motor  
 1- Ecolab chemical testing and dosing system  
 Assorted- valves, fittings, gauges, controls, lights, etc.

2024- \$2,083 was expended for a pool pump motor.  
 2023- \$5,800 total was expended for new pool pump and spa and pool marker tile signs, no coat breakdown provided.  
 2020- \$4,000 is anticipated in 2021 for new Pentair controller/chemical pump.  
 2016- Extend remaining life from 2016 to 2017, per client.  
 2010- \$4,893 was expended for the replacement of 2 pool skimmers. Work done by Sierra Services.

701 - Equipment: Replacement	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Clubhouse Equipment Room (2024 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$2,083		
	% Included 100.00%	Total Cost/Study \$2,083	
Summary	Replacement Year 2024	Future Cost \$2,083	

This is for the \$2,083 expended. No work scope was provided.

**12000 - Pool**

720 - Heater	Useful Life 10	Remaining Life 1	
Clubhouse Equipment Room	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$7,753	
	% Included	100.00%	Total Cost/Study \$7,753
Summary	Replacement Year	2025	Future Cost \$7,947

This is to replace the Raypak pool heater.

2015- \$5,721 was expended to replace heater.  
 2009- \$4,025 was expended, this included the spa filter.  
 2006- \$4,812 was expended for replacement.

**13000 - Spa**

100 - Re-Plaster	Useful Life 10	Remaining Life 1	
Spa Replaster	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$4,240	
	% Included	100.00%	Total Cost/Study \$4,240
Summary	Replacement Year	2025	Future Cost \$4,346

This is to resurface the spa. Includes start-up costs.

2024- Per client 11/19/2024, confirmed the spa was not resurfaced in 2023. Remaining life extended from 2024 to 2025.  
 2023- \$4,000 is anticipated.  
 2018- Useful and remaining life per client.  
 2016- BRG recommends that the remaining life be reduced from 2020 to 2018.  
 2014- Work to be completed Fall 2014 or Spring 2015.  
 2010- \$3,957 was expended for the installation of a new skimmer and 2 handrails. Work done by Sierra Services.  
 2008- \$3,374 was expended for re-paint.

700 - Equipment	Useful Life 5	Remaining Life 1	
Clubhouse Equipment Room (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$8,371	Qty * \$/LS \$8,371
	% Included	50.00%	Total Cost/Study \$4,185
Summary	Replacement Year	2025	Future Cost \$4,290

This is to replace the spa equipment. Since not all equipment will fail simultaneously, this component provides for one half replacement every five years.

1- Sta-Rite sand filter (replaced 2009)  
 1- Pentair 3 hp variable speed pump motor  
 1- Ecolab chemical testing and dosing system  
 Assorted- valves, fittings, gauges, controls, lights, etc.

2020- \$4,000 is anticipated in 2021 for new Pentair controller/chemical pump.  
 2016- Extend remaining life from 2016 to 2017, per client.

**13000 - Spa**

780 - Heater	Useful Life 10	Remaining Life 4	
Clubhouse Equipment Room	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$4,944	
	% Included	100.00%	Total Cost/Study \$4,944
Summary	Replacement Year	2028	Future Cost \$5,457

This is to replace the Raypak spa heater.

2023- \$2,500 is anticipated.  
 2022- Unit cost is increased from \$3,142 to \$4,400.  
 2007- \$2,200 was expended.

**14000 - Recreation**

100 - Sauna: Heaters	Useful Life 20	Remaining Life 9	
Clubhouse	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$3,596	
	% Included	100.00%	Total Cost/Study \$3,596
Summary	Replacement Year	2033	Future Cost \$4,490

This is to replace the Tylo sauna heater.

2022- Unit cost is increased from \$2,530 to \$3,200.  
 2013- \$2,000 was expended for a new heater.

140 - Sauna: Wood Kit	Useful Life 30	Remaining Life 3	
Clubhouse Sauna Wood Kit	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$5,972	
	% Included	100.00%	Total Cost/Study \$5,972
Summary	Replacement Year	2027	Future Cost \$6,431

This is to recover and replace the sauna room wood kit. Includes the 41 square feet of floor tile.

2022- Remaining life is increased from year 2022 to year 2027.  
 2018- Per client, remaining life changed from 1 to 2.

**19000 - Fencing**

200 - Wrought Iron	Useful Life 25	Remaining Life 13	
360 lf Pool Perimeter	Quantity 360	Unit of Measure	Linear Feet
	Cost /l.f.	\$61.80	
	% Included	100.00%	Total Cost/Study \$22,247
Summary	Replacement Year	2037	Future Cost \$30,668

This is to replace the pool area wrought iron fence. Painting is funded thru the operating fund.

2022- Unit cost is increased from \$47/ lf to \$55/lf. Percent to include is increased from 25% to 100%. Useful life is increased from 6 years to 25 years and remaining life is increased from year 2022 to year 2037.  
 2018- Information per client.

**21000 - Signage**

792 - Monument	Useful Life 8	Remaining Life 2	
3 Community Entrances (33%)	Quantity 3	Unit of Measure	Items
	Cost /Itm \$2,607	Qty * \$/Itm	\$7,820
	% Included 33.00%	Total Cost/Study	\$2,581
Summary	Replacement Year 2026	Future Cost	\$2,711

This is to replace the monument signs: two at the entrances and one in open area for advertising.

2018- Per client, remaining life changed from 1 to 3.  
 2016- BRG noted there were 3 monument signs. Quantity increased from 2 to 3. Verified at site review that the NE corner sign was newer.  
 2015- No replacement needed for a couple of years per client.  
 2013- One monument appears newer.

**23000 - Mechanical Equipment**

200 - HVAC	Useful Life 10	Remaining Life 9	
Clubhouse Wall Heater	Quantity 1	Unit of Measure	Items
	Cost /Itm \$3,534	Total Cost/Study	\$3,534
	% Included 100.00%	Future Cost	\$4,413
Summary	Replacement Year 2033		

This is to replace the Williams 6007332 wall furnace system. It is possible that sub-components of this system can be replaced or re-built to extend its life.

2023- Per client, revise water heater from 20 year to 10 years, and change next replacement to 2033.  
 2020- \$2,950 was expended to remove existing furnace, and replace with a new wall Williams 6007332 furnace, Lake Tahoe Plumbing & Heating.  
 2016- Anticipated expenditure per client.  
 2005- The unit was re-built.

600 - Water Heater	Useful Life 15	Remaining Life 10	
Clubhouse Pool Equipment Rm	Quantity 1	Unit of Measure	Items
	Cost /Itm \$3,252	Total Cost/Study	\$3,252
	% Included 100.00%	Future Cost	\$4,162
Summary	Replacement Year 2034		

This is to replace the Bradford White 40 gallon water heater.

2022- \$2,500 was expended in 2019 to replace the water heater per client in 2022.  
 2021- \$4,000 is anticipated for replacement, proposals requested.

**25000 - Flooring**

200 - Carpeting	Useful Life 15	Remaining Life 14	
83 Sq. Yds. Clubhouse	Quantity 83	Unit of Measure	Square Yard
	Cost /SqYd \$44.94	Total Cost/Study	\$3,730
	% Included 100.00%	Future Cost	\$5,271
Summary	Replacement Year 2038		

This is to replace the carpeting.

2023- Per client, extend the useful & remaining life to 15 years.

2019- Stains exhibited.  
 2018- per client, remaining life changed from 1 to 3.  
 2016- Staining observed.

**25000 - Flooring**

**30000 - Miscellaneous**

970 - Mailbox Clusters	Useful Life 30	Remaining Life 6	
Mail Kiosk	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$7,073		
	% Included 100.00%	Total Cost/Study	\$7,073
Summary	Replacement Year 2030	Future Cost	\$8,203

This is to replace the mailbox clusters. The association may choose a different style by the time the boxes are replaced and this component will be revised to reflect that scope of work.

- 1- 2-parcel box
- 44- ganged slots (8 gangs)
- 1- outgoing letter slot

2023- Per client, extend remaining life to 2030.

992 - CC&R Revision	Useful Life 6	Remaining Life 5	
Governing Documents	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,146		
	% Included 100.00%	Total Cost/Study	\$3,146
Summary	Replacement Year 2029	Future Cost	\$3,560

This is to have funds available to periodically revise the CC&R's.

- 2023- Per client, extend the remaining lifes to 2029.
- 2018- Ongoing cost per client.
- 2007- \$3,600 was expended.

**31000 - Reserve Study**

100 - 3 Year Update with Site Visit	Useful Life 3	Remaining Life 1	
Reserve Study	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$1,685		
	% Included 100.00%	Total Cost/Study	\$1,685
Summary	Replacement Year 2025	Future Cost	\$1,728

This is to have a reserve study prepared for the association as required by California Civil Code Sections 5550, 5560, 5565 and 5570. This is for the 3 year Update with Site Visit study including a visual observation of accessible areas.

**32000 - Undesignated**

100 - Miscellaneous	Useful Life 1	Remaining Life 1	
Reserve Items	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$1,320		
	% Included 100.00%	Total Cost/Study	\$1,320
Summary	Replacement Year 2025	Future Cost	\$1,353

This is for unanticipated reserve component repairs.

2021- \$2,735 was expended for unspecified scope of work.

**18000 - Landscaping**

500 - Tree Maintenance	Useful Life 5	Remaining Life 4	
Community Tree Maintenance	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$16,854	
	% Included	100.00%	Total Cost/Study \$16,854
Summary	Replacement Year	N/A	Future Cost N/A

This is to prune, remove and replace trees as needed to enhance the landscaping and avoid branch and root damage to nearby objects. This is in excess of the operating budget.

**2023- 11/3/23- Delete per client.** Will be done from operating. // \$7,000 is anticipated.

2022- \$15,000 anticipated expenditure. Added as a reserve study component per client.



Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>01000 - Paving</b>							
100 - Asphalt: Sealing	\$3,638	3	1	7,196	\$.51/SqFt		Parking & Drive
200 - Asphalt: Ongoing Repairs	\$2,921	3	1	7,196	\$4.49/SqFt (9%)		Parking & Drive
300 - Asphalt: Mill & Inlay	\$32,342	25	7	7,196	\$4.49/SqFt		Parking & Drive
<b>02000 - Concrete</b>							
400 - Pool Deck	\$23,659	25	11	1,504	\$15.73/SqFt		Paving Stone - Pool & Spa Deck
<b>03000 - Painting: Exterior</b>							
120 - Surface Restoration	\$11,573	8	1	1	\$11,573/LS		Clubhouse & Mailbox Structure
130 - Surface Restoration	\$4,382	4	1	1,625	\$2.70/SqFt		Wood Deck & Railing, Bear Monument
<b>04000 - Structural Repairs</b>							
660 - Decking: Wood	\$29,663	20	3	1,200	\$24.72/SqFt		Clubhouse
<b>05000 - Roofing</b>							
690 - Pitched: Dimensional Composition	\$18,876	25	16	14	\$1,348/Sqrs		Clubhouse & Mailbox Kiosk
<b>08000 - Rehab</b>							
240 - General	\$6,676	30	1	1	\$6,676/LS		Clubhouse
244 - General	\$3,966	15	1	2	\$1,983/Rm		Restrooms
<b>11000 - Gate Equipment</b>							
220 - Pedestrian Gate	\$1,052	5	2	1	\$1,052/Itm		Pool Access Pedestrian Gate
738 - Card Reader	\$5,783	10	0	1	\$5,783/Sys		Pool Access Gate Card Reader System
<b>12000 - Pool</b>							
100 - Resurface	\$17,596	20	3	108	\$163/l.f.		Pool Resurface
700 - Equipment: Replacement	\$4,188	5	2	1	\$8,376/LS (50%)		Clubhouse Equipment Room
701 - Equipment: Replacement	\$2,083	2	0	1	\$2,083/LS [nr:1]		Clubhouse Equipment Room (2024 Only)
720 - Heater	\$7,753	10	1	1	\$7,753/LS		Clubhouse Equipment Room
<b>13000 - Spa</b>							
100 - Re-Plaster	\$4,240	10	1	1	\$4,240/LS		Spa Replaster
700 - Equipment	\$4,185	5	1	1	\$8,371/LS (50%)		Clubhouse Equipment Room

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>13000 - Spa</b>							
780 - Heater	\$4,944	10	4	1	\$4,944/Itm		Clubhouse Equipment Room
<b>14000 - Recreation</b>							
100 - Sauna: Heaters	\$3,596	20	9	1	\$3,596/Itm		Clubhouse
140 - Sauna: Wood Kit	\$5,972	30	3	1	\$5,972/LS		Clubhouse Sauna Wood Kit
<b>19000 - Fencing</b>							
200 - Wrought Iron	\$22,247	25	13	360	\$61.80/l.f.		Pool Perimeter
<b>21000 - Signage</b>							
792 - Monument	\$2,581	8	2	3	\$2,607/Itm (33%)		Community Entrances
<b>23000 - Mechanical Equipment</b>							
200 - HVAC	\$3,534	10	9	1	\$3,534/Itm		Clubhouse Wall Heater
600 - Water Heater	\$3,252	15	10	1	\$3,252/Itm		Clubhouse Pool Equipment Rm
<b>25000 - Flooring</b>							
200 - Carpeting	\$3,730	15	14	83	\$44.94/SqYd		Clubhouse
<b>30000 - Miscellaneous</b>							
970 - Mailbox Clusters	\$7,073	30	6	1	\$7,073/LS		Mail Kiosk
992 - CC&R Revision	\$3,146	6	5	1	\$3,146/LS		Governing Documents
<b>31000 - Reserve Study</b>							
100 - 3 Year Update with Site Visit	\$1,685	3	1	1	\$1,685/LS		Reserve Study
<b>32000 - Undesignated</b>							
100 - Miscellaneous	\$1,320	1	1	1	\$1,320/LS		Reserve Items

<i>Component</i>	<i>Current Replacement Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Quantity</i>	<i>Cost/ U of M</i>	<i>Treatment</i>	<i>Location</i>
<b>18000 - Landscaping</b>							
500 - Tree Maintenance	\$16,854	5	4	1	\$16,854/LS		Community Tree Maintenance

**Expenditures by Year - Next 17 Years**

2024 Update- 1

Prepared for the 2025 Fiscal Year

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
<b>2024</b>			
<b>11000 - Gate Equipment</b>			
738 - Card Reader Pool Access Gate Card Reader System	10	5,783	
<b>12000 - Pool</b>			
701 - Equipment: Replacement Clubhouse Equipment Room (2024 Only)[nr:1]	2	2,083	
Total 2024:		7,866	
<b>2025</b>			
<b>01000 - Paving</b>			
100 - Asphalt: Sealing 7,196 sf Parking & Drive	3	3,638	3,729
200 - Asphalt: Ongoing Repairs 7,196 sf Parking & Drive (9%)	3	2,921	2,994
Total 01000 - Paving:		6,559	6,723
<b>03000 - Painting: Exterior</b>			
120 - Surface Restoration Clubhouse & Mailbox Structure	8	11,573	11,862
130 - Surface Restoration 1,625 sf Wood Deck & Railing, Bear Monument	4	4,382	4,492
Total 03000 - Painting: Exterior:		15,955	16,354
<b>08000 - Rehab</b>			
240 - General Clubhouse	30	6,676	6,843
244 - General 2 Restrooms	15	3,966	4,065
Total 08000 - Rehab:		10,642	10,908
<b>12000 - Pool</b>			
720 - Heater Clubhouse Equipment Room	10	7,753	7,947
<b>13000 - Spa</b>			
100 - Re-Plaster Spa Replaster	10	4,240	4,346
700 - Equipment Clubhouse Equipment Room (50%)	5	4,185	4,290
Total 13000 - Spa:		8,425	8,636
<b>31000 - Reserve Study</b>			
100 - 3 Year Update with Site Visit Reserve Study	3	1,685	1,728
<b>32000 - Undesignated</b>			
100 - Miscellaneous Reserve Items	1	1,320	1,353
Total 2025:		52,339	53,649

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2026</b>			
<b>11000 - Gate Equipment</b>			
220 - Pedestrian Gate Pool Access Pedestrian Gate	5	1,052	1,105
<b>12000 - Pool</b>			
700 - Equipment: Replacement Clubhouse Equipment Room (50%)	5	4,188	4,400
<b>21000 - Signage</b>			
792 - Monument 3 Community Entrances (33%)	8	2,581	2,711
<b>32000 - Undesignated</b>			
100 - Miscellaneous Reserve Items	1	1,320	1,387
<b>2027</b>			
<b>04000 - Structural Repairs</b>			
660 - Decking: Wood 1,200 sf Clubhouse	20	29,663	31,944
<b>12000 - Pool</b>			
100 - Resurface 108 lf Pool Resurface	20	17,596	18,949
<b>14000 - Recreation</b>			
140 - Sauna: Wood Kit Clubhouse Sauna Wood Kit	30	5,972	6,431
<b>32000 - Undesignated</b>			
100 - Miscellaneous Reserve Items	1	1,320	1,422
Total 2027:		54,551	58,746
<b>2028</b>			
<b>01000 - Paving</b>			
100 - Asphalt: Sealing 7,196 sf Parking & Drive	3	3,638	4,016
200 - Asphalt: Ongoing Repairs 7,196 sf Parking & Drive (9%)	3	2,921	3,224
Total 01000 - Paving:		6,559	7,240
<b>13000 - Spa</b>			
780 - Heater Clubhouse Equipment Room	10	4,944	5,457
<b>31000 - Reserve Study</b>			
100 - 3 Year Update with Site Visit Reserve Study	3	1,685	1,860
<b>32000 - Undesignated</b>			
100 - Miscellaneous Reserve Items	1	1,320	1,457
Total 2028:		14,508	16,014
<b>2029</b>			
<b>03000 - Painting: Exterior</b>			
130 - Surface Restoration 1,625 sf Wood Deck & Railing, Bear Monument	4	4,382	4,958

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2029</b>			
<b>30000 - Miscellaneous</b>			
992 - CC&R Revision Governing Documents	6	3,146	3,560
<b>32000 - Undesignated</b>			
100 - Miscellaneous Reserve Items	1	1,320	1,494
Total 2029:		8,848	10,012
<b>2030</b>			
<b>13000 - Spa</b>			
700 - Equipment Clubhouse Equipment Room (50%)	5	4,185	4,854
<b>30000 - Miscellaneous</b>			
970 - Mailbox Clusters Mail Kiosk	30	7,073	8,203
<b>32000 - Undesignated</b>			
100 - Miscellaneous Reserve Items	1	1,320	1,531
Total 2030:		12,578	14,588
<b>2031</b>			
<b>01000 - Paving</b>			
100 - Asphalt: Sealing 7,196 sf Parking & Drive	3	3,638	4,325
200 - Asphalt: Ongoing Repairs 7,196 sf Parking & Drive (9%)	3	2,921	3,472
300 - Asphalt: Mill & Inlay 7,196 sf Parking & Drive	25	32,342	38,444
Total 01000 - Paving:		38,901	46,241
<b>11000 - Gate Equipment</b>			
220 - Pedestrian Gate Pool Access Pedestrian Gate	5	1,052	1,250
<b>12000 - Pool</b>			
700 - Equipment: Replacement Clubhouse Equipment Room (50%)	5	4,188	4,978
<b>31000 - Reserve Study</b>			
100 - 3 Year Update with Site Visit Reserve Study	3	1,685	2,003
<b>32000 - Undesignated</b>			
100 - Miscellaneous Reserve Items	1	1,320	1,569
Total 2031:		47,146	56,041
<b>2032</b>			
<b>32000 - Undesignated</b>			
100 - Miscellaneous Reserve Items	1	1,320	1,609
Total 2032:		1,320	1,609
<b>2033</b>			

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2033</b>			
<b>03000 - Painting: Exterior</b>			
120 - Surface Restoration Clubhouse & Mailbox Structure	8	11,573	14,453
130 - Surface Restoration 1,625 sf Wood Deck & Railing, Bear Monument	4	4,382	5,473
Total 03000 - Painting: Exterior:		15,955	19,926
<b>14000 - Recreation</b>			
100 - Sauna: Heaters Clubhouse	20	3,596	4,490
<b>23000 - Mechanical Equipment</b>			
200 - HVAC Clubhouse Wall Heater	10	3,534	4,413
<b>32000 - Undesignated</b>			
100 - Miscellaneous Reserve Items	1	1,320	1,649
Total 2033:		24,405	30,478
<b>2034</b>			
<b>01000 - Paving</b>			
100 - Asphalt: Sealing 7,196 sf Parking & Drive	3	3,638	4,658
200 - Asphalt: Ongoing Repairs 7,196 sf Parking & Drive (9%)	3	2,921	3,739
Total 01000 - Paving:		6,559	8,397
<b>11000 - Gate Equipment</b>			
738 - Card Reader Pool Access Gate Card Reader System	10	5,783	7,403
<b>21000 - Signage</b>			
792 - Monument 3 Community Entrances (33%)	8	2,581	3,303
<b>23000 - Mechanical Equipment</b>			
600 - Water Heater Clubhouse Pool Equipment Rm	15	3,252	4,162
<b>31000 - Reserve Study</b>			
100 - 3 Year Update with Site Visit Reserve Study	3	1,685	2,157
<b>32000 - Undesignated</b>			
100 - Miscellaneous Reserve Items	1	1,320	1,690
Total 2034:		21,180	27,112
<b>2035</b>			
<b>02000 - Concrete</b>			
400 - Pool Deck 1,504 sf Paving Stone - Pool & Spa Deck	25	23,659	31,042
<b>12000 - Pool</b>			
720 - Heater Clubhouse Equipment Room	10	7,753	10,172
<b>13000 - Spa</b>			
100 - Re-Plaster Spa Replaster	10	4,240	5,563

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2035</b>			
<b>13000 - Spa</b>			
700 - Equipment Clubhouse Equipment Room (50%)	5	4,185	5,492
Total 13000 - Spa:		8,425	11,055
<b>30000 - Miscellaneous</b>			
992 - CC&R Revision Governing Documents	6	3,146	4,128
<b>32000 - Undesignated</b>			
100 - Miscellaneous Reserve Items	1	1,320	1,732
Total 2035:		44,303	58,129
<b>2036</b>			
<b>11000 - Gate Equipment</b>			
220 - Pedestrian Gate Pool Access Pedestrian Gate	5	1,052	1,414
<b>12000 - Pool</b>			
700 - Equipment: Replacement Clubhouse Equipment Room (50%)	5	4,188	5,633
<b>32000 - Undesignated</b>			
100 - Miscellaneous Reserve Items	1	1,320	1,776
Total 2036:		6,560	8,823
<b>2037</b>			
<b>01000 - Paving</b>			
100 - Asphalt: Sealing 7,196 sf Parking & Drive	3	3,638	5,016
200 - Asphalt: Ongoing Repairs 7,196 sf Parking & Drive (9%)	3	2,921	4,026
Total 01000 - Paving:		6,559	9,042
<b>03000 - Painting: Exterior</b>			
130 - Surface Restoration 1,625 sf Wood Deck & Railing, Bear Monument	4	4,382	6,041
<b>19000 - Fencing</b>			
200 - Wrought Iron 360 lf Pool Perimeter	25	22,247	30,668
<b>31000 - Reserve Study</b>			
100 - 3 Year Update with Site Visit Reserve Study	3	1,685	2,323
<b>32000 - Undesignated</b>			
100 - Miscellaneous Reserve Items	1	1,320	1,820
Total 2037:		36,193	49,894
<b>2038</b>			
<b>13000 - Spa</b>			
780 - Heater Clubhouse Equipment Room	10	4,944	6,986



<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
<b>2038</b>			
<b>25000 - Flooring</b>			
200 - Carpeting 83 Sq. Yds. Clubhouse	15	3,730	5,271
<b>32000 - Undesignated</b>			
100 - Miscellaneous Reserve Items	1	1,320	1,865
Total 2038:		9,994	14,122
<b>2039</b>			
<b>32000 - Undesignated</b>			
100 - Miscellaneous Reserve Items	1	1,320	1,912
Total 2039:		1,320	1,912
<b>2040</b>			
<b>01000 - Paving</b>			
100 - Asphalt: Sealing 7,196 sf Parking & Drive	3	3,638	5,401
200 - Asphalt: Ongoing Repairs 7,196 sf Parking & Drive (9%)	3	2,921	4,336
Total 01000 - Paving:		6,559	9,737
<b>05000 - Roofing</b>			
690 - Pitched: Dimensional Composition 14 Squares- Clubhouse & Mailbox Kiosk	25	18,876	28,022
<b>08000 - Rehab</b>			
244 - General 2 Restrooms	15	3,966	5,888
<b>13000 - Spa</b>			
700 - Equipment Clubhouse Equipment Room (50%)	5	4,185	6,213
<b>31000 - Reserve Study</b>			
100 - 3 Year Update with Site Visit Reserve Study	3	1,685	2,502
<b>32000 - Undesignated</b>			
100 - Miscellaneous Reserve Items	1	1,320	1,960
Total 2040:		36,591	54,322

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This report is intended to assist the auditor while preparing the audit, review or compilation of Tahoe Tyrol's (the "Association") financial documents.

Browning Reserve Group, LLC ("BRG") prepared a reserve study for the Association during the 2024 fiscal year. This was done to help determine the Association's reserve contribution for the next fiscal year (2025) and future fiscal years. In addition, BRG prepared the proper statutory disclosures for distribution to the Association members.

This reserve study is an Update w/o Site Visit Review. An **Update Without Site-Visit Review** is an update with no on-site visual observation upon where the following tasks are performed:

- life and valuation estimates;
- fund status;
- and a funding plan. Please note, as this study update did not require a site visit, and relied completely on the information provided, it is possible BRG has never visited Tahoe Tyrol.

For BRG reserve studies, the year in which the study is being conducted, is the first year of the study. For example, this study is being prepared during 2024 and is the Association's first year in the study. This enables BRG to use a starting point which ties to the last audited financial statement, December 31, 2023. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$66,036 is being used which ties to the last completed audit or review of the Association's financial statements. BRG then rebuilds the first year of the study, in this case 2024, and estimates an ending reserve fund balance. Again, see Section III and the 2024 ending reserve balance estimate of \$71,528.

"Re-building" the first year of the study as mentioned above simply means using the 2024 adopted budget for the 2024 reserve contribution. Finally, the 2024 reserve expenses both actual and projected are estimated.

We find by using the above method a more accurate reserve study is possible because the beginning reserve fund balance ties directly to the Association's audited financial statement or, in the absence of an audit or review, the year end balance sheet. There is no need to rely on others for determining mid year reserve balances or estimating current year ending reserve balances. This approach forces all involved, to look at the current year's reserve fund activities so a more accurate ending reserve fund balance can be estimated.

With respect to the reserve component Percent Funded values on the next page(s), here are the calculations:

$$\text{FFB} = \text{Year Cost} \times \text{Year Effective Age} / \text{Useful Life}$$
$$\% \text{ Funded} = \text{Year Estimated Ending Reserve Balance} / \text{Year FFB}$$

Please see Section V - Reserve Fund Balance Forecast.

*Browning Reserve Group, LLC*

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
<b>01000 - Paving</b>						
100 - Asphalt: Sealing 7,196 sf Parking & Drive	3,638	3	1	2,426	3,729	1,337
200 - Asphalt: Ongoing Repairs 7,196 sf Parking & Drive (9%)	2,921	3	1	1,947	2,994	1,073
300 - Asphalt: Mill & Inlay 7,196 sf Parking & Drive	32,342	25	7	23,286	25,194	1,654
<b>02000 - Concrete</b>						
400 - Pool Deck 1,504 sf Paving Stone - Pool & Spa Deck	23,659	25	11	13,249	14,550	1,335
<b>03000 - Painting: Exterior</b>						
120 - Surface Restoration Clubhouse & Mailbox Structure	11,573	8	1	10,126	11,862	1,594
130 - Surface Restoration 1,625 sf Wood Deck & Railing, Bear Monument	4,382	4	1	3,287	4,492	1,207
<b>04000 - Structural Repairs</b>						
660 - Decking: Wood 1,200 sf Clubhouse	29,663	20	3	25,214	27,364	1,717
<b>05000 - Roofing</b>						
690 - Pitched: Dimensional Composition 14 Squares- Clubhouse & Mailbox Kiosk	18,876	25	16	6,796	7,739	1,205
<b>08000 - Rehab</b>						
240 - General Clubhouse	6,676	30	1	6,454	6,843	245
244 - General 2 Restrooms	3,966	15	1	3,702	4,065	291
<b>11000 - Gate Equipment</b>						
220 - Pedestrian Gate Pool Access Pedestrian Gate	1,052	5	2	631	862	238
738 - Card Reader Pool Access Gate Card Reader System	5,783	10	0	5,783	593	622
<b>12000 - Pool</b>						
100 - Resurface 108 lf Pool Resurface	17,596	20	3	14,956	16,232	1,019
700 - Equipment: Replacement Clubhouse Equipment Room (50%)	4,188	5	2	2,513	3,434	946
701 - Equipment: Replacement Clubhouse Equipment Room (2024 Only)[nr:1]	2,083	2	0	2,083	0	0
720 - Heater Clubhouse Equipment Room	7,753	10	1	6,978	7,947	854
<b>13000 - Spa</b>						
100 - Re-Plaster Spa Replaster	4,240	10	1	3,816	4,346	467
700 - Equipment Clubhouse Equipment Room (50%)	4,185	5	1	3,348	4,290	923
780 - Heater Clubhouse Equipment Room	4,944	10	4	2,966	3,547	587
<b>14000 - Recreation</b>						
100 - Sauna: Heaters Clubhouse	3,596	20	9	1,978	2,211	241
140 - Sauna: Wood Kit Clubhouse Sauna Wood Kit	5,972	30	3	5,375	5,713	231

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
<b>19000 - Fencing</b>						
200 - Wrought Iron 360 lf Pool Perimeter	22,247	25	13	10,679	11,858	1,319
<b>21000 - Signage</b>						
792 - Monument 3 Community Entrances (33%)	2,581	8	2	1,936	2,315	364
<b>23000 - Mechanical Equipment</b>						
200 - HVAC Clubhouse Wall Heater	3,534	10	9	353	724	475
600 - Water Heater Clubhouse Pool Equipment Rm	3,252	15	10	1,084	1,333	298
<b>25000 - Flooring</b>						
200 - Carpeting 83 Sq. Yds. Clubhouse	3,730	15	14	249	510	378
<b>30000 - Miscellaneous</b>						
970 - Mailbox Clusters Mail Kiosk	7,073	30	6	5,658	6,042	294
992 - CC&R Revision Governing Documents	3,146	6	5	524	1,075	638
<b>31000 - Reserve Study</b>						
100 - 3 Year Update with Site Visit Reserve Study	1,685	3	1	1,124	1,728	619
<b>32000 - Undesignated</b>						
100 - Miscellaneous Reserve Items	1,320	1	1	660	1,353	728
<b>Totals</b>	<b>247,656</b>			[A] <b>169,179</b>	[B] <b>184,946</b>	<b>22,900</b>
				[EndBal] [A]	[EndBal] [B]	
<b>Percent Funded</b>				<b>42.28%</b>	<b>22.50%</b>	

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## Terms & Definitions CAI

**Adequate Reserves:** A replacement reserve fund and stable and equitable multiyear [funding plan](#) that together provide for the reliable and timely execution of the association’s major repair and replacement projects as defined herein without reliance on additional supplemental funding.

**Capital Improvements:** Additions to the association’s common area that previously did not exist. While these components should be added to the reserve study for future replacement, the cost of construction or installation cannot be taken from the reserve fund.

**Cash Flow Method** (also known as pooling): A method of developing a reserve funding plan where funding of reserves is designed to offset the annual expenditures from the reserve fund.

*To determine the selected funding plan, different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.*

**Common Area:** The areas identified in the community association’s master deed or declarations of covenant easements and restrictions that the association is obligated to maintain and replace or based on a well-established association precedent.

**Community Association:** A nonprofit entity that exists to preserve the nature of the community and protect the value of the property owned by members. Membership in the community association is mandatory and automatic for all owners. All owners pay mandatory lien-based assessments that fund the operation of the association and maintain the common area or elements, as defined in the governing documents. The community association is served and lead by an elected board of trustees or directors.

**Components:** The individually listed projects within the physical analysis which are determined for inclusion using the process described within the component inventory. These components form the building blocks for the reserve study. **Components are selected to be included in the reserve study based on the following three-part test:**

1. The association has the obligation to maintain or replace the existing element.
2. The need and schedule for this project can be reasonably anticipated.
3. The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs.

**Component Inventory:** The task of selecting and quantifying reserve components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, review of association precedents, and discussion with appropriate representative(s) of the association.

The Reserve Specialist, in coordination with the client, will determine the methodology for including these components in the study. Typical evaluation techniques for consideration include:

- Inclusion of long-life components with funding in the study.
- Addition of long-life components with funding at the time when they fall within the 30-year period from the date of study preparation.
- Identification of long-life components in the component inventory even when they are not yet being funded in the 30-year funding plan.

**Component Method** (also known as Straight Line): A method of developing a reserve funding plan where the total funding is based on the sum of funding for the individual components.

**Condition Assessment:** The task of evaluating the current condition of the component based on observed or reported characteristics. The assessment is limited to a visual, non-invasive evaluation.

**Effective Age:** The difference between [useful life](#) and estimated [remaining useful life](#). Not always equivalent to chronological age since some components age irregularly. Used primarily in computations.

**Financial Analysis:** The portion of a reserve study in which the current status of the reserves (measured as cash or [percent funded](#)) and a recommended reserve funding plan are derived, and the projected reserve income and expense over a period of time are presented. The financial analysis is one of the two parts of a reserve study. A minimum of 30 years of income and expense are to be considered.

**Fully Funded:** 100 percent funded. When the actual (or projected) [reserve balance](#) is equal to the fully funded balance.

**Fully Funded Balance (FFB):** An indicator against which the actual (or projected) reserve balance can be compared. The reserve balance that is in direct proportion to the fraction of life "used up" of the current repair or [replacement cost](#). This number is calculated for each component, and then summed for an association total.

$$\text{FFB} = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$$

*Example: For a component with a \$10,000 current replacement cost, a 10-year useful life, and effective age of 4 years, the fully funded balance would be \$4,000.*

**Fund Status:** The status of the reserve fund reported in terms of cash or [percent funded](#).

## **Funding Goals:**

The three funding goals listed below range from the most aggressive to most conservative:

### **Baseline Funding**

Establishing a reserve funding goal of allowing the reserve cash balance to approach but never fall below zero during the cash flow projection. This is the funding goal with the greatest risk of being prepared to fund future repair and replacement of major components, **and it is not recommended** as a long-term solution/plan. Baseline funding may lead to project delays, the need for a [special assessment](#), and/or a line of credit for the community to fund needed repairs and replacement of major components.

### **Threshold Funding**

Establishing a reserve funding goal of keeping the [reserve balance](#) above a specified dollar or percent funded amount. Depending on the threshold selected, this funding goal may be weaker or stronger than “fully funded” with respective higher risk or less risk of cash problems. In determining the threshold, many variables should be considered, including things such as investment risk tolerance, community age, building type, components that are not readily inspected, and components with a [remaining useful life](#) of more than 30 years.

### **Full Funding**

Setting a reserve funding goal to attain and maintain reserves at or near 100 percent funded. Fully funded is when the actual or projected reserve balance is equal to the fully funded balance.

*It should be noted that, in certain jurisdictions, there may be statutory funding requirements that would dictate the funding requirements. In all cases, these standards are considered the minimum to be referenced.*

**Funding Plan:** An association’s plan to provide income to a reserve fund to offset anticipated expenditures from that fund. The plan must be a minimum of 30 years of projected income and expenses.

**Funding Principles:** A funding plan addressing these principles. These funding principles are the basis for the recommendations included within the reserve study:

- Sufficient funds when required.
- Stable funding rate over the years.
- Equitable funding rate over the years.
- Fiscally responsible.

**Initial Year:** The first fiscal year in the financial analysis or funding plan.

**Life Estimates:** The task of estimating [useful life](#) and [remaining useful life](#) of the reserve components.

**Life Cycle Cost:** The ongoing cost of deterioration which must be offset in order to maintain and replace common area components at the end of their useful life. Note that the cost of preventive maintenance and corrective maintenance determined through periodic structural inspections (if required) are included in the calculation of life cycle costs and often result in overall net lower life cycle costs.



**Maintenance:** Maintenance is the process of maintaining or preserving something, or the state of being maintained. Maintenance is often defined in three ways: preventive maintenance, corrective maintenance, and deferred maintenance. Maintenance projects commonly fall short of “replacement” but may pass the defining test of a reserve component and be appropriate for reserve funding. Maintenance types are categorized below:

**Preventive Maintenance:** Planned maintenance carried out proactively at predetermined intervals, aimed at reducing the performance degradation of the component such that it can attain, at minimum, its estimated useful life.

**Deferred Maintenance:** Maintenance which is not performed and leads to premature deterioration to the common areas due to lack of preventive maintenance.

*This results in a reduction in the remaining useful life of the reserve components and the potential of inadequate funding. Typically, deferred maintenance creates a need for corrective maintenance.*

**Corrective Maintenance:** Maintenance performed following the detection of a problem, with the goal of remediating the condition such that the intended function and life of the component or system is restored, preserved, or enhanced.

*Many corrective maintenance projects could be prevented with a proactive, preventive maintenance program. Note that when the scope is minor, these projects may fall below the threshold of cost significance and thus are handled through the operational budget. In other cases, the cost and timing should be included within the reserve study.*

**Percent Funded:** The ratio, at a particular point in time clearly identified as either the beginning or end of the association’s fiscal year, of the actual (or projected) [reserve balance](#) to the fully funded balance, expressed as a percentage.

*While percent funded is an indicator of an association’s reserve fund size, it should be viewed in the context of how it is changing due to the association’s reserve funding plan, in light of the association’s risk tolerance and is not by itself a measure of “adequacy.”*

**Periodic Structural Inspection:** [Structural system](#) inspections aimed at identifying issues when they become evident.

*Additional information and recommendations are included within the Condominium Safety Public Policy Report. [www.condosafety.com](http://www.condosafety.com)*

**Physical Evaluation:** The portion of the reserve study where the component inventory, condition assessment, and life and [valuation estimate](#) tasks are performed. This represents one of the two parts of the reserve study.

**Preventive Maintenance Schedule:** A summary of the preventive maintenance tasks included within a maintenance manual which should be performed such that the useful lives of the components are attained or exceeded. This schedule should include both the timing and the estimated cost of the task(s).

**Remaining Useful Life (RUL):** Also referred to as “remaining life” (RL). The estimated time, in years, that a component can be expected to serve its intended function, presuming timely preventive maintenance. Projects expected to occur in the initial year have zero remaining useful life.

**Replacement Cost:** The cost to replace, repair, or restore the component to its original functional condition during that particular year, including all related expenses (including but not limited to shipping, engineering, design, permits, installation, disposal, etc.).

**Reserve Balance:** Actual or projected funds, clearly identified as existing either at the beginning or end of the association’s fiscal year, which will be used to fund reserve component expenditures. The source of this information should be disclosed within the reserve study.

*Also known as beginning balance, reserves, reserve accounts, or cash reserves. This balance is based on information provided and not audited.*

**Reserve Study:** A reserve study is a budget planning tool which identifies the components that a community association is responsible to maintain or replace, the current status of the reserve fund, and a stable and equitable funding plan to offset the anticipated future major common area expenditures.

This limited evaluation is conducted for budget and cash flow purposes. Tasks outside the scope of a reserve study include, but are not limited to, design review, construction evaluation, intrusive or destructive testing, preventive maintenance plans, and structural or safety evaluations.

**Reserve Study Provider:** An individual who prepares reserve studies. In many instances, the reserve study provider will possess a specialized designation such as the Reserve Specialist® (RS) designation administered by Community Associations Institute (CAI). This designation indicates that the provider has shown the necessary skills to perform a reserve study that conforms to these standards. In some instances, qualifications in excess of the RS designation will be required if supplemental subject matter expertise is required.

**Reserve Study Provider Firm:** A company that prepares reserve studies as one of its primary business activities.

**Responsible Charge:** A Reserve Specialist (RS) in responsible charge of a reserve study shall render regular and effective supervision to those individuals' performing services that directly and materially affect the quality and competence of services rendered by the Reserve Specialist. A Reserve Specialist shall maintain such records as are reasonably necessary to establish that the Reserve Specialist exercised regular and effective supervision of a reserve study of which he or she was in responsible charge. A Reserve Specialist engaged in any of the following acts or practices shall be deemed not to have rendered the regular and effective supervision required herein:

1. The regular and continuous absence from principal office premises from which professional services are rendered; except for performance of field work or presence in a field office maintained exclusively for a specific project;
2. The failure to personally inspect or review the work of subordinates where necessary and appropriate;
3. The rendering of a limited, cursory or perfunctory review of plans or projects in lieu of an appropriate detailed review; and
4. The failure to personally be available on a reasonable basis or with adequate advance notice for consultation and inspection where circumstances require personal availability.

**Site Visit:** A visual assessment of the accessible areas of the components included within the reserve study.

*The site visit includes tasks such as, but not limited to, on-site visual observations, a review of the association's design and governing documents, review of association precedents, and discussion with appropriate representative(s) of the association.*

**Special Assessment:** A temporary assessment levied on the members of an association in addition to regular assessments. Note that special assessments are often regulated by governing documents or local statutes.

*Special assessments, when used to make up for unplanned reserve fund shortfalls, may be an indicator of deferred maintenance, improper reserve project planning, and unforeseen catastrophes and accidents, as well as other surprises.*

**Structural System:** The structural components within a building that, by contiguous interconnection, form a path by which external and internal forces, applied to the building, are delivered to the ground. This is generally a combination of structural beams, columns, and bracing and is not included within the reserve study, although it is reviewed as part of the recommended periodic structural inspections.

*It is important to recognize that individual structural components which are not a part of the structural system, such as decks, balconies, and podium deck components may be included for reserve funding if they otherwise satisfy the three-part test.*

**Useful Life (UL):** The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed presuming proactive, planned, preventive maintenance.

*Best practice is that a component's Useful Life should reflect the actual preventive maintenance being performed (or not performed).*

**Valuation Estimates:** The task of estimating the current repair or [replacement costs](#) for the reserve components.

*The above terms and definitions are from the Community Associations Institute (CAI) national reserve study standards (2023 version).*

## Terms & Definitions BRG

Browning Reserve Group, LLC reserve studies use several terms that are unique to our reports. Our specialized systems have been developed to offer flexibility in many areas of our reporting. Please see below for definitions of abbreviations and symbols used in many of our reserve studies.

**NR-1 Limited Recurrence (1 Time):** NR (Nonrecurring) signifies that a component recurs for only a limited number of life cycles and not continuously. NR-1 signifies that component replacement occurs only once, NR-2 signifies that replacement occurs only twice, and so on. NR is most often used to signify a replacement in a single specific year only or to display a cost that may be unique at one replacement cycle only. One-time only components may accompany an ongoing component where the one-time component provides a unique cost or schedule that differs from the related ongoing component.

**SE-2 Spread Evenly (2 Years):** SE (Spread Even) signifies that component replacement is divided evenly over two or more consecutive years instead of undivided replacement in a single year. SE-2 signifies that half of the component will be replaced in two consecutive years, SE-3 signifies thirds replacement in three consecutive years, and so on. For example, an 8-year remaining life component set with SE-4 will have a quarter replaced in year 8, quarter in year 9, quarter in year 10, and quarter in year 11 with each year's replacement adjusted for inflation accordingly. Spread replacements continue through all future replacement cycles.

**NSE-2 Spread Non-Evenly (2 Years):** NSE (Not Spread Even) spreads the total replacement over several consecutive years like [spread evenly](#), but unlike [spread evenly](#), NSE spreads are unequal. For example, a 6-year remaining life component set with NSE-3 could have a quarter replaced in year 6, half in year 7, and quarter in year 8 with each year's replacement adjusted for inflation accordingly. Spread replacements continue through all future replacement cycles.

**Percent to Include (%):** Percent to include signifies what portion of a component is replaced and/or what portion reserves pays at each replacement cycle. A partial replacement example could involve a wood fence partially replaced at 50% every eight years instead of fully replaced at 100% every sixteen years. A partial cost example could involve a 50/50 good neighbor fence cost share where only 50% of the total replacement cost is paid from reserves. These two examples could overlap yielding 25% each replacement cycle. Various other examples exist that might involve small percentages or, occasionally, higher than 100%.

**Remaining Life Greater than Useful Life (Delayed Start):** [Remaining life](#) greater than [useful life](#) signifies that a component's replacement cycle start is delayed. In many instances a component's replacement cycle may not begin immediately, so the replacement cycle start is delayed by setting the [remaining life](#) greater than the [useful life](#). An example could involve metal fence paint where the initial factory paint may last 9 years but subsequent in-field repaint only lasts 6 years. In this example, the initial metal fence paint cycle would be delayed 3 years by setting a 9 year [remaining life](#) and 6 year [useful life](#).

**Zero Remaining Life:** Zero [remaining life](#) signifies component replacement in the study's preparation year irrespective of whether the replacement was before or after the study's preparation. All replacements are reflected in their replacement year, and the year in which the study is prepared is no different than any other year.



**RESERVE STUDY**

Member Distribution Materials

**Tahoe Tyrol**

*Update w/o Site Visit Review*

2024 Update- 1

Published - November 20, 2024

Prepared for the 2025 Fiscal Year

<i>Section</i>	<i>Report</i>	<i>Page</i>
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	Assessment and Reserve Funding Disclosure Summary	<i>[Civil Code §5570]</i> 3
	<i>Section III:</i> 30 Year Reserve Funding Plan	<i>Cash Flow Method {c}</i> 5

November 20, 2024

This is a summary of the Reserve Study that has been performed for Tahoe Tyrol, (the "Association") which is a Planned Development with a total of 116 Lots. This study was conducted in compliance with California *Civil Code Sections 5300, 5550 and 5560* and is being provided to you, as a member of the Association, as required under these statutes. A full copy is available (through the Association) for review by members of the Association.

The intention of the Reserve Study is to forecast the Association's ability to repair or replace major components as they wear out in future years. This is done utilizing the "Cash Flow Method." This is a method of developing a reserve funding plan where the contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund.

Browning Reserve Group, LLC prepared this Update w/o Site Visit Review for the January 1, 2025 - December 31, 2025 fiscal year. At the time this summary was prepared, the assumed long-term before-tax interest rate earned on reserve funds was 1.50% per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was 2.50% per year.

The Reserve Study is not an engineering report, and no destructive testing was performed. The costs outlined in the study are for budgetary and planning purposes only, and actual bid costs would depend upon the defined scope of work at the time repairs are made. Also, any latent defects are excluded from this report.

### **Funding Assessment**

Based on the 30 year cash flow projection, the Association's reserves appear adequately funded as the reserve fund ending balances remain positive throughout the replacement of all major components during the next 30 years.

California statute imposes no reserve funding level requirements. Although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the Association's reserves are inadequately funded.

<i>Reserve Component</i>	<i>Current Replacement Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>2024 Fully Funded Balance</i>	<i>2025 Fully Funded Balance</i>	<i>2025 Line Item Contribution based on Cash Flow Method</i>
<b>01000 - Paving</b>	<b>38,901</b>	<b>3-25</b>	<b>1-7</b>	<b>27,659</b>	<b>31,917</b>	<b>4,063</b>
<b>02000 - Concrete</b>	<b>23,659</b>	<b>25-25</b>	<b>11-11</b>	<b>13,249</b>	<b>14,550</b>	<b>1,335</b>
<b>03000 - Painting: Exterior</b>	<b>15,955</b>	<b>4-8</b>	<b>1-1</b>	<b>13,413</b>	<b>16,354</b>	<b>2,802</b>
<b>04000 - Structural Repairs</b>	<b>29,663</b>	<b>20-20</b>	<b>3-3</b>	<b>25,214</b>	<b>27,364</b>	<b>1,717</b>
<b>05000 - Roofing</b>	<b>18,876</b>	<b>25-25</b>	<b>16-16</b>	<b>6,796</b>	<b>7,739</b>	<b>1,205</b>
<b>08000 - Rehab</b>	<b>10,643</b>	<b>15-30</b>	<b>1-1</b>	<b>10,156</b>	<b>10,909</b>	<b>537</b>
<b>11000 - Gate Equipment</b>	<b>6,835</b>	<b>5-10</b>	<b>0-2</b>	<b>6,414</b>	<b>1,455</b>	<b>859</b>
<b>12000 - Pool</b>	<b>31,620</b>	<b>2-20</b>	<b>0-3</b>	<b>26,530</b>	<b>27,613</b>	<b>2,820</b>
<b>13000 - Spa</b>	<b>13,369</b>	<b>5-10</b>	<b>1-4</b>	<b>10,131</b>	<b>12,183</b>	<b>1,977</b>
<b>14000 - Recreation</b>	<b>9,567</b>	<b>20-30</b>	<b>3-9</b>	<b>7,352</b>	<b>7,924</b>	<b>472</b>
<b>19000 - Fencing</b>	<b>22,247</b>	<b>25-25</b>	<b>13-13</b>	<b>10,679</b>	<b>11,858</b>	<b>1,319</b>
<b>21000 - Signage</b>	<b>2,581</b>	<b>8-8</b>	<b>2-2</b>	<b>1,936</b>	<b>2,315</b>	<b>364</b>
<b>23000 - Mechanical Equipment</b>	<b>6,785</b>	<b>10-15</b>	<b>9-10</b>	<b>1,437</b>	<b>2,058</b>	<b>773</b>
<b>25000 - Flooring</b>	<b>3,730</b>	<b>15-15</b>	<b>14-14</b>	<b>249</b>	<b>510</b>	<b>378</b>
<b>30000 - Miscellaneous</b>	<b>10,219</b>	<b>6-30</b>	<b>5-6</b>	<b>6,183</b>	<b>7,116</b>	<b>932</b>
<b>31000 - Reserve Study</b>	<b>1,685</b>	<b>3-3</b>	<b>1-1</b>	<b>1,124</b>	<b>1,728</b>	<b>619</b>
<b>32000 - Undesignated</b>	<b>1,320</b>	<b>1-1</b>	<b>1-1</b>	<b>660</b>	<b>1,353</b>	<b>728</b>
Totals	<b>\$247,656</b>			<b>\$169,179</b>	<b>\$184,946</b>	<b>\$22,900</b>
Estimated Ending Balance				<b>\$71,528</b>	<b>\$41,621</b>	<b>\$16.45</b>
Percent Funded				<b>42.3%</b>	<b>22.5%</b>	/Lot/month @ 116



November 20, 2024

(1) The regular assessment per ownership interest is \_\_\_\_\_ per month for the fiscal year beginning January 1, 2025.

*Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found on page \_\_\_\_ of the attached summary.*

(2) Additional regular or special assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members:

Date assessment will be due:	Amount per ownership interest per month or year (if assessments are variable, see note immediately below):	Purpose of the assessment:
N/A	\$0.00	N/A
Total:	\$0.00	

*Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found on page \_\_\_\_ of the attached report.*

(3) Based upon the most recent reserve study and other information available to the board of directors, will currently projected reserve account balances be sufficient at the end of each year to meet the association's obligation for repair and/or replacement of major components during the next 30 years?

Yes  No

*This disclosure has been prepared by Browning Reserve Group, LLC and has been reviewed and approved by the association's board of directors based upon the best information available to the association at the time of its preparation. The accuracy of this information over the next 30 years will be dependent upon circumstances which are impossible to predict with specificity, and will require future action to adjust assessments over the period in accordance with the current projections and future developments.*

(4) If the answer to (3) is no, what additional assessments or other contributions to reserves would be necessary to ensure that sufficient reserve funds will be available each year during the next 30 years that have not yet been approved by the board or the members

Approximate date assessment will be due:	Amount per ownership interest per month or year:
N/A	N/A

(5) All major components are included in the reserve study and are included in its calculations. See next page §5300(b)(4), for any major component exclusions.

(6) Based on the method of calculation in paragraph (4) of the subdivision (b) of section 5570, the estimated amount required in the reserve fund at the end of the current fiscal year is \$169,179, based in whole or in part on the last reserve study or update prepared by Browning Reserve Group, LLC as of November, 2024. The projected reserve fund cash balance at the end of the current fiscal year is \$71,528 resulting in reserves being 42.3% percent funded at this date. Civil code section 5570 does not require the board to fund reserves in accordance with this calculation.

*An alternate and generally accepted method of calculation has been utilized to determine future reserve contribution amounts. The reserve contribution for the next fiscal year has been determined using the Cash Flow method of calculation (see section III, Reserve Fund Balance Forecast). This is a method of developing a reserve funding plan where the contributions to the reserve fund are designated to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.*

(7) Based on the method of calculation in paragraph (4) of subdivision (b) of section 5570 of the Civil Code, the estimated amount required in the reserve fund at the end of each of the next five budget years is presented in column (b) 'Fully Funded Balance' in the table immediately below; and the projected reserve fund cash balance in each of those years, taking into account only assessments already approved and other known revenues, is presented in column (c) 'Reserve Ending Balance'; leaving the reserve at percent funding as presented in column (d) 'Percent Funded' in each of the respective years.

Fiscal Year (a)	Fully Funded Balance (b)	Reserve Ending Balance (c)	Percent Funded (d)
2025	\$184,946	\$41,621	22.5%
2026	\$155,364	\$56,334	36.3%
2027	\$170,708	\$22,470	13.2%
2028	\$136,598	\$31,884	23.3%
2029	\$145,981	\$48,244	33.0%

If the reserve funding plan approved by the association is implemented, the projected fund cash balance in each of those years will be the amounts presented in column (c) 'Reserve Ending Balance' in the table immediately above, leaving the reserve at percent funding as presented in column (d) 'Percent Funded' in each of the respective years.

NOTE: The financial representations set forth in this summary are based on the best estimates of the preparer at that time. The estimates are subject to change. At the time this summary was prepared, 2.50% per year was the assumed long-term inflation rate, and 1.50% per year was the assumed long-term interest rate.

**Additional Disclosures**

**§5565(d)** The current deficiency in reserve funding as of December 31, 2025 is \$1,236 per ownership interest (average).

*This is calculated as the current estimate of the amount of cash reserves necessary as of the end of the fiscal year for which the study is prepared, less, the amount of accumulated cash reserves actually (Projected to be) set aside to repair, replace, restore, or maintain the major components.*

$$Deficiency = \frac{2025 \text{ Fully Funded Balance} - 2025 \text{ Reserve Ending Balance}}{Ownership Interest Quantity}$$

**§5300(b)(4)** The current board of directors of the association has not deferred or determined to not undertake repairs or replacements over the next 30 years, unless noted below:

Major Component:	Justification for Deferral:
N/A	N/A

**§5300(b)(5)** The board of directors as of the date of the study does not anticipate the levy of a special assessment for the repair, replacement, or restoration of the major components.

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>Beginning Balance</b>	66,036	71,528	41,621	56,334	22,470	31,884	48,244	61,018	33,020	60,270
<b>Inflated Expenditures @ 2.5%</b>	7,866	53,649	9,604	58,745	16,015	10,011	14,587	56,042	1,609	30,478
<b>Reserve Contribution</b>	12,334	22,900 <sup>1</sup>	23,587	24,295	25,024	25,775	26,548	27,344	28,164	29,009
<i>Lots/month @ 116</i>	8.86	16.45	16.94	17.45	17.98	18.52	19.07	19.64	20.23	20.84
<i>Percentage Increase</i>		85.7%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 1.50%</b>	1,024	842	729	587	405	596	813	700	694	893
<b>Ending Balance</b>	71,528	41,621	56,334	22,470	31,884	48,244	61,018	33,020	60,270	59,694

1) Reserve contribution per client.

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
<b>Beginning Balance</b>	59,694	63,377	36,768	60,366	43,897	64,208	98,142	80,828	79,722	112,920
<b>Inflated Expenditures @ 2.5%</b>	27,112	58,129	8,823	49,894	14,122	1,912	54,322	39,047	6,084	20,940
<b>Reserve Contribution</b>	29,879	30,775	31,698	32,649	33,628	34,637	35,676	36,746	37,848	38,983
<i>Lots/month @ 116</i>	21.46	22.11	22.77	23.45	24.16	24.88	25.63	26.40	27.19	28.01
<i>Percentage Increase</i>	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 1.50%</b>	916	745	723	776	805	1,209	1,332	1,195	1,434	1,829
<b>Ending Balance</b>	63,377	36,768	60,366	43,897	64,208	98,142	80,828	79,722	112,920	132,792

	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
<b>Beginning Balance</b>	132,792	163,511	170,605	190,403	145,505	181,804	177,687	213,174	253,250	289,055
<b>Inflated Expenditures @ 2.5%</b>	11,639	36,750	25,487	91,274	11,330	53,341	15,366	12,778	19,096	40,330
<b>Reserve Contribution</b>	40,152	41,357	42,598	43,876	45,192	46,548	47,944	49,382	50,863	52,389
<i>Lots/month @ 116</i>	28.84	29.71	30.60	31.52	32.47	33.44	34.44	35.48	36.54	37.64
<i>Percentage Increase</i>	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 1.50%</b>	2,206	2,487	2,687	2,501	2,437	2,676	2,910	3,472	4,037	4,426
<b>Ending Balance</b>	163,511	170,605	190,403	145,505	181,804	177,687	213,174	253,250	289,055	305,539