



50 Freeport Blvd., Suite 20 Sparks, Nevada 89431-6255
Voice: 775-856-2001 Email:resource1bc@aol.com Cell: 775-742-3360

Funding Reserve Analysis
for
Tyrolian Village HOA July 1, 2022 to June 30, 2023
Financial Update

May 11, 2022



Tyrolian Village

Funding Reserve Analysis
for
**Tyrolian Village HOA July 1, 2022 to June 30,
2023 Financial Update**

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May 11, 2022

Mr. Vojko Lapanja
 Swiss Time Management
 P.O. Box 4647
 Incline Village, Nevada 89450

Subject: Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update

Mr. Lapanja,

Resource 1 BC is pleased to present to Mr. Vojko Lapanja the requested Reserve Funding study. We believe that you will find the attached study to be thorough and complete. After you have had an opportunity to review the report you may have questions. Please do not hesitate to write or call - we would be pleased to answer any questions you may have.

Project Description

Tyrolian Village is located off of Ski Way and Tirol Drive in Incline Village, Nevada. The project consists of 227 units. The homeowners maintain their homes, lights, BMP's walkways, stairways, railings (Except Arosa 5 plex, Moritz Court, Zurich 8 plex) and lots. The Association maintains the private street, tennis courts, shared walkways and staircases, entry pillars, retaining walls, split rail fencing, water mains, sewer mains, equipment, landscaping and common areas. The roads have been moved to 14 years of economic life; this assumes aggressive treatments of the asphalt will continue. The project was built in about 1969 and is considered to be at least 53 years old.

As per NRS 116, a financial update, without a site visit, is recommended annually (as inflation rates may change, the amount in the reserve account changes, component costs change), and a new reserve study, with a site visit, is required every five years, which would be before September 2025.

Depth of Study

Reserve Study Update without Field Inspection A field inspection of the facility improvements was not made for this reserve study. Substantial reliance was placed on the previous reserve study supplied by the client, which was prepared by Resource 1 BC and dated October 7, 2020.

Summary of Financial Assumptions

The below table contains a partial summary of membership and reserve fund balance provided by Mr. Vojko Lapanja for the Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update funding study.

<i>Fiscal Calendar Year Begins</i>	<i>July 1</i>
<i>Reserve Study by Fiscal Calendar Year Starting</i>	<i>July 1, 2022</i>
<i>Funding Study Length</i>	<i>30 Years</i>
<i>Number of Assessment Paying Members</i>	<i>227</i>
<i>Reserve Balance as of July 1, 2022¹</i>	<i>\$515,000</i>
<i>Annual Inflation Rate</i>	<i>3.00%</i>
<i>Tax Rate on Reserve Interest²</i>	<i>30.00%</i>
<i>Minimum Reserve Account Balance</i>	<i>\$0</i>
<i>Assessment Change Period</i>	<i>3 Years</i>
<i>Annual Operating Budget</i>	<i>\$0</i>

¹ See "Financial Condition of Association" in this report.

² Taxed as an IRS exempt association (IRS Tax Rules Attached)

Reserve Study Assumptions

- Cost estimates and financial information are accurate and current.
- No unforeseen circumstances will cause a significant reduction of reserves.
- Sufficient comprehensive property insurance exists to protect from insurable risks.
- The association plans to continue to maintain the existing common areas and amenities.
- Reserve payments occur at the end of every calendar month.
- Expenses occur at the end of the expense year.

Initial Reserves

Initial reserves for this Reserve Study were known to be \$515,000 on July 1, 2022. Based upon a study start date of July 1, 2022 a total of 0 days of accrued interest at 0.10 percent per annum were compounded to yield an initial reserve balance of \$515,000.

The implicit assumption has been made that the reserve accounts were not drawn down between the date of the known reserve balance and the study start date.

Recommended Payment Schedule

The below table contains Resource 1 BC recommended schedule of payments for the next five years. Failure to follow the proposed schedule of payments may result in inadequate reserve funds.

Proposed Modified Assessment

Fiscal Calendar Year	Member Monthly Reserve Assessment	Member Total Annual Assessment	Association Monthly Reserve Assessment	Association Annual Reserve Assessment	Proposed Reserve Balance
2022	\$105.48	\$1,266	\$23,944	\$287,330	\$453,225
2023	\$107.51	\$1,290	\$24,404	\$292,846	\$583,471
2024	\$107.51	\$1,290	\$24,404	\$292,846	\$731,563
2025	\$107.51	\$1,290	\$24,404	\$292,846	\$932,820
2026	\$112.09	\$1,345	\$25,445	\$305,339	\$1,135,609
2027	\$112.09	\$1,345	\$25,445	\$305,339	\$1,168,572

* Annual Reserve Payments have been manually modified.

Force July 1, 2022 assessments to actual amount approved by the Board or \$105.48 pm pm or \$287,330 annually.

Fiscal Year beginning July 1, 2022

Assessment Change Period

Resource 1 BC is using a 5 years assessment change period, as a new reserve study is required every five years.

Resource 1 BC recommends a financial update every year. Ongoing repairs, reserve account balances changes, costs of component changes, inflation rate changes and reserve funds interest rate changes are some of the variables that affect reserve assessments. Resource 1 BC has been requested to use a 3 year change period.

Financial Condition of Association

Tyrolian Village Association's current reserve funding is in poor financial condition and/or is inadequately funded. The overall status of the reserve of the association is in poor financial condition and/or is inadequately funded. The Association is under funded by approximately \$759,418.14; this is the total of the present cost depreciation, \$1,274,418.14, less monies in reserves. See present cost report. This is about \$3,345.45 per unit. According to the State of Nevada Ombudsman, these additional reserve funds can be collected over the next three to five years. A plan to get the Association into better financial condition, must be developed, submitted to the Ombudsman and followed. If the under funded amount is added to the reserve account today, as a "what if" scenario, then the monthly reserve collection would be approximately \$64.91, instead of the currently recommended approximately \$107.51. The assessments are

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Funding Study Summary - Continued

forced to \$105.48 pm pm or \$287,330 annually for fiscal year July 1, 2022 to June 30, 2023. Forcing assessments brings down the assessments and gives some relief to assessment increases, but lowers percent funded. Resource 1 BC recommends annual updates, because reserve funds are low compared to total present cost depreciation and the project is approximately 53 years old. Sewer, water line and retaining walls repairs are unpredictable as to when they occur and the cost of the repairs. The sewer and water lines are approximately 53 years of age. Resource 1 BC does not know if the reserve account was reconciled as the amount was given to Resource 1 BC by the Community Manager. The interest rate the reserve funds earned was given to Resource 1 BC by the Community Manager.

Reserve Funding Goal

The reserve fund is set to be as close to Fully Funded as possible on an annual basis.

Next Full Service Reserve Study Required Date

Tyrolian Village HOA will need a new full service reserve study in place before September 25, 2025.

Contents to Budget to Maintain Reserves NAC 116.415

NAC 116.415 Contents of budget to maintain reserve. (NRS 116.31151, 116.615) An executive board shall, in addition to the requirements set forth in paragraph (b) of subsection 1 of NRS 116.31151, include in the budget to maintain the reserve:

1. An estimate of the amount of reserve funds necessary in the projected fiscal year, based on industry standards, to complete the maintenance, repairs, replacement or restoration of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore as recommended in the study of reserves conducted pursuant to NRS 116.31152; and
2. If the projected balance of the reserve account at the end of the budgeted fiscal year is less than the amount required to adequately fund the reserves on a reasonable basis at the end of the budgeted fiscal year, as determined by the study of reserves conducted pursuant to NRS 116.31152: (a) The reason for the difference; and (b) How this difference is proposed to be resolved by the executive board.

(Added to NAC by Comm'n for Common-Interest Communities by R129-04, eff. 4-14-2005; A by Comm'n for Common-Interest Communities & Condo. Hotels by R135-09, 8-13-2010; R050-13, 8-10-2015)

State of Nevada Annual Association Registration

The State of Nevada Real Estate Division requires an Annual Association Registration to be filed with the Ombudsman every year. The form can be obtained from this link: <http://red.state.nv.us/forms/609.pdf> Resource 1 BC can offer some assistance in completing this form. Revised February 13, 2019. Please feel free to contact us.

Study Start and Study End Date

This Reserve Study encompasses 30 Years. The Study Start Date is July 1, 2022 and the study ends on October 6, 2020.

Date of Physical Inspection

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update HOA was physically inspected by Resource 1 BC on September 25, 2020.

Governing Documents

A review was not made of the CCR's (conditions, covenants and restrictions) governing documents.

Plats and Other Industry Resources Used to Prepare this Study

Plats or other industry resources were not used in preparing this reserve study financial update.

Inflation Rate

According to the average inflation rate from InflationData.com [historical CPI] is 3.0 percent. This average is the inflation rate used in this reserve study and over the 30 year period. Resource 1 BC recommends annual updates because inflation rates will vary in the future, affecting reserve assessments.

Crude Oil Price

On May 2, 2022 the price of crude oil was \$105.10 per barrel and has been fluctuating wildly. As this price continues to rise or fall, the price of petroleum based products, such as asphalt, slurry seal and roofing will also be increased or decreased.

Study Method

Funding studies may be done in several ways, but we believe that the value of a funding study lies in the details. "Bulk" studies are quick, usually inexpensive, and almost always border on worthless. We believe that meaningful answers to funding studies lie in the details. In this study, we have used the "Component" method because it is the only method which allows scrutiny of the funding details. The method is pragmatic, and allows human judgement and experience to enter into the equation.

Unless noted otherwise, the present cost of every reserve item in this report has been estimated using the "National Construction Estimator", a nationally recognized standard, and modified by an area cost adjustment factor. Where possible, known costs have been used. In addition, every reserve item has been given an estimated remaining useful life, an estimated useful life when new, and has been cast into the future to determine the inflated cost.

Equal annual payments are calculated for each reserve item based upon a payment starting year and a payment ending year using the end of period payment method. Interest earned on accumulated reserve funds and taxes on the reserve interest are also calculated. Initial reserve funds are consumed as expenses occur until fully depleted, reducing annual reserve payments to a minimum. As you review this report, we are certain that you will appreciate the level of detail provided, allowing you to review each reserve item in detail.

Major Component of the Common Elements Defined NAC 116.046

NAC 116.046 "Major components" means the major components of the common elements, whether real or personal property, which the association is responsible for maintaining repairing, replacing or restoring, including, without limitation, amenities, improvements, furnishings, fixtures, finishes, systems and equipment.

Study of Reserves NRS 116.31152

NRS 116.31152 Study of reserves; duties of executive board regarding study; qualifications of person who conducts study; contents of study; submission of summary of study to Division; use of money credited against residential construction tax for upkeep of park facilities and related improvements identified in study.

1. The executive board shall: (a) At least once every 5 years, cause to be conducted a study of the reserves required to repair, replace and restore the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; (b) At least annually, review the results of that study to determine whether those reserves are sufficient; and (c) At least annually, make any adjustments to the association's funding plan which the executive board deems necessary to provide adequate funding for the required reserves.

2. Except as otherwise provided in this subsection, the study of the reserves required by subsection 1 must be conducted by a person who holds a permit issued pursuant to chapter 116A of NRS. If the common-interest community contains 20 or fewer units and is located in a county whose population is less than 55,000, the study of the reserves required by subsection 1 may be conducted by any person whom the executive board deems qualified to conduct the study.

3. The study of the reserves must include, without limitation: (a) A summary of an inspection of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; (b) An identification of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore which have a remaining useful life of less than 30 years; (c) An estimate of the remaining useful life of each major component of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore identified pursuant to paragraph (b); (d) An estimate of the cost of maintenance, repair, replacement or restoration of each major component of the common elements and any other portion of the common-interest community identified pursuant to paragraph (b) during and at the end of its useful life; and (e) An estimate of the total annual assessment that may be necessary to cover the cost of maintaining, repairing, replacement or restoration of the major components of the common elements and any other portion of the common-interest community identified pursuant to paragraph (b), after subtracting the reserves of the association as of the date of the study, and an estimate of the funding plan that may be necessary to provide adequate funding for the required reserves.

4. A summary of the study of the reserves required by subsection 1 must be submitted to the Division not later than 45 days after the date that the executive board adopts the results of the study.

5. If a common-interest community was developed as part of a planned unit development pursuant to chapter 278A of NRS and is subject to an agreement with a city or county to receive credit against the amount of the residential construction tax that is imposed pursuant to NRS 278.4983 and 278.4985, the association that is organized for the common-interest community may use the money from that credit for the repair, replacement or restoration of park facilities and related improvements if: (a) The park facilities and related improvements are identified as major components of the common elements of the association; and (b) The association is obligated to repair, replace or restore the park facilities and related improvements in accordance with the study of the reserves required by subsection 1.

(Added to NRS by 1999, 2994; A 2003, 2241; 2005, 2606; 2009, 1736, 2213; 2011, 1144)

Reserve Study Contents NAC 116.425

NAC 116.425 Reserve study: Contents. (NRS 116.31152, 116.615)

1. A reserve study must, in addition to the requirements set forth in NRS 116.31152, include: (a) A 30-year schedule which shows: (1) The actual or projected beginning balance of the reserve fund; (2) The projected increase in reserve contributions to the reserve fund, adjusted for inflation, that will be required in any given year to provide adequately funded reserves; (3) The estimated interest income, net of projected federal income tax, earned in the reserve fund; (4) The projected expenditures from the reserve fund; and (5) The projected ending balance of the reserve fund; (b) The names and credentials of any consultants and other persons with expertise used to assist in the preparation of the reserve study; (c) Any written reports prepared by consultants and other persons with expertise; (d) If there are any conflicting recommendations of the consultants or other persons with expertise while preparing the reserve study, a written explanation as to which recommendations were selected and the reasons for their selection; (e) The number of units in the association; (f) A general statement describing the current status of the reserve fund; (g) A general statement describing the overall status of the reserves of the association; (h) The beginning and ending dates for which the reserve study is prepared; (i) A general statement describing the reconciliation, development or computation of the initial balance of the reserve fund; (j) A listing and detailed description of each major component of the common elements; (k) A table showing the remaining useful life of each major component of the common elements from the time of each component's initial or last installation, maintenance, repair, replacement or restoration; (l) Using the current replacement cost, a 30-year table that reflects the projected ending reserve fund balance for each year as compared to the fully funded balance for that year; (m) A general statement describing the objectives of the funding plan that is designed to allocate the costs for the maintenance, repair, replacement and restoration of the major components of the common elements and the methods used in projecting the 30-year funding plan, using the following terms and discussing, where applicable: (1) Full funding; (2) Threshold funding; and (3) Baseline funding; (n) A statement identifying the sources relied upon to obtain an estimate for the cost to maintain, repair, replace or restore a major component of the common elements; (o) A detailed description of the type of reserve study that was performed and the level of service accorded to the reserve study, including whether the reserve study was: (1) A full reserve study in which the following tasks were performed: (I) An inventory and measurement of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; (II) An assessment of the condition of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore, which is based upon on-site visual observations if such components and portions are reasonably accessible for such observation; (III) Estimates of the remaining useful life and valuation of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; (IV) Financial analysis of data and the status of the reserve fund; and (V) Development of a funding plan; (2) An update to a previous reserve study made pursuant to a visit to the site of the common-interest community in which the following tasks were performed: (I) A verification of a previous inventory of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore. Unless new major components of the common elements have been added, or the existing inventory of major components of the common elements has changed, since the last reserve study, a quantification of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore is not required; (II) An assessment of the condition of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore, which is based upon on-site visual observations if such components and

portions are reasonably accessible for such observation; (III) Estimates of the remaining useful life and valuation of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; (IV) Financial analysis of data and the status of the reserve fund; and (V) Development of a funding plan; or (3) An update to a previous reserve study made without a visit to the site of the common-interest community in which the following tasks were performed: (I) Estimates of the remaining useful life and valuation of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; (II) Financial analysis of data and the status of the reserve fund; and (III) Development of a funding plan; (p) The disclosures set forth in NAC 116.430; and (q) A statement, prominently displayed, which reads substantially as follows: (1) The projected life expectancy of the major components and the funding needs of the reserves of the association are based upon the association performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and dramatically increase the funding needs of the reserves of the association. (2) Material issues which are not disclosed to the person conducting the study of the reserves would cause the condition of the association to be misrepresented.

2. As used in this section, "adequately funded reserves" means the funds sufficient to maintain the common elements: (a) At the level described in the governing documents and in a reserve study; and (b) Without using the funds from the operating accounts or without special or reserve assessments, except for occurrences that are a result of unforeseen catastrophic events.

(Added to NAC by Comm'n for Common-Interest Communities by R129-04, eff. 4-14-2005; A by Comm'n for Common-Interest Communities & Condo. Hotels by R145-06, 4-17-2008; R050-13, 8-10-2015)

Reserve Study Disclosures NAC 116.430

NAC 116.430 Reserve study: Required disclosures. (NRS 116.31152, 116.615) A person conducting a reserve study and any consultant assisting in the preparation of a reserve study shall include in the reserve study the following disclosures:

1. The background, training, qualifications and references that would qualify the person conducting or assisting in the preparation of the reserve study as competent to conduct or assist in the preparation of the reserve study.
2. Any relationship which could result in actual or perceived conflicts of interest.
3. Whether the person conducting or assisting in the preparation of the reserve study is bonded or has professional liability insurance with a minimum coverage of \$1,000,000.
4. The method or methods for determining the common area components based on: (a) An actual on-site inspection of the common elements with representative sampling; (b) An inventory and material information provided by the client; (c) A previous reserve study and the date of that study; or (d) Plats, governing documents or any other additional industry resources used by the person conducting or assisting in the preparation of the reserve study.
5. Industry sources used for determining: (a) The life of a major component of the common elements; and (b) The cost of maintaining, repairing, replacing or restoring a major component of the common elements.
6. If known, any guarantees, express or implied, that are provided by any component manufacturer or service provider, with the predictions that would affect the cost or life expectancy of any of the major components.
7. The source of the initial reserve fund balance presented in the reserve study.
8. Whether a reserve assessment is anticipated during the current 30-year life of the reserve study.
9. The source of the interest rate and inflation rate assumptions used in the 30-year projection contained in the reserve study.
10. A statement, prominently displayed, which reads substantially as follows:
Information provided to the preparer of a reserve study by an official representative of the association regarding financial, historical, physical, quantitative or reserve project issues will be deemed reliable by the preparer. A reserve study will be a reflection of information provided to the preparer of the reserve study. The total of actual or projected reserves required as presented in the reserve study is based upon information provided that was not audited. A reserve study is not intended to be used to perform an audit, an analysis of quality, a forensic study or a background check of historical records. An on-site inspection conducted in conjunction with a reserve study should not be deemed to be a project audit or quality inspection.
11. A listing of any significant components of the common-interest community that the association may be obligated to maintain, repair, replace or restore which are not included in the funding projection in the reserve study and the reason for excluding those components from that funding projection.
12. For updated reserve studies, a statement, prominently displayed, which reads substantially as follows: Quantities of

major components of the common elements as reported in previous reserve studies are deemed to be accurate and reliable. This reserve study relies upon the validity of previous reserve studies.

(Added to NAC by Comm'n for Common-Interest Communities by R129-04, eff. 4-14-2005; A by Comm'n for Common-Interest Communities & Condo. Hotels by R145-06, 4-17-2008; R050-13, 8-10-2015)

Annual Distribution of Budgets NRS 116.31151

NRS 116.31151 Annual distribution to units' owners of operating and reserve budgets or summaries of such budgets and policy for collection of fees, fines, assessments or costs; ratification of budget.

1. Except as otherwise provided in subsection 2 and unless the declaration of a common-interest community imposes more stringent standards, the executive board shall, not less than 30 days or more than 60 days before the beginning of the fiscal year of the association, prepare and distribute to each unit's owner a copy of: (a) The budget for the daily operation of the association. The budget must include, without limitation, the estimated annual revenue and expenditures of the association and any contributions to be made to the reserve account of the association. (b) The budget to provide adequate funding for the reserves required by paragraph (b) of subsection 2 of NRS 116.3115. The budget must include, without limitation: (1) The current estimated replacement cost, estimated remaining life and estimated useful life of each major component of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; (2) As of the end of the fiscal year for which the budget is prepared, the current estimate of the amount of cash reserves that are necessary, and the current amount of accumulated cash reserves that are set aside, to repair, replace or restore the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; (3) A statement as to whether the executive board has determined or anticipates that the levy of one or more special assessments will be necessary to repair, replace or restore any major component of the common elements or any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore or to provide adequate funding for the reserves designated for that purpose; and (4) A general statement describing the procedures used for the estimation and accumulation of cash reserves pursuant to subparagraph (2), including, without limitation, the qualifications of the person responsible for the preparation of the study of the reserves required by NRS 116.31152.

2. In lieu of distributing copies of the budgets of the association required by subsection 1, the executive board may distribute to each unit's owner a summary of those budgets, accompanied by a written notice that: (a) The budgets are available for review at the business office of the association or some other suitable location within the county where the common-interest community is situated or, if it is situated in more than one county, within one of those counties but not to exceed 60 miles from the physical location of the common-interest community; and (b) Copies of the budgets will be provided upon request.

3. Within 60 days after adoption of any proposed budget for the common-interest community, the executive board shall provide a summary of the proposed budget to each unit's owner and shall set a date for a meeting of the units' owners to consider ratification of the proposed budget not less than 14 days or more than 30 days after the mailing of the summaries. Unless at that meeting a majority of all units' owners, or any larger vote specified in the declaration, reject the proposed budget, the proposed budget is ratified, whether or not a quorum is present. If the proposed budget is rejected, the periodic budget last ratified by the units' owners must be continued until such time as the units' owners ratify a subsequent budget proposed by the executive board.

4. The executive board shall, at the same time and in the same manner that the executive board makes the budget available to a unit's owner pursuant to this section, make available to each unit's owner the policy established for the association concerning the collection of any fees, fines, assessments or costs imposed against a unit's owner pursuant to this chapter. The policy must include, without limitation: (a) The responsibility of the unit's owner to pay any such fees, fines, assessments or costs in a timely manner; and (b) The association's rights concerning the collection of such fees, fines, assessments or costs if the unit's owner fails to pay the fees, fines, assessments or costs in a timely manner.

(Added to NRS by 1999, 2993; A 2003, 2241; 2005, 2605; 2009, 1205, 1735, 2806)

Audits NRS 116.31144

NRS 116.31144 Audit and review of financial statements.

1. Except as otherwise provided in subsection 2, the executive board shall: (a) If the annual budget of the association is \$45,000 or more but less than \$75,000, cause the financial statement of the association to be reviewed by an independent certified public accountant during the year immediately preceding the year in which a study of the reserves of the association is to be conducted pursuant to NRS 116.31152. (b) If the annual budget of the association is \$75,000

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or more but less than \$150,000, cause the financial statement of the association to be reviewed by an independent certified public accountant every fiscal year. (c) If the annual budget of the association is \$150,000 or more, cause the financial statement of the association to be audited by an independent certified public accountant every fiscal year.

2. Except as otherwise provided in this subsection, for any fiscal year, the executive board of an association shall cause the financial statement for that fiscal year to be audited by an independent certified public accountant if, within 180 days before the end of the fiscal year, 15 percent of the total number of voting members of the association submit a written request for such an audit. The provisions of this subsection do not apply to an association described in paragraph (c) of subsection 1.

3. The Commission shall adopt regulations prescribing the requirements for the auditing or reviewing of financial statements of an association pursuant to this section. Such regulations must include, without limitation: (a) The qualifications necessary for a person to audit or review financial statements of an association; and (b) The standards and format to be followed in auditing or reviewing financial statements of an association.

(Added to NRS by 2005, 2584; A 2009, 462; 2011, 988)

Summary of Findings

Resource 1 BC has estimated future projected expenses for Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update based upon preservation of existing improvements. The attached funding study is limited in scope to those expense items listed in the attached "Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Reserve Study Expense Items". Expense items which have an expected life of more than 30 Years are not included in this reserve study unless payment for these long lived items overlaps the 30 Years reserve study envelope.

Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based upon the attached funding study, it is our professional opinion that member monthly fees as shown in the attached "Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Assessment Summary" will realize this goal. Some reserve items in the "Revenue Summary Table" may not contain payments. In this analysis the initial reserves were used to make annual payments for expense items in their order of occurrence until the initial reserve was consumed. As a result reserve items without payments may be expected, particularly in the first few years of the funding study. Reserve items that have been paid with initial reserve funds are identified with a [FP] in the Expense Items Sheets. An item marked [PR] is partially paid with initial reserve funds. Mr. Vojko Lapanja represents and warrants that the information provided to Resource 1 BC, including but not limited to that information contained in the attached Reserve Study Information Summary, that the maintenance records are complete and accurate, and that Resource 1 BC may rely upon such information and documents without further verification or corroboration. Where the age of a particular Reserve Item (as listed in the Reserve Study) is unknown, Mr. Vojko Lapanja shall provide to Resource 1 BC Mr. Vojko Lapanja's best-estimated age of that item. If Mr. Vojko Lapanja is unable to provide an estimate of a Reserve Item's age, Resource 1 BC shall make its own estimate of age of the Reserve Item. The Reserve Study is created for the association's use, and is a reflection of information provided to Resource 1 BC. This information is not for the purpose of performing an audit, historical records, quality or forensic analyses. Any on site inspection is not considered to be a project audit or quality inspection.

Percent Funded

Many reserve studies use the concept of "Percent Funded" to measure the reserve account balance against a theoretically perfect value. Percent Funded is often used as a measure of the "Financial Health" of an association. The assumption is, the higher the percentage, the greater the "Financial Health". The question of substance is simply: How much is enough? To answer the question, some understanding of Percent Funded is required. Percent Funded is the ratio of current cash reserves divided by the Fully Funded value at any instant in time. Fully Funded is defined as the present value of the sum of all reserve items divided by the expected life of each item. In essence, Fully Funded is simply the total of the average net present value of the association improvements. Reserve items with a remaining life greater than the study life are not included in the calculation. For example; building framing, foundations, water lines, and other long-lived items that fall outside the envelope of the reserve study are excluded from the calculation. Percent Funded is then, the current reserve balance divided by the Fully Funded value multiplied by 100 (to give a percentage). The concept of percent funded is useful when the reserve study is comprehensive, but misleading when the reserve study is superficial or constrained. As a result, we recommend that the statement "Percent Funded" be used with caution.

Keeping Your Reserve Study Current

Resource 1 BC believes that funding studies are an essential part of property management. People and property are

constantly changing and evolving. As a result, the useful life of a funding study is at best a few years, and certainly not more than five years. This reserve study should be updated:

- At least once a year
- At changes in interest rates
- At changes in inflation rates
- At changes in the number of dues paying members
- Before starting new improvements
- Before making changes to the property
- After a flood or fire
- After the change of ownership or management
- After Annexation or Incorporation

Items Beyond the Scope of this Report

- Building or land appraisals for any purpose.
- State or local zoning ordinance violations.
- Building code violations.
- Soils conditions, soils contamination or geological stability of site.
- Engineering analysis or structural stability of site.
- Air quality, asbestos, electromagnetic radiation, formaldehyde, lead, mercury, radon, water quality or other environmental hazards.
- Invasions by pests, termites and any or all other destroying organisms, insects, birds, bats or animals to buildings or site. This study is not a pest inspection.
- Adequacy or efficiency of any system or component on site.
- Specifically excluded reserve items.
- Septic systems and septic tanks.
- Buried or concealed portions of swimming pools, pool liners, Jacuzzies and spas or similar items.
- Items concealed by signs, carpets or other things are also excluded from this study.
- Missing or omitted information supplied by Swiss Time Management for the purposes of reserve study preparation.
- Hidden improvements such as sewer lines, water lines, irrigation lines or other buried or concealed items.

Construction Defects

Resource 1 BC has no knowledge of construction defects and/or potential or active lawsuits on this project. This reserve study reflects that there are no known construction defects.

State of Nevada Business License

Resource 1 BC has a Nevada State Business License. Nevada Business Identification # NV20001014373.

Professional Liability Insurance NAC 116.430

Resource 1 BC carries full professional liability insurance with coverage of \$1,000,000. See NAC 116.430 " A person conducting a reserve study and any consultant assisting in the preparation of a reserve study shall include in the reserve study the following disclosures: 3. Whether the person conducting or assisting in the preparation of the reserve study is bonded or has professional liability insurance with a minimum coverage of \$1,000,000." Resource 1 BC carries Errors and Omission's and Workman's Compensation.

Reserve Specialist Requirements NRS 116.31152

2. study of the reserves required by subsection 1 must be conducted by a person who holds a permit issued pursuant to chapter 116A of NRS.

Statement of Qualifications

Resource 1 BC is a professional in the business of preparing reserve studies for community associations. Resource 1 BC is familiar with construction practices, construction costs, and contracting practices in Nevada. Kenneth Rowan was a CAI certified Reserve Study Specialist. Kenneth Rowan has a State of Nevada Reserve Specialist Permit. Christine Rowan is an associate. Christine was a CAI certified Reserve Study Specialist. Christine Rowan does reserve studies working with a permitted State of Nevada reserve specialist, Kenneth, as per NRS 116A.420 (7).

Kenneth R. Rowan Background

Kenneth R. Rowan

University of Nevada, Reno - B.Sc. Business Administration

State of Nevada Reserve Specialist Permit RSS.0000002

CAI-RS Reserve Specialist Certification #00064 from 2002 to 2014

State of Nevada Inspector of Structures Master IOS.0000008-M from 1999 to 2018

OSHA Supervisor Construction Safety Class, Western Nevada College-30 hours of training (Occupational Safety and Health Administration).

Master Inspector Class, Western Nevada Community College- 24 hours of training (ADA Inspections).

General Inspector Class, Western Nevada Community College- 40 hours of training (Uniform Building Code)

Residential Inspector Class, Western Nevada Community College- 40 hours of training

Commercial Property Inspection Course, inspection Training Associates- 16 hours of training

Nevada 2015 Legislative Update for the CIC Industry- 3 hours credits Nevada Law

Nevada 2015 Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit

Nevada 2018 Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit

Nevada 2018 Legislative Update for the CIC Industry- 3 hours credits Nevada Law

Nevada 2020 Legislative Update for the CIC Industry- 3 hours credits Nevada Law

Nevada 2020 Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit

Nevada 2021 Legislative Update for the CIC Industry- 3 hours credits Nevada Law

Nevada 2021 Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit

Nevada 2021 Budgets and Reserves in the CIC for the Reserves Study Providers with new Federal Regulations- 3 hours General Credit

Past HOA President Riverbend and Meadowridge Associations

Christine M. Rowan Associate Background

Christine M. Rowan

University of California, Los Angeles: BA Degree in Psychology and Biology

University of Pepperdine: MBA Degree

Resource 1 BC Associate from May 2005 to present

CAI-RS Reserve Specialist Certification #00193 from 2010 to 2013

Nevada 2015 Legislative Update for the CIC Industry- 3 hours credits Nevada Law

Nevada 2015 Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit

Nevada 2018 Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit

Nevada 2018 Legislative Update for the CIC Industry- 3 hours credits Nevada Law

Nevada 2020 Legislative Update for the CIC Industry- 3 hours credits Nevada Law

Nevada 2020 Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit

Nevada 2021 Legislative Update for the CIC Industry- 3 hours credits Nevada Law

Nevada 2021 Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit

Nevada 2021 Budgets and Reserves in the CIC for the Reserves Study Providers with new Federal Regulations- 3 hours General Credit

Past HOA President Riverdale Association

Conflict of Interest

As the preparer of this reserve study, Resource 1 BC certifies that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

Resource 1 BC would like to thank Swiss Time Management for the opportunity to be of service in the preparation of the attached Funding Study. Again, please feel free to write or call at our letterhead address, if you have any questions.

Prepared by:



Christine Rowan
Associate



Kenneth Rowan
State of Nevada Reserve Study Specialist
Permit # RSS.0000002

Enclosures:

Glossary of Terms

Internal Revenue Service Tax Rules

IRS Tax Rules

Unlike most things with the IRS, association tax rates are really not very complicated.

Tax rates on the first \$50,000 in association taxable income can be either 15% or 30%. To qualify for the lower tax rate, the association must file with the IRS as a non exempt membership association.

When an association pays taxes as a non exempt membership association, the tax rate for the first \$50,000 of taxable income is 15%. The tax rate increases to 30% for taxable income beyond the first \$50,000. Non exempt membership organizations are treated the same as a time-share associations. Taxes are filed with form 1120.

When an association pays taxes under form 1120H, the tax rate for all taxable income is 30% and the IRS considers it a homeowners association. Taxes are filed with form 1120.H

Tax Rate Comparison		
Taxable Income	Form 1120	Form 1120H
First \$50,000	\$7,500	\$15,000
Remaining \$30,000	\$9,000	\$9,000
Income Tax	\$16,500	\$24,000

Associations benefit from filing Form 1120 rather than Form 1120H because the tax rate for form 1120 is 15% for the first \$50,000 of taxable income compared to a flat rate of 30% for Form 1120H. Associations may elect on an annual basis to file either Form 1120H or Form 1120. However, filing Form 1120 puts associations at risk if they do not comply with all IRS procedures.

In summary, there are two ways to report financial activities to the IRS:

a. Form 1120H

Form 1120H is the tax form specifically made for homeowner associations and is likened to the 1040EZ for its relative simplicity. The tax rate for 1120H filers is 30%.

b. Form 1120

Form 1120 is an option for all incorporated HOA's (and all HOA's should be incorporated.). While it is more complex, it carries a tax rate of 15%. Since healthy reserve funds can often rise to hundreds of thousands and even millions of dollars, it is usually prudent to use the Form 1120 and cut the tax rate in half. Check with a knowledgeable CPA.

It is important to note that small associations with reserve balances of less than \$50,000 can benefit greatly by changing tax forms. This will result in lower dues to the membership.

Check with your CPA for compliance of IRS rules and regulations.

For more information click on the US Treasury link: <http://www.irs.ustreas.gov/formspubs/index.html>

Glossary of Terms Used in this Reserve Study

CASH FLOW: The collection and expenditure of money over time.

CASH FLOW METHOD: A method of developing a Reserve Funding Plan where contributions to the Reserve fund are designed to offset the variable annual expenditures from the Reserve fund.

CATEGORY: A group of associated reserve items.

DEPRECIATION: AFI uses straight line depreciation. Defined as the Present Cost divided by the Expected Life and multiplied by the sum of the Expected Life less the Remaining Life. Depreciation for a new reserve item begins at zero and ends with the replacement cost of the component .
(Present Cost - Net Present Value = Depreciated value of the component)

EFFECTIVE AGE: The difference between Expected Life and the Remaining Life. Not usually the same as the chronological age.

EXPECTED LIFE: The estimated time, in years, that a reserve item can be expected to perform its intended function.

FINANCIAL ANALYSIS: That portion of a Reserve Study which evaluates both the present and the future association reserve fund. Recommended Reserve contributions are calculated, and the projected Reserve income and expense over time is presented.

FULLY FUNDED: 100% Funded. When the actual or projected Reserve balance is equal to the Fully Funded Balance. Occurs when the funds in the reserve account are equal to the Depreciated Value of the assets.

FULLY FUNDED BALANCE (FFB): An indicator against which the Reserve balance can be compared. This number is calculated for each reserve item by year, then totaled.

NET PRESENT VALUE: The current value of the component less the depreciated value of that component.

NUMBER OF UNITS: A measurement used with the Unit Cost to calculate the Present Cost. Square feet, cubic yards, lineal feet are examples.

PERCENT FUNDED: The ratio of the actual Reserve Balance to the Fully Funded Reserve Balance expressed as a percentage. The value of the Percent Funded changes with time.

PHYSICAL INSPECTION: The portion of the Reserve Study that generates the reserve item inventory and the condition of the reserve items.

PRESENT COST: The cost of a component today. Consists of the Unit Cost times the Number of Units of that component.

REMAINING LIFE: The estimated number of years that an existing reserve item will serve its intended function.

REPLACEMENT COST: The cost of replacing a reserve item to a new condition. The Current Replacement Cost is the cost to replace a reserve item today.

RESERVE BALANCE: Actual or projected funds at year end that the association has available to defray future expenses. Also known as Reserves, Reserve Accounts, or Cash Reserves.

RESERVE ITEM: An element of a reserve category. Reserve Items consists of association facilities, which must be maintained or replaced by the association. Also known as a "Component".

RESERVE STUDY: A budget planning tool which analyses the current reserve fund and expected future expenses. A Reserve Study consists of a Physical Inspection of the facilities and a Financial Analysis of the reserve fund.

RESERVE STUDY ANALYST: A qualified individual that prepares Reserve Studies.

SPECIAL ASSESSMENT: An assessment levied on the members of an association in addition to regular assessments. Special Assessments are often regulated by Governing Documents or local statutes.

UNIT COST: The present cost of a reserve item on a unit basis. Dollars per foot of fence is an example.

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Reserve Study Expense Item Summary

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Tirol Drive and Entry to Styria Way					
Paving 1 1/2 inch AC Overlay	\$46,095	14 Years	25 Years	\$72,251	Yes
Type III Microsurfacing	\$13,170	0 Years	5 Years	\$13,571	Yes
Entry Pillars Rock Regrout	\$1,000	18 Years	20 Years	\$1,767	Yes
Entry Signage on Pillars	\$500	28 Years	30 Years	\$1,192	Yes
Entry Pillars Lighting	\$300	28 Years	30 Years	\$715	Yes
Entry Electric Panel	\$0.00	38 Years	40 Years	\$0	Yes
Signage House Signage	\$1,000	28 Years	30 Years	\$2,384	Yes
Signage House Roof	\$600	28 Years	30 Years	\$1,431	Yes
Signage House Rock Regrout Base	\$250	18 Years	20 Years	\$442	Yes
Signage House Solar Panel	\$125	8 Years	10 Years	\$164	Yes
Signage House Lighting	\$50.00	18 Years	20 Years	\$88	Yes
Retaining Walls Wood Stained One Side 1	\$118,400	1 Years	30 Year	\$125,712	Yes
Immediate Repairs to Retainiing Walls 1	\$3,000	0 Year	1 Years	\$3,091	No
Retaining Walls Wood Natural State 2	\$16,800	9 Years	30 Years	\$22,669	Yes
Immediate Repair of Retaining Walls 2 Natural State	\$1,000	0 Year	1 Years	\$1,030	No
Fence Split Rail	\$9,000	13 Years	20 Years	\$13,690	Yes
Fence Split Rail Stain	\$1,500	2 Years	5 Years	\$1,641	Yes
Retaining Walls Wood Stained One Side 3	\$18,800	19 Years	30 Years	\$34,230	Yes
Retaining Walls Wood Stained One Side 4	\$16,000	19 Years	30 Years	\$29,132	Yes
Retaining Walls Wood Stained One Side 5	\$4,000	9 Years	30 Years	\$5,397	Yes
Immediate Repairs of Retaining Walls 5 Stained	\$1,000	0 Year	1 Years	\$1,030	No
Concrete Retaining Wall Repairs 3 4 5 6 and 7	\$6,000	0 Years	5 Years	\$6,182	Yes
Retaining Walls Railroad Ties 6	\$4,400	1 Years	30 Year	\$4,672	Yes
Retaining Walls Wood Stained One Side 7	\$20,800	14 Years	30 Years	\$32,603	Yes
Immediate Repairs on Retaining Walls 7 Stained	\$1,000	0 Year	1 Years	\$1,030	No

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Rock Faced Retaining Walls Repairs 8	\$2,500	4 Years	10 Years	\$2,904	Yes
Staining Retaining Walls	\$8,900	2 Years	5 Years	\$9,737	Yes
PCC Mail Box Pad	\$500	14 Years	30 Years	\$784	Yes
Wood Handrail 4ft Stained	\$450	8 Years	25 Years	\$589	Yes
Stain Handrail	\$50.00	2 Years	5 Years	\$55	Yes
Tirol Drive					
Paving 1 1/2 inch AC Overlay	\$209,090	14 Years	25 Years	\$327,734	Yes
Type III Microsurfacing	\$59,740	0 Years	5 Years	\$61,557	Yes
Tirol Loop and Court					
Paving 1 1/2 inch AC Overlay	\$129,063	14 Years	25 Years	\$202,297	Yes
Type III Microsurfacing	\$36,875	2 Years	5 Years	\$40,343	Yes
Arosa Court					
Paving 1 1/2 inch AC Overlay	\$26,040	14 Years	25 Years	\$40,816	Yes
Type III Microsurfacing	\$7,440	0 Years	5 Years	\$7,666	Yes
PCC Mail Box Pad	\$500	0 Years	30 Years	\$515	Yes
Berne Court					
Paving 1 1/2 inch AC Overlay	\$31,395	14 Years	25 Years	\$49,210	Yes
Type III Microsurfacing	\$8,970	0 Years	5 Years	\$9,243	Yes
Carinthia Lane					
Paving 1 1/2 inch AC Overlay	\$58,800	14 Years	25 Years	\$92,165	Yes
Type III Microsurfacing	\$16,800	0 Years	5 Years	\$17,311	Yes
Fence Wood 6 ft Stained One Side	\$2,100	9 Years	20 Years	\$2,834	Yes
Fence Stain 6ft	\$175	2 Years	5 Years	\$191	Yes
Glarus Court					
Paving 1 1/2 inch AC Overlay	\$16,573	14 Years	25 Years	\$25,976	Yes
Type III Microsurfacing	\$4,735	2 Years	5 Years	\$5,180	Yes
Moritz Court					
Paving 1 1/2 inch AC Overlay	\$20,598	14 Years	25 Years	\$32,285	Yes

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Type III Microsurfacing	\$5,885	0 Years	5 Years	\$6,064	Yes
PCC Mail Box Pad	\$500	14 Years	30 Years	\$784	Yes
St. Gallen					
Paving 1 1/2 inch AC Overlay	\$8,365	14 Years	25 Years	\$13,112	Yes
Type III Microsurfacing	\$2,390	2 Years	5 Years	\$2,615	Yes
Styria Way					
Paving 1 1/2 inch AC Overlay	\$49,998	14 Years	25 Years	\$78,368	Yes
Type III Microsurfacing	\$14,285	0 Years	5 Years	\$14,719	Yes
PCC Mail Box Pad	\$500	0 Years	30 Years	\$515	Yes
Fence Wood 6 ft Stained Both Sides	\$2,400	13 Years	20 Years	\$3,651	Yes
Fence Stain 6ft	\$300	2 Years	5 Years	\$328	Yes
Thurgau Court					
Paving 1 1/2 inch AC Overlay	\$10,920	14 Years	25 Years	\$17,116	Yes
Type III Microsurfacing	\$3,120	0 Years	5 Years	\$3,215	Yes
Uri Court					
Paving 1 1/2 inch AC Overlay	\$13,195	14 Years	25 Years	\$20,682	Yes
Type III Microsurfacing	\$3,770	0 Years	5 Years	\$3,885	Yes
Valais Way					
Paving 1 1/2 inch AC Overlay	\$34,650	14 Years	25 Years	\$54,312	Yes
Type III Microsurfacing	\$9,900	0 Years	5 Years	\$10,201	Yes
Zurich Lane					
Paving 1 1/2 inch AC Overlay	\$96,775	14 Years	25 Years	\$151,688	Yes
Type III Microsurfacing	\$27,650	0 Years	5 Years	\$28,491	Yes
Utilities					
Water Repairs or Replacement	\$17,000	0 Years	3 Years	\$17,517	Yes
Sewer Repairs Sleeving or Replacement	\$15,000	0 Year	1 Years	\$15,456	Yes
Inspections	\$5,000	0 Year	1 Years	\$5,152	Yes
Common Areas					

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Dog Pot	\$1,750	7 Years	15 Years	\$2,224	Yes
Street Sign Replacement	\$5,000	25 Years	30 Years	\$10,897	Yes
Equipment					
CAT 938K Loader Blower and Blade	\$250,000	18 Years	25 Years	\$441,752	Yes
GMC 2016 Truck	\$40,000	15 Years	20 Years	\$64,604	Yes
Bob Cat and Blower 2005	\$55,000	0 Years	20 Years	\$56,673	Yes
Bobcat Blower Attachment	\$5,000	2 Years	5 Years	\$5,470	Yes
Bobcat Sweeper Attachment	\$3,000	3 Years	5 Years	\$3,382	Yes
Welder	\$700	0 Years	10 Years	\$721	Yes
Paint Sprayer	\$1,000	0 Years	10 Years	\$1,030	Yes
Compressor	\$750	0 Years	15 Years	\$773	Yes
Pole Saw	\$150	0 Years	5 Years	\$155	Yes
Measuring Wheel	\$65.00	0 Years	10 Years	\$67	Yes
Gas Trimmer	\$175	1 Years	3 Year	\$186	Yes
Earth Auger and Bit	\$350	0 Years	3 Years	\$361	Yes
Chainsaw 1	\$250	1 Years	3 Year	\$265	Yes
Blower 1	\$172	0 Years	2 Years	\$177	Yes
Blower 2 Small	\$172	0 Years	2 Years	\$177	Yes
Ladder	\$264	4 Years	15 Years	\$307	Yes
Auger Bits	\$275	0 Year	1 Years	\$283	Yes
Tool Chest	\$300	14 Years	30 Years	\$470	Yes
Pressure Washer	\$650	0 Years	10 Years	\$670	Yes
Tool Set	\$200	14 Years	30 Years	\$313	Yes
Snow Blower	\$1,000	3 Years	5 Years	\$1,127	Yes
Chainsaw 2	\$350	1 Years	3 Year	\$372	Yes
Wood Chipper	\$1,137	3 Years	5 Years	\$1,282	Yes
Saw	\$205	3 Years	5 Years	\$231	Yes
Cement Mixer	\$400	0 Years	10 Years	\$412	Yes
Cordless Drill	\$200	1 Years	3 Year	\$212	Yes
Fire Hoses Nozzles Adapter for Road Cleaning	\$1,700	0 Years	10 Years	\$1,752	Yes
Blower 3	\$650	0 Years	3 Years	\$670	Yes
Handheld Blower	\$200	1 Years	3 Year	\$212	Yes
GPS	\$363	0 Years	3 Years	\$374	Yes
GoPro	\$302	0 Years	3 Years	\$311	Yes
Chainsaw 3	\$350	0 Years	3 Years	\$361	Yes

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Backpack Blower	\$600	1 Years	3 Year	\$637	Yes
Maintenance Building					
Roof Composition	\$1,560	19 Years	30 Years	\$2,840	Yes
Siding Repairs	\$1,000	14 Years	25 Years	\$1,567	Yes
Exterior Painting	\$500	4 Years	7 Years	\$581	Yes
Fence Wood Natural State	\$4,800	13 Years	20 Years	\$7,302	Yes
Security System	\$1,200	3 Years	5 Years	\$1,353	Yes
Security Trail Cameras	\$500	0 Years	5 Years	\$515	Yes
Electric Panel	\$1,500	0 Years	40 Years	\$1,546	Yes
Tennis Courts					
PCC Steps	\$900	9 Years	30 Years	\$1,214	Yes
Wood Hand Rail 4 ft Stained	\$800	19 Years	25 Years	\$1,457	Yes
Handrail Stain	\$100	2 Years	5 Years	\$109	Yes
Redwood Decking	\$3,900	4 Years	25 Years	\$4,530	Yes
Horseshoe Pit	\$750	4 Years	10 Years	\$871	Yes
Wood Water Fountain	\$500	8 Years	10 Years	\$655	Yes
Bench Metal	\$1,000	9 Years	20 Years	\$1,349	Yes
Bench Wood Memorial	\$0.00	40 Years	40 Years	\$0	No
Tennis Court Chain Link 10 ft	\$21,600	9 Years	40 Years	\$29,146	Yes
Tennis Court Net	\$700	2 Years	5 Years	\$766	Yes
Tennis Court Coated and Crack Sealed	\$25,200	7 Years	10 Years	\$32,026	Yes
Retaining Walls Wood Natural State	\$2,000	14 Years	30 Years	\$3,135	Yes
Retaining Walls Wood Stained One Side	\$4,000	14 Years	30 Years	\$6,270	Yes
Staining Retaining Walls	\$200	2 Years	5 Years	\$219	Yes
Landscaping Restoration	\$500	3 Years	10 Years	\$564	Yes
1300 to 1308 Arosa Court Shared Entry					
Paving 1 1/2 inch AC Pathways	\$1,800	4 Years	15 Years	\$2,091	Yes
Oil Seal Pathway	\$450	0 Years	3 Years	\$464	Yes
Rail Road Ties	\$1,190	0 Years	30 Years	\$1,226	Yes
Handrail Wood 4ft Stained	\$800	14 Years	25 Years	\$1,254	Yes
Stain Handrail	\$100	2 Years	5 Years	\$109	Yes

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
1363 to 1365 Carinthia Lane Shared Entry					
Redwood Decking	\$450	4 Years	25 Years	\$523	Yes
PCC Steps	\$3,600	24 Years	30 Years	\$7,614	Yes
Hail Rail Wood 4ft Stained	\$1,200	19 Years	25 Years	\$2,185	Yes
Stain Handrail	\$150	2 Years	5 Years	\$164	Yes
1367 to 1369 Carinthia Lane Shared Entry					
Redwood Decking	\$450	4 Years	25 Years	\$523	Yes
PCC Steps	\$4,350	28 Years	30 Years	\$10,372	Yes
1311 to 1313 Moritz Court Shared Entry					
Paving 1 1/2 inch AC Pathways	\$4,960	13 Years	15 Years	\$7,545	Yes
Oil Seal Pathway	\$1,240	1 Years	3 Year	\$1,317	Yes
PCC Steps	\$3,000	14 Years	30 Years	\$4,702	Yes
Handrail Wood 4ft Stained	\$1,200	14 Years	25 Years	\$1,881	Yes
Stain Handrail	\$150	2 Years	5 Years	\$164	Yes
1317 to 1323 Moritz Court Shared Entry					
Paving 1 1/2 inch AC Pathways	\$2,760	1 Years	15 Year	\$2,930	Yes
Oil Seal Pathway	\$690	0 Years	3 Years	\$711	Yes
PCC Pad	\$480	0 Years	30 Years	\$495	Yes
1306 to 1308 Tirol Drive Shared Entry					
PCC Steps	\$2,250	9 Years	30 Years	\$3,036	Yes
Hail Rail Wood 4ft Stained	\$600	19 Years	25 Years	\$1,092	Yes
Stain Handrail	\$75.00	2 Years	5 Years	\$82	Yes
1310 to 1334 Zurich Way Shared Entry					
Paving 1 1/2 inch AC Pathways	\$16,120	13 Years	15 Years	\$24,521	Yes
Oil Seal Pathway	\$4,030	1 Years	3 Year	\$4,279	Yes
PCC Steps	\$4,050	27 Years	30 Years	\$9,371	Yes
PCC Pad	\$1,200	9 Years	30 Years	\$1,619	Yes
Handrail Wood 4ft Stained	\$800	9 Years	25 Years	\$1,079	Yes
Stain Handrail	\$100	2 Years	5 Years	\$109	Yes
Crackfill Entire Project					
Paving Crackfill	\$20,000	0 Years	2 Years	\$20,608	Yes

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Reserve Studies					
Full New Reserve Study Estimate With a Site Visit	\$3,000	3 Years	5 Years	\$3,382	Yes
Reserve Study Annual Financial Update	\$650	0 Year	1 Years	\$670	Yes
Fire Hydrants					
Fire Hydrant Replacement First Section	\$30,000	0 Years	50 Years	\$30,912	No
Fire Hydrant Replacement Second Section	\$30,000	2 Years	50 Years	\$32,822	No
Fire Hydrant Replacement Third Section	\$30,000	3 Years	50 Years	\$33,820	No
Fire Hydrant Replacement Fourth Section	\$30,000	4 Years	50 Years	\$34,849	No
Fire Hydrant Replacement Fifth Section	\$30,000	5 Years	50 Years	\$35,908	No
Fire Hydrant Replacement Sixth Section	\$30,000	6 Years	50 Years	\$37,001	No
Fire Hydrant Replacement Seventh Section	\$30,000	7 Years	50 Years	\$38,126	No
Fire Hydrant Replacement Eighth Section	\$30,000	8 Years	50 Years	\$39,286	No
Fire Hydrant Replacement Ninth Section	\$30,000	9 Years	50 Years	\$40,481	No
Fire Hydrant Replacement Tenth Section	\$30,000	10 Years	50 Years	\$41,712	No
Fire Hydrant Replacement Eleventh Section	\$30,000	11 Years	50 Years	\$42,981	No
Fire Hydrant Painting	\$660	3 Years	5 Years	\$744	Yes

Months Remaining in Fiscal Calendar Year 2022: 12

Expected annual inflation: 3.00%

Interest earned on reserve funds: 0.10%

Initial Reserve: \$515,000

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Funding Study Expense Item Summary - Continued

Abbreviations

AC - Asphalt	ELEC - Electrical	PNL - Panel
AQ - Average Quality	EP - Electrical Panelboard	PNT - Paint
BLDG - Building	EXT - Exterior	PVMT - Pavement
BLK - Block	FA - Fire Alarm	PWD - Plywood
BUR - Built up Roof	FLR - Floor	QT - Quarry Tile
C&G - Curb and Gutter	FN - Fence	R/R - Remove and Replace
CAB - Cabinet	FND - Foundation	RA - Return Air
CB - Catch Basin	FPL - Fireplace	RCP - Reinforced Concrete Pipe
CEM - Cement	FTG - Footing	RD - Roof Drain
CFT - Cubic Foot	FY - Fiscal Year	REM - Remove
CIP - Cast-in-place Concrete	HQ - High Quality	RL - Rail
CMU - Concrete Masonry Unit	LAM - Laminate	S - South
COL - Column	LAV - Lavatory	SCB - Speed Control Bump
CPT - Carpet	LC - Light Control	SHTH - Sheathing
CT - Ceramic Tile	LW - Lightweight Concrete	SQ - Square
CTR - Counter	MAS - Masonry	ST - Steel
CYD - Cubic Yard	MFD - Metal Floor Decking	STO - Storage
D - Drain	MH - Manhole	SYS - System
DEM - Demolish	MQ - Medium Quality	VB - Vapor Barrier
DR - Door	MRB - Marble	W - West
DS - Downspout	MRD - Metal Roof Decking	WC - Water Closet
DW - Dumb Waiter	N - North	WIN - Window
E - East	PCC - Portland Cement Concrete	YD - Yard
EA - Each	PG - Plate Glass	

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Reserve Study Expense Item Listing

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Tirol Drive and Entry to Styria Way							
Paving 1 1/2 inch AC Overlay	\$1.75 / • ft	26340 • ft	\$46,095	14 Years 25 Years	25 Years	2036 2061	\$72,251 \$152,812
Type III Microsurfacing	\$0.50 / • ft	26340 • ft	\$13,170	0 Years 5 Years	5 Years	2022 2027 2032 2037 2042 2047 2052	\$13,571 \$15,764 \$18,312 \$21,271 \$24,709 \$28,702 \$33,341
Entry Pillars Rock Regrout	\$500 ea	2	\$1,000	18 Years 20 Years	20 Years	2040 2060	\$1,767 \$3,217
Entry Signage on Pillars	\$250 ea	2	\$500	28 Years 30 Years	30 Years	2050 2080	\$1,192 \$2,929
Entry Pillars Lighting	\$150 ea	2	\$300	28 Years 30 Years	30 Years	2050 2080	\$715 \$1,757
Entry Electric Panel	\$0.00 ea	1	\$0	38 Years	40 Years	2060	\$0
Signage House Signage	\$1,000 ea	1	\$1,000	28 Years 30 Years	30 Years	2050 2080	\$2,384 \$5,858
Signage House Roof	\$600 ea	1	\$600	28 Years 30 Years	30 Years	2050 2080	\$1,431 \$3,515
Signage House Rock Regrout Base	\$250 ea	1	\$250	18 Years 20 Years	20 Years	2040 2060	\$442 \$804
Signage House Solar Panel	\$125 ea	1	\$125	8 Years 10 Years	10 Years	2030 2040 2050 2060	\$164 \$221 \$298 \$402
Signage House Lighting	\$50.00 ea	1	\$50	18 Years 20 Years	20 Years	2040 2060	\$88 \$161
Retaining Walls Wood Stained One Side 1	\$40.00 / • ft	2960 • ft	\$118,400	1 Year 30 Year	30 Years	2023 2053	\$125,712 \$308,855
Immediate Repairs to Retainiing Walls 1	\$3,000 ea	1	\$3,000	0 Years	1 Year	2022	\$3,091
Retaining Walls	\$40.00 / • ft	420 • ft	\$16,800	9 Years	30 Years	2031	\$22,669

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Retaining Walls	\$40.00 / • ft	420 • ft	\$16,800	30 Years	30 Years	2061	\$55,694
Immediate Repair of Retaining Walls 2 Natural State	\$1,000 ea	1	\$1,000	0 Years	1 Year	2022	\$1,030
Fence Split Rail	\$18.00 / lf	500 lf	\$9,000	13 Years 20 Years	20 Years	2035 2055	\$13,690 \$24,927
Fence Split Rail Stain	\$3.00 / lf	500 lf	\$1,500	2 Years 5 Years	5 Years	2024 2029 2034 2039 2044 2049 2054	\$1,641 \$1,906 \$2,214 \$2,572 \$2,988 \$3,471 \$4,032
Retaining Walls Wood Stained One Side 3	\$40.00 / • ft	470 • ft	\$18,800	19 Years 30 Years	30 Years	2041 2071	\$34,230 \$84,098
Retaining Walls Wood Stained One Side 4	\$40.00 / • ft	400 • ft	\$16,000	19 Years 30 Years	30 Years	2041 2071	\$29,132 \$71,573
Retaining Walls Wood Stained One Side 5	\$40.00 / • ft	100 • ft	\$4,000	9 Years 30 Years	30 Years	2031 2061	\$5,397 \$13,261
Immediate Repairs of Retaining Walls 5 Stained	\$1,000 ea	1	\$1,000	0 Years	1 Year	2022	\$1,030
Concrete Retaining Wall Repairs 3 4 5 6 and 7	\$6,000 ea	1	\$6,000	0 Years 5 Years	5 Years	2022 2027 2032 2037 2042 2047 2052	\$6,182 \$7,182 \$8,342 \$9,691 \$11,257 \$13,076 \$15,189
Retaining Walls Railroad Ties 6	\$40.00 / • ft	110 • ft	\$4,400	1 Year 30 Year	30 Years	2023 2053	\$4,672 \$11,478
Retaining Walls Wood Stained One Side 7	\$40.00 / • ft	520 • ft	\$20,800	14 Years 30 Years	30 Years	2036 2066	\$32,603 \$80,099

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Immediate Repairs on Retaining Walls 7 Stained	\$1,000 ea	1	\$1,000	0 Years	1 Year	2022	\$1,030
Rock Faced Retaining Walls Repairs 8	\$2,500 ea	1	\$2,500	4 Years 10 Years	10 Years	2026 2036 2046 2056	\$2,904 \$3,919 \$5,288 \$7,135
Staining Retaining Walls	\$2.00 / • ft	4450 • ft	\$8,900	2 Years 5 Years	5 Years	2024 2029 2034 2039 2044 2049 2054	\$9,737 \$11,311 \$13,139 \$15,262 \$17,729 \$20,594 \$23,922
PCC Mail Box Pad	\$500 ea	1	\$500	14 Years 30 Years	30 Years	2036 2066	\$784 \$1,925
Wood Handrail 4ft Stained	\$45.00 / lf	10 lf	\$450	8 Years 25 Years	25 Years	2030 2055	\$589 \$1,246
Stain Handrail	\$5.00 / lf	10 lf	\$50	2 Years 5 Years	5 Years	2024 2029 2034 2039 2044 2049 2054	\$55 \$64 \$74 \$86 \$100 \$116 \$134
Tirol Drive							
Paving 1 1/2 inch AC Overlay	\$1.75 / • ft	119480 • ft	\$209,090	14 Years 25 Years	25 Years	2036 2061	\$327,734 \$693,164
Type III Microsurfacing	\$0.50 / • ft	119480 • ft	\$59,740	0 Years 5 Years	5 Years	2022 2027 2032 2037 2042 2047 2052	\$61,557 \$71,506 \$83,062 \$96,486 \$112,080 \$130,194 \$151,236

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Tirol Loop and Court							
Paving 1 1/2 inch AC Overlay	\$1.75 / • ft	73750 • ft	\$129,063	14 Years 25 Years	25 Years	2036 2061	\$202,297 \$427,861
Type III Microsurfacing	\$0.50 / • ft	73750 • ft	\$36,875	2 Years 5 Years	5 Years	2024 2029 2034 2039 2044 2049 2054	\$40,343 \$46,863 \$54,437 \$63,235 \$73,455 \$85,327 \$99,117
Arosa Court							
Paving 1 1/2 inch AC Overlay	\$1.75 / • ft	14880 • ft	\$26,040	14 Years 25 Years	25 Years	2036 2061	\$40,816 \$86,326
Type III Microsurfacing	\$0.50 / • ft	14880 • ft	\$7,440	0 Years 5 Years	5 Years	2022 2027 2032 2037 2042 2047 2052	\$7,666 \$8,905 \$10,345 \$12,016 \$13,958 \$16,214 \$18,835
PCC Mail Box Pad	\$500 ea	1	\$500	0 Years 30 Years	30 Years	2022 2052	\$515 \$1,266
Berne Court							
Paving 1 1/2 inch AC Overlay	\$1.75 / • ft	17940 • ft	\$31,395	14 Years 25 Years	25 Years	2036 2061	\$49,210 \$104,079
Type III Microsurfacing	\$0.50 / • ft	17940 • ft	\$8,970	0 Years 5 Years	5 Years	2022 2027 2032 2037 2042 2047 2052	\$9,243 \$10,737 \$12,472 \$14,488 \$16,829 \$19,549 \$22,708
Carinthia Lane							
Paving 1 1/2	\$1.75 / • ft	33600 • ft	\$58,800	14 Years	25 Years	2036	\$92,165

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Paving 1 1/2	\$1.75 / • ft	33600 • ft	\$58,800	25 Years	25 Years	2061	\$194,931
Type III Microsurfacing	\$0.50 / • ft	33600 • ft	\$16,800	5 Years	5 Years	2022	\$17,311
						2027	\$20,109
						2032	\$23,359
						2037	\$27,134
						2042	\$31,519
						2047	\$36,613
2052	\$42,530						
Fence Wood 6 ft Stained One Side	\$30.00 / lf	70 lf	\$2,100	9 Years	20 Years	2031	\$2,834
				20 Years		2051	\$5,159
Fence Stain 6ft	\$2.50 / lf	70 lf	\$175	5 Years	5 Years	2024	\$191
						2029	\$222
						2034	\$258
						2039	\$300
						2044	\$349
						2049	\$405
2054	\$470						
Glarus Court							
Paving 1 1/2 inch AC Overlay	\$1.75 / • ft	9470 • ft	\$16,573	14 Years	25 Years	2036	\$25,976
				25 Years		2061	\$54,940
Type III Microsurfacing	\$0.50 / • ft	9470 • ft	\$4,735	5 Years	5 Years	2024	\$5,180
						2029	\$6,018
						2034	\$6,990
						2039	\$8,120
						2044	\$9,432
						2049	\$10,957
2054	\$12,727						
Moritz Court							
Paving 1 1/2 inch AC Overlay	\$1.75 / • ft	11770 • ft	\$20,598	14 Years	25 Years	2036	\$32,285
				25 Years		2061	\$68,284
Type III Microsurfacing	\$0.50 / • ft	11770 • ft	\$5,885	5 Years	5 Years	2022	\$6,064
						2027	\$7,044
						2032	\$8,182
						2037	\$9,505
						2042	\$11,041

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Type III Microsurfacing	\$0.50 / • ft	11770 • ft	\$5,885	5 Years	5 Years	2047	\$12,825
						2052	\$14,898
PCC Mail Box Pad	\$500 ea	1	\$500	14 Years 30 Years	30 Years	2036	\$784
						2066	\$1,925
St. Gallen							
Paving 1 1/2 inch AC Overlay	\$1.75 / • ft	4780 • ft	\$8,365	14 Years 25 Years	25 Years	2036	\$13,112
						2061	\$27,731
Type III Microsurfacing	\$0.50 / • ft	4780 • ft	\$2,390	5 Years	5 Years	2024	\$2,615
						2029	\$3,037
						2034	\$3,528
						2039	\$4,098
						2044	\$4,761
						2049	\$5,530
2054	\$6,424						
Styria Way							
Paving 1 1/2 inch AC Overlay	\$1.75 / • ft	28570 • ft	\$49,998	14 Years 25 Years	25 Years	2036	\$78,368
						2061	\$165,749
Type III Microsurfacing	\$0.50 / • ft	28570 • ft	\$14,285	5 Years	5 Years	2022	\$14,719
						2027	\$17,098
						2032	\$19,862
						2037	\$23,072
						2042	\$26,801
						2047	\$31,132
2052	\$36,163						
PCC Mail Box Pad	\$500 ea	1	\$500	0 Years 30 Years	30 Years	2022	\$515
						2052	\$1,266
Fence Wood 6 ft Stained Both Sides	\$40.00 / lf	60 lf	\$2,400	13 Years 20 Years	20 Years	2035	\$3,651
						2055	\$6,647
Fence Stain 6ft	\$2.50 / • ft	120 • ft	\$300	5 Years	5 Years	2024	\$328
						2029	\$381
						2034	\$443
						2039	\$514
						2044	\$598
						2049	\$694
2054	\$806						

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Thurgau Court							
Paving 1 1/2 inch AC Overlay	\$1.75 / • ft	6240 • ft	\$10,920	14 Years 25 Years	25 Years	2036 2061	\$17,116 \$36,201
Type III Microsurfacing	\$0.50 / • ft	6240 • ft	\$3,120	0 Years 5 Years	5 Years	2022 2027 2032 2037 2042 2047 2052	\$3,215 \$3,734 \$4,338 \$5,039 \$5,854 \$6,800 \$7,898
Uri Court							
Paving 1 1/2 inch AC Overlay	\$1.75 / • ft	7540 • ft	\$13,195	14 Years 25 Years	25 Years	2036 2061	\$20,682 \$43,743
Type III Microsurfacing	\$0.50 / • ft	7540 • ft	\$3,770	0 Years 5 Years	5 Years	2022 2027 2032 2037 2042 2047 2052	\$3,885 \$4,512 \$5,242 \$6,089 \$7,073 \$8,216 \$9,544
Valais Way							
Paving 1 1/2 inch AC Overlay	\$1.75 / • ft	19800 • ft	\$34,650	14 Years 25 Years	25 Years	2036 2061	\$54,312 \$114,870
Type III Microsurfacing	\$0.50 / • ft	19800 • ft	\$9,900	0 Years 5 Years	5 Years	2022 2027 2032 2037 2042 2047 2052	\$10,201 \$11,850 \$13,765 \$15,990 \$18,574 \$21,576 \$25,063
Zurich Lane							
Paving 1 1/2 inch AC Overlay	\$1.75 / • ft	55300 • ft	\$96,775	14 Years 25 Years	25 Years	2036 2061	\$151,688 \$320,824
Type III	\$0.50 / • ft	55300 • ft	\$27,650	0 Years	5 Years	2022	\$28,491

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost	
Type III Microsurfacing	\$0.50 / • ft	55300 • ft	\$27,650	5 Years	5 Years	2027	\$33,096	
						2032	\$38,444	
						2037	\$44,658	
						2042	\$51,875	
						2047	\$60,259	
						2052	\$69,998	
Utilities								
Water Repairs or Replacement	\$17,000 ea	1	\$17,000	0 Years	3 Years	3 Years	2022	\$17,517
				2025			\$19,165	
				2028			\$20,967	
				2031			\$22,939	
				2034			\$25,096	
				2037			\$27,457	
				2040			\$30,039	
				2043			\$32,864	
				2046			\$35,955	
				2049			\$39,337	
2052	\$43,037							
Sewer Repairs Sleeving or Replacement	\$15,000 ea	1	\$15,000	0 Years	1 Years	1 Year	2022	\$15,456
				2023			\$15,926	
				2024			\$16,411	
				2025			\$16,910	
				2026			\$17,424	
				2027			\$17,954	
				2028			\$18,500	
				2029			\$19,063	
				2030			\$19,643	
				2031			\$20,240	
				2032			\$20,856	
				2033			\$21,490	
				2034			\$22,144	
				2035			\$22,817	
2036	\$23,511							
2037	\$24,227							
2038	\$24,963							
2039	\$25,723							

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Sewer Repairs Sleeving or Replacement	\$15,000 ea	1	\$15,000	1 Years	1 Year	2040	\$26,505
						2041	\$27,311
						2042	\$28,142
						2043	\$28,998
						2044	\$29,880
						2045	\$30,789
						2046	\$31,725
						2047	\$32,690
						2048	\$33,685
						2049	\$34,709
						2050	\$35,765
2051	\$36,853						
2052	\$37,974						
Inspections	\$5,000 ea	1	\$5,000	1 Years	1 Year	2022	\$5,152
						2023	\$5,309
						2024	\$5,470
						2025	\$5,637
						2026	\$5,808
						2027	\$5,985
						2028	\$6,167
						2029	\$6,354
						2030	\$6,548
						2031	\$6,747
						2032	\$6,952
						2033	\$7,163
						2034	\$7,381
						2035	\$7,606
						2036	\$7,837
						2037	\$8,076
						2038	\$8,321
						2039	\$8,574
2040	\$8,835						
2041	\$9,104						
2042	\$9,381						
2043	\$9,666						
2044	\$9,960						
2045	\$10,263						

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Inspections	\$5,000 ea	1	\$5,000	1 Years	1 Year	2046	\$10,575
						2047	\$10,897
						2048	\$11,228
						2049	\$11,570
						2050	\$11,922
						2051	\$12,284
						2052	\$12,658
Common Areas							
Dog Pot	\$250 ea	7	\$1,750	7 Years	15 Years	2029	\$2,224
				15 Years		2044	\$3,486
						2059	\$5,464
Street Sign Replacement	\$5,000 ea	1	\$5,000	25 Years	30 Years	2047	\$10,897
				30 Years		2077	\$26,772
Equipment							
CAT 938K Loader Blower and Blade	\$250,000 ea	1	\$250,000	18 Years	25 Years	2040	\$441,752
				25 Years		2065	\$934,315
GMC 2016 Truck	\$40,000 ea	1	\$40,000	15 Years	20 Years	2037	\$64,604
				20 Years		2057	\$117,629
Bob Cat and Blower 2005	\$55,000 ea	1	\$55,000	0 Years	20 Years	2022	\$56,673
				20 Years		2042	\$103,187
						2062	\$187,879
Bobcat Blower Attachment	\$5,000 ea	1	\$5,000	2 Years	5 Years	2024	\$5,470
						2029	\$6,354
						2034	\$7,381
				5 Years		2039	\$8,574
						2044	\$9,960
						2049	\$11,570
						2054	\$13,440
Bobcat Sweeper Attachment	\$3,000 ea	1	\$3,000	3 Years	5 Years	2025	\$3,382
						2030	\$3,929
						2035	\$4,563
				5 Years		2040	\$5,301
						2045	\$6,158
						2050	\$7,153
						2055	\$8,309

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Welder	\$700 ea	1	\$700	0 Years 10 Years	10 Years	2022	\$721
						2032	\$973
						2042	\$1,313
						2052	\$1,772
Paint Sprayer	\$1,000 ea	1	\$1,000	0 Years 10 Years	10 Years	2022	\$1,030
						2032	\$1,390
						2042	\$1,876
						2052	\$2,532
Compressor	\$750 ea	1	\$750	0 Years 15 Years	15 Years	2022	\$773
						2037	\$1,211
						2052	\$1,899
Pole Saw	\$150 ea	1	\$150	0 Years 5 Years	5 Years	2022	\$155
						2027	\$180
						2032	\$209
						2037	\$242
						2042	\$281
						2047	\$327
2052	\$380						
Measuring Wheel	\$65.00 ea	1	\$65	0 Years 10 Years	10 Years	2022	\$67
						2032	\$90
						2042	\$122
						2052	\$165
Gas Trimmer	\$175 ea	1	\$175	1 Year 3 Year	3 Years	2023	\$186
						2026	\$203
						2029	\$222
						2032	\$243
						2035	\$266
						2038	\$291
						2041	\$319
						2044	\$349
						2047	\$381
						2050	\$417
2053	\$456						
Earth Auger and Bit	\$350 ea	1	\$350	0 Years 3 Years	3 Years	2022	\$361
						2025	\$395
						2028	\$432
						2031	\$472

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Earth Auger and Bit	\$350 ea	1	\$350	3 Years	3 Years	2034	\$517
						2037	\$565
						2040	\$618
						2043	\$677
						2046	\$740
						2049	\$810
						2052	\$886
Chainsaw 1	\$250 ea	1	\$250	1 Year	3 Years	2023	\$265
				3 Year		2026	\$290
						2029	\$318
						2032	\$348
						2035	\$380
						2038	\$416
						2041	\$455
						2044	\$498
						2047	\$545
						2050	\$596
2053	\$652						
Blower 1	\$172 ea	1	\$172	0 Years	2 Years	2022	\$177
				2 Years		2024	\$188
						2026	\$200
						2028	\$212
						2030	\$225
						2032	\$239
						2034	\$254
						2036	\$270
						2038	\$286
						2040	\$304
						2042	\$323
						2044	\$343
						2046	\$364
2048	\$386						
2050	\$410						
2052	\$435						
Blower 2 Small	\$172 ea	1	\$172	0 Years	2 Years	2022	\$177
				2 Years		2024	\$188
						2026	\$200

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Blower 2 Small	\$172 ea	1	\$172	2 Years	2 Years	2028	\$212
						2030	\$225
						2032	\$239
						2034	\$254
						2036	\$270
						2038	\$286
						2040	\$304
						2042	\$323
						2044	\$343
						2046	\$364
						2048	\$386
2050	\$410						
2052	\$435						
Ladder	\$264 ea	1	\$264	4 Years	15 Years	2026	\$307
				15 Years		2041	\$481
						2056	\$753
Auger Bits	\$275 ea	1	\$275	0 Years	1 Year	2022	\$283
						2023	\$292
						2024	\$301
						2025	\$310
						2026	\$319
						2027	\$329
						2028	\$339
						2029	\$349
						2030	\$360
						2031	\$371
						2032	\$382
						2033	\$394
						2034	\$406
						2035	\$418
						2036	\$431
	2037	\$444					
	2038	\$458					
	2039	\$472					
	2040	\$486					
	2041	\$501					
	2042	\$516					

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Auger Bits	\$275 ea	1	\$275	1 Years	1 Year	2043	\$532
						2044	\$548
						2045	\$564
						2046	\$582
						2047	\$599
						2048	\$618
						2049	\$636
						2050	\$656
						2051	\$676
						2052	\$696
Tool Chest	\$300 ea	1	\$300	14 Years 30 Years	30 Years	2036	\$470
						2066	\$1,155
Pressure Washer	\$650 ea	1	\$650	0 Years 10 Years	10 Years	2022	\$670
						2032	\$904
						2042	\$1,219
						2052	\$1,646
Tool Set	\$200 ea	1	\$200	14 Years 30 Years	30 Years	2036	\$313
						2066	\$770
Snow Blower	\$1,000 ea	1	\$1,000	3 Years 5 Years	5 Years	2025	\$1,127
						2030	\$1,310
						2035	\$1,521
						2040	\$1,767
						2045	\$2,053
						2050	\$2,384
Chainsaw 2	\$350 ea	1	\$350	1 Year 3 Year	3 Years	2023	\$372
						2026	\$407
						2029	\$445
						2032	\$487
						2035	\$532
						2038	\$582
						2041	\$637
						2044	\$697
						2047	\$763
						2050	\$835
						2053	\$913
Wood Chipper	\$1,137 ea	1	\$1,137	3 Years	5 Years	2025	\$1,282

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Wood Chipper	\$1,137 ea	1	\$1,137	5 Years	5 Years	2030	\$1,489
						2035	\$1,730
						2040	\$2,010
						2045	\$2,334
						2050	\$2,712
						2055	\$3,150
Saw	\$205 ea	1	\$205	3 Years	5 Years	2025	\$231
				5 Years		2030	\$268
						2035	\$312
						2040	\$362
						2045	\$421
						2050	\$489
Cement Mixer	\$400 ea	1	\$400	0 Years	10 Years	2022	\$412
				10 Years		2032	\$556
						2042	\$750
						2052	\$1,013
Cordless Drill	\$200 ea	1	\$200	1 Year	3 Years	2023	\$212
						2026	\$232
						2029	\$254
						2032	\$278
						2035	\$304
				3 Year		2038	\$333
						2041	\$364
						2044	\$398
						2047	\$436
	2050	\$477					
	2053	\$522					
Fire Hoses Nozzles Adapter for Road Cleaning	\$1,700 ea	1	\$1,700	0 Years	10 Years	2022	\$1,752
				10 Years		2032	\$2,364
						2042	\$3,189
						2052	\$4,304
Blower 3	\$650 ea	1	\$650	0 Years	3 Years	2022	\$670
						2025	\$733
				3 Years		2028	\$802
						2031	\$877
						2034	\$960

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Blower 3	\$650 ea	1	\$650	3 Years	3 Years	2037	\$1,050
						2040	\$1,149
						2043	\$1,257
						2046	\$1,375
						2049	\$1,504
						2052	\$1,646
Handheld Blower	\$200 ea	1	\$200	3 Year	3 Years	2023	\$212
						2026	\$232
						2029	\$254
						2032	\$278
						2035	\$304
						2038	\$333
						2041	\$364
						2044	\$398
						2047	\$436
						2050	\$477
2053	\$522						
GPS	\$363 ea	1	\$363	3 Years	3 Years	2022	\$374
						2025	\$409
						2028	\$448
						2031	\$490
						2034	\$536
						2037	\$587
						2040	\$642
						2043	\$702
						2046	\$768
						2049	\$840
2052	\$919						
GoPro	\$302 ea	1	\$302	3 Years	3 Years	2022	\$311
						2025	\$340
						2028	\$372
						2031	\$408
						2034	\$446
						2037	\$488
						2040	\$534
						2043	\$584
2046	\$639						

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
GoPro	\$302 ea	1	\$302	3 Years	3 Years	2049 2052	\$699 \$765
Chainsaw 3	\$350 ea	1	\$350	0 Years 3 Years	3 Years	2022 2025 2028 2031 2034 2037 2040 2043 2046 2049 2052	\$361 \$395 \$432 \$472 \$517 \$565 \$618 \$677 \$740 \$810 \$886
Backpack Blower	\$600 ea	1	\$600	1 Year 3 Year	3 Years	2023 2026 2029 2032 2035 2038 2041 2044 2047 2050 2053	\$637 \$697 \$763 \$834 \$913 \$999 \$1,092 \$1,195 \$1,308 \$1,431 \$1,565
Maintenance Building							
Roof Composition	\$6.00 / • ft	260 • ft	\$1,560	19 Years 30 Years	30 Years	2041 2071	\$2,840 \$6,978
Siding Repairs	\$1,000 ea	1	\$1,000	14 Years 25 Years	25 Years	2036 2061	\$1,567 \$3,315
Exterior Painting	\$500 ea	1	\$500	4 Years 7 Years	7 Years	2026 2033 2040 2047 2054	\$581 \$716 \$884 \$1,090 \$1,344
Fence Wood Natural State	\$40.00 / lf	120 lf	\$4,800	13 Years 20 Years	20 Years	2035 2055	\$7,302 \$13,294

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Security System	\$1,200 ea	1	\$1,200	3 Years 5 Years	5 Years	2025	\$1,353
						2030	\$1,571
						2035	\$1,825
						2040	\$2,120
						2045	\$2,463
						2050	\$2,861
Security Trail Cameras	\$500 ea	1	\$500	0 Years 5 Years	5 Years	2022	\$515
						2027	\$598
						2032	\$695
						2037	\$808
						2042	\$938
						2047	\$1,090
Electric Panel	\$1,500 ea	1	\$1,500	0 Years 40 Years	40 Years	2022	\$1,546
						2062	\$5,124
Tennis Courts							
PCC Steps	\$150 ea	6	\$900	9 Years 30 Years	30 Years	2031	\$1,214
						2061	\$2,984
Wood Hand Rail 4 ft Stained	\$40.00 / lf	20 lf	\$800	19 Years 25 Years	25 Years	2041	\$1,457
						2066	\$3,081
Handrail Stain	\$5.00 / lf	20 lf	\$100	2 Years 5 Years	5 Years	2024	\$109
						2029	\$127
						2034	\$148
						2039	\$171
						2044	\$199
						2049	\$231
Redwood Decking	\$30.00 / • ft	130 • ft	\$3,900	4 Years 25 Years	25 Years	2026	\$4,530
						2051	\$9,582
Horseshoe Pit	\$750 ea	1	\$750	4 Years 10 Years	10 Years	2026	\$871
						2036	\$1,176
						2046	\$1,586
						2056	\$2,140
Wood Water Fountain	\$500 ea	1	\$500	8 Years 10 Years	10 Years	2030	\$655
						2040	\$884

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Wood Water Fountain	\$500 ea	1	\$500	10 Years	10 Years	2050	\$1,192
						2060	\$1,609
Bench Metal	\$500 ea	2	\$1,000	9 Years 20 Years	20 Years	2031	\$1,349
						2051	\$2,457
Bench Wood Memorial	\$0.00 ea	1	\$0	40 Years	40 Years	2062	\$0
Tennis Court Chain Link 10 ft	\$45.00 / lf	480 lf	\$21,600	9 Years 40 Years	40 Years	2031	\$29,146
						2071	\$96,623
Tennis Court Net	\$350 ea	2	\$700	2 Years	5 Years	2024	\$766
						2029	\$890
				2034		\$1,033	
				2039		\$1,200	
				2044		\$1,394	
				2049		\$1,620	
2054	\$1,882						
Tennis Court Coated and Crack Sealed	\$1.75 / • ft	14400 • ft	\$25,200	7 Years	10 Years	2029	\$32,026
						2039	\$43,214
				10 Years		2049	\$58,311
						2059	\$78,683
Retaining Walls Wood Natural State	\$40.00 / • ft	50 • ft	\$2,000	14 Years 30 Years	30 Years	2036	\$3,135
						2066	\$7,702
Retaining Walls Wood Stained One Side	\$40.00 / • ft	100 • ft	\$4,000	14 Years 30 Years	30 Years	2036	\$6,270
						2066	\$15,404
Staining Retaining Walls	\$2.00 / • ft	100 • ft	\$200	2 Years	5 Years	2024	\$219
						2029	\$254
				2034		\$295	
				2039		\$343	
				2044		\$398	
				2049		\$463	
Landscaping Restoration	\$500 ea	1	\$500	3 Years	10 Years	2025	\$564
						2035	\$761
				10 Years		2045	\$1,026
						2055	\$1,385

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
1300 to 1308 Arosa Court Shared Entry							
Paving 1 1/2 inch AC Pathways	\$4.00 / • ft	450 • ft	\$1,800	4 Years	15 Years	2026	\$2,091
				15 Years		2041	\$3,277
						2056	\$5,137
Oil Seal Pathway	\$1.00 / • ft	450 • ft	\$450	0 Years	3 Years	2022	\$464
						2025	\$507
						2028	\$555
						2031	\$607
						2034	\$664
						2037	\$727
						2040	\$795
						2043	\$870
						2046	\$952
						2049	\$1,041
	2052	\$1,139					
Rail Road Ties	\$85.00 ea	14	\$1,190	0 Years	30 Years	2022	\$1,226
				30 Years		2052	\$3,013
Handrail Wood 4ft Stained	\$40.00 / lf	20 lf	\$800	14 Years	25 Years	2036	\$1,254
				25 Years		2061	\$2,652
Stain Handrail	\$5.00 / lf	20 lf	\$100	2 Years	5 Years	2024	\$109
						2029	\$127
						2034	\$148
						2039	\$171
						2044	\$199
						2049	\$231
	2054	\$269					
1363 to 1365 Carinthia Lane Shared Entry							
Redwood Decking	\$30.00 / • ft	15 • ft	\$450	4 Years	25 Years	2026	\$523
				25 Years		2051	\$1,106
PCC Steps	\$150 ea	24	\$3,600	24 Years	30 Years	2046	\$7,614
				30 Years		2076	\$18,707
Hail Rail Wood 4ft Stained	\$40.00 / lf	30 lf	\$1,200	19 Years	25 Years	2041	\$2,185
				25 Years		2066	\$4,621
Stain Handrail	\$5.00 / lf	30 lf	\$150	2 Years	5 Years	2024	\$164
				5 Years		2029	\$191

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Stain Handrail	\$5.00 / lf	30 lf	\$150	5 Years	5 Years	2034	\$221
						2039	\$257
						2044	\$299
						2049	\$347
						2054	\$403
1367 to 1369 Carinthia Lane Shared Entry							
Redwood Decking	\$30.00 / • ft	15 • ft	\$450	4 Years 25 Years	25 Years	2026 2051	\$523 \$1,106
PCC Steps	\$150 ea	29	\$4,350	28 Years 30 Years	30 Years	2050 2080	\$10,372 \$25,482
1311 to 1313 Moritz Court Shared Entry							
Paving 1 1/2 inch AC Pathways	\$4.00 / • ft	1240 • ft	\$4,960	13 Years 15 Years	15 Years	2035 2050 2065	\$7,545 \$11,826 \$18,537
Oil Seal Pathway	\$1.00 / • ft	1240 • ft	\$1,240	1 Year 3 Year	3 Years	2023 2026 2029 2032 2035 2038 2041 2044 2047 2050 2053	\$1,317 \$1,440 \$1,576 \$1,724 \$1,886 \$2,064 \$2,258 \$2,470 \$2,702 \$2,957 \$3,235
PCC Steps	\$150 ea	20	\$3,000	14 Years 30 Years	30 Years	2036 2066	\$4,702 \$11,553
Handrail Wood 4ft Stained	\$40.00 / lf	30 lf	\$1,200	14 Years 25 Years	25 Years	2036 2061	\$1,881 \$3,978
Stain Handrail	\$5.00 / lf	30 lf	\$150	2 Years 5 Years	5 Years	2024 2029 2034 2039 2044 2049	\$164 \$191 \$221 \$257 \$299 \$347

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Stain Handrail	\$5.00 / lf	30 lf	\$150	5 Years	5 Years	2054	\$403
1317 to 1323 Moritz Court Shared Entry							
Paving 1 1/2 inch AC Pathways	\$4.00 / • ft	690 • ft	\$2,760	1 Year	15 Years	2023	\$2,930
				15 Year		2038	\$4,593
						2053	\$7,200
Oil Seal Pathway	\$1.00 / • ft	690 • ft	\$690	0 Years	3 Years	2022	\$711
						2025	\$778
						2028	\$851
						2031	\$931
						2034	\$1,019
						2037	\$1,114
						2040	\$1,219
						2043	\$1,334
	2046	\$1,459					
	2049	\$1,597					
	2052	\$1,747					
PCC Pad	\$12.00 / • ft	40 • ft	\$480	0 Years	30 Years	2022	\$495
				30 Years		2052	\$1,215
1306 to 1308 Tirol Drive Shared Entry							
PCC Steps	\$150 ea	15	\$2,250	9 Years	30 Years	2031	\$3,036
				30 Years		2061	\$7,459
Hail Rail Wood 4ft Stained	\$40.00 / lf	15 lf	\$600	19 Years	25 Years	2041	\$1,092
				25 Years		2066	\$2,311
Stain Handrail	\$5.00 / lf	15 lf	\$75	2 Years	5 Years	2024	\$82
						2029	\$95
						2034	\$111
						2039	\$129
						2044	\$149
						2049	\$174
	2054	\$202					
1310 to 1334 Zurich Way Shared Entry							
Paving 1 1/2 inch AC Pathways	\$4.00 / • ft	4030 • ft	\$16,120	13 Years	15 Years	2035	\$24,521
						2050	\$38,435
						2065	\$60,245
Oil Seal	\$1.00 / • ft	4030 • ft	\$4,030	1 Year	3 Years	2023	\$4,279

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Oil Seal Pathway	\$1.00 / • ft	4030 • ft	\$4,030	3 Year	3 Years	2026	\$4,681
						2029	\$5,122
						2032	\$5,603
						2035	\$6,130
						2038	\$6,707
						2041	\$7,338
						2044	\$8,028
						2047	\$8,783
						2050	\$9,609
						2053	\$10,513
PCC Steps	\$150 ea	27	\$4,050	27 Years 30 Years	30 Years	2049	\$9,371
						2079	\$23,024
PCC Pad	\$12.00 / • ft	100 • ft	\$1,200	9 Years 30 Years	30 Years	2031	\$1,619
						2061	\$3,978
Handrail Wood 4ft Stained	\$40.00 / lf	20 lf	\$800	9 Years 25 Years	25 Years	2031	\$1,079
						2056	\$2,283
Stain Handrail	\$5.00 / lf	20 lf	\$100	2 Years	5 Years	2024	\$109
						2029	\$127
				2034		\$148	
				2039		\$171	
				2044		\$199	
				2049		\$231	
				2054		\$269	
Crackfill Entire Project							
Paving Crackfill	\$20,000 ea	1	\$20,000	2 Years	2 Years	2022	\$20,608
						2024	\$21,881
						2026	\$23,232
						2028	\$24,667
						2030	\$26,190
						2032	\$27,808
						2034	\$29,525
						2036	\$31,349
						2038	\$33,285
						2040	\$35,340
						2042	\$37,523
						2044	\$39,840

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Paving Crackfill	\$20,000 ea	1	\$20,000	2 Years	2 Years	2046	\$42,300
						2048	\$44,913
						2050	\$47,686
						2052	\$50,631
Reserve Studies							
Full New Reserve Study Estimate With a Site Visit	\$3,000 ea	1	\$3,000	5 Years	5 Years	2025	\$3,382
						2030	\$3,929
						2035	\$4,563
						2040	\$5,301
						2045	\$6,158
						2050	\$7,153
2055	\$8,309						
Reserve Study Annual Financial Update	\$650 ea	1	\$650	1 Years	1 Year	2022	\$670
						2023	\$690
						2024	\$711
						2025	\$733
						2026	\$755
						2027	\$778
						2028	\$802
						2029	\$826
						2030	\$851
						2031	\$877
						2032	\$904
						2033	\$931
						2034	\$960
						2035	\$989
						2036	\$1,019
						2037	\$1,050
						2038	\$1,082
2039	\$1,115						
2040	\$1,149						
2041	\$1,183						
2042	\$1,219						
2043	\$1,257						
2044	\$1,295						
2045	\$1,334						

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Reserve Study Annual Financial Update	\$650 ea	1	\$650	1 Years	1 Year	2046	\$1,375
						2047	\$1,417
						2048	\$1,460
						2049	\$1,504
						2050	\$1,550
						2051	\$1,597
						2052	\$1,646
Fire Hydrants							
Fire Hydrant Replacement First Section	\$15,000 ea	2	\$30,000	0 Years	50 Years	2022	\$30,912
Fire Hydrant Replacement Second Section	\$15,000 ea	2	\$30,000	2 Years	50 Years	2024	\$32,822
Fire Hydrant Replacement Third Section	\$15,000 ea	2	\$30,000	3 Years	50 Years	2025	\$33,820
Fire Hydrant Replacement Fourth Section	\$15,000 ea	2	\$30,000	4 Years	50 Years	2026	\$34,849
Fire Hydrant Replacement Fifth Section	\$15,000 ea	2	\$30,000	5 Years	50 Years	2027	\$35,908
Fire Hydrant Replacement Sixth Section	\$15,000 ea	2	\$30,000	6 Years	50 Years	2028	\$37,001
Fire Hydrant Replacement Seventh Section	\$15,000 ea	2	\$30,000	7 Years	50 Years	2029	\$38,126
Fire Hydrant Replacement Eighth Section	\$15,000 ea	2	\$30,000	8 Years	50 Years	2030	\$39,286
Fire Hydrant Replacement Ninth Section	\$15,000 ea	2	\$30,000	9 Years	50 Years	2031	\$40,481
Fire Hydrant Replacement Tenth Section	\$15,000 ea	2	\$30,000	10 Years	50 Years	2032	\$41,712
Fire Hydrant Replacement Eleventh Section	\$15,000 ea	2	\$30,000	11 Years	50 Years	2033	\$42,981

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Fire Hydrant Painting	\$30.00 ea	22	\$660	3 Years	5 Years	2025	\$744
				2030		\$864	
				2035		\$1,004	
				2040		\$1,166	
				2045		\$1,355	
				2050		\$1,574	
				2055		\$1,828	

Months Remaining in Fiscal Calendar Year 2022: 12

Expected annual inflation: 3.00% Interest earned on reserve funds: 0.10% Initial Reserve: \$515,000

Present Cost Report

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Tirol Drive and Entry to Styria Way	Paving 1 1/2 inch AC Overlay	26340 • ft	\$1.75 / • ft	\$46,095.00	\$25,813.20	\$20,281.80
	Type III Microsurfacing	26340 • ft	\$0.50 / • ft	\$13,170.00	\$0.00	\$13,170.00
	Entry Pillars Rock Regrout	2	\$500.00 ea	\$1,000.00	\$900.00	\$100.00
	Entry Signage on Pillars	2	\$250.00 ea	\$500.00	\$466.67	\$33.33
	Entry Pillars Lighting	2	\$150.00 ea	\$300.00	\$280.00	\$20.00
	Entry Electric Panel	1	\$0.00 ea	\$0.00	\$0.00	\$0.00
	Signage House Signage	1	\$1,000.00 ea	\$1,000.00	\$933.33	\$66.67
	Signage House Roof	1	\$600.00 ea	\$600.00	\$560.00	\$40.00
	Signage House Rock Regrout Base	1	\$250.00 ea	\$250.00	\$225.00	\$25.00
	Signage House Solar Panel	1	\$125.00 ea	\$125.00	\$100.00	\$25.00
	Signage House Lighting	1	\$50.00 ea	\$50.00	\$45.00	\$5.00
	Retaining Walls Wood Stained One Side 1	2960 • ft	\$40.00 / • ft	\$118,400.00	\$3,946.67	\$114,453.33
	Immediate Repairs to Retainiing Walls 1	1	\$3,000.00 ea	\$3,000.00	\$0.00	\$3,000.00
	Retaining Walls Wood Natural State 2	420 • ft	\$40.00 / • ft	\$16,800.00	\$5,040.00	\$11,760.00
	Immediate Repair of Retaining Walls 2 Natural State	1	\$1,000.00 ea	\$1,000.00	\$0.00	\$1,000.00
	Fence Split Rail	500 lf	\$18.00 / lf	\$9,000.00	\$5,850.00	\$3,150.00
	Fence Split Rail Stain	500 lf	\$3.00 / lf	\$1,500.00	\$600.00	\$900.00
	Retaining Walls Wood Stained One Side 3	470 • ft	\$40.00 / • ft	\$18,800.00	\$11,906.67	\$6,893.33
	Retaining Walls Wood Stained One Side 4	400 • ft	\$40.00 / • ft	\$16,000.00	\$10,133.33	\$5,866.67
	Retaining Walls Wood Stained One Side 5	100 • ft	\$40.00 / • ft	\$4,000.00	\$1,200.00	\$2,800.00
	Immediate Repairs of Retaining Walls 5 Stained	1	\$1,000.00 ea	\$1,000.00	\$0.00	\$1,000.00
	Concrete Retaining Wall Repairs 3 4 5 6 and 7	1	\$6,000.00 ea	\$6,000.00	\$0.00	\$6,000.00
	Retaining Walls Railroad Ties 6	110 • ft	\$40.00 / • ft	\$4,400.00	\$146.67	\$4,253.33
	Retaining Walls Wood Stained One Side 7	520 • ft	\$40.00 / • ft	\$20,800.00	\$9,706.67	\$11,093.33
	Immediate Repairs on Retaining Walls 7 Stained	1	\$1,000.00 ea	\$1,000.00	\$0.00	\$1,000.00
	Rock Faced Retaining Walls Repairs 8	1	\$2,500.00 ea	\$2,500.00	\$1,000.00	\$1,500.00
	Staining Retaining Walls	4450 • ft	\$2.00 / • ft	\$8,900.00	\$3,560.00	\$5,340.00
PCC Mail Box Pad	1	\$500.00 ea	\$500.00	\$233.33	\$266.67	

Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Tirol Drive and Entry to Styria Way	Wood Handrail 4ft Stained	10 lf	\$45.00 / lf	\$450.00	\$144.00	\$306.00
	Stain Handrail	10 lf	\$5.00 / lf	\$50.00	\$20.00	\$30.00
Tirol Drive and Entry to Styria Way Sub Total =				\$297,190.00	\$82,810.53	\$214,379.47
Tirol Drive	Paving 1 1/2 inch AC Overlay	119480 • ft	\$1.75 / • ft	\$209,090.00	\$117,090.40	\$91,999.60
	Type III Microsurfacing	119480 • ft	\$0.50 / • ft	\$59,740.00	\$0.00	\$59,740.00
Tirol Drive Sub Total =				\$268,830.00	\$117,090.40	\$151,739.60
Tirol Loop and Court	Paving 1 1/2 inch AC Overlay	73750 • ft	\$1.75 / • ft	\$129,062.50	\$72,275.00	\$56,787.50
	Type III Microsurfacing	73750 • ft	\$0.50 / • ft	\$36,875.00	\$14,750.00	\$22,125.00
Tirol Loop and Court Sub Total =				\$165,937.50	\$87,025.00	\$78,912.50
Arosa Court	Paving 1 1/2 inch AC Overlay	14880 • ft	\$1.75 / • ft	\$26,040.00	\$14,582.40	\$11,457.60
	Type III Microsurfacing	14880 • ft	\$0.50 / • ft	\$7,440.00	\$0.00	\$7,440.00
	PCC Mail Box Pad	1	\$500.00 ea	\$500.00	\$0.00	\$500.00
Arosa Court Sub Total =				\$33,980.00	\$14,582.40	\$19,397.60
Berne Court	Paving 1 1/2 inch AC Overlay	17940 • ft	\$1.75 / • ft	\$31,395.00	\$17,581.20	\$13,813.80
	Type III Microsurfacing	17940 • ft	\$0.50 / • ft	\$8,970.00	\$0.00	\$8,970.00
Berne Court Sub Total =				\$40,365.00	\$17,581.20	\$22,783.80
Carinthia Lane	Paving 1 1/2 inch AC Overlay	33600 • ft	\$1.75 / • ft	\$58,800.00	\$32,928.00	\$25,872.00
	Type III Microsurfacing	33600 • ft	\$0.50 / • ft	\$16,800.00	\$0.00	\$16,800.00
	Fence Wood 6 ft Stained One Side	70 lf	\$30.00 / lf	\$2,100.00	\$945.00	\$1,155.00
	Fence Stain 6ft	70 lf	\$2.50 / lf	\$175.00	\$70.00	\$105.00
Carinthia Lane Sub Total =				\$77,875.00	\$33,943.00	\$43,932.00
Glarus Court	Paving 1 1/2 inch AC Overlay	9470 • ft	\$1.75 / • ft	\$16,572.50	\$9,280.60	\$7,291.90
	Type III Microsurfacing	9470 • ft	\$0.50 / • ft	\$4,735.00	\$1,894.00	\$2,841.00
Glarus Court Sub Total =				\$21,307.50	\$11,174.60	\$10,132.90
Moritz Court	Paving 1 1/2 inch AC Overlay	11770 • ft	\$1.75 / • ft	\$20,597.50	\$11,534.60	\$9,062.90
	Type III Microsurfacing	11770 • ft	\$0.50 / • ft	\$5,885.00	\$0.00	\$5,885.00
	PCC Mail Box Pad	1	\$500.00 ea	\$500.00	\$233.33	\$266.67
Moritz Court Sub Total =				\$26,982.50	\$11,767.93	\$15,214.57
St. Gallen	Paving 1 1/2 inch AC Overlay	4780 • ft	\$1.75 / • ft	\$8,365.00	\$4,684.40	\$3,680.60
	Type III Microsurfacing	4780 • ft	\$0.50 / • ft	\$2,390.00	\$956.00	\$1,434.00

Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
St. Gallen Sub Total =				\$10,755.00	\$5,640.40	\$5,114.60
Styria Way	Paving 1 1/2 inch AC Overlay	28570 • ft	\$1.75 / • ft	\$49,997.50	\$27,998.60	\$21,998.90
	Type III Microsurfacing	28570 • ft	\$0.50 / • ft	\$14,285.00	\$0.00	\$14,285.00
	PCC Mail Box Pad	1	\$500.00 ea	\$500.00	\$0.00	\$500.00
	Fence Wood 6 ft Stained Both Sides	60 lf	\$40.00 / lf	\$2,400.00	\$1,560.00	\$840.00
	Fence Stain 6ft	120 • ft	\$2.50 / • ft	\$300.00	\$120.00	\$180.00
Styria Way Sub Total =				\$67,482.50	\$29,678.60	\$37,803.90
Thurgau Court	Paving 1 1/2 inch AC Overlay	6240 • ft	\$1.75 / • ft	\$10,920.00	\$6,115.20	\$4,804.80
	Type III Microsurfacing	6240 • ft	\$0.50 / • ft	\$3,120.00	\$0.00	\$3,120.00
Thurgau Court Sub Total =				\$14,040.00	\$6,115.20	\$7,924.80
Uri Court	Paving 1 1/2 inch AC Overlay	7540 • ft	\$1.75 / • ft	\$13,195.00	\$7,389.20	\$5,805.80
	Type III Microsurfacing	7540 • ft	\$0.50 / • ft	\$3,770.00	\$0.00	\$3,770.00
Uri Court Sub Total =				\$16,965.00	\$7,389.20	\$9,575.80
Valais Way	Paving 1 1/2 inch AC Overlay	19800 • ft	\$1.75 / • ft	\$34,650.00	\$19,404.00	\$15,246.00
	Type III Microsurfacing	19800 • ft	\$0.50 / • ft	\$9,900.00	\$0.00	\$9,900.00
Valais Way Sub Total =				\$44,550.00	\$19,404.00	\$25,146.00
Zurich Lane	Paving 1 1/2 inch AC Overlay	55300 • ft	\$1.75 / • ft	\$96,775.00	\$54,194.00	\$42,581.00
	Type III Microsurfacing	55300 • ft	\$0.50 / • ft	\$27,650.00	\$0.00	\$27,650.00
Zurich Lane Sub Total =				\$124,425.00	\$54,194.00	\$70,231.00
Utilities	Water Repairs or Replacement	1	\$17,000.00 ea	\$17,000.00	\$0.00	\$17,000.00
	Sewer Repairs Sleeving or Replacement	1	\$15,000.00 ea	\$15,000.00	\$0.00	\$15,000.00
	Inspections	1	\$5,000.00 ea	\$5,000.00	\$0.00	\$5,000.00
Utilities Sub Total =				\$37,000.00	\$0.00	\$37,000.00
Common Areas	Dog Pot	7	\$250.00 ea	\$1,750.00	\$816.67	\$933.33
	Street Sign Replacement	1	\$5,000.00 ea	\$5,000.00	\$4,166.67	\$833.33
Common Areas Sub Total =				\$6,750.00	\$4,983.33	\$1,766.67
Equipment	CAT 938K Loader Blower and Blade	1	\$250,000.00 ea	\$250,000.00	\$180,000.00	\$70,000.00
	GMC 2016 Truck	1	\$40,000.00 ea	\$40,000.00	\$30,000.00	\$10,000.00
	Bob Cat and Blower 2005	1	\$55,000.00 ea	\$55,000.00	\$0.00	\$55,000.00

Prepared by Resource 1 BC
Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Equipment	Bobcat Blower Attachment	1	\$5,000.00 ea	\$5,000.00	\$2,000.00	\$3,000.00
	Bobcat Sweeper Attachment	1	\$3,000.00 ea	\$3,000.00	\$1,800.00	\$1,200.00
	Welder	1	\$700.00 ea	\$700.00	\$0.00	\$700.00
	Paint Sprayer	1	\$1,000.00 ea	\$1,000.00	\$0.00	\$1,000.00
	Compressor	1	\$750.00 ea	\$750.00	\$0.00	\$750.00
	Pole Saw	1	\$150.00 ea	\$150.00	\$0.00	\$150.00
	Measuring Wheel	1	\$65.00 ea	\$65.00	\$0.00	\$65.00
	Gas Trimmer	1	\$175.00 ea	\$175.00	\$58.33	\$116.67
	Earth Auger and Bit	1	\$350.00 ea	\$350.00	\$0.00	\$350.00
	Chainsaw 1	1	\$250.00 ea	\$250.00	\$83.33	\$166.67
	Blower 1	1	\$172.00 ea	\$172.00	\$0.00	\$172.00
	Blower 2 Small	1	\$172.00 ea	\$172.00	\$0.00	\$172.00
	Ladder	1	\$264.00 ea	\$264.00	\$70.40	\$193.60
	Auger Bits	1	\$275.00 ea	\$275.00	\$0.00	\$275.00
	Tool Chest	1	\$300.00 ea	\$300.00	\$140.00	\$160.00
	Pressure Washer	1	\$650.00 ea	\$650.00	\$0.00	\$650.00
	Tool Set	1	\$200.00 ea	\$200.00	\$93.33	\$106.67
	Snow Blower	1	\$1,000.00 ea	\$1,000.00	\$600.00	\$400.00
	Chainsaw 2	1	\$350.00 ea	\$350.00	\$116.67	\$233.33
	Wood Chipper	1	\$1,137.28 ea	\$1,137.28	\$682.37	\$454.91
	Saw	1	\$205.00 ea	\$205.00	\$123.00	\$82.00
	Cement Mixer	1	\$400.00 ea	\$400.00	\$0.00	\$400.00
	Cordless Drill	1	\$200.00 ea	\$200.00	\$66.67	\$133.33
	Fire Hoses Nozzles Adapter for Road Cleaning	1	\$1,700.00 ea	\$1,700.00	\$0.00	\$1,700.00
	Blower 3	1	\$650.00 ea	\$650.00	\$0.00	\$650.00
	Handheld Blower	1	\$200.00 ea	\$200.00	\$66.67	\$133.33
	GPS	1	\$363.15 ea	\$363.15	\$0.00	\$363.15
	GoPro	1	\$302.00 ea	\$302.00	\$0.00	\$302.00
Chainsaw 3	1	\$350.00 ea	\$350.00	\$0.00	\$350.00	
Backpack Blower	1	\$600.00 ea	\$600.00	\$200.00	\$400.00	
Equipment Sub Total =				\$365,930.43	\$216,100.77	\$149,829.66
Maintenance Building	Roof Composition	260 • ft	\$6.00 / • ft	\$1,560.00	\$988.00	\$572.00
	Siding Repairs	1	\$1,000.00 ea	\$1,000.00	\$560.00	\$440.00
	Exterior Painting	1	\$500.00 ea	\$500.00	\$285.71	\$214.29
	Fence Wood Natural State	120 lf	\$40.00 / lf	\$4,800.00	\$3,120.00	\$1,680.00
	Security System	1	\$1,200.00 ea	\$1,200.00	\$720.00	\$480.00
	Security Trail Cameras	1	\$500.00 ea	\$500.00	\$0.00	\$500.00

Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Maintenance	Electric Panel	1	\$1,500.00 ea	\$1,500.00	\$0.00	\$1,500.00
Maintenance Building Sub Total =				\$11,060.00	\$5,673.71	\$5,386.29
Tennis Courts	PCC Steps	6	\$150.00 ea	\$900.00	\$270.00	\$630.00
	Wood Hand Rail 4 ft Stained	20 lf	\$40.00 / lf	\$800.00	\$608.00	\$192.00
	Handrail Stain	20 lf	\$5.00 / lf	\$100.00	\$40.00	\$60.00
	Redwood Decking	130 • ft	\$30.00 / • ft	\$3,900.00	\$624.00	\$3,276.00
	Horseshoe Pit	1	\$750.00 ea	\$750.00	\$300.00	\$450.00
	Wood Water Fountain	1	\$500.00 ea	\$500.00	\$400.00	\$100.00
	Bench Metal	2	\$500.00 ea	\$1,000.00	\$450.00	\$550.00
	Bench Wood Memorial	1	\$0.00 ea	\$0.00	\$0.00	\$0.00
	Tennis Court Chain Link 10 ft	480 lf	\$45.00 / lf	\$21,600.00	\$4,860.00	\$16,740.00
	Tennis Court Net	2	\$350.00 ea	\$700.00	\$280.00	\$420.00
	Tennis Court Coated and Crack Sealed	14400 • ft	\$1.75 / • ft	\$25,200.00	\$17,640.00	\$7,560.00
	Retaining Walls Wood Natural State	50 • ft	\$40.00 / • ft	\$2,000.00	\$933.33	\$1,066.67
	Retaining Walls Wood Stained One Side	100 • ft	\$40.00 / • ft	\$4,000.00	\$1,866.67	\$2,133.33
	Staining Retaining Walls	100 • ft	\$2.00 / • ft	\$200.00	\$80.00	\$120.00
Landscaping Restoration	1	\$500.00 ea	\$500.00	\$150.00	\$350.00	
Tennis Courts Sub Total =				\$62,150.00	\$28,502.00	\$33,648.00
1300 to 1308 Arosa Court Shared Entry	Paving 1 1/2 inch AC Pathways	450 • ft	\$4.00 / • ft	\$1,800.00	\$480.00	\$1,320.00
	Oil Seal Pathway	450 • ft	\$1.00 / • ft	\$450.00	\$0.00	\$450.00
	Rail Road Ties	14	\$85.00 ea	\$1,190.00	\$0.00	\$1,190.00
	Handrail Wood 4ft Stained	20 lf	\$40.00 / lf	\$800.00	\$448.00	\$352.00
	Stain Handrail	20 lf	\$5.00 / lf	\$100.00	\$40.00	\$60.00
1300 to 1308 Arosa Court Shared Entry Sub Total =				\$4,340.00	\$968.00	\$3,372.00
1363 to 1365 Carinthia Lane Shared Entry	Redwood Decking	15 • ft	\$30.00 / • ft	\$450.00	\$72.00	\$378.00
	PCC Steps	24	\$150.00 ea	\$3,600.00	\$2,880.00	\$720.00
	Hail Rail Wood 4ft Stained	30 lf	\$40.00 / lf	\$1,200.00	\$912.00	\$288.00
	Stain Handrail	30 lf	\$5.00 / lf	\$150.00	\$60.00	\$90.00
1363 to 1365 Carinthia Lane Shared Entry Sub Total =				\$5,400.00	\$3,924.00	\$1,476.00
1367 to 1369 Carinthia Lane Shared Entry	Redwood Decking	15 • ft	\$30.00 / • ft	\$450.00	\$72.00	\$378.00
	PCC Steps	29	\$150.00 ea	\$4,350.00	\$4,060.00	\$290.00
1367 to 1369 Carinthia Lane Shared Entry Sub Total =				\$4,800.00	\$4,132.00	\$668.00

Prepared by Resource 1 BC
Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
1311 to 1313 Moritz Court Shared Entry	Paving 1 1/2 inch AC Pathways	1240 • ft	\$4.00 / • ft	\$4,960.00	\$4,298.67	\$661.33
	Oil Seal Pathway	1240 • ft	\$1.00 / • ft	\$1,240.00	\$413.33	\$826.67
	PCC Steps	20	\$150.00 ea	\$3,000.00	\$1,400.00	\$1,600.00
	Handrail Wood 4ft Stained	30 lf	\$40.00 / lf	\$1,200.00	\$672.00	\$528.00
	Stain Handrail	30 lf	\$5.00 / lf	\$150.00	\$60.00	\$90.00
1311 to 1313 Moritz Court Shared Entry Sub Total =				\$10,550.00	\$6,844.00	\$3,706.00
1317 to 1323 Moritz Court Shared Entry	Paving 1 1/2 inch AC Pathways	690 • ft	\$4.00 / • ft	\$2,760.00	\$184.00	\$2,576.00
	Oil Seal Pathway	690 • ft	\$1.00 / • ft	\$690.00	\$0.00	\$690.00
	PCC Pad	40 • ft	\$12.00 / • ft	\$480.00	\$0.00	\$480.00
1317 to 1323 Moritz Court Shared Entry Sub Total =				\$3,930.00	\$184.00	\$3,746.00
1306 to 1308 Tirol Drive Shared Entry	PCC Steps	15	\$150.00 ea	\$2,250.00	\$675.00	\$1,575.00
	Hail Rail Wood 4ft Stained	15 lf	\$40.00 / lf	\$600.00	\$456.00	\$144.00
	Stain Handrail	15 lf	\$5.00 / lf	\$75.00	\$30.00	\$45.00
1306 to 1308 Tirol Drive Shared Entry Sub Total =				\$2,925.00	\$1,161.00	\$1,764.00
1310 to 1334 Zurich Way Shared Entry	Paving 1 1/2 inch AC Pathways	4030 • ft	\$4.00 / • ft	\$16,120.00	\$13,970.67	\$2,149.33
	Oil Seal Pathway	4030 • ft	\$1.00 / • ft	\$4,030.00	\$1,343.33	\$2,686.67
	PCC Steps	27	\$150.00 ea	\$4,050.00	\$3,645.00	\$405.00
	PCC Pad	100 • ft	\$12.00 / • ft	\$1,200.00	\$360.00	\$840.00
	Handrail Wood 4ft Stained	20 lf	\$40.00 / lf	\$800.00	\$288.00	\$512.00
	Stain Handrail	20 lf	\$5.00 / lf	\$100.00	\$40.00	\$60.00
1310 to 1334 Zurich Way Shared Entry Sub Total =				\$26,300.00	\$19,647.00	\$6,653.00
Crackfill Entire Project	Paving Crackfill	1	\$20,000.00 ea	\$20,000.00	\$0.00	\$20,000.00
Reserve Studies	Full New Reserve Study Estimate With a Site Visit	1	\$3,000.00 ea	\$3,000.00	\$1,800.00	\$1,200.00
	Reserve Study Annual Financial Update	1	\$650.00 ea	\$650.00	\$0.00	\$650.00
Reserve Studies Sub Total =				\$3,650.00	\$1,800.00	\$1,850.00
Fire Hydrants	Fire Hydrant Replacement First Section	2	\$15,000.00 ea	\$30,000.00	\$0.00	\$30,000.00
	Fire Hydrant Replacement Second Section	2	\$15,000.00 ea	\$30,000.00	\$1,200.00	\$28,800.00
	Fire Hydrant Replacement Third Section	2	\$15,000.00 ea	\$30,000.00	\$1,800.00	\$28,200.00

Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Fire Hydrants	Fire Hydrant Replacement Fourth Section	2	\$15,000.00 ea	\$30,000.00	\$2,400.00	\$27,600.00
	Fire Hydrant Replacement Fifth Section	2	\$15,000.00 ea	\$30,000.00	\$3,000.00	\$27,000.00
	Fire Hydrant Replacement Sixth Section	2	\$15,000.00 ea	\$30,000.00	\$3,600.00	\$26,400.00
	Fire Hydrant Replacement Seventh Section	2	\$15,000.00 ea	\$30,000.00	\$4,200.00	\$25,800.00
	Fire Hydrant Replacement Eighth Section	2	\$15,000.00 ea	\$30,000.00	\$4,800.00	\$25,200.00
	Fire Hydrant Replacement Ninth Section	2	\$15,000.00 ea	\$30,000.00	\$5,400.00	\$24,600.00
	Fire Hydrant Replacement Tenth Section	2	\$15,000.00 ea	\$30,000.00	\$6,000.00	\$24,000.00
	Fire Hydrant Replacement Eleventh Section	2	\$15,000.00 ea	\$30,000.00	\$6,600.00	\$23,400.00
	Fire Hydrant Painting	22	\$30.00 ea	\$660.00	\$396.00	\$264.00
Fire Hydrants Sub Total =				\$330,660.00	\$39,396.00	\$291,264.00
Totals =				\$2,106,130.43	\$831,712.29	\$1,274,418.14

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Funding Study Modified Cash Flow Analysis

Fiscal Calendar Year	Annual Assessment	Annual Interest	Annual Expenses	Annual Income Tax	Net Reserve Funds	% Funded	Fully Funded Balance
2022	\$287,330	\$647	\$349,557	\$194	\$453,225	33.5%	\$1,351,443
2023	\$292,846	\$587	\$163,012	\$176	\$583,471	48.9%	\$1,192,372
2024	\$292,846	\$718	\$145,256	\$215	\$731,563	59.7%	\$1,226,349
2025	\$292,846	\$866	\$92,196	\$260	\$932,820	72.5%	\$1,286,341
2026	\$305,339	\$1,073	\$103,300	\$322	\$1,135,609	80.7%	\$1,407,793
2027	\$305,339	\$1,276	\$273,269	\$383	\$1,168,572	76.6%	\$1,526,251
2028	\$305,339	\$1,309	\$112,758	\$393	\$1,362,069	92.2%	\$1,477,986
2029	\$300,049	\$1,500	\$186,081	\$450	\$1,477,087	92.4%	\$1,598,582
2030	\$300,049	\$1,615	\$108,096	\$484	\$1,670,170	101.1%	\$1,652,669
2031	\$300,049	\$1,808	\$164,257	\$542	\$1,807,227	100.7%	\$1,793,969
2032	\$267,161	\$1,930	\$361,793	\$579	\$1,713,946	90.8%	\$1,887,106
2033	\$267,161	\$1,836	\$73,676	\$551	\$1,908,716	106.9%	\$1,785,009
2034	\$267,161	\$2,031	\$181,468	\$609	\$1,995,831	100.7%	\$1,982,307
2035	\$314,298	\$2,140	\$115,536	\$642	\$2,196,091	105.5%	\$2,081,193
2036	\$314,298	\$2,340	\$1,301,555	\$702	\$1,210,472	53.6%	\$2,258,085
2037	\$314,298	\$1,355	\$418,652	\$406	\$1,107,067	90.2%	\$1,227,269
2038	\$286,658	\$1,238	\$84,999	\$372	\$1,309,593	121.0%	\$1,082,366
2039	\$286,658	\$1,441	\$184,561	\$432	\$1,412,698	110.0%	\$1,284,434
2040	\$286,658	\$1,544	\$572,602	\$463	\$1,127,835	80.7%	\$1,397,868
2041	\$258,711	\$1,246	\$125,621	\$374	\$1,261,798	112.3%	\$1,123,660
2042	\$258,711	\$1,380	\$521,873	\$414	\$999,602	76.3%	\$1,310,081
2043	\$258,711	\$1,118	\$79,416	\$335	\$1,179,679	107.0%	\$1,102,436
2044	\$400,073	\$1,363	\$222,235	\$409	\$1,358,471	100.4%	\$1,353,218
2045	\$400,073	\$1,542	\$64,918	\$463	\$1,694,706	115.0%	\$1,473,562
2046	\$400,073	\$1,878	\$144,401	\$563	\$1,951,692	110.3%	\$1,769,042
2047	\$419,147	\$2,144	\$459,516	\$643	\$1,912,824	95.6%	\$2,001,275
2048	\$419,147	\$2,105	\$92,675	\$631	\$2,240,769	116.4%	\$1,925,838
2049	\$419,147	\$2,433	\$305,047	\$730	\$2,356,572	105.4%	\$2,236,361
2050	\$440,866	\$2,559	\$207,367	\$768	\$2,591,862	110.4%	\$2,348,075
2051	\$440,866	\$2,794	\$70,818	\$838	\$2,963,865	115.1%	\$2,574,745
2052	\$440,866	\$3,166	\$624,637	\$950	\$2,782,310	94.0%	\$2,959,354
Totals :	\$10,142,774	\$50,981	\$7,911,151	\$15,294			

¹ Cash Reserves minus Fully Funded Value

The cash distribution shown in this table applies to repair and replacement cash reserves only.

Basis of Funding Study - Modified Cash Flow

Cash reserves have been set to a minimum of \$0

Cash Flow has been modified with the forced Fixed Payments.

Months Remaining in Fiscal Calendar Year 2022: 12 Inflation = 3.00 % Interest = 0.10 %

Study Life = 30 years Initial Reserve Funds = \$515,000.00 Final Reserve Value = \$2,782,310.12

Annual Payments Held Constant for 3 years

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Modified Reserve Assessment Summary

Projected Assessment by Month and by Fiscal Calendar Year

Fiscal Calendar Year	Member Monthly Reserve Assessment	Member Total Monthly Assessment	Member Total Annual Assessment	Monthly Reserve Assessment	Annual Reserve Assessment
2022	\$105.48	\$105.48	\$1,265.77	\$23,944	\$287,330
2023	\$107.51	\$107.51	\$1,290.07	\$24,404	\$292,846
2024	\$107.51	\$107.51	\$1,290.07	\$24,404	\$292,846
2025	\$107.51	\$107.51	\$1,290.07	\$24,404	\$292,846
2026	\$112.09	\$112.09	\$1,345.11	\$25,445	\$305,339
2027	\$112.09	\$112.09	\$1,345.11	\$25,445	\$305,339
2028	\$112.09	\$112.09	\$1,345.11	\$25,445	\$305,339
2029	\$110.15	\$110.15	\$1,321.80	\$25,004	\$300,049
2030	\$110.15	\$110.15	\$1,321.80	\$25,004	\$300,049
2031	\$110.15	\$110.15	\$1,321.80	\$25,004	\$300,049
2032	\$98.08	\$98.08	\$1,176.92	\$22,263	\$267,161
2033	\$98.08	\$98.08	\$1,176.92	\$22,263	\$267,161
2034	\$98.08	\$98.08	\$1,176.92	\$22,263	\$267,161
2035	\$115.38	\$115.38	\$1,384.57	\$26,192	\$314,298
2036	\$115.38	\$115.38	\$1,384.57	\$26,192	\$314,298
2037	\$115.38	\$115.38	\$1,384.57	\$26,192	\$314,298
2038	\$105.23	\$105.23	\$1,262.81	\$23,888	\$286,658
2039	\$105.23	\$105.23	\$1,262.81	\$23,888	\$286,658
2040	\$105.23	\$105.23	\$1,262.81	\$23,888	\$286,658
2041	\$94.97	\$94.97	\$1,139.70	\$21,559	\$258,711
2042	\$94.97	\$94.97	\$1,139.70	\$21,559	\$258,711
2043	\$94.97	\$94.97	\$1,139.70	\$21,559	\$258,711
2044	\$146.87	\$146.87	\$1,762.44	\$33,339	\$400,073
2045	\$146.87	\$146.87	\$1,762.44	\$33,339	\$400,073
2046	\$146.87	\$146.87	\$1,762.44	\$33,339	\$400,073
2047	\$153.87	\$153.87	\$1,846.46	\$34,929	\$419,147
2048	\$153.87	\$153.87	\$1,846.46	\$34,929	\$419,147
2049	\$153.87	\$153.87	\$1,846.46	\$34,929	\$419,147
2050	\$161.85	\$161.85	\$1,942.14	\$36,739	\$440,866
2051	\$161.85	\$161.85	\$1,942.14	\$36,739	\$440,866
2052	\$161.85	\$161.85	\$1,942.14	\$36,739	\$440,866

Assessment Summary has been modified with forced Fixed Payments.

In the context of the Reserve Payment Summary, the "Annual Reserve Payment" corresponds with the "Annual Revenue" in the Cash Flow report.

Operations Payments Include an annual inflation factor of 3.00%

Number of Payment Months in Fiscal Calendar Year 2022: 12

Number of Years of Constant Payments: 3

No of Assessed Members: 227

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Funding Study - Expenses by Item and by Fiscal Calendar Year

Item Description	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039
<i>Reserve Category : Tirol Drive and Entry to Styria Way</i>																		
Paving 1 1/2 inch AC Overlay															\$72,251			
Type III Microsurfacing	\$13,571					\$15,764					\$18,312					\$21,271		
Entry Pillars Rock Regrout																		
Entry Signage on Pillars																		
Entry Pillars Lighting																		
Entry Electric Panel																		
Signage House Signage																		
Signage House Roof																		
Signage House Rock Regrout Base																		
Signage House Solar Panel									\$164									
Signage House Lighting																		
Retaining Walls Wood Stained One Side 1		\$125,712																
Immediate Repairs to Retainiing Walls 1	\$3,091																	
Retaining Walls Wood Natural State 2										\$22,669								
Immediate Repair of Retaining Walls 2 Natural State	\$1,030																	
Fence Split Rail														\$13,690				
Fence Split Rail Stain			\$1,641					\$1,906					\$2,214					\$2,572
Retaining Walls Wood Stained One Side 3																		
Retaining Walls Wood Stained One Side 4																		
Retaining Walls Wood Stained One Side 5										\$5,397								
Immediate Repairs of Retaining Walls 5 Stained	\$1,030																	
Concrete Retaining Wall Repairs 3 4 5 6 and 7	\$6,182					\$7,182					\$8,342					\$9,691		
Retaining Walls Railroad Ties 6		\$4,672																
Retaining Walls Wood Stained One Side 7															\$32,603			

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039
Immediate Repairs on Retaining Walls 7 Stained	\$1,030																	
Rock Faced Retaining Walls Repairs 8					\$2,904										\$3,919			
Staining Retaining Walls			\$9,737					\$11,311					\$13,139					\$15,262
PCC Mail Box Pad															\$784			
Wood Handrail 4ft Stained									\$589									
Stain Handrail			\$55					\$64					\$74					\$86
Category Subtotal :	\$25,934	\$130,384	\$11,433		\$2,904	\$22,946		\$13,281	\$753	\$28,066	\$26,654		\$15,427	\$13,690	\$109,557	\$30,962		\$17,920
Reserve Category : Tirol Drive																		
Paving 1 1/2 inch AC Overlay															\$327,734			
Type III Microsurfacing	\$61,557					\$71,506					\$83,062					\$96,486		
Category Subtotal :	\$61,557					\$71,506					\$83,062				\$327,734	\$96,486		
Reserve Category : Tirol Loop and Court																		
Paving 1 1/2 inch AC Overlay															\$202,297			
Type III Microsurfacing			\$40,343					\$46,863					\$54,437					\$63,235
Category Subtotal :			\$40,343					\$46,863					\$54,437		\$202,297			\$63,235
Reserve Category : Arosa Court																		
Paving 1 1/2 inch AC Overlay															\$40,816			
Type III Microsurfacing	\$7,666					\$8,905					\$10,345					\$12,016		
PCC Mail Box Pad	\$515																	
Category Subtotal :	\$8,181					\$8,905					\$10,345				\$40,816	\$12,016		
Reserve Category : Berne Court																		
Paving 1 1/2 inch AC Overlay															\$49,210			
Type III Microsurfacing	\$9,243					\$10,737					\$12,472					\$14,488		
Category Subtotal :	\$9,243					\$10,737					\$12,472				\$49,210	\$14,488		
Reserve Category : Carinthia Lane																		
Paving 1 1/2 inch AC Overlay															\$92,165			
Type III Microsurfacing	\$17,311					\$20,109					\$23,359					\$27,134		
Fence Wood 6 ft Stained One Side										\$2,834								
Fence Stain 6ft			\$191					\$222					\$258					\$300

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039
Category Subtotal :	\$17,311		\$191			\$20,109		\$222		\$2,834	\$23,359		\$258		\$92,165	\$27,134		\$300
Reserve Category : Glarus Court																		
Paving 1 1/2 inch AC Overlay															\$25,976			
Type III Microsurfacing			\$5,180					\$6,018					\$6,990					\$8,120
Category Subtotal :			\$5,180					\$6,018					\$6,990		\$25,976			\$8,120
Reserve Category : Moritz Court																		
Paving 1 1/2 inch AC Overlay															\$32,285			
Type III Microsurfacing	\$6,064					\$7,044					\$8,182					\$9,505		
PCC Mail Box Pad															\$784			
Category Subtotal :	\$6,064					\$7,044					\$8,182				\$33,069	\$9,505		
Reserve Category : St. Gallen																		
Paving 1 1/2 inch AC Overlay															\$13,112			
Type III Microsurfacing			\$2,615					\$3,037					\$3,528					\$4,098
Category Subtotal :			\$2,615					\$3,037					\$3,528		\$13,112			\$4,098
Reserve Category : Styria Way																		
Paving 1 1/2 inch AC Overlay															\$78,368			
Type III Microsurfacing	\$14,719					\$17,098					\$19,862					\$23,072		
PCC Mail Box Pad	\$515																	
Fence Wood 6 ft Stained Both Sides														\$3,651				
Fence Stain 6ft			\$328					\$381					\$443					\$514
Category Subtotal :	\$15,234		\$328			\$17,098		\$381			\$19,862		\$443	\$3,651	\$78,368	\$23,072		\$514
Reserve Category : Thurgau Court																		
Paving 1 1/2 inch AC Overlay															\$17,116			
Type III Microsurfacing	\$3,215					\$3,734					\$4,338					\$5,039		
Category Subtotal :	\$3,215					\$3,734					\$4,338				\$17,116	\$5,039		
Reserve Category : Uri Court																		
Paving 1 1/2 inch AC Overlay															\$20,682			
Type III Microsurfacing	\$3,885					\$4,512					\$5,242					\$6,089		
Category Subtotal :	\$3,885					\$4,512					\$5,242				\$20,682	\$6,089		

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039
Reserve Category : Valais Way																		
Paving 1 1/2 inch AC Overlay															\$54,312			
Type III Microsurfacing	\$10,201					\$11,850					\$13,765					\$15,990		
Category Subtotal :	\$10,201					\$11,850					\$13,765				\$54,312	\$15,990		
Reserve Category : Zurich Lane																		
Paving 1 1/2 inch AC Overlay															\$151,688			
Type III Microsurfacing	\$28,491					\$33,096					\$38,444					\$44,658		
Category Subtotal :	\$28,491					\$33,096					\$38,444				\$151,688	\$44,658		
Reserve Category : Utilities																		
Water Repairs or Replacement	\$17,517			\$19,165			\$20,967			\$22,939			\$25,096			\$27,457		
Sewer Repairs Sleeving or Replacement	\$15,456	\$15,926	\$16,411	\$16,910	\$17,424	\$17,954	\$18,500	\$19,063	\$19,643	\$20,240	\$20,856	\$21,490	\$22,144	\$22,817	\$23,511	\$24,227	\$24,963	\$25,723
Inspections	\$5,152	\$5,309	\$5,470	\$5,637	\$5,808	\$5,985	\$6,167	\$6,354	\$6,548	\$6,747	\$6,952	\$7,163	\$7,381	\$7,606	\$7,837	\$8,076	\$8,321	\$8,574
Category Subtotal :	\$38,125	\$21,235	\$21,881	\$41,712	\$23,232	\$23,939	\$45,634	\$25,417	\$26,191	\$49,926	\$27,808	\$28,653	\$54,621	\$30,423	\$31,348	\$59,760	\$33,284	\$34,297
Reserve Category : Common Areas																		
Dog Pot								\$2,224										
Street Sign Replacement																		
Category Subtotal :								\$2,224										
Reserve Category : Equipment																		
CAT 938K Loader Blower and Blade																		
GMC 2016 Truck																\$64,604		
Bob Cat and Blower 2005	\$56,673																	
Bobcat Blower Attachment			\$5,470					\$6,354					\$7,381					\$8,574
Bobcat Sweeper Attachment				\$3,382					\$3,929					\$4,563				
Welder	\$721										\$973							
Paint Sprayer	\$1,030										\$1,390							
Compressor	\$773															\$1,211		
Pole Saw	\$155					\$180					\$209					\$242		
Measuring Wheel	\$67										\$90							
Gas Trimmer		\$186			\$203			\$222			\$243			\$266			\$291	
Earth Auger and Bit	\$361			\$395			\$432			\$472			\$517			\$565		

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039
Chainsaw 1		\$265			\$290			\$318			\$348			\$380			\$416	
Blower 1	\$177		\$188		\$200		\$212		\$225		\$239		\$254		\$270		\$286	
Blower 2 Small	\$177		\$188		\$200		\$212		\$225		\$239		\$254		\$270		\$286	
Ladder					\$307													
Auger Bits	\$283	\$292	\$301	\$310	\$319	\$329	\$339	\$349	\$360	\$371	\$382	\$394	\$406	\$418	\$431	\$444	\$458	\$472
Tool Chest															\$470			
Pressure Washer	\$670										\$904							
Tool Set															\$313			
Snow Blower				\$1,127					\$1,310					\$1,521				
Chainsaw 2		\$372			\$407			\$445			\$487			\$532			\$582	
Wood Chipper				\$1,282					\$1,489					\$1,730				
Saw				\$231					\$268					\$312				
Cement Mixer	\$412										\$556							
Cordless Drill		\$212			\$232			\$254			\$278			\$304			\$333	
Fire Hoses Nozzles Adapter for Road Cleaning	\$1,752										\$2,364							
Blower 3	\$670			\$733			\$802			\$877			\$960			\$1,050		
Handheld Blower		\$212			\$232			\$254			\$278			\$304			\$333	
GPS	\$374			\$409			\$448			\$490			\$536			\$587		
GoPro	\$311			\$340			\$372			\$408			\$446			\$488		
Chainsaw 3	\$361			\$395			\$432			\$472			\$517			\$565		
Backpack Blower		\$637			\$697			\$763			\$834			\$913			\$999	
Category Subtotal :	\$64,967	\$2,176	\$6,147	\$8,604	\$3,087	\$509	\$3,249	\$8,959	\$7,806	\$3,090	\$9,814	\$394	\$11,271	\$11,243	\$1,754	\$69,756	\$3,984	\$9,046
Reserve Category : Maintenance Building																		
Roof Composition																		
Siding Repairs															\$1,567			
Exterior Painting					\$581							\$716						
Fence Wood Natural State													\$7,302					
Security System				\$1,353					\$1,571					\$1,825				
Security Trail Cameras	\$515					\$598					\$695					\$808		
Electric Panel	\$1,546																	
Category Subtotal :	\$2,061			\$1,353	\$581	\$598			\$1,571		\$695	\$716		\$9,127	\$1,567	\$808		

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039
Reserve Category : Tennis Courts																		
PCC Steps										\$1,214								
Wood Hand Rail 4 ft Stained																		
Handrail Stain			\$109					\$127					\$148					\$171
Redwood Decking					\$4,530													
Horseshoe Pit					\$871										\$1,176			
Wood Water Fountain									\$655									
Bench Metal										\$1,349								
Bench Wood Memorial																		
Tennis Court Chain Link 10 ft										\$29,146								
Tennis Court Net			\$766					\$890					\$1,033					\$1,200
Tennis Court Coated and Crack Sealed								\$32,026										\$43,214
Retaining Walls Wood Natural State															\$3,135			
Retaining Walls Wood Stained One Side															\$6,270			
Staining Retaining Walls			\$219					\$254					\$295					\$343
Landscaping Restoration				\$564										\$761				
Category Subtotal :			\$1,094	\$564	\$5,401			\$33,297	\$655	\$31,709			\$1,476	\$761	\$10,581			\$44,928
Reserve Category : 1300 to 1308 Arosa Court Shared Entry																		
Paving 1 1/2 inch AC Pathways					\$2,091													
Oil Seal Pathway	\$464			\$507			\$555			\$607			\$664			\$727		
Rail Road Ties	\$1,226																	
Handrail Wood 4ft Stained															\$1,254			
Stain Handrail			\$109					\$127					\$148					\$171
Category Subtotal :	\$1,690		\$109	\$507	\$2,091		\$555	\$127		\$607			\$812		\$1,254	\$727		\$171
Reserve Category : 1363 to 1365 Carinthia Lane Shared Entry																		
Redwood Decking					\$523													
PCC Steps																		
Hail Rail Wood 4ft Stained																		
Stain Handrail			\$164					\$191					\$221					\$257
Category Subtotal :			\$164		\$523			\$191					\$221					\$257

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039
Reserve Category : 1367 to 1369 Carinthia Lane Shared Entry																		
Redwood Decking					\$523													
PCC Steps																		
Category Subtotal :					\$523													
Reserve Category : 1311 to 1313 Moritz Court Shared Entry																		
Paving 1 1/2 inch AC Pathways													\$7,545					
Oil Seal Pathway		\$1,317			\$1,440			\$1,576			\$1,724			\$1,886			\$2,064	
PCC Steps															\$4,702			
Handrail Wood 4ft Stained															\$1,881			
Stain Handrail			\$164					\$191					\$221					\$257
Category Subtotal :		\$1,317	\$164		\$1,440			\$1,767			\$1,724		\$221	\$9,431	\$6,583		\$2,064	\$257
Reserve Category : 1317 to 1323 Moritz Court Shared Entry																		
Paving 1 1/2 inch AC Pathways		\$2,930																\$4,593
Oil Seal Pathway	\$711			\$778			\$851			\$931			\$1,019			\$1,114		
PCC Pad	\$495																	
Category Subtotal :	\$1,206	\$2,930		\$778			\$851			\$931			\$1,019			\$1,114		\$4,593
Reserve Category : 1306 to 1308 Tirol Drive Shared Entry																		
PCC Steps										\$3,036								
Hail Rail Wood 4ft Stained																		
Stain Handrail			\$82					\$95					\$111					\$129
Category Subtotal :			\$82					\$95		\$3,036			\$111					\$129
Reserve Category : 1310 to 1334 Zurich Way Shared Entry																		
Paving 1 1/2 inch AC Pathways													\$24,521					
Oil Seal Pathway		\$4,279			\$4,681			\$5,122			\$5,603			\$6,130			\$6,707	
PCC Steps																		
PCC Pad									\$1,619									
Handrail Wood 4ft Stained									\$1,079									
Stain Handrail			\$109					\$127					\$148					\$171
Category Subtotal :		\$4,279	\$109		\$4,681			\$5,249		\$2,698	\$5,603		\$148	\$30,651			\$6,707	\$171

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039
Reserve Category : Crackfill Entire Project																		
Paving Crackfill	\$20,608		\$21,881		\$23,232		\$24,667		\$26,190		\$27,808		\$29,525		\$31,349		\$33,285	
Reserve Category : Reserve Studies																		
Full New Reserve Study Estimate With a Site Visit				\$3,382					\$3,929					\$4,563				
Reserve Study Annual Financial Update	\$670	\$690	\$711	\$733	\$755	\$778	\$802	\$826	\$851	\$877	\$904	\$931	\$960	\$989	\$1,019	\$1,050	\$1,082	\$1,115
Category Subtotal :	\$670	\$690	\$711	\$4,115	\$755	\$778	\$802	\$826	\$4,780	\$877	\$904	\$931	\$960	\$5,552	\$1,019	\$1,050	\$1,082	\$1,115
Reserve Category : Fire Hydrants																		
Fire Hydrant Replacement First Section	\$30,912																	
Fire Hydrant Replacement Second Section			\$32,822															
Fire Hydrant Replacement Third Section				\$33,820														
Fire Hydrant Replacement Fourth Section					\$34,849													
Fire Hydrant Replacement Fifth Section						\$35,908												
Fire Hydrant Replacement Sixth Section							\$37,001											
Fire Hydrant Replacement Seventh Section								\$38,126										
Fire Hydrant Replacement Eighth Section									\$39,286									
Fire Hydrant Replacement Ninth Section										\$40,481								
Fire Hydrant Replacement Tenth Section											\$41,712							
Fire Hydrant Replacement Eleventh Section												\$42,981						
Fire Hydrant Painting				\$744					\$864					\$1,004				
Category Subtotal :	\$30,912		\$32,822	\$34,564	\$34,849	\$35,908	\$37,001	\$38,126	\$40,150	\$40,481	\$41,712	\$42,981		\$1,004				
Expense Totals :	\$349,557	\$163,012	\$145,256	\$92,196	\$103,300	\$273,269	\$112,758	\$186,081	\$108,096	\$164,257	\$361,793	\$73,676	\$181,468	\$115,536	\$1,301,555	\$418,652	\$84,999	\$184,561

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051	FY 2052
Reserve Category : Tirol Drive and Entry to Styria Way													
Paving 1 1/2 inch AC Overlay													
Type III Microsurfacing			\$24,709					\$28,702					\$33,341
Entry Pillars Rock Regrout	\$1,767												
Entry Signage on Pillars											\$1,192		
Entry Pillars Lighting											\$715		
Entry Electric Panel													
Signage House Signage											\$2,384		
Signage House Roof											\$1,431		
Signage House Rock Regrout Base	\$442												
Signage House Solar Panel	\$221										\$298		
Signage House Lighting	\$88												
Retaining Walls Wood Stained One Side 1													
Immediate Repairs to Retaining Walls 1													
Retaining Walls Wood Natural State 2													
Immediate Repair of Retaining Walls 2 Natural State													
Fence Split Rail													
Fence Split Rail Stain					\$2,988					\$3,471			
Retaining Walls Wood Stained One Side 3		\$34,230											
Retaining Walls Wood Stained One Side 4		\$29,132											
Retaining Walls Wood Stained One Side 5													
Immediate Repairs of Retaining Walls 5 Stained													
Concrete Retaining Wall Repairs 3 4 5 6 and 7			\$11,257					\$13,076					\$15,189
Retaining Walls Railroad Ties 6													
Retaining Walls Wood Stained One Side 7													

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051	FY 2052
Immediate Repairs on Retaining Walls 7 Stained													
Rock Faced Retaining Walls Repairs 8							\$5,288						
Staining Retaining Walls					\$17,729					\$20,594			
PCC Mail Box Pad													
Wood Handrail 4ft Stained													
Stain Handrail					\$100					\$116			
Category Subtotal :	\$2,518	\$63,362	\$35,966		\$20,817		\$5,288	\$41,778		\$24,181	\$6,020		\$48,530
Reserve Category : Tirol Drive													
Paving 1 1/2 inch AC Overlay													
Type III Microsurfacing			\$112,080					\$130,194					\$151,236
Category Subtotal :			\$112,080					\$130,194					\$151,236
Reserve Category : Tirol Loop and Court													
Paving 1 1/2 inch AC Overlay													
Type III Microsurfacing					\$73,455					\$85,327			
Category Subtotal :					\$73,455					\$85,327			
Reserve Category : Arosa Court													
Paving 1 1/2 inch AC Overlay													
Type III Microsurfacing			\$13,958					\$16,214					\$18,835
PCC Mail Box Pad													\$1,266
Category Subtotal :			\$13,958					\$16,214					\$20,101
Reserve Category : Berne Court													
Paving 1 1/2 inch AC Overlay													
Type III Microsurfacing			\$16,829					\$19,549					\$22,708
Category Subtotal :			\$16,829					\$19,549					\$22,708
Reserve Category : Carinthia Lane													
Paving 1 1/2 inch AC Overlay													
Type III Microsurfacing			\$31,519					\$36,613					\$42,530
Fence Wood 6 ft Stained One Side												\$5,159	
Fence Stain 6ft					\$349					\$405			

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051	FY 2052
Category Subtotal :			\$31,519		\$349			\$36,613		\$405		\$5,159	\$42,530
Reserve Category : Glarus Court													
Paving 1 1/2 inch AC Overlay													
Type III Microsurfacing					\$9,432					\$10,957			
Category Subtotal :					\$9,432					\$10,957			
Reserve Category : Moritz Court													
Paving 1 1/2 inch AC Overlay													
Type III Microsurfacing			\$11,041					\$12,825					\$14,898
PCC Mail Box Pad													
Category Subtotal :			\$11,041					\$12,825					\$14,898
Reserve Category : St. Gallen													
Paving 1 1/2 inch AC Overlay													
Type III Microsurfacing					\$4,761					\$5,530			
Category Subtotal :					\$4,761					\$5,530			
Reserve Category : Styria Way													
Paving 1 1/2 inch AC Overlay													
Type III Microsurfacing			\$26,801					\$31,132					\$36,163
PCC Mail Box Pad													\$1,266
Fence Wood 6 ft Stained Both Sides													
Fence Stain 6ft					\$598					\$694			
Category Subtotal :			\$26,801		\$598			\$31,132		\$694			\$37,429
Reserve Category : Thurgau Court													
Paving 1 1/2 inch AC Overlay													
Type III Microsurfacing			\$5,854					\$6,800					\$7,898
Category Subtotal :			\$5,854					\$6,800					\$7,898
Reserve Category : Uri Court													
Paving 1 1/2 inch AC Overlay													
Type III Microsurfacing			\$7,073					\$8,216					\$9,544
Category Subtotal :			\$7,073					\$8,216					\$9,544

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051	FY 2052
Reserve Category : Valais Way													
Paving 1 1/2 inch AC Overlay													
Type III Microsurfacing			\$18,574					\$21,576					\$25,063
Category Subtotal :			\$18,574					\$21,576					\$25,063
Reserve Category : Zurich Lane													
Paving 1 1/2 inch AC Overlay													
Type III Microsurfacing			\$51,875					\$60,259					\$69,998
Category Subtotal :			\$51,875					\$60,259					\$69,998
Reserve Category : Utilities													
Water Repairs or Replacement	\$30,039			\$32,864			\$35,955			\$39,337			\$43,037
Sewer Repairs Sleeving or Replacement	\$26,505	\$27,311	\$28,142	\$28,998	\$29,880	\$30,789	\$31,725	\$32,690	\$33,685	\$34,709	\$35,765	\$36,853	\$37,974
Inspections	\$8,835	\$9,104	\$9,381	\$9,666	\$9,960	\$10,263	\$10,575	\$10,897	\$11,228	\$11,570	\$11,922	\$12,284	\$12,658
Category Subtotal :	\$65,379	\$36,415	\$37,523	\$71,528	\$39,840	\$41,052	\$78,255	\$43,587	\$44,913	\$85,616	\$47,687	\$49,137	\$93,669
Reserve Category : Common Areas													
Dog Pot					\$3,486								
Street Sign Replacement								\$10,897					
Category Subtotal :					\$3,486			\$10,897					
Reserve Category : Equipment													
CAT 938K Loader Blower and Blade	\$441,752												
GMC 2016 Truck													
Bob Cat and Blower 2005			\$103,187										
Bobcat Blower Attachment					\$9,960					\$11,570			
Bobcat Sweeper Attachment	\$5,301					\$6,158					\$7,153		
Welder			\$1,313										\$1,772
Paint Sprayer			\$1,876										\$2,532
Compressor													\$1,899
Pole Saw			\$281					\$327					\$380
Measuring Wheel			\$122										\$165
Gas Trimmer		\$319			\$349			\$381			\$417		
Earth Auger and Bit	\$618			\$677			\$740			\$810			\$886

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051	FY 2052
Chainsaw 1		\$455			\$498			\$545			\$596		
Blower 1	\$304		\$323		\$343		\$364		\$386		\$410		\$435
Blower 2 Small	\$304		\$323		\$343		\$364		\$386		\$410		\$435
Ladder		\$481											
Auger Bits	\$486	\$501	\$516	\$532	\$548	\$564	\$582	\$599	\$618	\$636	\$656	\$676	\$696
Tool Chest													
Pressure Washer			\$1,219										\$1,646
Tool Set													
Snow Blower	\$1,767					\$2,053					\$2,384		
Chainsaw 2		\$637			\$697			\$763			\$835		
Wood Chipper	\$2,010					\$2,334					\$2,712		
Saw	\$362					\$421					\$489		
Cement Mixer			\$750										\$1,013
Cordless Drill		\$364			\$398			\$436			\$477		
Fire Hoses Nozzles Adapter for Road Cleaning			\$3,189										\$4,304
Blower 3	\$1,149			\$1,257			\$1,375			\$1,504			\$1,646
Handheld Blower		\$364			\$398			\$436			\$477		
GPS	\$642			\$702			\$768			\$840			\$919
GoPro	\$534			\$584			\$639			\$699			\$765
Chainsaw 3	\$618			\$677			\$740			\$810			\$886
Backpack Blower		\$1,092			\$1,195			\$1,308			\$1,431		
Category Subtotal :	\$455,847	\$4,213	\$113,099	\$4,429	\$14,729	\$11,530	\$5,572	\$4,795	\$1,390	\$16,869	\$18,447	\$676	\$20,379
Reserve Category : Maintenance Building													
Roof Composition		\$2,840											
Siding Repairs													
Exterior Painting	\$884							\$1,090					
Fence Wood Natural State													
Security System	\$2,120					\$2,463					\$2,861		
Security Trail Cameras			\$938					\$1,090					\$1,266
Electric Panel													
Category Subtotal :	\$3,004	\$2,840	\$938			\$2,463		\$2,180			\$2,861		\$1,266

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051	FY 2052
Reserve Category : Tennis Courts													
PCC Steps													
Wood Hand Rail 4 ft Stained		\$1,457											
Handrail Stain					\$199					\$231			
Redwood Decking												\$9,582	
Horseshoe Pit							\$1,586						
Wood Water Fountain	\$884										\$1,192		
Bench Metal												\$2,457	
Bench Wood Memorial													
Tennis Court Chain Link 10 ft													
Tennis Court Net					\$1,394					\$1,620			
Tennis Court Coated and Crack Sealed										\$58,311			
Retaining Walls Wood Natural State													
Retaining Walls Wood Stained One Side													
Staining Retaining Walls					\$398					\$463			
Landscaping Restoration						\$1,026							
Category Subtotal :	\$884	\$1,457			\$1,991	\$1,026	\$1,586			\$60,625	\$1,192	\$12,039	
Reserve Category : 1300 to 1308 Arosa Court Shared Entry													
Paving 1 1/2 inch AC Pathways		\$3,277											
Oil Seal Pathway	\$795			\$870			\$952			\$1,041			\$1,139
Rail Road Ties													\$3,013
Handrail Wood 4ft Stained													
Stain Handrail					\$199					\$231			
Category Subtotal :	\$795	\$3,277		\$870	\$199		\$952			\$1,272			\$4,152
Reserve Category : 1363 to 1365 Carinthia Lane Shared Entry													
Redwood Decking												\$1,106	
PCC Steps							\$7,614						
Hail Rail Wood 4ft Stained		\$2,185											
Stain Handrail					\$299					\$347			
Category Subtotal :		\$2,185			\$299		\$7,614			\$347		\$1,106	

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051	FY 2052
Reserve Category : 1367 to 1369 Carinthia Lane Shared Entry													
Redwood Decking												\$1,106	
PCC Steps											\$10,372		
Category Subtotal :											\$10,372	\$1,106	
Reserve Category : 1311 to 1313 Moritz Court Shared Entry													
Paving 1 1/2 inch AC Pathways											\$11,826		
Oil Seal Pathway		\$2,258			\$2,470			\$2,702			\$2,957		
PCC Steps													
Handrail Wood 4ft Stained													
Stain Handrail					\$299					\$347			
Category Subtotal :		\$2,258			\$2,769			\$2,702		\$347	\$14,783		
Reserve Category : 1317 to 1323 Moritz Court Shared Entry													
Paving 1 1/2 inch AC Pathways													
Oil Seal Pathway	\$1,219			\$1,334			\$1,459			\$1,597			\$1,747
PCC Pad													\$1,215
Category Subtotal :	\$1,219			\$1,334			\$1,459			\$1,597			\$2,962
Reserve Category : 1306 to 1308 Tirol Drive Shared Entry													
PCC Steps													
Hail Rail Wood 4ft Stained		\$1,092											
Stain Handrail					\$149					\$174			
Category Subtotal :		\$1,092			\$149					\$174			
Reserve Category : 1310 to 1334 Zurich Way Shared Entry													
Paving 1 1/2 inch AC Pathways											\$38,435		
Oil Seal Pathway		\$7,338			\$8,028			\$8,783			\$9,609		
PCC Steps										\$9,371			
PCC Pad													
Handrail Wood 4ft Stained													
Stain Handrail					\$199					\$231			
Category Subtotal :		\$7,338			\$8,227			\$8,783		\$9,602	\$48,044		

Tyrolian Village HOA July 1, 2022 to June 30, 2023 Financial Update Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051	FY 2052
Reserve Category : Crackfill Entire Project													
Paving Crackfill	\$35,340		\$37,523		\$39,840		\$42,300		\$44,913		\$47,686		\$50,631
Reserve Category : Reserve Studies													
Full New Reserve Study Estimate With a Site Visit	\$5,301					\$6,158					\$7,153		
Reserve Study Annual Financial Update	\$1,149	\$1,183	\$1,219	\$1,257	\$1,295	\$1,334	\$1,375	\$1,417	\$1,460	\$1,504	\$1,550	\$1,597	\$1,646
Category Subtotal :	\$6,450	\$1,183	\$1,219	\$1,257	\$1,295	\$7,492	\$1,375	\$1,417	\$1,460	\$1,504	\$8,703	\$1,597	\$1,646
Reserve Category : Fire Hydrants													
Fire Hydrant Replacement First Section													
Fire Hydrant Replacement Second Section													
Fire Hydrant Replacement Third Section													
Fire Hydrant Replacement Fourth Section													
Fire Hydrant Replacement Fifth Section													
Fire Hydrant Replacement Sixth Section													
Fire Hydrant Replacement Seventh Section													
Fire Hydrant Replacement Eighth Section													
Fire Hydrant Replacement Ninth Section													
Fire Hydrant Replacement Tenth Section													
Fire Hydrant Replacement Eleventh Section													
Fire Hydrant Painting	\$1,166					\$1,355					\$1,574		
Category Subtotal :	\$1,166					\$1,355					\$1,574		
Expense Totals :	\$572,602	\$125,621	\$521,873	\$79,416	\$222,235	\$64,918	\$144,401	\$459,516	\$92,675	\$305,047	\$207,367	\$70,818	\$624,637



50 Freeport Blvd., Suite 20 Sparks, Nevada 89431-6255
 Voice: 775-856-2001 Email:resource1bc@aol.com Cell: 775-742-3360

May 11, 2022

Year	Category	Item Name	Expense	
FY 2022	Tirol Drive and Entry to Styria Way	Type III Microsurfacing	\$13,571	
		Immediate Repairs to Retainiing Walls 1	\$3,091	
		Immediate Repair of Retaining Walls 2 Natural State	\$1,030	
		Immediate Repairs of Retaining Walls 5 Stained	\$1,030	
		Concrete Retaining Wall Repairs 3 4 5 6 and 7	\$6,182	
		Immediate Repairs on Retaining Walls 7 Stained	\$1,030	
	Tirol Drive and Entry to Styria Way Subtotal = \$25,934.00			
	Tirol Drive	Type III Microsurfacing	\$61,557	
	Arosa Court	Type III Microsurfacing	\$7,666	
		PCC Mail Box Pad	\$515	
	Arosa Court Subtotal = \$8,181.00			
	Berne Court	Type III Microsurfacing	\$9,243	
	Carinthia Lane	Type III Microsurfacing	\$17,311	
	Moritz Court	Type III Microsurfacing	\$6,064	
	Styria Way	Type III Microsurfacing	\$14,719	
		PCC Mail Box Pad	\$515	
	Styria Way Subtotal = \$15,234.00			
	Thurgau Court	Type III Microsurfacing	\$3,215	
	Uri Court	Type III Microsurfacing	\$3,885	
	Valais Way	Type III Microsurfacing	\$10,201	
	Zurich Lane	Type III Microsurfacing	\$28,491	
	Utilities	Water Repairs or Replacement	\$17,517	
		Sewer Repairs Sleeving or Replacement	\$15,456	
		Inspections	\$5,152	
	Utilities Subtotal = \$38,125.00			
	Equipment	Bob Cat and Blower 2005	\$56,673	
		Welder	\$721	
Paint Sprayer		\$1,030		
Compressor		\$773		
Pole Saw		\$155		

Year	Category	Item Name	Expense	
FY 2022	Equipment	Measuring Wheel	\$67	
		Earth Auger and Bit	\$361	
		Blower 1	\$177	
		Blower 2 Small	\$177	
		Auger Bits	\$283	
		Pressure Washer	\$670	
		Cement Mixer	\$412	
		Fire Hoses Nozzles Adapter for Road Cleaning	\$1,752	
		Blower 3	\$670	
		GPS	\$374	
		GoPro	\$311	
		Chainsaw 3	\$361	
	Equipment Subtotal = \$64,967.00			
Maintenance Building	Security Trail Cameras	\$515		
	Electric Panel	\$1,546		
Maintenance Building Subtotal = \$2,061.00				
1300 to 1308 Arosa Court Shared Entry	Oil Seal Pathway	\$464		
	Rail Road Ties	\$1,226		
1300 to 1308 Arosa Court Shared Entry Subtotal = \$1,690.00				
1317 to 1323 Moritz Court Shared Entry	Oil Seal Pathway	\$711		
	PCC Pad	\$495		
1317 to 1323 Moritz Court Shared Entry Subtotal = \$1,206.00				
Crackfill Entire Project	Paving Crackfill	\$20,608		
Reserve Studies	Reserve Study Annual Financial Update	\$670		
Fire Hydrants	Fire Hydrant Replacement First Section	\$30,912		
FY 2022 Annual Expense Total = \$349,555				
FY 2023	Tirol Drive and Entry to Styria Way	Retaining Walls Wood Stained One Side 1	\$125,712	
		Retaining Walls Railroad Ties 6	\$4,672	
	Tirol Drive and Entry to Styria Way Subtotal = \$130,384.00			
	Utilities	Sewer Repairs Sleeving or Replacement	\$15,926	
		Inspections	\$5,309	
	Utilities Subtotal = \$21,235.00			
	Equipment	Gas Trimmer	\$186	
		Chainsaw 1	\$265	
		Auger Bits	\$292	
		Chainsaw 2	\$372	
Cordless Drill		\$212		
Handheld Blower		\$212		

Year	Category	Item Name	Expense	
FY 2023	Equipment	Backpack Blower	\$637	
	Equipment Subtotal = \$2,176.00			
	1311 to 1313 Moritz Court Shared Entry	Oil Seal Pathway	\$1,317	
	1317 to 1323 Moritz Court Shared Entry	Paving 1 1/2 inch AC Pathways	\$2,930	
	1310 to 1334 Zurich Way Shared Entry	Oil Seal Pathway	\$4,279	
	Reserve Studies	Reserve Study Annual Financial Update	\$690	
FY 2023 Annual Expense Total = \$163,011				
FY 2024	Tirol Drive and Entry to Styria Way	Fence Split Rail Stain	\$1,641	
		Staining Retaining Walls	\$9,737	
		Stain Handrail	\$55	
	Tirol Drive and Entry to Styria Way Subtotal = \$11,433.00			
	Tirol Loop and Court	Type III Microsurfacing	\$40,343	
	Carinthia Lane	Fence Stain 6ft	\$191	
	Glarus Court	Type III Microsurfacing	\$5,180	
	St. Gallen	Type III Microsurfacing	\$2,615	
	Styria Way	Fence Stain 6ft	\$328	
	Utilities	Sewer Repairs Sleeving or Replacement	\$16,411	
		Inspections	\$5,470	
	Utilities Subtotal = \$21,881.00			
	Equipment	Equipment	Bobcat Blower Attachment	\$5,470
			Blower 1	\$188
			Blower 2 Small	\$188
			Auger Bits	\$301
	Equipment Subtotal = \$6,147.00			
	Tennis Courts	Tennis Courts	Handrail Stain	\$109
			Tennis Court Net	\$766
			Staining Retaining Walls	\$219
	Tennis Courts Subtotal = \$1,094.00			
	1300 to 1308 Arosa Court Shared Entry	Stain Handrail	\$109	
	1363 to 1365 Carinthia Lane Shared Entry	Stain Handrail	\$164	
1311 to 1313 Moritz Court Shared Entry	Stain Handrail	\$164		
1306 to 1308 Tirol Drive Shared Entry	Stain Handrail	\$82		

Year	Category	Item Name	Expense	
FY 2024	1310 to 1334 Zurich Way Shared Entry	Stain Handrail	\$109	
	Crackfill Entire Project	Paving Crackfill	\$21,881	
	Reserve Studies	Reserve Study Annual Financial Update	\$711	
	Fire Hydrants	Fire Hydrant Replacement Second Section	\$32,822	
FY 2024 Annual Expense Total = \$145,254				
FY 2025	Utilities	Water Repairs or Replacement	\$19,165	
		Sewer Repairs Sleeving or Replacement	\$16,910	
		Inspections	\$5,637	
	Utilities Subtotal = \$41,712.00			
	Equipment	Bobcat Sweeper Attachment	\$3,382	
		Earth Auger and Bit	\$395	
		Auger Bits	\$310	
		Snow Blower	\$1,127	
		Wood Chipper	\$1,282	
		Saw	\$231	
		Blower 3	\$733	
		GPS	\$409	
		GoPro	\$340	
		Chainsaw 3	\$395	
	Equipment Subtotal = \$8,604.00			
	Maintenance Building	Security System	\$1,353	
	Tennis Courts	Landscaping Restoration	\$564	
	1300 to 1308 Arosa Court Shared Entry	Oil Seal Pathway	\$507	
	1317 to 1323 Moritz Court Shared Entry	Oil Seal Pathway	\$778	
	Reserve Studies	Full New Reserve Study Estimate With a Site Visit	\$3,382	
		Reserve Study Annual Financial Update	\$733	
Reserve Studies Subtotal = \$4,115.00				
Fire Hydrants	Fire Hydrant Replacement Third Section	\$33,820		
	Fire Hydrant Painting	\$744		
Fire Hydrants Subtotal = \$34,564.00				
FY 2025 Annual Expense Total = \$92,197				
FY 2026	Tirol Drive and Entry to Styria Way	Rock Faced Retaining Walls Repairs 8	\$2,904	
	Utilities	Sewer Repairs Sleeving or Replacement	\$17,424	
		Inspections	\$5,808	

Year	Category	Item Name	Expense
		Utilities Subtotal = \$23,232.00	
	<i>Equipment</i>	Gas Trimmer	\$203
		Chainsaw 1	\$290
		Blower 1	\$200
		Blower 2 Small	\$200
		Ladder	\$307
		Auger Bits	\$319
		Chainsaw 2	\$407
		Cordless Drill	\$232
		Handheld Blower	\$232
		Backpack Blower	\$697
		Equipment Subtotal = \$3,087.00	
	<i>Maintenance Building</i>	Exterior Painting	\$581
	<i>Tennis Courts</i>	Redwood Decking	\$4,530
		Horseshoe Pit	\$871
		Tennis Courts Subtotal = \$5,401.00	
	<i>1300 to 1308 Arosa Court Shared Entry</i>	Paving 1 1/2 inch AC Pathways	\$2,091
	<i>1363 to 1365 Carinthia Lane Shared Entry</i>	Redwood Decking	\$523
	<i>1367 to 1369 Carinthia Lane Shared Entry</i>	Redwood Decking	\$523
	<i>1311 to 1313 Moritz Court Shared Entry</i>	Oil Seal Pathway	\$1,440
	<i>1310 to 1334 Zurich Way Shared Entry</i>	Oil Seal Pathway	\$4,681
	<i>Crackfill Entire Project</i>	Paving Crackfill	\$23,232
	<i>Reserve Studies</i>	Reserve Study Annual Financial Update	\$755
	<i>Fire Hydrants</i>	Fire Hydrant Replacement Fourth Section	\$34,849
		FY 2026 Annual Expense Total = \$103,299	
FY 2027	<i>Tirol Drive and Entry to Styria Way</i>	Type III Microsurfacing	\$15,764
		Concrete Retaining Wall Repairs 3 4 5 6 and 7	\$7,182
		<i>Tirol Drive and Entry to Styria Way Subtotal = \$22,946.00</i>	
	<i>Tirol Drive</i>	Type III Microsurfacing	\$71,506
	<i>Arosa Court</i>	Type III Microsurfacing	\$8,905
	<i>Berne Court</i>	Type III Microsurfacing	\$10,737
	<i>Carinthia Lane</i>	Type III Microsurfacing	\$20,109
	<i>Moritz Court</i>	Type III Microsurfacing	\$7,044
	<i>Styria Way</i>	Type III Microsurfacing	\$17,098

Year	Category	Item Name	Expense	
FY 2027	Thurgau Court	Type III Microsurfacing	\$3,734	
	Uri Court	Type III Microsurfacing	\$4,512	
	Valais Way	Type III Microsurfacing	\$11,850	
	Zurich Lane	Type III Microsurfacing	\$33,096	
	Utilities	Sewer Repairs Sleeving or Replacement	\$17,954	
		Inspections	\$5,985	
	Utilities Subtotal = \$23,939.00			
	Equipment	Pole Saw	\$180	
		Auger Bits	\$329	
	Equipment Subtotal = \$509.00			
	Maintenance Building	Security Trail Cameras	\$598	
	Reserve Studies	Reserve Study Annual Financial Update	\$778	
Fire Hydrants	Fire Hydrant Replacement Fifth Section	\$35,908		
FY 2027 Annual Expense Total = \$273,269				
FY 2028	Utilities	Water Repairs or Replacement	\$20,967	
		Sewer Repairs Sleeving or Replacement	\$18,500	
		Inspections	\$6,167	
	Utilities Subtotal = \$45,634.00			
	Equipment	Earth Auger and Bit	\$432	
		Blower 1	\$212	
		Blower 2 Small	\$212	
		Auger Bits	\$339	
		Blower 3	\$802	
		GPS	\$448	
		GoPro	\$372	
		Chainsaw 3	\$432	
	Equipment Subtotal = \$3,249.00			
	1300 to 1308 Arosa Court Shared Entry	Oil Seal Pathway	\$555	
	1317 to 1323 Moritz Court Shared Entry	Oil Seal Pathway	\$851	
Crackfill Entire Project	Paving Crackfill	\$24,667		
Reserve Studies	Reserve Study Annual Financial Update	\$802		
Fire Hydrants	Fire Hydrant Replacement Sixth Section	\$37,001		
FY 2028 Annual Expense Total = \$112,759				
FY 2029	Tirol Drive and Entry to Styria Way	Fence Split Rail Stain	\$1,906	
		Staining Retaining Walls	\$11,311	

Year	Category	Item Name	Expense
FY 2029	Tirol Drive and Entry to Styria Way	Stain Handrail	\$64
	Tirol Drive and Entry to Styria Way Subtotal = \$13,281.00		
	Tirol Loop and Court	Type III Microsurfacing	\$46,863
	Carinthia Lane	Fence Stain 6ft	\$222
	Glarus Court	Type III Microsurfacing	\$6,018
	St. Gallen	Type III Microsurfacing	\$3,037
	Styria Way	Fence Stain 6ft	\$381
	Utilities	Sewer Repairs Sleeving or Replacement	\$19,063
		Inspections	\$6,354
	Utilities Subtotal = \$25,417.00		
	Common Areas	Dog Pot	\$2,224
	Equipment	Bobcat Blower Attachment	\$6,354
		Gas Trimmer	\$222
		Chainsaw 1	\$318
		Auger Bits	\$349
		Chainsaw 2	\$445
		Cordless Drill	\$254
		Handheld Blower	\$254
		Backpack Blower	\$763
	Equipment Subtotal = \$8,959.00		
	Tennis Courts	Handrail Stain	\$127
		Tennis Court Net	\$890
		Tennis Court Coated and Crack Sealed	\$32,026
		Staining Retaining Walls	\$254
	Tennis Courts Subtotal = \$33,297.00		
	1300 to 1308 Arosa Court Shared Entry	Stain Handrail	\$127
	1363 to 1365 Carinthia Lane Shared Entry	Stain Handrail	\$191
	1311 to 1313 Moritz Court Shared Entry	Oil Seal Pathway	\$1,576
		Stain Handrail	\$191
	1311 to 1313 Moritz Court Shared Entry Subtotal = \$1,767.00		
	1306 to 1308 Tirol Drive Shared Entry	Stain Handrail	\$95
	1310 to 1334 Zurich Way Shared Entry	Oil Seal Pathway	\$5,122
Stain Handrail		\$127	
1310 to 1334 Zurich Way Shared Entry Subtotal = \$5,249.00			
Reserve Studies	Reserve Study Annual Financial Update	\$826	
Fire Hydrants	Fire Hydrant Replacement Seventh Section	\$38,126	

Year	Category	Item Name	Expense	
FY 2029 Annual Expense Total = \$186,080				
FY 2030	Tirol Drive and Entry to Styria Way	Signage House Solar Panel	\$164	
		Wood Handrail 4ft Stained	\$589	
	Tirol Drive and Entry to Styria Way Subtotal = \$753.00			
	Utilities	Sewer Repairs Sleeving or Replacement	\$19,643	
		Inspections	\$6,548	
	Utilities Subtotal = \$26,191.00			
	Equipment	Bobcat Sweeper Attachment	\$3,929	
		Blower 1	\$225	
		Blower 2 Small	\$225	
		Auger Bits	\$360	
		Snow Blower	\$1,310	
		Wood Chipper	\$1,489	
		Saw	\$268	
	Equipment Subtotal = \$7,806.00			
	Maintenance Building	Security System	\$1,571	
	Tennis Courts	Wood Water Fountain	\$655	
	Crackfill Entire Project	Paving Crackfill	\$26,190	
	Reserve Studies	Full New Reserve Study Estimate With a Site Visit	\$3,929	
		Reserve Study Annual Financial Update	\$851	
	Reserve Studies Subtotal = \$4,780.00			
Fire Hydrants	Fire Hydrant Replacement Eighth Section	\$39,286		
	Fire Hydrant Painting	\$864		
Fire Hydrants Subtotal = \$40,150.00				
FY 2030 Annual Expense Total = \$108,096				
FY 2031	Tirol Drive and Entry to Styria Way	Retaining Walls Wood Natural State 2	\$22,669	
		Retaining Walls Wood Stained One Side 5	\$5,397	
	Tirol Drive and Entry to Styria Way Subtotal = \$28,066.00			
	Carinthia Lane	Fence Wood 6 ft Stained One Side	\$2,834	
	Utilities	Water Repairs or Replacement	\$22,939	
		Sewer Repairs Sleeving or Replacement	\$20,240	
		Inspections	\$6,747	
	Utilities Subtotal = \$49,926.00			
	Equipment	Earth Auger and Bit	\$472	
		Auger Bits	\$371	
Blower 3		\$877		
GPS		\$490		

Year	Category	Item Name	Expense	
FY 2031	Equipment	GoPro	\$408	
		Chainsaw 3	\$472	
	Equipment Subtotal = \$3,090.00			
	Tennis Courts	PCC Steps	\$1,214	
		Bench Metal	\$1,349	
		Tennis Court Chain Link 10 ft	\$29,146	
	Tennis Courts Subtotal = \$31,709.00			
	1300 to 1308 Arosa Court Shared Entry	Oil Seal Pathway	\$607	
	1317 to 1323 Moritz Court Shared Entry	Oil Seal Pathway	\$931	
	1306 to 1308 Tirol Drive Shared Entry	PCC Steps	\$3,036	
	1310 to 1334 Zurich Way Shared Entry	PCC Pad	\$1,619	
		Handrail Wood 4ft Stained	\$1,079	
	1310 to 1334 Zurich Way Shared Entry Subtotal = \$2,698.00			
	Reserve Studies	Reserve Study Annual Financial Update	\$877	
Fire Hydrants	Fire Hydrant Replacement Ninth Section	\$40,481		
FY 2031 Annual Expense Total = \$164,255				
FY 2032	Tirol Drive and Entry to Styria Way	Type III Microsurfacing	\$18,312	
		Concrete Retaining Wall Repairs 3 4 5 6 and 7	\$8,342	
	Tirol Drive and Entry to Styria Way Subtotal = \$26,654.00			
	Tirol Drive	Type III Microsurfacing	\$83,062	
	Arosa Court	Type III Microsurfacing	\$10,345	
	Berne Court	Type III Microsurfacing	\$12,472	
	Carinthia Lane	Type III Microsurfacing	\$23,359	
	Moritz Court	Type III Microsurfacing	\$8,182	
	Styria Way	Type III Microsurfacing	\$19,862	
	Thurgau Court	Type III Microsurfacing	\$4,338	
	Uri Court	Type III Microsurfacing	\$5,242	
	Valais Way	Type III Microsurfacing	\$13,765	
		Type III Microsurfacing	\$38,444	
	Utilities	Sewer Repairs Sleeving or Replacement	\$20,856	
		Inspections	\$6,952	
	Utilities Subtotal = \$27,808.00			
	Equipment	Welder	\$973	
Paint Sprayer		\$1,390		
Pole Saw		\$209		

Year	Category	Item Name	Expense	
FY 2032	Equipment	Measuring Wheel	\$90	
		Gas Trimmer	\$243	
		Chainsaw 1	\$348	
		Blower 1	\$239	
		Blower 2 Small	\$239	
		Auger Bits	\$382	
		Pressure Washer	\$904	
		Chainsaw 2	\$487	
		Cement Mixer	\$556	
		Cordless Drill	\$278	
		Fire Hoses Nozzles Adapter for Road Cleaning	\$2,364	
		Handheld Blower	\$278	
		Backpack Blower	\$834	
	Equipment Subtotal = \$9,814.00			
Maintenance Building	Security Trail Cameras	\$695		
1311 to 1313 Moritz Court Shared Entry	Oil Seal Pathway	\$1,724		
1310 to 1334 Zurich Way Shared Entry	Oil Seal Pathway	\$5,603		
Crackfill Entire Project	Paving Crackfill	\$27,808		
Reserve Studies	Reserve Study Annual Financial Update	\$904		
Fire Hydrants	Fire Hydrant Replacement Tenth Section	\$41,712		
FY 2032 Annual Expense Total = \$361,793				
FY 2033	Utilities	Sewer Repairs Sleeving or Replacement	\$21,490	
		Inspections	\$7,163	
	Utilities Subtotal = \$28,653.00			
	Equipment	Auger Bits	\$394	
	Maintenance Building	Exterior Painting	\$716	
	Reserve Studies	Reserve Study Annual Financial Update	\$931	
Fire Hydrants	Fire Hydrant Replacement Eleventh Section	\$42,981		
FY 2033 Annual Expense Total = \$73,675				
FY 2034	Tirol Drive and Entry to Styria Way	Fence Split Rail Stain	\$2,214	
		Staining Retaining Walls	\$13,139	
		Stain Handrail	\$74	
	Tirol Drive and Entry to Styria Way Subtotal = \$15,427.00			
	Tirol Loop and Court	Type III Microsurfacing	\$54,437	
Carinthia Lane	Fence Stain 6ft	\$258		

Year	Category	Item Name	Expense	
FY 2034	<i>Glarus Court</i>	Type III Microsurfacing	\$6,990	
	<i>St. Gallen</i>	Type III Microsurfacing	\$3,528	
	<i>Styria Way</i>	Fence Stain 6ft	\$443	
	<i>Utilities</i>		Water Repairs or Replacement	\$25,096
			Sewer Repairs Sleeving or Replacement	\$22,144
			Inspections	\$7,381
	Utilities Subtotal = \$54,621.00			
	<i>Equipment</i>		Bobcat Blower Attachment	\$7,381
			Earth Auger and Bit	\$517
			Blower 1	\$254
			Blower 2 Small	\$254
			Auger Bits	\$406
			Blower 3	\$960
			GPS	\$536
			GoPro	\$446
			Chainsaw 3	\$517
	Equipment Subtotal = \$11,271.00			
	<i>Tennis Courts</i>		Handrail Stain	\$148
			Tennis Court Net	\$1,033
			Staining Retaining Walls	\$295
	Tennis Courts Subtotal = \$1,476.00			
	<i>1300 to 1308 Arosa Court Shared Entry</i>		Oil Seal Pathway	\$664
			Stain Handrail	\$148
	1300 to 1308 Arosa Court Shared Entry Subtotal = \$812.00			
	<i>1363 to 1365 Carinthia Lane Shared Entry</i>		Stain Handrail	\$221
	<i>1311 to 1313 Moritz Court Shared Entry</i>		Stain Handrail	\$221
	<i>1317 to 1323 Moritz Court Shared Entry</i>		Oil Seal Pathway	\$1,019
	<i>1306 to 1308 Tirol Drive Shared Entry</i>		Stain Handrail	\$111
	<i>1310 to 1334 Zurich Way Shared Entry</i>		Stain Handrail	\$148
	<i>Crackfill Entire Project</i>		Paving Crackfill	\$29,525
	<i>Reserve Studies</i>		Reserve Study Annual Financial Update	\$960
	FY 2034 Annual Expense Total = \$181,468			
FY 2035	<i>Tirol Drive and Entry to Styria Way</i>	Fence Split Rail	\$13,690	

Year	Category	Item Name	Expense	
FY 2035	Styria Way	Fence Wood 6 ft Stained Both Sides	\$3,651	
	Utilities	Sewer Repairs Sleeving or Replacement	\$22,817	
		Inspections	\$7,606	
	Utilities Subtotal = \$30,423.00			
	Equipment		Bobcat Sweeper Attachment	\$4,563
			Gas Trimmer	\$266
			Chainsaw 1	\$380
			Auger Bits	\$418
			Snow Blower	\$1,521
			Chainsaw 2	\$532
			Wood Chipper	\$1,730
			Saw	\$312
			Cordless Drill	\$304
			Handheld Blower	\$304
			Backpack Blower	\$913
	Equipment Subtotal = \$11,243.00			
	Maintenance Building		Fence Wood Natural State	\$7,302
			Security System	\$1,825
	Maintenance Building Subtotal = \$9,127.00			
	Tennis Courts		Landscaping Restoration	\$761
	1311 to 1313 Moritz Court Shared Entry		Paving 1 1/2 inch AC Pathways	\$7,545
			Oil Seal Pathway	\$1,886
	1311 to 1313 Moritz Court Shared Entry Subtotal = \$9,431.00			
1310 to 1334 Zurich Way Shared Entry		Paving 1 1/2 inch AC Pathways	\$24,521	
		Oil Seal Pathway	\$6,130	
1310 to 1334 Zurich Way Shared Entry Subtotal = \$30,651.00				
Reserve Studies		Full New Reserve Study Estimate With a Site Visit	\$4,563	
		Reserve Study Annual Financial Update	\$989	
Reserve Studies Subtotal = \$5,552.00				
Fire Hydrants		Fire Hydrant Painting	\$1,004	
Annual Expense Total = \$115,533				
FY 2036	Tirol Drive and Entry to Styria Way	Paving 1 1/2 inch AC Overlay	\$72,251	
		Retaining Walls Wood Stained One Side 7	\$32,603	
		Rock Faced Retaining Walls Repairs 8	\$3,919	
		PCC Mail Box Pad	\$784	
	Tirol Drive and Entry to Styria Way Subtotal = \$109,557.00			
	Tirol Drive		Paving 1 1/2 inch AC Overlay	\$327,734
Tirol Loop and Court		Paving 1 1/2 inch AC Overlay	\$202,297	

Year	Category	Item Name	Expense	
FY 2036	Arosa Court	Paving 1 1/2 inch AC Overlay	\$40,816	
	Berne Court	Paving 1 1/2 inch AC Overlay	\$49,210	
	Carinthia Lane	Paving 1 1/2 inch AC Overlay	\$92,165	
	Glarus Court	Paving 1 1/2 inch AC Overlay	\$25,976	
	Moritz Court	Paving 1 1/2 inch AC Overlay	\$32,285	
		PCC Mail Box Pad	\$784	
	Moritz Court Subtotal = \$33,069.00			
	St. Gallen	Paving 1 1/2 inch AC Overlay	\$13,112	
	Styria Way	Paving 1 1/2 inch AC Overlay	\$78,368	
	Thurgau Court	Paving 1 1/2 inch AC Overlay	\$17,116	
	Uri Court	Paving 1 1/2 inch AC Overlay	\$20,682	
	Valais Way	Paving 1 1/2 inch AC Overlay	\$54,312	
	Zurich Lane	Paving 1 1/2 inch AC Overlay	\$151,688	
	Utilities	Sewer Repairs Sleeving or Replacement	\$23,511	
		Inspections	\$7,837	
	Utilities Subtotal = \$31,348.00			
	Equipment	Blower 1	\$270	
		Blower 2 Small	\$270	
		Auger Bits	\$431	
		Tool Chest	\$470	
		Tool Set	\$313	
	Equipment Subtotal = \$1,754.00			
	Maintenance Building	Siding Repairs	\$1,567	
	Tennis Courts	Horseshoe Pit	\$1,176	
		Retaining Walls Wood Natural State	\$3,135	
		Retaining Walls Wood Stained One Side	\$6,270	
	Tennis Courts Subtotal = \$10,581.00			
1300 to 1308 Arosa Court Shared Entry	Handrail Wood 4ft Stained	\$1,254		
1311 to 1313 Moritz Court Shared Entry	PCC Steps	\$4,702		
	Handrail Wood 4ft Stained	\$1,881		
1311 to 1313 Moritz Court Shared Entry Subtotal = \$6,583.00				
Crackfill Entire Project	Paving Crackfill	\$31,349		
Reserve Studies	Reserve Study Annual Financial Update	\$1,019		
FY 2036 Annual Expense Total = \$1,301,557				
FY 2037	Tirol Drive and Entry to Styria Way	Type III Microsurfacing	\$21,271	
		Concrete Retaining Wall Repairs 3 4 5 6 and 7	\$9,691	
	Tirol Drive and Entry to Styria Way Subtotal = \$30,962.00			

Year	Category	Item Name	Expense	
FY 2037	Tirol Drive	Type III Microsurfacing	\$96,486	
	Arosa Court	Type III Microsurfacing	\$12,016	
	Berne Court	Type III Microsurfacing	\$14,488	
	Carinthia Lane	Type III Microsurfacing	\$27,134	
	Moritz Court	Type III Microsurfacing	\$9,505	
	Styria Way	Type III Microsurfacing	\$23,072	
	Thurgau Court	Type III Microsurfacing	\$5,039	
	Uri Court	Type III Microsurfacing	\$6,089	
	Valais Way	Type III Microsurfacing	\$15,990	
	Zurich Lane	Type III Microsurfacing	\$44,658	
	Utilities	Water Repairs or Replacement		\$27,457
		Sewer Repairs Sleeving or Replacement		\$24,227
		Inspections		\$8,076
	Utilities Subtotal = \$59,760.00			
	Equipment	GMC 2016 Truck		\$64,604
		Compressor		\$1,211
		Pole Saw		\$242
		Earth Auger and Bit		\$565
		Auger Bits		\$444
		Blower 3		\$1,050
		GPS		\$587
GoPro			\$488	
Chainsaw 3			\$565	
Equipment Subtotal = \$69,756.00				
Maintenance Building	Security Trail Cameras		\$808	
1300 to 1308 Arosa Court Shared Entry	Oil Seal Pathway		\$727	
1317 to 1323 Moritz Court Shared Entry	Oil Seal Pathway		\$1,114	
Reserve Studies	Reserve Study Annual Financial Update		\$1,050	
FY 2037 Annual Expense Total = \$418,654				
FY 2038	Utilities	Sewer Repairs Sleeving or Replacement	\$24,963	
		Inspections	\$8,321	
	Utilities Subtotal = \$33,284.00			
	Equipment	Gas Trimmer		\$291
		Chainsaw 1		\$416
		Blower 1		\$286
Blower 2 Small			\$286	

Year	Category	Item Name	Expense	
FY 2038	Equipment	Auger Bits	\$458	
		Chainsaw 2	\$582	
		Cordless Drill	\$333	
		Handheld Blower	\$333	
		Backpack Blower	\$999	
	Equipment Subtotal = \$3,984.00			
	1311 to 1313 Moritz Court Shared Entry	Oil Seal Pathway	\$2,064	
	1317 to 1323 Moritz Court Shared Entry	Paving 1 1/2 inch AC Pathways	\$4,593	
	1310 to 1334 Zurich Way Shared Entry	Oil Seal Pathway	\$6,707	
	Crackfill Entire Project	Paving Crackfill	\$33,285	
	Reserve Studies	Reserve Study Annual Financial Update	\$1,082	
			FY 2038 Annual Expense Total = \$84,999	