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Funding Reserve Analysis

for

Tyrolian Village HOA July 1, 2023 to June 30, 2024 Financial Update

April 20, 2023



Tyrolian Village

Funding Reserve Analysis

for

**Tyrolian Village HOA July 1, 2023 to June 30,
2024 Financial Update**

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April 20, 2023

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

Subject: Tyrolian Village HOA July 1, 2023 to June 30, 2024 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 13 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 54 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 May 11, 2022.

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, 2023 to June 30, 2024 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, 2023</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, 2023¹</i>	<i>\$998,000</i>
<i>Annual Inflation Rate</i>	<i>3.00%</i>
<i>Tax Rate on Reserve Interest ²</i>	<i>30.00%</i>
<i>Minimum Reserve Account Balance</i>	<i>\$0</i>
<i>Assessment Change Period</i>	<i>5 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 \$998,000 on July 1, 2023. Based upon a study start date of July 1, 2023 a total of 0 days of accrued interest at 1.00 percent per annum were compounded to yield an initial reserve balance of \$998,000.

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 Assessment Schedule

Fiscal Calendar Year	Member Monthly Reserve Assessment	Member Total Annual Assessment	Association Monthly Reserve Assessment	Association Annual Reserve Assessment	Proposed Reserve Balance
2023	\$73.52	\$882	\$16,690	\$200,279	\$919,548
2024	\$73.52	\$882	\$16,690	\$200,279	\$916,362
2025	\$73.52	\$882	\$16,690	\$200,279	\$971,155
2026	\$73.52	\$882	\$16,690	\$200,279	\$1,078,444
2027	\$73.52	\$882	\$16,690	\$200,279	\$1,201,748
2028	\$73.52	\$882	\$16,690	\$200,279	\$1,305,968

Fiscal Year beginning July 1, 2023

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 balance changes, costs of component changes, inflation rate changes and reserve funds interest rate changes are some of the variables that affect reserve assessments.

Financial Condition of Association

Tyrolian Village Association's current reserve funding is in good financial condition and/or is adequately funded. The overall status of the reserve of the association is in good financial condition and/or is adequately funded. The Association is under funded by approximately \$261,990.99; this is the total of the present cost depreciation, \$1,241,990.00, less monies in reserves. See present cost report. This is about \$1,154.15 per unit. Resource 1 BC recommends annual updates, because reserve funds are low compared to total present cost depreciation and the project is approximately 54 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 54 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 August 24, 2022. 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, 2023 and the study ends on June 30, 2053.

Date of Physical Inspection

Tyrolian Village HOA July 1, 2023 to June 30, 2024 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 April 3, 2023 the price of crude oil was \$80.49 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 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 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, 2023 to June 30, 2024 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, 2023 to June 30, 2024 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, 2023 to June 30, 2024 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

Nevada 2022 Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit

Nevada 2022 Legislative Update for the CIC Industry- 3 hours credits Nevada Law

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

Nevada 2022 Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit

Nevada 2022 Legislative Update for the CIC Industry- 3 hours credits Nevada Law

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 Resource 1 BC

Tyrolian Village HOA July 1, 2023 to June 30, 2024 Financial Update Funding Study Summary - Continued

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, 2023 to June 30, 2024 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	13 Years	25 Years	\$70,118	Yes
Type III Microsurfacing	\$13,170	0 Years	5 Years	\$13,571	Yes
Entry Pillars Rock Regrout	\$1,000	15 Years	20 Years	\$1,615	Yes
Entry Signage on Pillars	\$500	27 Years	30 Years	\$1,157	Yes
Entry Pillars Lighting	\$300	27 Years	30 Years	\$694	Yes
Entry Electric Panel	\$0.00	37 Years	40 Years	\$0	Yes
Signage House Signage	\$1,000	27 Years	30 Years	\$2,314	Yes
Signage House Roof	\$600	27 Years	30 Years	\$1,388	Yes
Signage House Rock Regrout Base	\$250	17 Years	20 Years	\$429	Yes
Signage House Solar Panel	\$125	7 Years	10 Years	\$159	Yes
Signage House Lighting	\$50.00	17 Years	20 Years	\$86	Yes
Retaining Walls Wood Stained One Side 1	\$118,400	0 Years	30 Years	\$122,001	Yes
Immediate Repairs to Retainiing Walls 1	\$3,000	0 Year	1 Years	\$3,091	No
Retaining Walls Wood Natural State 2	\$16,800	8 Years	30 Years	\$22,000	Yes
Immediate Repair of Retaining Walls 2 Natural State	\$1,000	0 Year	1 Years	\$1,030	No
Fence Split Rail	\$9,000	12 Years	20 Years	\$13,286	Yes
Fence Split Rail Stain	\$1,500	1 Years	5 Year	\$1,593	Yes
Retaining Walls Wood Stained One Side 3	\$18,800	18 Years	30 Years	\$33,220	Yes
Retaining Walls Wood Stained One Side 4	\$16,000	18 Years	30 Years	\$28,272	Yes
Retaining Walls Wood Stained One Side 5	\$4,000	8 Years	30 Years	\$5,238	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	0 Years	30 Years	\$4,534	Yes
Retaining Walls Wood Stained One Side 7	\$20,800	13 Years	30 Years	\$31,640	Yes
Immediate Repairs on Retaining Walls 7 Stained	\$1,000	0 Year	1 Years	\$1,030	No

Tyrolian Village HOA July 1, 2023 to June 30, 2024 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	3 Years	10 Years	\$2,818	Yes
Staining Retaining Walls	\$8,900	1 Years	5 Year	\$9,450	Yes
PCC Mail Box Pad	\$500	13 Years	30 Years	\$761	Yes
Wood Handrail 4ft Stained	\$450	7 Years	25 Years	\$572	Yes
Stain Handrail	\$50.00	1 Years	5 Year	\$53	Yes
Tirol Drive					
Paving 1 1/2 inch AC Overlay	\$209,090	13 Years	25 Years	\$318,060	Yes
Type III Microsurfacing	\$59,740	1 Years	5 Year	\$63,429	Yes
Tirol Loop and Court					
Paving 1 1/2 inch AC Overlay	\$129,063	13 Years	25 Years	\$196,325	Yes
Type III Microsurfacing	\$36,875	1 Years	5 Year	\$39,152	Yes
Arosa Court					
Paving 1 1/2 inch AC Overlay	\$26,040	13 Years	25 Years	\$39,611	Yes
Type III Microsurfacing	\$7,440	1 Years	5 Year	\$7,899	Yes
PCC Mail Box Pad	\$500	0 Years	30 Years	\$515	Yes
Berne Court					
Paving 1 1/2 inch AC Overlay	\$31,395	13 Years	25 Years	\$47,757	Yes
Type III Microsurfacing	\$8,970	1 Years	5 Year	\$9,524	Yes
Carinthia Lane					
Paving 1 1/2 inch AC Overlay	\$58,800	13 Years	25 Years	\$89,444	Yes
Type III Microsurfacing	\$16,800	1 Years	5 Year	\$17,838	Yes
Fence Wood 6 ft Stained One Side	\$2,100	8 Years	20 Years	\$2,750	Yes
Fence Stain 6ft	\$175	1 Years	5 Year	\$186	Yes
Glarus Court					
Paving 1 1/2 inch AC Overlay	\$16,573	13 Years	25 Years	\$25,209	Yes
Type III Microsurfacing	\$4,735	2 Years	5 Years	\$5,180	Yes
Moritz Court					
Paving 1 1/2 inch AC Overlay	\$20,598	13 Years	25 Years	\$31,332	Yes

Tyrolian Village HOA July 1, 2023 to June 30, 2024 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	2 Years	5 Years	\$6,438	Yes
PCC Mail Box Pad	\$500	13 Years	30 Years	\$761	Yes
St. Gallen					
Paving 1 1/2 inch AC Overlay	\$8,365	13 Years	25 Years	\$12,725	Yes
Type III Microsurfacing	\$2,390	0 Years	5 Years	\$2,463	Yes
Styria Way					
Paving 1 1/2 inch AC Overlay	\$49,998	13 Years	25 Years	\$76,054	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	12 Years	20 Years	\$3,543	Yes
Fence Stain 6ft	\$300	1 Years	5 Year	\$319	Yes
Thurgau Court					
Paving 1 1/2 inch AC Overlay	\$10,920	13 Years	25 Years	\$16,611	Yes
Type III Microsurfacing	\$3,120	2 Years	5 Years	\$3,413	Yes
Uri Court					
Paving 1 1/2 inch AC Overlay	\$13,195	13 Years	25 Years	\$20,072	Yes
Type III Microsurfacing	\$3,770	2 Years	5 Years	\$4,125	Yes
Valais Way					
Paving 1 1/2 inch AC Overlay	\$34,650	13 Years	25 Years	\$52,708	Yes
Type III Microsurfacing	\$9,900	2 Years	5 Years	\$10,831	Yes
Zurich Lane					
Paving 1 1/2 inch AC Overlay	\$96,775	13 Years	25 Years	\$147,211	Yes
Type III Microsurfacing	\$27,650	2 Years	5 Years	\$30,251	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, 2023 to June 30, 2024 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	6 Years	15 Years	\$2,158	Yes
Street Sign Replacement	\$5,000	24 Years	30 Years	\$10,575	Yes
Equipment					
CAT 938K Loader Blower and Blade	\$250,000	17 Years	25 Years	\$428,713	Yes
GMC 2016 Truck	\$40,000	14 Years	20 Years	\$62,697	Yes
Bob Cat and Blower	\$55,000	19 Years	20 Years	\$100,142	Yes
Bobcat Blower Attachment	\$5,000	1 Years	5 Year	\$5,309	Yes
Bobcat Sweeper Attachment	\$3,000	2 Years	5 Years	\$3,282	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	0 Years	3 Years	\$180	Yes
Earth Auger and Bit	\$350	0 Years	3 Years	\$361	Yes
Chainsaw 1	\$250	0 Years	3 Years	\$258	Yes
Blower 1	\$172	0 Years	2 Years	\$177	Yes
Blower 2 Small	\$172	0 Years	2 Years	\$177	Yes
Ladder	\$264	3 Years	15 Years	\$298	Yes
Auger Bits	\$275	0 Year	1 Years	\$283	Yes
Tool Chest	\$300	13 Years	30 Years	\$456	Yes
Pressure Washer	\$650	0 Years	10 Years	\$670	Yes
Tool Set	\$200	13 Years	30 Years	\$304	Yes
Snow Blower	\$1,000	2 Years	5 Years	\$1,094	Yes
Chainsaw 2	\$350	0 Years	3 Years	\$361	Yes
Wood Chipper	\$1,137	2 Years	5 Years	\$1,244	Yes
Saw	\$205	2 Years	5 Years	\$224	Yes
Cement Mixer	\$400	0 Years	10 Years	\$412	Yes
Cordless Drill	\$200	0 Years	3 Years	\$206	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	0 Years	3 Years	\$206	Yes
GPS	\$363	0 Years	3 Years	\$374	Yes
GoPro	\$302	0 Years	3 Years	\$311	Yes
Chainsaw 3	\$350	2 Years	3 Years	\$383	Yes

Tyrolian Village HOA July 1, 2023 to June 30, 2024 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	0 Years	3 Years	\$618	Yes
Maintenance Building					
Roof Composition	\$2,210	18 Years	30 Years	\$3,905	Yes
Siding Repairs	\$1,000	13 Years	25 Years	\$1,521	Yes
Exterior Painting	\$500	3 Years	7 Years	\$564	Yes
Fence Wood Natural State	\$4,800	12 Years	20 Years	\$7,086	Yes
Security System	\$1,200	2 Years	5 Years	\$1,313	Yes
Security Trail Cameras	\$500	0 Years	5 Years	\$515	Yes
Electric Panel	\$1,750	0 Years	40 Years	\$1,803	Yes
Tennis Courts					
PCC Steps	\$1,200	8 Years	30 Years	\$1,571	Yes
Wood Hand Rail 4 ft Stained	\$800	18 Years	25 Years	\$1,414	Yes
Handrail Stain	\$100	1 Years	5 Year	\$106	Yes
Redwood Decking	\$4,550	3 Years	25 Years	\$5,129	Yes
Horseshoe Pit	\$750	3 Years	10 Years	\$845	Yes
Wood Water Fountain	\$500	7 Years	10 Years	\$635	Yes
Bench Metal	\$1,000	8 Years	20 Years	\$1,310	Yes
Bench Wood Memorial	\$0.00	40 Years	40 Years	\$0	No
Tennis Court Chain Link 10 ft	\$21,600	8 Years	40 Years	\$28,286	Yes
Tennis Court Net	\$700	1 Years	5 Year	\$743	Yes
Tennis Court Coated and Crack Sealed	\$25,200	6 Years	10 Years	\$31,081	Yes
Retaining Walls Wood Natural State	\$2,000	13 Years	30 Years	\$3,042	Yes
Retaining Walls Wood Stained One Side	\$4,000	13 Years	30 Years	\$6,085	Yes
Staining Retaining Walls	\$200	1 Years	5 Year	\$212	Yes
Landscaping Restoration	\$500	2 Years	10 Years	\$547	Yes
1300 to 1308 Arosa Court Shared Entry					
Paving 1 1/2 inch AC Pathways	\$1,800	3 Years	15 Years	\$2,029	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	13 Years	25 Years	\$1,217	Yes
Stain Handrail	\$100	1 Years	5 Year	\$106	Yes

Tyrolian Village HOA July 1, 2023 to June 30, 2024 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	3 Years	25 Years	\$507	Yes
PCC Steps	\$3,600	23 Years	30 Years	\$7,389	Yes
Hail Rail Wood 4ft Stained	\$1,200	18 Years	25 Years	\$2,120	Yes
Stain Handrail	\$150	1 Years	5 Year	\$159	Yes
1367 to 1369 Carinthia Lane Shared Entry					
Redwood Decking	\$450	3 Years	25 Years	\$507	Yes
PCC Steps	\$4,350	27 Years	30 Years	\$10,066	Yes
1311 to 1313 Moritz Court Shared Entry					
Paving 1 1/2 inch AC Pathways	\$4,960	12 Years	15 Years	\$7,322	Yes
Oil Seal Pathway	\$1,240	0 Years	3 Years	\$1,278	Yes
PCC Steps	\$3,000	13 Years	30 Years	\$4,563	Yes
Handrail Wood 4ft Stained	\$1,200	13 Years	25 Years	\$1,825	Yes
Stain Handrail	\$150	1 Years	5 Year	\$159	Yes
1317 to 1323 Moritz Court Shared Entry					
Paving 1 1/2 inch AC Pathways	\$2,760	0 Years	15 Years	\$2,844	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	8 Years	30 Years	\$2,946	Yes
Hail Rail Wood 4ft Stained	\$600	18 Years	25 Years	\$1,060	Yes
Stain Handrail	\$75.00	1 Years	5 Year	\$80	Yes
1310 to 1334 Zurich Way Shared Entry					
Paving 1 1/2 inch AC Pathways	\$16,120	12 Years	15 Years	\$23,797	Yes
Oil Seal Pathway	\$4,030	0 Years	3 Years	\$4,153	Yes
PCC Steps	\$4,050	26 Years	30 Years	\$9,095	Yes
PCC Pad	\$1,200	8 Years	30 Years	\$1,571	Yes
Handrail Wood 4ft Stained	\$800	8 Years	25 Years	\$1,048	Yes
Stain Handrail	\$100	1 Years	5 Year	\$106	Yes
Crackfill Entire Project					
Paving Crackfill	\$22,000	0 Years	2 Years	\$22,669	Yes

Tyrolian Village HOA July 1, 2023 to June 30, 2024 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 Estimates					
Full New Reserve Study Estimate With a Site Visit	\$3,000	2 Years	5 Years	\$3,282	Yes
Reserve Study Annual Financial Update	\$700	0 Year	1 Years	\$721	Yes
Fire Hydrants					
Fire Hydrant Replacement Second Section	\$30,000	0 Years	50 Years	\$30,912	No
Fire Hydrant Replacement Third Section	\$30,000	1 Years	50 Year	\$31,853	No
Fire Hydrant Replacement Fourth Section	\$30,000	2 Years	50 Years	\$32,822	No
Fire Hydrant Replacement Fifth Section	\$30,000	3 Years	50 Years	\$33,820	No
Fire Hydrant Replacement Sixth Section	\$30,000	4 Years	50 Years	\$34,849	No
Fire Hydrant Replacement Seventh Section	\$30,000	5 Years	50 Years	\$35,908	No
Fire Hydrant Replacement Eighth Section	\$30,000	6 Years	50 Years	\$37,001	No
Fire Hydrant Replacement Ninth Section	\$30,000	7 Years	50 Years	\$38,126	No
Fire Hydrant Replacement Tenth Section	\$30,000	8 Years	50 Years	\$39,286	No
Fire Hydrant Replacement Eleventh Section	\$30,000	9 Years	50 Years	\$40,481	No
Fire Hydrant Painting	\$660	2 Years	5 Years	\$722	Yes

Months Remaining in Fiscal Calendar Year 2023: 12

Expected annual inflation: 3.00%

Interest earned on reserve funds: 1.00%

Initial Reserve: \$998,000

Tyrolian Village HOA July 1, 2023 to June 30, 2024 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, 2023 to June 30, 2024 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	13 Years 25 Years	25 Years	2036 2061	\$70,118 \$148,301
Type III Microsurfacing	\$0.50 / • ft	26340 • ft	\$13,170	0 Years 5 Years	5 Years	2023 2028 2033 2038 2043 2048 2053	\$13,571 \$15,764 \$18,312 \$21,271 \$24,709 \$28,702 \$33,341
Entry Pillars Rock Regrout	\$500 ea	2	\$1,000	15 Years 20 Years	20 Years	2038 2058	\$1,615 \$2,941
Entry Signage on Pillars	\$250 ea	2	\$500	27 Years 30 Years	30 Years	2050 2080	\$1,157 \$2,842
Entry Pillars Lighting	\$150 ea	2	\$300	27 Years 30 Years	30 Years	2050 2080	\$694 \$1,705
Entry Electric Panel	\$0.00 ea	1	\$0	37 Years	40 Years	2060	\$0
Signage House Signage	\$1,000 ea	1	\$1,000	27 Years 30 Years	30 Years	2050 2080	\$2,314 \$5,685
Signage House Roof	\$600 ea	1	\$600	27 Years 30 Years	30 Years	2050 2080	\$1,388 \$3,411
Signage House Rock Regrout Base	\$250 ea	1	\$250	17 Years 20 Years	20 Years	2040 2060	\$429 \$781
Signage House Solar Panel	\$125 ea	1	\$125	7 Years 10 Years	10 Years	2030 2040 2050 2060	\$159 \$214 \$289 \$390
Signage House Lighting	\$50.00 ea	1	\$50	17 Years 20 Years	20 Years	2040 2060	\$86 \$156
Retaining Walls Wood Stained One Side 1	\$40.00 / • ft	2960 • ft	\$118,400	0 Years 30 Years	30 Years	2023 2053	\$122,001 \$299,738
Immediate Repairs to Retainiing Walls 1	\$3,000 ea	1	\$3,000	0 Years	1 Year	2023	\$3,091
Retaining Walls	\$40.00 / • ft	420 • ft	\$16,800	8 Years	30 Years	2031	\$22,000

Tyrolian Village HOA July 1, 2023 to June 30, 2024 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	\$54,050
Immediate Repair of Retaining Walls 2 Natural State	\$1,000 ea	1	\$1,000	0 Years	1 Year	2023	\$1,030
Fence Split Rail	\$18.00 / lf	500 lf	\$9,000	12 Years 20 Years	20 Years	2035 2055	\$13,286 \$24,191
Fence Split Rail Stain	\$3.00 / lf	500 lf	\$1,500	1 Year 5 Year	5 Years	2024 2029 2034 2039 2044 2049 2054	\$1,593 \$1,850 \$2,149 \$2,496 \$2,900 \$3,368 \$3,913
Retaining Walls Wood Stained One Side 3	\$40.00 / • ft	470 • ft	\$18,800	18 Years 30 Years	30 Years	2041 2071	\$33,220 \$81,616
Retaining Walls Wood Stained One Side 4	\$40.00 / • ft	400 • ft	\$16,000	18 Years 30 Years	30 Years	2041 2071	\$28,272 \$69,460
Retaining Walls Wood Stained One Side 5	\$40.00 / • ft	100 • ft	\$4,000	8 Years 30 Years	30 Years	2031 2061	\$5,238 \$12,869
Immediate Repairs of Retaining Walls 5 Stained	\$1,000 ea	1	\$1,000	0 Years	1 Year	2023	\$1,030
Concrete Retaining Wall Repairs 3 4 5 6 and 7	\$6,000 ea	1	\$6,000	0 Years 5 Years	5 Years	2023 2028 2033 2038 2043 2048 2053	\$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	0 Years 30 Years	30 Years	2023 2053	\$4,534 \$11,139
Retaining Walls Wood Stained One Side 7	\$40.00 / • ft	520 • ft	\$20,800	13 Years 30 Years	30 Years	2036 2066	\$31,640 \$77,735

Tyrolian Village HOA July 1, 2023 to June 30, 2024 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	2023	\$1,030
Rock Faced Retaining Walls Repairs 8	\$2,500 ea	1	\$2,500	3 Years 10 Years	10 Years	2026 2036 2046 2056	\$2,818 \$3,803 \$5,131 \$6,924
Staining Retaining Walls	\$2.00 / • ft	4450 • ft	\$8,900	1 Year 5 Year	5 Years	2024 2029 2034 2039 2044 2049 2054	\$9,450 \$10,977 \$12,751 \$14,812 \$17,205 \$19,986 \$23,216
PCC Mail Box Pad	\$500 ea	1	\$500	13 Years 30 Years	30 Years	2036 2066	\$761 \$1,869
Wood Handrail 4ft Stained	\$45.00 / lf	10 lf	\$450	7 Years 25 Years	25 Years	2030 2055	\$572 \$1,210
Stain Handrail	\$5.00 / lf	10 lf	\$50	1 Year 5 Year	5 Years	2024 2029 2034 2039 2044 2049 2054	\$53 \$62 \$72 \$83 \$97 \$112 \$130
Tirol Drive							
Paving 1 1/2 inch AC Overlay	\$1.75 / • ft	119480 • ft	\$209,090	13 Years 25 Years	25 Years	2036 2061	\$318,060 \$672,704
Type III Microsurfacing	\$0.50 / • ft	119480 • ft	\$59,740	1 Year 5 Year	5 Years	2024 2029 2034 2039 2044 2049 2054	\$63,429 \$73,681 \$85,589 \$99,421 \$115,489 \$134,154 \$155,836

Tyrolian Village HOA July 1, 2023 to June 30, 2024 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	13 Years 25 Years	25 Years	2036 2061	\$196,325 \$415,232
Type III Microsurfacing	\$0.50 / • ft	73750 • ft	\$36,875	1 Year 5 Year	5 Years	2024 2029 2034 2039 2044 2049 2054	\$39,152 \$45,480 \$52,830 \$61,369 \$71,287 \$82,808 \$96,191
Arosa Court							
Paving 1 1/2 inch AC Overlay	\$1.75 / • ft	14880 • ft	\$26,040	13 Years 25 Years	25 Years	2036 2061	\$39,611 \$83,778
Type III Microsurfacing	\$0.50 / • ft	14880 • ft	\$7,440	1 Year 5 Year	5 Years	2024 2029 2034 2039 2044 2049 2054	\$7,899 \$9,176 \$10,659 \$12,382 \$14,383 \$16,708 \$19,408
PCC Mail Box Pad	\$500 ea	1	\$500	0 Years 30 Years	30 Years	2023 2053	\$515 \$1,266
Berne Court							
Paving 1 1/2 inch AC Overlay	\$1.75 / • ft	17940 • ft	\$31,395	13 Years 25 Years	25 Years	2036 2061	\$47,757 \$101,007
Type III Microsurfacing	\$0.50 / • ft	17940 • ft	\$8,970	1 Year 5 Year	5 Years	2024 2029 2034 2039 2044 2049 2054	\$9,524 \$11,063 \$12,851 \$14,928 \$17,341 \$20,143 \$23,399
Carinthia Lane							
Paving 1 1/2	\$1.75 / • ft	33600 • ft	\$58,800	13 Years	25 Years	2036	\$89,444

Tyrolian Village HOA July 1, 2023 to June 30, 2024 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	\$189,177
Type III Microsurfacing	\$0.50 / • ft	33600 • ft	\$16,800	5 Year	5 Years	2024	\$17,838
						2029	\$20,720
						2034	\$24,069
						2039	\$27,959
						2044	\$32,478
						2049	\$37,727
Fence Wood 6 ft Stained One Side	\$30.00 / lf	70 lf	\$2,100	8 Years 20 Years	20 Years	2031	\$2,750
						2051	\$5,007
						2071	\$9,117
Fence Stain 6ft	\$2.50 / lf	70 lf	\$175	1 Year 5 Year	5 Years	2024	\$186
						2029	\$216
						2034	\$251
						2039	\$291
						2044	\$338
						2049	\$393
Glarus Court							
Paving 1 1/2 inch AC Overlay	\$1.75 / • ft	9470 • ft	\$16,573	13 Years 25 Years	25 Years	2036	\$25,209
						2061	\$53,319
Type III Microsurfacing	\$0.50 / • ft	9470 • ft	\$4,735	2 Years 5 Years	5 Years	2025	\$5,180
						2030	\$6,018
						2035	\$6,990
						2040	\$8,120
						2045	\$9,432
						2050	\$10,957
Moritz Court							
Paving 1 1/2 inch AC Overlay	\$1.75 / • ft	11770 • ft	\$20,598	13 Years 25 Years	25 Years	2036	\$31,332
						2061	\$66,268
Type III Microsurfacing	\$0.50 / • ft	11770 • ft	\$5,885	2 Years 5 Years	5 Years	2025	\$6,438
						2030	\$7,479
						2035	\$8,688
						2040	\$10,092

Tyrolian Village HOA July 1, 2023 to June 30, 2024 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	2045	\$11,723
						2050	\$13,618
						2055	\$15,818
PCC Mail Box Pad	\$500 ea	1	\$500	13 Years 30 Years	30 Years	2036	\$761
						2066	\$1,869
St. Gallen							
Paving 1 1/2 inch AC Overlay	\$1.75 / • ft	4780 • ft	\$8,365	13 Years 25 Years	25 Years	2036	\$12,725
						2061	\$26,913
Type III Microsurfacing	\$0.50 / • ft	4780 • ft	\$2,390	0 Years 5 Years	5 Years	2023	\$2,463
						2028	\$2,861
						2033	\$3,323
						2038	\$3,860
						2043	\$4,484
						2048	\$5,209
2053	\$6,050						
Styria Way							
Paving 1 1/2 inch AC Overlay	\$1.75 / • ft	28570 • ft	\$49,998	13 Years 25 Years	25 Years	2036	\$76,054
						2061	\$160,857
Type III Microsurfacing	\$0.50 / • ft	28570 • ft	\$14,285	0 Years 5 Years	5 Years	2023	\$14,719
						2028	\$17,098
						2033	\$19,862
						2038	\$23,072
						2043	\$26,801
						2048	\$31,132
2053	\$36,163						
PCC Mail Box Pad	\$500 ea	1	\$500	0 Years 30 Years	30 Years	2023	\$515
						2053	\$1,266
Fence Wood 6 ft Stained Both Sides	\$40.00 / lf	60 lf	\$2,400	12 Years 20 Years	20 Years	2035	\$3,543
						2055	\$6,451
Fence Stain 6ft	\$2.50 / • ft	120 • ft	\$300	1 Year 5 Year	5 Years	2024	\$319
						2029	\$370
						2034	\$430
						2039	\$499
						2044	\$580
						2049	\$674

Tyrolian Village HOA July 1, 2023 to June 30, 2024 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
Fence Stain 6ft	\$2.50 / • ft	120 • ft	\$300	5 Year	5 Years	2054	\$783
Thurgau Court							
Paving 1 1/2 inch AC Overlay	\$1.75 / • ft	6240 • ft	\$10,920	13 Years 25 Years	25 Years	2036 2061	\$16,611 \$35,133
Type III Microsurfacing	\$0.50 / • ft	6240 • ft	\$3,120	2 Years 5 Years	5 Years	2025	\$3,413
						2030	\$3,965
						2035	\$4,606
						2040	\$5,350
						2045	\$6,215
						2050	\$7,219
						2055	\$8,386
Uri Court							
Paving 1 1/2 inch AC Overlay	\$1.75 / • ft	7540 • ft	\$13,195	13 Years 25 Years	25 Years	2036 2061	\$20,072 \$42,452
Type III Microsurfacing	\$0.50 / • ft	7540 • ft	\$3,770	2 Years 5 Years	5 Years	2025	\$4,125
						2030	\$4,791
						2035	\$5,566
						2040	\$6,465
						2045	\$7,510
						2050	\$8,724
						2055	\$10,133
Valais Way							
Paving 1 1/2 inch AC Overlay	\$1.75 / • ft	19800 • ft	\$34,650	13 Years 25 Years	25 Years	2036 2061	\$52,708 \$111,479
Type III Microsurfacing	\$0.50 / • ft	19800 • ft	\$9,900	2 Years 5 Years	5 Years	2025	\$10,831
						2030	\$12,582
						2035	\$14,615
						2040	\$16,977
						2045	\$19,721
						2050	\$22,908
						2055	\$26,610
Zurich Lane							
Paving 1 1/2 inch AC Overlay	\$1.75 / • ft	55300 • ft	\$96,775	13 Years 25 Years	25 Years	2036 2061	\$147,211 \$311,353

Tyrolian Village HOA July 1, 2023 to June 30, 2024 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	2 Years	5 Years	2025	\$30,251
				5 Years		2030	\$35,140
						2035	\$40,819
						2040	\$47,416
						2045	\$55,079
						2050	\$63,980
						2055	\$74,321
Utilities							
Water Repairs or Replacement	\$17,000 ea	1	\$17,000	0 Years	3 Years	2023	\$17,517
				3 Years		2026	\$19,165
						2029	\$20,967
						2032	\$22,939
						2035	\$25,096
						2038	\$27,457
						2041	\$30,039
						2044	\$32,864
						2047	\$35,955
						2050	\$39,337
	2053	\$43,037					
Sewer Repairs Sleeving or Replacement	\$15,000 ea	1	\$15,000	0 Years	1 Year	2023	\$15,456
				1 Years		2024	\$15,926
						2025	\$16,411
						2026	\$16,910
						2027	\$17,424
						2028	\$17,954
						2029	\$18,500
						2030	\$19,063
						2031	\$19,643
						2032	\$20,240
						2033	\$20,856
						2034	\$21,490
						2035	\$22,144
	2036	\$22,817					
	2037	\$23,511					
	2038	\$24,227					
	2039	\$24,963					

Tyrolian Village HOA July 1, 2023 to June 30, 2024 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	\$25,723
						2041	\$26,505
						2042	\$27,311
						2043	\$28,142
						2044	\$28,998
						2045	\$29,880
						2046	\$30,789
						2047	\$31,725
						2048	\$32,690
						2049	\$33,685
						2050	\$34,709
						2051	\$35,765
						2052	\$36,853
2053	\$37,974						
Inspections	\$5,000 ea	1	\$5,000	1 Years	1 Year	2023	\$5,152
						2024	\$5,309
						2025	\$5,470
						2026	\$5,637
						2027	\$5,808
						2028	\$5,985
						2029	\$6,167
						2030	\$6,354
						2031	\$6,548
						2032	\$6,747
						2033	\$6,952
						2034	\$7,163
						2035	\$7,381
						2036	\$7,606
						2037	\$7,837
						2038	\$8,076
						2039	\$8,321
						2040	\$8,574
2041	\$8,835						
2042	\$9,104						
2043	\$9,381						
2044	\$9,666						
2045	\$9,960						

Tyrolian Village HOA July 1, 2023 to June 30, 2024 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	\$10,263
						2047	\$10,575
						2048	\$10,897
						2049	\$11,228
						2050	\$11,570
						2051	\$11,922
						2052	\$12,284
						2053	\$12,658
Common Areas							
Dog Pot	\$250 ea	7	\$1,750	6 Years	15 Years	2029	\$2,158
				15 Years		2044	\$3,383
						2059	\$5,303
Street Sign Replacement	\$5,000 ea	1	\$5,000	24 Years	30 Years	2047	\$10,575
				30 Years		2077	\$25,981
Equipment							
CAT 938K Loader Blower and Blade	\$250,000 ea	1	\$250,000	17 Years	25 Years	2040	\$428,713
				25 Years		2065	\$906,736
GMC 2016 Truck	\$40,000 ea	1	\$40,000	14 Years	20 Years	2037	\$62,697
				20 Years		2057	\$114,156
Bob Cat and Blower	\$55,000 ea	1	\$55,000	19 Years	20 Years	2042	\$100,142
				20 Years		2062	\$182,333
Bobcat Blower Attachment	\$5,000 ea	1	\$5,000	1 Year	5 Years	2024	\$5,309
						2029	\$6,167
						2034	\$7,163
				5 Year		2039	\$8,321
						2044	\$9,666
						2049	\$11,228
						2054	\$13,043
Bobcat Sweeper Attachment	\$3,000 ea	1	\$3,000	2 Years	5 Years	2025	\$3,282
						2030	\$3,813
						2035	\$4,429
				5 Years		2040	\$5,145
						2045	\$5,976
						2050	\$6,942
						2055	\$8,064

Tyrolian Village HOA July 1, 2023 to June 30, 2024 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	2023	\$721
						2033	\$973
						2043	\$1,313
						2053	\$1,772
Paint Sprayer	\$1,000 ea	1	\$1,000	0 Years 10 Years	10 Years	2023	\$1,030
						2033	\$1,390
						2043	\$1,876
						2053	\$2,532
Compressor	\$750 ea	1	\$750	0 Years 15 Years	15 Years	2023	\$773
						2038	\$1,211
						2053	\$1,899
Pole Saw	\$150 ea	1	\$150	0 Years 5 Years	5 Years	2023	\$155
						2028	\$180
						2033	\$209
						2038	\$242
						2043	\$281
						2048	\$327
Measuring Wheel	\$65.00 ea	1	\$65	0 Years 10 Years	10 Years	2023	\$67
						2033	\$90
						2043	\$122
						2053	\$165
Gas Trimmer	\$175 ea	1	\$175	0 Years 3 Years	3 Years	2023	\$180
						2026	\$197
						2029	\$216
						2032	\$236
						2035	\$258
						2038	\$283
						2041	\$309
						2044	\$338
						2047	\$370
2050	\$405						
Earth Auger and Bit	\$350 ea	1	\$350	0 Years 3 Years	3 Years	2023	\$361
						2026	\$395
						2029	\$432
						2032	\$472

Tyrolian Village HOA July 1, 2023 to June 30, 2024 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	2035	\$517
						2038	\$565
						2041	\$618
						2044	\$677
						2047	\$740
						2050	\$810
						2053	\$886
Chainsaw 1	\$250 ea	1	\$250	3 Years	3 Years	2023	\$258
						2026	\$282
						2029	\$308
						2032	\$337
						2035	\$369
						2038	\$404
						2041	\$442
						2044	\$483
						2047	\$529
						2050	\$578
2053	\$633						
Blower 1	\$172 ea	1	\$172	2 Years	2 Years	2023	\$177
						2025	\$188
						2027	\$200
						2029	\$212
						2031	\$225
						2033	\$239
						2035	\$254
						2037	\$270
						2039	\$286
						2041	\$304
						2043	\$323
						2045	\$343
						2047	\$364
						2049	\$386
2051	\$410						
2053	\$435						
Blower 2 Small	\$172 ea	1	\$172	2 Years	2 Years	2023	\$177
						2025	\$188
						2027	\$200

Tyrolian Village HOA July 1, 2023 to June 30, 2024 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	2029	\$212
						2031	\$225
						2033	\$239
						2035	\$254
						2037	\$270
						2039	\$286
						2041	\$304
						2043	\$323
						2045	\$343
						2047	\$364
						2049	\$386
2051	\$410						
2053	\$435						
Ladder	\$264 ea	1	\$264	3 Years	15 Years	2026	\$298
				15 Years		2041	\$466
						2056	\$731
Auger Bits	\$275 ea	1	\$275	0 Years	1 Year	2023	\$283
						2024	\$292
						2025	\$301
						2026	\$310
						2027	\$319
						2028	\$329
						2029	\$339
						2030	\$349
						2031	\$360
						2032	\$371
						2033	\$382
						2034	\$394
						2035	\$406
						2036	\$418
						2037	\$431
	2038	\$444					
	2039	\$458					
	2040	\$472					
	2041	\$486					
	2042	\$501					
	2043	\$516					

Tyrolian Village HOA July 1, 2023 to June 30, 2024 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	2044	\$532
						2045	\$548
						2046	\$564
						2047	\$582
						2048	\$599
						2049	\$618
						2050	\$636
						2051	\$656
						2052	\$676
						2053	\$696
Tool Chest	\$300 ea	1	\$300	13 Years 30 Years	30 Years	2036	\$456
						2066	\$1,121
Pressure Washer	\$650 ea	1	\$650	0 Years 10 Years	10 Years	2023	\$670
						2033	\$904
						2043	\$1,219
						2053	\$1,646
Tool Set	\$200 ea	1	\$200	13 Years 30 Years	30 Years	2036	\$304
						2066	\$747
Snow Blower	\$1,000 ea	1	\$1,000	2 Years 5 Years	5 Years	2025	\$1,094
						2030	\$1,271
						2035	\$1,476
						2040	\$1,715
						2045	\$1,992
						2050	\$2,314
Chainsaw 2	\$350 ea	1	\$350	0 Years 3 Years	3 Years	2023	\$361
						2026	\$395
						2029	\$432
						2032	\$472
						2035	\$517
						2038	\$565
						2041	\$618
						2044	\$677
						2047	\$740
						2050	\$810
						2053	\$886
Wood Chipper	\$1,137 ea	1	\$1,137	2 Years	5 Years	2025	\$1,244

Tyrolian Village HOA July 1, 2023 to June 30, 2024 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	\$1,445
						2035	\$1,679
						2040	\$1,950
						2045	\$2,265
						2050	\$2,632
						2055	\$3,057
Saw	\$205 ea	1	\$205	2 Years	5 Years	2025	\$224
				5 Years		2030	\$261
						2035	\$303
						2040	\$352
						2045	\$408
						2050	\$474
2055	\$551						
Cement Mixer	\$400 ea	1	\$400	0 Years	10 Years	2023	\$412
				10 Years		2033	\$556
						2043	\$750
						2053	\$1,013
Cordless Drill	\$200 ea	1	\$200	0 Years	3 Years	2023	\$206
				3 Years		2026	\$225
						2029	\$247
						2032	\$270
						2035	\$295
						2038	\$323
						2041	\$353
						2044	\$387
						2047	\$423
2050	\$463						
2053	\$506						
Fire Hoses Nozzles Adapter for Road Cleaning	\$1,700 ea	1	\$1,700	0 Years	10 Years	2023	\$1,752
				10 Years		2033	\$2,364
						2043	\$3,189
						2053	\$4,304
Blower 3	\$650 ea	1	\$650	0 Years	3 Years	2023	\$670
				3 Years		2026	\$733
						2029	\$802
						2032	\$877
						2035	\$960

Tyrolian Village HOA July 1, 2023 to June 30, 2024 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	2038	\$1,050
						2041	\$1,149
						2044	\$1,257
						2047	\$1,375
						2050	\$1,504
						2053	\$1,646
Handheld Blower	\$200 ea	1	\$200	0 Years	3 Years	2023	\$206
				2026		\$225	
				2029		\$247	
				2032		\$270	
				2035		\$295	
				2038		\$323	
				2041		\$353	
				2044		\$387	
				2047		\$423	
				2050		\$463	
2053	\$506						
GPS	\$363 ea	1	\$363	0 Years	3 Years	2023	\$374
				2026		\$409	
				2029		\$448	
				2032		\$490	
				2035		\$536	
				2038		\$587	
				2041		\$642	
				2044		\$702	
				2047		\$768	
				2050		\$840	
2053	\$919						
GoPro	\$302 ea	1	\$302	0 Years	3 Years	2023	\$311
				2026		\$340	
				2029		\$372	
				2032		\$408	
				2035		\$446	
				2038		\$488	
				2041		\$534	
				2044		\$584	
2047	\$639						

Tyrolian Village HOA July 1, 2023 to June 30, 2024 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	2050	\$699
						2053	\$765
Chainsaw 3	\$350 ea	1	\$350	2 Years	3 Years	2025	\$383
						2028	\$419
				2031		\$458	
				2034		\$501	
				2037		\$549	
				2040		\$600	
				2043		\$657	
				2046		\$718	
				2049		\$786	
				2052		\$860	
Backpack Blower	\$600 ea	1	\$600	0 Years	3 Years	2023	\$618
						2026	\$676
				2029		\$740	
				2032		\$810	
				2035		\$886	
				2038		\$969	
				2041		\$1,060	
				2044		\$1,160	
				2047		\$1,269	
				2050		\$1,388	
2053	\$1,519						
Maintenance Building							
Roof Composition	\$8.50 / • ft	260 • ft	\$2,210	18 Years	30 Years	2041	\$3,905
				30 Years		2071	\$9,594
Siding Repairs	\$1,000 ea	1	\$1,000	13 Years	25 Years	2036	\$1,521
				25 Years		2061	\$3,217
Exterior Painting	\$500 ea	1	\$500	3 Years	7 Years	2026	\$564
						2033	\$695
				7 Years		2040	\$857
						2047	\$1,058
						2054	\$1,304
Fence Wood Natural State	\$40.00 / lf	120 lf	\$4,800	12 Years	20 Years	2035	\$7,086
				20 Years		2055	\$12,902
Security System	\$1,200 ea	1	\$1,200	2 Years	5 Years	2025	\$1,313

Tyrolian Village HOA July 1, 2023 to June 30, 2024 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	5 Years	5 Years	2030	\$1,525
						2035	\$1,772
						2040	\$2,058
						2045	\$2,390
						2050	\$2,777
						2055	\$3,225
Security Trail Cameras	\$500 ea	1	\$500	0 Years	5 Years	2023	\$515
				5 Years		2028	\$598
						2033	\$695
						2038	\$808
						2043	\$938
						2048	\$1,090
2053	\$1,266						
Electric Panel	\$1,750 ea	1	\$1,750	0 Years	40 Years	2023	\$1,803
				40 Years		2063	\$5,978
Tennis Courts							
PCC Steps	\$200 ea	6	\$1,200	8 Years	30 Years	2031	\$1,571
				30 Years		2061	\$3,861
Wood Hand Rail 4 ft Stained	\$40.00 / lf	20 lf	\$800	18 Years	25 Years	2041	\$1,414
				25 Years		2066	\$2,990
Handrail Stain	\$5.00 / lf	20 lf	\$100	1 Year	5 Years	2024	\$106
				5 Year		2029	\$123
						2034	\$143
						2039	\$166
						2044	\$193
						2049	\$225
2054	\$261						
Redwood Decking	\$35.00 / • ft	130 • ft	\$4,550	3 Years	25 Years	2026	\$5,129
				25 Years		2051	\$10,849
						2076	\$22,945
Horseshoe Pit	\$750 ea	1	\$750	3 Years	10 Years	2026	\$845
				10 Years		2036	\$1,141
						2046	\$1,539
						2056	\$2,077
Wood Water Fountain	\$500 ea	1	\$500	7 Years	10 Years	2030	\$635
				10 Years		2040	\$857

Tyrolian Village HOA July 1, 2023 to June 30, 2024 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 2060	\$1,157 \$1,561
Bench Metal	\$500 ea	2	\$1,000	8 Years 20 Years	20 Years	2031 2051 2071	\$1,310 \$2,384 \$4,341
Bench Wood Memorial	\$0.00 ea	1	\$0	40 Years	40 Years	2063	\$0
Tennis Court Chain Link 10 ft	\$45.00 / lf	480 lf	\$21,600	8 Years 40 Years	40 Years	2031 2071	\$28,286 \$93,771
Tennis Court Net	\$350 ea	2	\$700	1 Year 5 Year	5 Years	2024 2029 2034 2039 2044 2049 2054	\$743 \$863 \$1,003 \$1,165 \$1,353 \$1,572 \$1,826
Tennis Court Coated and Crack Sealed	\$1.75 / • ft	14400 • ft	\$25,200	6 Years 10 Years	10 Years	2029 2039 2049 2059	\$31,081 \$41,939 \$56,590 \$76,360
Retaining Walls Wood Natural State	\$40.00 / • ft	50 • ft	\$2,000	13 Years 30 Years	30 Years	2036 2066	\$3,042 \$7,475
Retaining Walls Wood Stained One Side	\$40.00 / • ft	100 • ft	\$4,000	13 Years 30 Years	30 Years	2036 2066	\$6,085 \$14,949
Staining Retaining Walls	\$2.00 / • ft	100 • ft	\$200	1 Year 5 Year	5 Years	2024 2029 2034 2039 2044 2049 2054	\$212 \$247 \$287 \$333 \$387 \$449 \$522
Landscaping Restoration	\$500 ea	1	\$500	2 Years 10 Years	10 Years	2025 2035 2045 2055	\$547 \$738 \$996 \$1,344

Tyrolian Village HOA July 1, 2023 to June 30, 2024 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	3 Years	15 Years	2026	\$2,029
				15 Years		2041	\$3,181
						2056	\$4,985
Oil Seal Pathway	\$1.00 / • ft	450 • ft	\$450	0 Years	3 Years	2023	\$464
						2026	\$507
						2029	\$555
						2032	\$607
						2035	\$664
				3 Years		2038	\$727
						2041	\$795
						2044	\$870
						2047	\$952
						2050	\$1,041
	2053	\$1,139					
Rail Road Ties	\$85.00 ea	14	\$1,190	0 Years	30 Years	2023	\$1,226
				30 Years		2053	\$3,013
Handrail Wood 4ft Stained	\$40.00 / lf	20 lf	\$800	13 Years 25 Years	25 Years	2036 2061	\$1,217 \$2,574
Stain Handrail	\$5.00 / lf	20 lf	\$100	1 Year	5 Years	2024	\$106
						2029	\$123
						2034	\$143
				5 Year		2039	\$166
						2044	\$193
						2049	\$225
	2054	\$261					
1363 to 1365 Carinthia Lane Shared Entry							
Redwood Decking	\$30.00 / • ft	15 • ft	\$450	3 Years	25 Years	2026	\$507
				25 Years		2051	\$1,073
						2076	\$2,269
PCC Steps	\$150 ea	24	\$3,600	23 Years 30 Years	30 Years	2046 2076	\$7,389 \$18,154
Hail Rail Wood 4ft Stained	\$40.00 / lf	30 lf	\$1,200	18 Years	25 Years	2041	\$2,120
				25 Years		2066	\$4,485
Stain Handrail	\$5.00 / lf	30 lf	\$150	1 Year	5 Years	2024	\$159

Tyrolian Village HOA July 1, 2023 to June 30, 2024 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 Year	5 Years	2029	\$185
						2034	\$215
						2039	\$250
						2044	\$290
						2049	\$337
						2054	\$391
1367 to 1369 Carinthia Lane Shared Entry							
Redwood Decking	\$30.00 / • ft	15 • ft	\$450	3 Years	25 Years	2026	\$507
				25 Years		2051	\$1,073
						2076	\$2,269
PCC Steps	\$150 ea	29	\$4,350	27 Years	30 Years	2050	\$10,066
				30 Years		2080	\$24,730
1311 to 1313 Moritz Court Shared Entry							
Paving 1 1/2 inch AC Pathways	\$4.00 / • ft	1240 • ft	\$4,960	12 Years	15 Years	2035	\$7,322
				15 Years		2050	\$11,477
						2065	\$17,990
Oil Seal Pathway	\$1.00 / • ft	1240 • ft	\$1,240	0 Years	3 Years	2023	\$1,278
						2026	\$1,398
						2029	\$1,529
						2032	\$1,673
						2035	\$1,831
						2038	\$2,003
						2041	\$2,191
						2044	\$2,397
						2047	\$2,623
						2050	\$2,869
	2053	\$3,139					
PCC Steps	\$150 ea	20	\$3,000	13 Years	30 Years	2036	\$4,563
				30 Years		2066	\$11,212
Handrail Wood 4ft Stained	\$40.00 / lf	30 lf	\$1,200	13 Years 25 Years	25 Years	2036 2061	\$1,825 \$3,861
Stain Handrail	\$5.00 / lf	30 lf	\$150	1 Year	5 Years	2024	\$159
						2029	\$185
						2034	\$215
						2039	\$250

Tyrolian Village HOA July 1, 2023 to June 30, 2024 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 Year	5 Years	2044	\$290
						2049	\$337
						2054	\$391
1317 to 1323 Moritz Court Shared Entry							
Paving 1 1/2 inch AC Pathways	\$4.00 / • ft	690 • ft	\$2,760	0 Years	15 Years	2023	\$2,844
				15 Years		2038	\$4,458
						2053	\$6,987
Oil Seal Pathway	\$1.00 / • ft	690 • ft	\$690	0 Years	3 Years	2023	\$711
						2026	\$778
						2029	\$851
						2032	\$931
						2035	\$1,019
						2038	\$1,114
						2041	\$1,219
						2044	\$1,334
						2047	\$1,459
						2050	\$1,597
	2053	\$1,747					
PCC Pad	\$12.00 / • ft	40 • ft	\$480	0 Years	30 Years	2023	\$495
				30 Years		2053	\$1,215
1306 to 1308 Tirol Drive Shared Entry							
PCC Steps	\$150 ea	15	\$2,250	8 Years	30 Years	2031	\$2,946
				30 Years		2061	\$7,239
Hail Rail Wood 4ft Stained	\$40.00 / lf	15 lf	\$600	18 Years	25 Years	2041	\$1,060
				25 Years		2066	\$2,242
Stain Handrail	\$5.00 / lf	15 lf	\$75	5 Year	5 Years	2024	\$80
						2029	\$93
						2034	\$107
						2039	\$125
						2044	\$145
						2049	\$168
	2054	\$196					
1310 to 1334 Zurich Way Shared Entry							
Paving 1 1/2 inch AC	\$4.00 / • ft	4030 • ft	\$16,120	12 Years	15 Years	2035	\$23,797
				15 Years		2050	\$37,301

Tyrolian Village HOA July 1, 2023 to June 30, 2024 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	\$4.00 / • ft	4030 • ft	\$16,120	15 Years	15 Years	2065	\$58,466	
Oil Seal Pathway	\$1.00 / • ft	4030 • ft	\$4,030	0 Years	3 Years	3 Years	2023	\$4,153
				2026			\$4,543	
				2029			\$4,970	
				2032			\$5,438	
				2035			\$5,949	
				2038			\$6,509	
				2041			\$7,121	
				2044			\$7,791	
				2047			\$8,524	
2050	\$9,325							
2053	\$10,202							
PCC Steps	\$150 ea	27	\$4,050	26 Years	30 Years	2049	\$9,095	
				30 Years			2079	\$22,345
PCC Pad	\$12.00 / • ft	100 • ft	\$1,200	8 Years	30 Years	2031	\$1,571	
				30 Years			2061	\$3,861
Handrail Wood 4ft Stained	\$40.00 / lf	20 lf	\$800	8 Years	25 Years	2031	\$1,048	
				25 Years			2056	\$2,216
Stain Handrail	\$5.00 / lf	20 lf	\$100	1 Year	5 Years	5 Years	2024	\$106
				2029			\$123	
				2034			\$143	
				2039			\$166	
				2044			\$193	
				2049			\$225	
2054	\$261							
Crackfill Entire Project								
Paving Crackfill	\$22,000 ea	1	\$22,000	0 Years	2 Years	2 Years	2023	\$22,669
				2025			\$24,069	
				2027			\$25,556	
				2029			\$27,134	
				2031			\$28,810	
				2033			\$30,589	
				2035			\$32,478	
				2037			\$34,483	
				2039			\$36,613	
2041	\$38,874							

Tyrolian Village HOA July 1, 2023 to June 30, 2024 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	\$22,000 ea	1	\$22,000	2 Years	2 Years	2043	\$41,275
						2045	\$43,824
						2047	\$46,530
						2049	\$49,404
						2051	\$52,455
						2053	\$55,695
Reserve Studies Estimates							
Full New Reserve Study Estimate With a Site Visit	\$3,000 ea	1	\$3,000	5 Years	5 Years	2025	\$3,282
						2030	\$3,813
						2035	\$4,429
						2040	\$5,145
						2045	\$5,976
						2050	\$6,942
Reserve Study Annual Financial Update	\$700 ea	1	\$700	1 Years	1 Year	2023	\$721
						2024	\$743
						2025	\$766
						2026	\$789
						2027	\$813
						2028	\$838
						2029	\$863
						2030	\$890
						2031	\$917
						2032	\$945
						2033	\$973
						2034	\$1,003
						2035	\$1,033
						2036	\$1,065
						2037	\$1,097
						2038	\$1,131
						2039	\$1,165
2040	\$1,200						
2041	\$1,237						
2042	\$1,275						
2043	\$1,313						
2044	\$1,353						

Tyrolian Village HOA July 1, 2023 to June 30, 2024 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	\$700 ea	1	\$700	1 Years	1 Year	2045	\$1,394
						2046	\$1,437
						2047	\$1,481
						2048	\$1,526
						2049	\$1,572
						2050	\$1,620
						2051	\$1,669
						2052	\$1,720
						2053	\$1,772
Fire Hydrants							
Fire Hydrant Replacement Second Section	\$15,000 ea	2	\$30,000	0 Years	50 Years	2023	\$30,912
Fire Hydrant Replacement Third Section	\$15,000 ea	2	\$30,000	1 Year	50 Years	2024	\$31,853
Fire Hydrant Replacement Fourth Section	\$15,000 ea	2	\$30,000	2 Years	50 Years	2025	\$32,822
Fire Hydrant Replacement Fifth Section	\$15,000 ea	2	\$30,000	3 Years	50 Years	2026	\$33,820
Fire Hydrant Replacement Sixth Section	\$15,000 ea	2	\$30,000	4 Years	50 Years	2027	\$34,849
Fire Hydrant Replacement Seventh Section	\$15,000 ea	2	\$30,000	5 Years	50 Years	2028	\$35,908
Fire Hydrant Replacement Eighth Section	\$15,000 ea	2	\$30,000	6 Years	50 Years	2029	\$37,001
Fire Hydrant Replacement Ninth Section	\$15,000 ea	2	\$30,000	7 Years	50 Years	2030	\$38,126
Fire Hydrant Replacement Tenth Section	\$15,000 ea	2	\$30,000	8 Years	50 Years	2031	\$39,286
Fire Hydrant Replacement Eleventh Section	\$15,000 ea	2	\$30,000	9 Years	50 Years	2032	\$40,481

Tyrolian Village HOA July 1, 2023 to June 30, 2024 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	2 Years	5 Years	2025	\$722
				5 Years		2030	\$839
						2035	\$974
						2040	\$1,132
						2045	\$1,315
						2050	\$1,527
						2055	\$1,774

Months Remaining in Fiscal Calendar Year 2023: 12

Expected annual inflation: 3.00% Interest earned on reserve funds: 1.00% Initial Reserve: \$998,000

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	\$23,969.40	\$22,125.60
	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	\$750.00	\$250.00
	Entry Signage on Pillars	2	\$250.00 ea	\$500.00	\$450.00	\$50.00
	Entry Pillars Lighting	2	\$150.00 ea	\$300.00	\$270.00	\$30.00
	Entry Electric Panel	1	\$0.00 ea	\$0.00	\$0.00	\$0.00
	Signage House Signage	1	\$1,000.00 ea	\$1,000.00	\$900.00	\$100.00
	Signage House Roof	1	\$600.00 ea	\$600.00	\$540.00	\$60.00
	Signage House Rock Regrout Base	1	\$250.00 ea	\$250.00	\$212.50	\$37.50
	Signage House Solar Panel	1	\$125.00 ea	\$125.00	\$87.50	\$37.50
	Signage House Lighting	1	\$50.00 ea	\$50.00	\$42.50	\$7.50
	Retaining Walls Wood Stained One Side 1	2960 • ft	\$40.00 / • ft	\$118,400.00	\$0.00	\$118,400.00
	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	\$4,480.00	\$12,320.00
	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	\$5,400.00	\$3,600.00
	Fence Split Rail Stain	500 lf	\$3.00 / lf	\$1,500.00	\$300.00	\$1,200.00
	Retaining Walls Wood Stained One Side 3	470 • ft	\$40.00 / • ft	\$18,800.00	\$11,280.00	\$7,520.00
	Retaining Walls Wood Stained One Side 4	400 • ft	\$40.00 / • ft	\$16,000.00	\$9,600.00	\$6,400.00
	Retaining Walls Wood Stained One Side 5	100 • ft	\$40.00 / • ft	\$4,000.00	\$1,066.67	\$2,933.33
	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	\$0.00	\$4,400.00
	Retaining Walls Wood Stained One Side 7	520 • ft	\$40.00 / • ft	\$20,800.00	\$9,013.33	\$11,786.67
	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	\$750.00	\$1,750.00
	Staining Retaining Walls	4450 • ft	\$2.00 / • ft	\$8,900.00	\$1,780.00	\$7,120.00
PCC Mail Box Pad	1	\$500.00 ea	\$500.00	\$216.67	\$283.33	

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	\$126.00	\$324.00
	Stain Handrail	10 lf	\$5.00 / lf	\$50.00	\$10.00	\$40.00
Tirol Drive and Entry to Styria Way Sub Total =				\$297,190.00	\$71,244.57	\$225,945.43
Tirol Drive	Paving 1 1/2 inch AC Overlay	119480 • ft	\$1.75 / • ft	\$209,090.00	\$108,726.80	\$100,363.20
	Type III Microsurfacing	119480 • ft	\$0.50 / • ft	\$59,740.00	\$11,948.00	\$47,792.00
Tirol Drive Sub Total =				\$268,830.00	\$120,674.80	\$148,155.20
Tirol Loop and Court	Paving 1 1/2 inch AC Overlay	73750 • ft	\$1.75 / • ft	\$129,062.50	\$67,112.50	\$61,950.00
	Type III Microsurfacing	73750 • ft	\$0.50 / • ft	\$36,875.00	\$7,375.00	\$29,500.00
Tirol Loop and Court Sub Total =				\$165,937.50	\$74,487.50	\$91,450.00
Arosa Court	Paving 1 1/2 inch AC Overlay	14880 • ft	\$1.75 / • ft	\$26,040.00	\$13,540.80	\$12,499.20
	Type III Microsurfacing	14880 • ft	\$0.50 / • ft	\$7,440.00	\$1,488.00	\$5,952.00
	PCC Mail Box Pad	1	\$500.00 ea	\$500.00	\$0.00	\$500.00
Arosa Court Sub Total =				\$33,980.00	\$15,028.80	\$18,951.20
Berne Court	Paving 1 1/2 inch AC Overlay	17940 • ft	\$1.75 / • ft	\$31,395.00	\$16,325.40	\$15,069.60
	Type III Microsurfacing	17940 • ft	\$0.50 / • ft	\$8,970.00	\$1,794.00	\$7,176.00
Berne Court Sub Total =				\$40,365.00	\$18,119.40	\$22,245.60
Carinthia Lane	Paving 1 1/2 inch AC Overlay	33600 • ft	\$1.75 / • ft	\$58,800.00	\$30,576.00	\$28,224.00
	Type III Microsurfacing	33600 • ft	\$0.50 / • ft	\$16,800.00	\$3,360.00	\$13,440.00
	Fence Wood 6 ft Stained One Side	70 lf	\$30.00 / lf	\$2,100.00	\$840.00	\$1,260.00
	Fence Stain 6ft	70 lf	\$2.50 / lf	\$175.00	\$35.00	\$140.00
Carinthia Lane Sub Total =				\$77,875.00	\$34,811.00	\$43,064.00
Glarus Court	Paving 1 1/2 inch AC Overlay	9470 • ft	\$1.75 / • ft	\$16,572.50	\$8,617.70	\$7,954.80
	Type III Microsurfacing	9470 • ft	\$0.50 / • ft	\$4,735.00	\$1,894.00	\$2,841.00
Glarus Court Sub Total =				\$21,307.50	\$10,511.70	\$10,795.80
Moritz Court	Paving 1 1/2 inch AC Overlay	11770 • ft	\$1.75 / • ft	\$20,597.50	\$10,710.70	\$9,886.80
	Type III Microsurfacing	11770 • ft	\$0.50 / • ft	\$5,885.00	\$2,354.00	\$3,531.00
	PCC Mail Box Pad	1	\$500.00 ea	\$500.00	\$216.67	\$283.33
Moritz Court Sub Total =				\$26,982.50	\$13,281.37	\$13,701.13
St. Gallen	Paving 1 1/2 inch AC Overlay	4780 • ft	\$1.75 / • ft	\$8,365.00	\$4,349.80	\$4,015.20
	Type III Microsurfacing	4780 • ft	\$0.50 / • ft	\$2,390.00	\$0.00	\$2,390.00

Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
St. Gallen Sub Total =				\$10,755.00	\$4,349.80	\$6,405.20
Styria Way	Paving 1 1/2 inch AC Overlay	28570 • ft	\$1.75 / • ft	\$49,997.50	\$25,998.70	\$23,998.80
	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	\$1,440.00	\$960.00
	Fence Stain 6ft	120 • ft	\$2.50 / • ft	\$300.00	\$60.00	\$240.00
Styria Way Sub Total =				\$67,482.50	\$27,498.70	\$39,983.80
Thurgau Court	Paving 1 1/2 inch AC Overlay	6240 • ft	\$1.75 / • ft	\$10,920.00	\$5,678.40	\$5,241.60
	Type III Microsurfacing	6240 • ft	\$0.50 / • ft	\$3,120.00	\$1,248.00	\$1,872.00
Thurgau Court Sub Total =				\$14,040.00	\$6,926.40	\$7,113.60
Uri Court	Paving 1 1/2 inch AC Overlay	7540 • ft	\$1.75 / • ft	\$13,195.00	\$6,861.40	\$6,333.60
	Type III Microsurfacing	7540 • ft	\$0.50 / • ft	\$3,770.00	\$1,508.00	\$2,262.00
Uri Court Sub Total =				\$16,965.00	\$8,369.40	\$8,595.60
Valais Way	Paving 1 1/2 inch AC Overlay	19800 • ft	\$1.75 / • ft	\$34,650.00	\$18,018.00	\$16,632.00
	Type III Microsurfacing	19800 • ft	\$0.50 / • ft	\$9,900.00	\$3,960.00	\$5,940.00
Valais Way Sub Total =				\$44,550.00	\$21,978.00	\$22,572.00
Zurich Lane	Paving 1 1/2 inch AC Overlay	55300 • ft	\$1.75 / • ft	\$96,775.00	\$50,323.00	\$46,452.00
	Type III Microsurfacing	55300 • ft	\$0.50 / • ft	\$27,650.00	\$11,060.00	\$16,590.00
Zurich Lane Sub Total =				\$124,425.00	\$61,383.00	\$63,042.00
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	\$700.00	\$1,050.00
	Street Sign Replacement	1	\$5,000.00 ea	\$5,000.00	\$4,000.00	\$1,000.00
Common Areas Sub Total =				\$6,750.00	\$4,700.00	\$2,050.00
Equipment	CAT 938K Loader Blower and Blade	1	\$250,000.00 ea	\$250,000.00	\$170,000.00	\$80,000.00
	GMC 2016 Truck	1	\$40,000.00 ea	\$40,000.00	\$28,000.00	\$12,000.00
	Bob Cat and Blower	1	\$55,000.00 ea	\$55,000.00	\$52,250.00	\$2,750.00

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	\$1,000.00	\$4,000.00
	Bobcat Sweeper Attachment	1	\$3,000.00 ea	\$3,000.00	\$1,200.00	\$1,800.00
	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	\$0.00	\$175.00
	Earth Auger and Bit	1	\$350.00 ea	\$350.00	\$0.00	\$350.00
	Chainsaw 1	1	\$250.00 ea	\$250.00	\$0.00	\$250.00
	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	\$52.80	\$211.20
	Auger Bits	1	\$275.00 ea	\$275.00	\$0.00	\$275.00
	Tool Chest	1	\$300.00 ea	\$300.00	\$130.00	\$170.00
	Pressure Washer	1	\$650.00 ea	\$650.00	\$0.00	\$650.00
	Tool Set	1	\$200.00 ea	\$200.00	\$86.67	\$113.33
	Snow Blower	1	\$1,000.00 ea	\$1,000.00	\$400.00	\$600.00
	Chainsaw 2	1	\$350.00 ea	\$350.00	\$0.00	\$350.00
	Wood Chipper	1	\$1,137.28 ea	\$1,137.28	\$454.91	\$682.37
	Saw	1	\$205.00 ea	\$205.00	\$82.00	\$123.00
	Cement Mixer	1	\$400.00 ea	\$400.00	\$0.00	\$400.00
	Cordless Drill	1	\$200.00 ea	\$200.00	\$0.00	\$200.00
	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	\$0.00	\$200.00
	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	\$233.33	\$116.67	
Backpack Blower	1	\$600.00 ea	\$600.00	\$0.00	\$600.00	
Equipment Sub Total =				\$365,930.43	\$253,889.71	\$112,040.72
Maintenance Building	Roof Composition	260 • ft	\$8.50 / • ft	\$2,210.00	\$1,326.00	\$884.00
	Siding Repairs	1	\$1,000.00 ea	\$1,000.00	\$520.00	\$480.00
	Exterior Painting	1	\$500.00 ea	\$500.00	\$214.29	\$285.71
	Fence Wood Natural State	120 lf	\$40.00 / lf	\$4,800.00	\$2,880.00	\$1,920.00
	Security System	1	\$1,200.00 ea	\$1,200.00	\$480.00	\$720.00
	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	\$1,750.00 ea	\$1,750.00	\$0.00	\$1,750.00
Maintenance Building Sub Total =				\$11,960.00	\$5,420.29	\$6,539.71
Tennis Courts	PCC Steps	6	\$200.00 ea	\$1,200.00	\$320.00	\$880.00
	Wood Hand Rail 4 ft Stained	20 lf	\$40.00 / lf	\$800.00	\$576.00	\$224.00
	Handrail Stain	20 lf	\$5.00 / lf	\$100.00	\$20.00	\$80.00
	Redwood Decking	130 • ft	\$35.00 / • ft	\$4,550.00	\$546.00	\$4,004.00
	Horseshoe Pit	1	\$750.00 ea	\$750.00	\$225.00	\$525.00
	Wood Water Fountain	1	\$500.00 ea	\$500.00	\$350.00	\$150.00
	Bench Metal	2	\$500.00 ea	\$1,000.00	\$400.00	\$600.00
	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	\$4,320.00	\$17,280.00
	Tennis Court Net	2	\$350.00 ea	\$700.00	\$140.00	\$560.00
	Tennis Court Coated and Crack Sealed	14400 • ft	\$1.75 / • ft	\$25,200.00	\$15,120.00	\$10,080.00
	Retaining Walls Wood Natural State	50 • ft	\$40.00 / • ft	\$2,000.00	\$866.67	\$1,133.33
	Retaining Walls Wood Stained One Side	100 • ft	\$40.00 / • ft	\$4,000.00	\$1,733.33	\$2,266.67
	Staining Retaining Walls	100 • ft	\$2.00 / • ft	\$200.00	\$40.00	\$160.00
Landscaping Restoration	1	\$500.00 ea	\$500.00	\$100.00	\$400.00	
Tennis Courts Sub Total =				\$63,100.00	\$24,757.00	\$38,343.00
1300 to 1308 Arosa Court Shared Entry	Paving 1 1/2 inch AC Pathways	450 • ft	\$4.00 / • ft	\$1,800.00	\$360.00	\$1,440.00
	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	\$416.00	\$384.00
	Stain Handrail	20 lf	\$5.00 / lf	\$100.00	\$20.00	\$80.00
1300 to 1308 Arosa Court Shared Entry Sub Total =				\$4,340.00	\$796.00	\$3,544.00
1363 to 1365 Carinthia Lane Shared Entry	Redwood Decking	15 • ft	\$30.00 / • ft	\$450.00	\$54.00	\$396.00
	PCC Steps	24	\$150.00 ea	\$3,600.00	\$2,760.00	\$840.00
	Hail Rail Wood 4ft Stained	30 lf	\$40.00 / lf	\$1,200.00	\$864.00	\$336.00
	Stain Handrail	30 lf	\$5.00 / lf	\$150.00	\$30.00	\$120.00
1363 to 1365 Carinthia Lane Shared Entry Sub Total =				\$5,400.00	\$3,708.00	\$1,692.00
1367 to 1369 Carinthia Lane Shared Entry	Redwood Decking	15 • ft	\$30.00 / • ft	\$450.00	\$54.00	\$396.00
	PCC Steps	29	\$150.00 ea	\$4,350.00	\$3,915.00	\$435.00
1367 to 1369 Carinthia Lane Shared Entry Sub Total =				\$4,800.00	\$3,969.00	\$831.00

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	\$3,968.00	\$992.00
	Oil Seal Pathway	1240 • ft	\$1.00 / • ft	\$1,240.00	\$0.00	\$1,240.00
	PCC Steps	20	\$150.00 ea	\$3,000.00	\$1,300.00	\$1,700.00
	Handrail Wood 4ft Stained	30 lf	\$40.00 / lf	\$1,200.00	\$624.00	\$576.00
	Stain Handrail	30 lf	\$5.00 / lf	\$150.00	\$30.00	\$120.00
1311 to 1313 Moritz Court Shared Entry Sub Total =				\$10,550.00	\$5,922.00	\$4,628.00
1317 to 1323 Moritz Court Shared Entry	Paving 1 1/2 inch AC Pathways	690 • ft	\$4.00 / • ft	\$2,760.00	\$0.00	\$2,760.00
	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	\$0.00	\$3,930.00
1306 to 1308 Tirol Drive Shared Entry	PCC Steps	15	\$150.00 ea	\$2,250.00	\$600.00	\$1,650.00
	Hail Rail Wood 4ft Stained	15 lf	\$40.00 / lf	\$600.00	\$432.00	\$168.00
	Stain Handrail	15 lf	\$5.00 / lf	\$75.00	\$15.00	\$60.00
1306 to 1308 Tirol Drive Shared Entry Sub Total =				\$2,925.00	\$1,047.00	\$1,878.00
1310 to 1334 Zurich Way Shared Entry	Paving 1 1/2 inch AC Pathways	4030 • ft	\$4.00 / • ft	\$16,120.00	\$12,896.00	\$3,224.00
	Oil Seal Pathway	4030 • ft	\$1.00 / • ft	\$4,030.00	\$0.00	\$4,030.00
	PCC Steps	27	\$150.00 ea	\$4,050.00	\$3,510.00	\$540.00
	PCC Pad	100 • ft	\$12.00 / • ft	\$1,200.00	\$320.00	\$880.00
	Handrail Wood 4ft Stained	20 lf	\$40.00 / lf	\$800.00	\$256.00	\$544.00
	Stain Handrail	20 lf	\$5.00 / lf	\$100.00	\$20.00	\$80.00
1310 to 1334 Zurich Way Shared Entry Sub Total =				\$26,300.00	\$17,002.00	\$9,298.00
Crackfill Entire Project	Paving Crackfill	1	\$22,000.00 ea	\$22,000.00	\$0.00	\$22,000.00
Reserve Studies Estimates	Full New Reserve Study Estimate With a Site Visit	1	\$3,000.00 ea	\$3,000.00	\$1,200.00	\$1,800.00
	Reserve Study Annual Financial Update	1	\$700.00 ea	\$700.00	\$0.00	\$700.00
Reserve Studies Estimates Sub Total =				\$3,700.00	\$1,200.00	\$2,500.00
Fire Hydrants	Fire Hydrant Replacement Second Section	2	\$15,000.00 ea	\$30,000.00	\$0.00	\$30,000.00
	Fire Hydrant Replacement Third Section	2	\$15,000.00 ea	\$30,000.00	\$600.00	\$29,400.00
	Fire Hydrant Replacement Fourth Section	2	\$15,000.00 ea	\$30,000.00	\$1,200.00	\$28,800.00

Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Fire Hydrants	Fire Hydrant Replacement Fifth Section	2	\$15,000.00 ea	\$30,000.00	\$1,800.00	\$28,200.00
	Fire Hydrant Replacement Sixth Section	2	\$15,000.00 ea	\$30,000.00	\$2,400.00	\$27,600.00
	Fire Hydrant Replacement Seventh Section	2	\$15,000.00 ea	\$30,000.00	\$3,000.00	\$27,000.00
	Fire Hydrant Replacement Eighth Section	2	\$15,000.00 ea	\$30,000.00	\$3,600.00	\$26,400.00
	Fire Hydrant Replacement Ninth Section	2	\$15,000.00 ea	\$30,000.00	\$4,200.00	\$25,800.00
	Fire Hydrant Replacement Tenth Section	2	\$15,000.00 ea	\$30,000.00	\$4,800.00	\$25,200.00
	Fire Hydrant Replacement Eleventh Section	2	\$15,000.00 ea	\$30,000.00	\$5,400.00	\$24,600.00
	Fire Hydrant Painting	22	\$30.00 ea	\$660.00	\$264.00	\$396.00
Fire Hydrants Sub Total =				\$300,660.00	\$27,264.00	\$273,396.00
Totals =				\$2,080,030.43	\$838,339.44	\$1,241,690.99

Tyrolian Village HOA July 1, 2023 to June 30, 2024 Financial Update Funding Study Cash Flow Analysis

Fiscal Calendar Year	Annual Assessment	Annual Interest	Annual Expenses	Annual Income Tax	Net Reserve Funds	% Funded	Fully Funded Balance
2023	\$200,279	\$10,901	\$286,362	\$3,270	\$919,548	69.6%	\$1,321,344
2024	\$200,279	\$10,116	\$210,546	\$3,035	\$916,362	74.9%	\$1,222,651
2025	\$200,279	\$10,084	\$152,545	\$3,025	\$971,155	80.4%	\$1,208,557
2026	\$200,279	\$10,632	\$100,433	\$3,190	\$1,078,444	85.5%	\$1,260,666
2027	\$200,279	\$11,705	\$85,169	\$3,511	\$1,201,748	87.5%	\$1,372,686
2028	\$200,279	\$12,938	\$105,116	\$3,881	\$1,305,968	86.6%	\$1,508,527
2029	\$282,434	\$14,358	\$338,487	\$4,307	\$1,259,965	77.2%	\$1,632,750
2030	\$282,434	\$13,898	\$149,088	\$4,169	\$1,403,039	92.0%	\$1,525,513
2031	\$282,434	\$15,328	\$163,191	\$4,599	\$1,533,011	94.9%	\$1,615,248
2032	\$282,434	\$16,628	\$105,014	\$4,988	\$1,722,071	101.4%	\$1,698,443
2033	\$282,434	\$18,519	\$117,946	\$5,556	\$1,899,523	102.7%	\$1,849,449
2034	\$299,480	\$20,372	\$241,622	\$6,111	\$1,971,640	98.7%	\$1,998,036
2035	\$299,480	\$21,093	\$255,705	\$6,328	\$2,030,180	100.0%	\$2,030,209
2036	\$299,480	\$21,678	\$1,232,265	\$6,503	\$1,112,570	54.1%	\$2,055,743
2037	\$299,480	\$12,502	\$131,145	\$3,751	\$1,289,656	118.9%	\$1,084,578
2038	\$299,480	\$14,273	\$143,470	\$4,282	\$1,455,657	118.7%	\$1,225,817
2039	\$294,756	\$15,911	\$359,214	\$4,773	\$1,402,337	102.7%	\$1,366,060
2040	\$294,756	\$15,378	\$579,641	\$4,613	\$1,128,217	87.1%	\$1,295,890
2041	\$294,756	\$12,637	\$197,628	\$3,791	\$1,234,190	122.8%	\$1,004,996
2042	\$294,756	\$13,697	\$138,332	\$4,109	\$1,400,202	126.5%	\$1,107,086
2043	\$294,756	\$15,357	\$158,869	\$4,607	\$1,546,839	120.7%	\$1,281,996
2044	\$301,474	\$16,854	\$380,647	\$5,056	\$1,479,463	102.1%	\$1,449,695
2045	\$301,474	\$16,180	\$217,290	\$4,854	\$1,574,973	112.3%	\$1,402,865
2046	\$301,474	\$17,135	\$57,832	\$5,141	\$1,830,610	119.5%	\$1,532,101
2047	\$301,474	\$19,692	\$160,042	\$5,908	\$1,985,826	108.0%	\$1,839,027
2048	\$301,474	\$21,244	\$125,247	\$6,373	\$2,176,923	105.7%	\$2,059,713
2049	\$408,306	\$23,646	\$494,588	\$7,094	\$2,107,194	90.3%	\$2,332,990
2050	\$408,306	\$22,949	\$327,521	\$6,885	\$2,204,044	98.2%	\$2,244,347
2051	\$408,306	\$23,917	\$123,672	\$7,175	\$2,505,420	107.3%	\$2,335,820
2052	\$408,306	\$26,931	\$52,392	\$8,079	\$2,880,185	108.6%	\$2,651,095
2053	\$408,306	\$30,678	\$607,980	\$9,204	\$2,701,987	88.3%	\$3,060,416
Totals :	\$9,133,926	\$527,230	\$7,799,000	\$158,169			

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

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

Months Remaining in Fiscal Calendar Year 2023: 12 Inflation = 3.00 % Interest = 1.00 %

Study Life = 30 years Initial Reserve Funds = \$998,000.00 Final Reserve Value = \$2,701,987.36

Annual Payments Held Constant for 5 years

Tyrolian Village HOA July 1, 2023 to June 30, 2024 Financial Update 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
2023	\$73.52	\$73.52	\$882.29	\$16,690	\$200,279
2024	\$73.52	\$73.52	\$882.29	\$16,690	\$200,279
2025	\$73.52	\$73.52	\$882.29	\$16,690	\$200,279
2026	\$73.52	\$73.52	\$882.29	\$16,690	\$200,279
2027	\$73.52	\$73.52	\$882.29	\$16,690	\$200,279
2028	\$73.52	\$73.52	\$882.29	\$16,690	\$200,279
2029	\$103.68	\$103.68	\$1,244.20	\$23,536	\$282,434
2030	\$103.68	\$103.68	\$1,244.20	\$23,536	\$282,434
2031	\$103.68	\$103.68	\$1,244.20	\$23,536	\$282,434
2032	\$103.68	\$103.68	\$1,244.20	\$23,536	\$282,434
2033	\$103.68	\$103.68	\$1,244.20	\$23,536	\$282,434
2034	\$109.94	\$109.94	\$1,319.30	\$24,957	\$299,480
2035	\$109.94	\$109.94	\$1,319.30	\$24,957	\$299,480
2036	\$109.94	\$109.94	\$1,319.30	\$24,957	\$299,480
2037	\$109.94	\$109.94	\$1,319.30	\$24,957	\$299,480
2038	\$109.94	\$109.94	\$1,319.30	\$24,957	\$299,480
2039	\$108.21	\$108.21	\$1,298.48	\$24,563	\$294,756
2040	\$108.21	\$108.21	\$1,298.48	\$24,563	\$294,756
2041	\$108.21	\$108.21	\$1,298.48	\$24,563	\$294,756
2042	\$108.21	\$108.21	\$1,298.48	\$24,563	\$294,756
2043	\$108.21	\$108.21	\$1,298.48	\$24,563	\$294,756
2044	\$110.67	\$110.67	\$1,328.08	\$25,123	\$301,474
2045	\$110.67	\$110.67	\$1,328.08	\$25,123	\$301,474
2046	\$110.67	\$110.67	\$1,328.08	\$25,123	\$301,474
2047	\$110.67	\$110.67	\$1,328.08	\$25,123	\$301,474
2048	\$110.67	\$110.67	\$1,328.08	\$25,123	\$301,474
2049	\$149.89	\$149.89	\$1,798.71	\$34,026	\$408,306
2050	\$149.89	\$149.89	\$1,798.71	\$34,026	\$408,306
2051	\$149.89	\$149.89	\$1,798.71	\$34,026	\$408,306
2052	\$149.89	\$149.89	\$1,798.71	\$34,026	\$408,306
2053	\$149.89	\$149.89	\$1,798.71	\$34,026	\$408,306

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 2023: 12

Number of Years of Constant Payments: 5

No of Assessed Members: 227

Tyrolian Village HOA July 1, 2023 to June 30, 2024 Financial Update Funding Study - Expenses by Item and by Fiscal Calendar Year

Item Description	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	FY 2040
Reserve Category : Tirol Drive and Entry to Styria Way																		
Paving 1 1/2 inch AC Overlay														\$70,118				
Type III Microsurfacing	\$13,571					\$15,764					\$18,312					\$21,271		
Entry Pillars Rock Regrout																\$1,615		
Entry Signage on Pillars																		
Entry Pillars Lighting																		
Entry Electric Panel																		
Signage House Signage																		
Signage House Roof																		
Signage House Rock Regrout Base																		\$429
Signage House Solar Panel								\$159										\$214
Signage House Lighting																		\$86
Retaining Walls Wood Stained One Side 1	\$122,001																	
Immediate Repairs to Retaining Walls 1	\$3,091																	
Retaining Walls Wood Natural State 2									\$22,000									
Immediate Repair of Retaining Walls 2 Natural State	\$1,030																	
Fence Split Rail													\$13,286					
Fence Split Rail Stain		\$1,593					\$1,850					\$2,149					\$2,496	
Retaining Walls Wood Stained One Side 3																		
Retaining Walls Wood Stained One Side 4																		
Retaining Walls Wood Stained One Side 5									\$5,238									
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	\$4,534																	
Retaining Walls Wood Stained One Side 7														\$31,640				

Tyrolian Village HOA July 1, 2023 to June 30, 2024 Financial Update Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	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	FY 2040
Immediate Repairs on Retaining Walls 7 Stained	\$1,030																	
Rock Faced Retaining Walls Repairs 8				\$2,818										\$3,803				
Staining Retaining Walls		\$9,450					\$10,977					\$12,751					\$14,812	
PCC Mail Box Pad														\$761				
Wood Handrail 4ft Stained								\$572										
Stain Handrail		\$53					\$62					\$72					\$83	
Category Subtotal :	\$152,469	\$11,096		\$2,818		\$22,946	\$12,889	\$731	\$27,238		\$26,654	\$14,972	\$13,286	\$106,322		\$32,577	\$17,391	\$729
Reserve Category : Tirol Drive																		
Paving 1 1/2 inch AC Overlay														\$318,060				
Type III Microsurfacing		\$63,429					\$73,681					\$85,589					\$99,421	
Category Subtotal :		\$63,429					\$73,681					\$85,589		\$318,060			\$99,421	
Reserve Category : Tirol Loop and Court																		
Paving 1 1/2 inch AC Overlay														\$196,325				
Type III Microsurfacing		\$39,152					\$45,480					\$52,830					\$61,369	
Category Subtotal :		\$39,152					\$45,480					\$52,830		\$196,325			\$61,369	
Reserve Category : Arosa Court																		
Paving 1 1/2 inch AC Overlay														\$39,611				
Type III Microsurfacing		\$7,899					\$9,176					\$10,659					\$12,382	
PCC Mail Box Pad	\$515																	
Category Subtotal :	\$515	\$7,899					\$9,176					\$10,659		\$39,611			\$12,382	
Reserve Category : Berne Court																		
Paving 1 1/2 inch AC Overlay														\$47,757				
Type III Microsurfacing		\$9,524					\$11,063					\$12,851					\$14,928	
Category Subtotal :		\$9,524					\$11,063					\$12,851		\$47,757			\$14,928	
Reserve Category : Carinthia Lane																		
Paving 1 1/2 inch AC Overlay														\$89,444				
Type III Microsurfacing		\$17,838					\$20,720					\$24,069					\$27,959	
Fence Wood 6 ft Stained One Side									\$2,750									
Fence Stain 6ft		\$186					\$216					\$251					\$291	

Tyrolian Village HOA July 1, 2023 to June 30, 2024 Financial Update Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	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	FY 2040
Category Subtotal :		\$18,024					\$20,936		\$2,750			\$24,320		\$89,444			\$28,250	
Reserve Category : Glarus Court																		
Paving 1 1/2 inch AC Overlay														\$25,209				
Type III Microsurfacing			\$5,180					\$6,018					\$6,990					\$8,120
Category Subtotal :			\$5,180					\$6,018					\$6,990	\$25,209				\$8,120
Reserve Category : Moritz Court																		
Paving 1 1/2 inch AC Overlay														\$31,332				
Type III Microsurfacing			\$6,438					\$7,479					\$8,688					\$10,092
PCC Mail Box Pad														\$761				
Category Subtotal :			\$6,438					\$7,479					\$8,688	\$32,093				\$10,092
Reserve Category : St. Gallen																		
Paving 1 1/2 inch AC Overlay														\$12,725				
Type III Microsurfacing	\$2,463					\$2,861					\$3,323					\$3,860		
Category Subtotal :	\$2,463					\$2,861					\$3,323			\$12,725		\$3,860		
Reserve Category : Styria Way																		
Paving 1 1/2 inch AC Overlay														\$76,054				
Type III Microsurfacing	\$14,719					\$17,098					\$19,862					\$23,072		
PCC Mail Box Pad	\$515																	
Fence Wood 6 ft Stained Both Sides													\$3,543					
Fence Stain 6ft		\$319					\$370					\$430					\$499	
Category Subtotal :	\$15,234	\$319				\$17,098	\$370				\$19,862	\$430	\$3,543	\$76,054		\$23,072	\$499	
Reserve Category : Thurgau Court																		
Paving 1 1/2 inch AC Overlay														\$16,611				
Type III Microsurfacing			\$3,413					\$3,965					\$4,606					\$5,350
Category Subtotal :			\$3,413					\$3,965					\$4,606	\$16,611				\$5,350
Reserve Category : Uri Court																		
Paving 1 1/2 inch AC Overlay														\$20,072				
Type III Microsurfacing			\$4,125					\$4,791					\$5,566					\$6,465
Category Subtotal :			\$4,125					\$4,791					\$5,566	\$20,072				\$6,465

Tyrolian Village HOA July 1, 2023 to June 30, 2024 Financial Update Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	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	FY 2040
Reserve Category : Valais Way																		
Paving 1 1/2 inch AC Overlay														\$52,708				
Type III Microsurfacing			\$10,831					\$12,582					\$14,615					\$16,977
Category Subtotal :			\$10,831					\$12,582					\$14,615	\$52,708				\$16,977
Reserve Category : Zurich Lane																		
Paving 1 1/2 inch AC Overlay														\$147,211				
Type III Microsurfacing			\$30,251					\$35,140					\$40,819					\$47,416
Category Subtotal :			\$30,251					\$35,140					\$40,819	\$147,211				\$47,416
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							\$2,158											
Street Sign Replacement																		
Category Subtotal :							\$2,158											
Reserve Category : Equipment																		
CAT 938K Loader Blower and Blade																		\$428,713
GMC 2016 Truck															\$62,697			
Bob Cat and Blower																		
Bobcat Blower Attachment		\$5,309					\$6,167					\$7,163					\$8,321	
Bobcat Sweeper Attachment			\$3,282					\$3,813					\$4,429					\$5,145
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	\$180			\$197			\$216			\$236			\$258			\$283		
Earth Auger and Bit	\$361			\$395			\$432			\$472			\$517			\$565		

Tyrolian Village HOA July 1, 2023 to June 30, 2024 Financial Update Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	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	FY 2040
Chainsaw 1	\$258			\$282			\$308			\$337			\$369			\$404		
Blower 1	\$177		\$188		\$200		\$212		\$225		\$239		\$254		\$270		\$286	
Blower 2 Small	\$177		\$188		\$200		\$212		\$225		\$239		\$254		\$270		\$286	
Ladder				\$298														
Auger Bits	\$283	\$292	\$301	\$310	\$319	\$329	\$339	\$349	\$360	\$371	\$382	\$394	\$406	\$418	\$431	\$444	\$458	\$472
Tool Chest														\$456				
Pressure Washer	\$670										\$904							
Tool Set														\$304				
Snow Blower			\$1,094					\$1,271					\$1,476					\$1,715
Chainsaw 2	\$361			\$395			\$432			\$472			\$517			\$565		
Wood Chipper			\$1,244					\$1,445					\$1,679					\$1,950
Saw			\$224					\$261					\$303					\$352
Cement Mixer	\$412											\$556						
Cordless Drill	\$206			\$225			\$247			\$270			\$295			\$323		
Fire Hoses Nozzles Adapter for Road Cleaning	\$1,752										\$2,364							
Blower 3	\$670			\$733			\$802			\$877			\$960			\$1,050		
Handheld Blower	\$206			\$225			\$247			\$270			\$295			\$323		
GPS	\$374			\$409			\$448			\$490			\$536			\$587		
GoPro	\$311			\$340			\$372			\$408			\$446			\$488		
Chainsaw 3			\$383			\$419			\$458			\$501			\$549			\$600
Backpack Blower	\$618			\$676			\$740			\$810			\$886			\$969		
Category Subtotal :	\$9,762	\$5,601	\$6,904	\$4,485	\$719	\$928	\$11,174	\$7,139	\$1,268	\$5,013	\$7,346	\$8,058	\$13,880	\$1,178	\$64,217	\$7,454	\$9,351	\$438,947
Reserve Category : Maintenance Building																		
Roof Composition																		
Siding Repairs														\$1,521				
Exterior Painting				\$564							\$695							\$857
Fence Wood Natural State													\$7,086					
Security System			\$1,313					\$1,525					\$1,772					\$2,058
Security Trail Cameras	\$515					\$598					\$695					\$808		
Electric Panel	\$1,803																	
Category Subtotal :	\$2,318		\$1,313	\$564		\$598		\$1,525			\$1,390		\$8,858	\$1,521		\$808		\$2,915

Tyrolian Village HOA July 1, 2023 to June 30, 2024 Financial Update Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	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	FY 2040
Reserve Category : Tennis Courts																		
PCC Steps									\$1,571									
Wood Hand Rail 4 ft Stained																		
Handrail Stain		\$106					\$123					\$143					\$166	
Redwood Decking				\$5,129														
Horseshoe Pit				\$845									\$1,141					
Wood Water Fountain								\$635										\$857
Bench Metal									\$1,310									
Bench Wood Memorial																		
Tennis Court Chain Link 10 ft									\$28,286									
Tennis Court Net		\$743					\$863					\$1,003					\$1,165	
Tennis Court Coated and Crack Sealed							\$31,081										\$41,939	
Retaining Walls Wood Natural State														\$3,042				
Retaining Walls Wood Stained One Side														\$6,085				
Staining Retaining Walls		\$212					\$247					\$287					\$333	
Landscaping Restoration			\$547										\$738					
Category Subtotal :		\$1,061	\$547	\$5,974			\$32,314	\$635	\$31,167			\$1,433	\$738	\$10,268			\$43,603	\$857
Reserve Category : 1300 to 1308 Arosa Court Shared Entry																		
Paving 1 1/2 inch AC Pathways				\$2,029														
Oil Seal Pathway	\$464			\$507			\$555			\$607			\$664			\$727		
Rail Road Ties	\$1,226																	
Handrail Wood 4ft Stained													\$1,217					
Stain Handrail		\$106					\$123					\$143					\$166	
Category Subtotal :	\$1,690	\$106		\$2,536			\$678			\$607		\$143	\$664	\$1,217		\$727	\$166	
Reserve Category : 1363 to 1365 Carinthia Lane Shared Entry																		
Redwood Decking				\$507														
PCC Steps																		
Hail Rail Wood 4ft Stained																		
Stain Handrail		\$159					\$185					\$215					\$250	
Category Subtotal :		\$159		\$507			\$185					\$215					\$250	

Tyrolian Village HOA July 1, 2023 to June 30, 2024 Financial Update Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	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	FY 2040
Reserve Category : 1367 to 1369 Carinthia Lane Shared Entry																		
Redwood Decking				\$507														
PCC Steps																		
Category Subtotal :				\$507														
Reserve Category : 1311 to 1313 Moritz Court Shared Entry																		
Paving 1 1/2 inch AC Pathways													\$7,322					
Oil Seal Pathway	\$1,278			\$1,398			\$1,529			\$1,673			\$1,831			\$2,003		
PCC Steps														\$4,563				
Handrail Wood 4ft Stained														\$1,825				
Stain Handrail		\$159					\$185					\$215					\$250	
Category Subtotal :	\$1,278	\$159		\$1,398			\$1,714			\$1,673		\$215	\$9,153	\$6,388		\$2,003	\$250	
Reserve Category : 1317 to 1323 Moritz Court Shared Entry																		
Paving 1 1/2 inch AC Pathways	\$2,844															\$4,458		
Oil Seal Pathway	\$711			\$778			\$851			\$931			\$1,019			\$1,114		
PCC Pad	\$495																	
Category Subtotal :	\$4,050			\$778			\$851			\$931			\$1,019			\$5,572		
Reserve Category : 1306 to 1308 Tirol Drive Shared Entry																		
PCC Steps									\$2,946									
Hail Rail Wood 4ft Stained																		
Stain Handrail		\$80					\$93						\$107				\$125	
Category Subtotal :		\$80					\$93		\$2,946				\$107				\$125	
Reserve Category : 1310 to 1334 Zurich Way Shared Entry																		
Paving 1 1/2 inch AC Pathways													\$23,797					
Oil Seal Pathway	\$4,153			\$4,543			\$4,970			\$5,438			\$5,949			\$6,509		
PCC Steps																		
PCC Pad								\$1,571										
Handrail Wood 4ft Stained								\$1,048										
Stain Handrail		\$106					\$123					\$143					\$166	
Category Subtotal :	\$4,153	\$106		\$4,543			\$5,093	\$2,619	\$5,438		\$143	\$29,746				\$6,509	\$166	

Tyrolian Village HOA July 1, 2023 to June 30, 2024 Financial Update Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	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	FY 2040
Reserve Category : Crackfill Entire Project																		
Paving Crackfill	\$22,669		\$24,069		\$25,556		\$27,134		\$28,810		\$30,589		\$32,478		\$34,483		\$36,613	
Reserve Category : Reserve Studies Estimates																		
Full New Reserve Study Estimate With a Site Visit			\$3,282					\$3,813					\$4,429					\$5,145
Reserve Study Annual Financial Update	\$721	\$743	\$766	\$789	\$813	\$838	\$863	\$890	\$917	\$945	\$973	\$1,003	\$1,033	\$1,065	\$1,097	\$1,131	\$1,165	\$1,200
Category Subtotal :	\$721	\$743	\$4,048	\$789	\$813	\$838	\$863	\$4,703	\$917	\$945	\$973	\$1,003	\$5,462	\$1,065	\$1,097	\$1,131	\$1,165	\$6,345
Reserve Category : Fire Hydrants																		
Fire Hydrant Replacement Second Section	\$30,912																	
Fire Hydrant Replacement Third Section		\$31,853																
Fire Hydrant Replacement Fourth Section			\$32,822															
Fire Hydrant Replacement Fifth Section				\$33,820														
Fire Hydrant Replacement Sixth Section					\$34,849													
Fire Hydrant Replacement Seventh Section						\$35,908												
Fire Hydrant Replacement Eighth Section							\$37,001											
Fire Hydrant Replacement Ninth Section								\$38,126										
Fire Hydrant Replacement Tenth Section									\$39,286									
Fire Hydrant Replacement Eleventh Section										\$40,481								
Fire Hydrant Painting			\$722					\$839					\$974					\$1,132
Category Subtotal :	\$30,912	\$31,853	\$33,544	\$33,820	\$34,849	\$35,908	\$37,001	\$38,965	\$39,286	\$40,481			\$974					\$1,132
Expense Totals :	\$286,362	\$210,546	\$152,545	\$100,433	\$85,169	\$105,116	\$338,487	\$149,088	\$163,191	\$105,014	\$117,946	\$241,622	\$255,705	\$1,232,265	\$131,145	\$143,470	\$359,214	\$579,641

Tyrolian Village HOA July 1, 2023 to June 30, 2024 Financial Update Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051	FY 2052	FY 2053
<i>Reserve Category : Tirol Drive and Entry to Styria Way</i>													
Paving 1 1/2 inch AC Overlay													
Type III Microsurfacing			\$24,709					\$28,702					\$33,341
Entry Pillars Rock Regrout													
Entry Signage on Pillars										\$1,157			
Entry Pillars Lighting										\$694			
Entry Electric Panel													
Signage House Signage										\$2,314			
Signage House Roof										\$1,388			
Signage House Rock Regrout Base													
Signage House Solar Panel										\$289			
Signage House Lighting													
Retaining Walls Wood Stained One Side 1													\$299,738
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				\$2,900					\$3,368				
Retaining Walls Wood Stained One Side 3	\$33,220												
Retaining Walls Wood Stained One Side 4	\$28,272												
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													\$11,139
Retaining Walls Wood Stained One Side 7													

Tyrolian Village HOA July 1, 2023 to June 30, 2024 Financial Update Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051	FY 2052	FY 2053
Immediate Repairs on Retaining Walls 7 Stained													
Rock Faced Retaining Walls Repairs 8						\$5,131							
Staining Retaining Walls				\$17,205					\$19,986				
PCC Mail Box Pad													
Wood Handrail 4ft Stained													
Stain Handrail				\$97					\$112				
Category Subtotal :	\$61,492		\$35,966	\$20,202		\$5,131		\$41,778	\$23,466	\$5,842			\$359,407
Reserve Category : Tirol Drive													
Paving 1 1/2 inch AC Overlay													
Type III Microsurfacing				\$115,489					\$134,154				
Category Subtotal :				\$115,489					\$134,154				
Reserve Category : Tirol Loop and Court													
Paving 1 1/2 inch AC Overlay													
Type III Microsurfacing				\$71,287					\$82,808				
Category Subtotal :				\$71,287					\$82,808				
Reserve Category : Arosa Court													
Paving 1 1/2 inch AC Overlay													
Type III Microsurfacing				\$14,383					\$16,708				
PCC Mail Box Pad													\$1,266
Category Subtotal :				\$14,383					\$16,708				\$1,266
Reserve Category : Berne Court													
Paving 1 1/2 inch AC Overlay													
Type III Microsurfacing				\$17,341					\$20,143				
Category Subtotal :				\$17,341					\$20,143				
Reserve Category : Carinthia Lane													
Paving 1 1/2 inch AC Overlay													
Type III Microsurfacing				\$32,478					\$37,727				
Fence Wood 6 ft Stained One Side											\$5,007		
Fence Stain 6ft				\$338					\$393				

Tyrolian Village HOA July 1, 2023 to June 30, 2024 Financial Update Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051	FY 2052	FY 2053
Category Subtotal :				\$32,816					\$38,120		\$5,007		
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					\$11,723					\$13,618			
PCC Mail Box Pad													
Category Subtotal :					\$11,723					\$13,618			
Reserve Category : St. Gallen													
Paving 1 1/2 inch AC Overlay													
Type III Microsurfacing			\$4,484					\$5,209					\$6,050
Category Subtotal :			\$4,484					\$5,209					\$6,050
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				\$580					\$674				
Category Subtotal :			\$26,801	\$580				\$31,132	\$674				\$37,429
Reserve Category : Thurgau Court													
Paving 1 1/2 inch AC Overlay													
Type III Microsurfacing					\$6,215					\$7,219			
Category Subtotal :					\$6,215					\$7,219			
Reserve Category : Uri Court													
Paving 1 1/2 inch AC Overlay													
Type III Microsurfacing					\$7,510					\$8,724			
Category Subtotal :					\$7,510					\$8,724			

Tyrolian Village HOA July 1, 2023 to June 30, 2024 Financial Update Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051	FY 2052	FY 2053
Reserve Category : Valais Way													
Paving 1 1/2 inch AC Overlay													
Type III Microsurfacing					\$19,721					\$22,908			
Category Subtotal :					\$19,721					\$22,908			
Reserve Category : Zurich Lane													
Paving 1 1/2 inch AC Overlay													
Type III Microsurfacing					\$55,079					\$63,980			
Category Subtotal :					\$55,079					\$63,980			
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				\$3,383									
Street Sign Replacement							\$10,575						
Category Subtotal :				\$3,383			\$10,575						
Reserve Category : Equipment													
CAT 938K Loader Blower and Blade													
GMC 2016 Truck													
Bob Cat and Blower		\$100,142											
Bobcat Blower Attachment				\$9,666					\$11,228				
Bobcat Sweeper Attachment					\$5,976					\$6,942			
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	\$309			\$338			\$370			\$405			\$443
Earth Auger and Bit	\$618			\$677			\$740			\$810			\$886

Tyrolian Village HOA July 1, 2023 to June 30, 2024 Financial Update Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051	FY 2052	FY 2053
Chainsaw 1	\$442			\$483			\$529			\$578			\$633
Blower 1	\$304		\$323		\$343		\$364		\$386		\$410		\$435
Blower 2 Small	\$304		\$323		\$343		\$364		\$386		\$410		\$435
Ladder	\$466												
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					\$1,992					\$2,314			
Chainsaw 2	\$618			\$677			\$740			\$810			\$886
Wood Chipper					\$2,265					\$2,632			
Saw					\$408					\$474			
Cement Mixer			\$750										\$1,013
Cordless Drill	\$353			\$387			\$423			\$463			\$506
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	\$353			\$387			\$423			\$463			\$506
GPS	\$642			\$702			\$768			\$840			\$919
GoPro	\$534			\$584			\$639			\$699			\$765
Chainsaw 3			\$657			\$718			\$786			\$860	
Backpack Blower	\$1,060			\$1,160			\$1,269			\$1,388			\$1,519
Category Subtotal :	\$7,638	\$100,643	\$10,569	\$16,850	\$11,875	\$1,282	\$8,586	\$926	\$13,404	\$20,958	\$1,476	\$1,536	\$23,986
Reserve Category : Maintenance Building													
Roof Composition	\$3,905												
Siding Repairs													
Exterior Painting							\$1,058						
Fence Wood Natural State													
Security System					\$2,390					\$2,777			
Security Trail Cameras			\$938					\$1,090					\$1,266
Electric Panel													
Category Subtotal :	\$3,905		\$938		\$2,390		\$1,058	\$1,090		\$2,777			\$1,266

Tyrolian Village HOA July 1, 2023 to June 30, 2024 Financial Update Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051	FY 2052	FY 2053
Reserve Category : Tennis Courts													
PCC Steps													
Wood Hand Rail 4 ft Stained	\$1,414												
Handrail Stain				\$193					\$225				
Redwood Decking											\$10,849		
Horseshoe Pit						\$1,539							
Wood Water Fountain										\$1,157			
Bench Metal											\$2,384		
Bench Wood Memorial													
Tennis Court Chain Link 10 ft													
Tennis Court Net				\$1,353					\$1,572				
Tennis Court Coated and Crack Sealed									\$56,590				
Retaining Walls Wood Natural State													
Retaining Walls Wood Stained One Side													
Staining Retaining Walls				\$387					\$449				
Landscaping Restoration					\$996								
Category Subtotal :	\$1,414			\$1,933	\$996	\$1,539			\$58,836	\$1,157	\$13,233		
Reserve Category : 1300 to 1308 Arosa Court Shared Entry													
Paving 1 1/2 inch AC Pathways	\$3,181												
Oil Seal Pathway	\$795			\$870			\$952			\$1,041			\$1,139
Rail Road Ties													\$3,013
Handrail Wood 4ft Stained													
Stain Handrail				\$193					\$225				
Category Subtotal :	\$3,976			\$1,063			\$952		\$225	\$1,041			\$4,152
Reserve Category : 1363 to 1365 Carinthia Lane Shared Entry													
Redwood Decking											\$1,073		
PCC Steps						\$7,389							
Hail Rail Wood 4ft Stained	\$2,120												
Stain Handrail				\$290					\$337				
Category Subtotal :	\$2,120			\$290		\$7,389			\$337		\$1,073		

Tyrolian Village HOA July 1, 2023 to June 30, 2024 Financial Update Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051	FY 2052	FY 2053
Reserve Category : 1367 to 1369 Carinthia Lane Shared Entry													
Redwood Decking											\$1,073		
PCC Steps										\$10,066			
Category Subtotal :										\$10,066	\$1,073		
Reserve Category : 1311 to 1313 Moritz Court Shared Entry													
Paving 1 1/2 inch AC Pathways										\$11,477			
Oil Seal Pathway	\$2,191			\$2,397			\$2,623			\$2,869			\$3,139
PCC Steps													
Handrail Wood 4ft Stained													
Stain Handrail				\$290					\$337				
Category Subtotal :	\$2,191			\$2,687			\$2,623		\$337	\$14,346			\$3,139
Reserve Category : 1317 to 1323 Moritz Court Shared Entry													
Paving 1 1/2 inch AC Pathways													\$6,987
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			\$9,949
Reserve Category : 1306 to 1308 Tirol Drive Shared Entry													
PCC Steps													
Hail Rail Wood 4ft Stained	\$1,060												
Stain Handrail				\$145					\$168				
Category Subtotal :	\$1,060			\$145					\$168				
Reserve Category : 1310 to 1334 Zurich Way Shared Entry													
Paving 1 1/2 inch AC Pathways										\$37,301			
Oil Seal Pathway	\$7,121			\$7,791			\$8,524			\$9,325			\$10,202
PCC Steps									\$9,095				
PCC Pad													
Handrail Wood 4ft Stained													
Stain Handrail				\$193					\$225				
Category Subtotal :	\$7,121			\$7,984			\$8,524		\$9,320	\$46,626			\$10,202

Tyrolian Village HOA July 1, 2023 to June 30, 2024 Financial Update Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051	FY 2052	FY 2053
Reserve Category : Crackfill Entire Project													
Paving Crackfill	\$38,874		\$41,275		\$43,824		\$46,530		\$49,404		\$52,455		\$55,695
Reserve Category : Reserve Studies Estimates													
Full New Reserve Study Estimate With a Site Visit					\$5,976					\$6,942			
Reserve Study Annual Financial Update	\$1,237	\$1,275	\$1,313	\$1,353	\$1,394	\$1,437	\$1,481	\$1,526	\$1,572	\$1,620	\$1,669	\$1,720	\$1,772
Category Subtotal :	\$1,237	\$1,275	\$1,313	\$1,353	\$7,370	\$1,437	\$1,481	\$1,526	\$1,572	\$8,562	\$1,669	\$1,720	\$1,772
Reserve Category : Fire Hydrants													
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					\$1,315					\$1,527			
Category Subtotal :					\$1,315					\$1,527			
Expense Totals :	\$197,628	\$138,332	\$158,869	\$380,647	\$217,290	\$57,832	\$160,042	\$125,247	\$494,588	\$327,521	\$123,672	\$52,392	\$607,980



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April 20, 2023

Year	Category	Item Name	Expense	
FY 2023	Tirol Drive and Entry to Styria Way	Type III Microsurfacing	\$13,571	
		Retaining Walls Wood Stained One Side 1	\$122,001	
		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	
		Retaining Walls Railroad Ties 6	\$4,534	
		Immediate Repairs on Retaining Walls 7 Stained	\$1,030	
	Tirol Drive and Entry to Styria Way Subtotal = \$152,469.00			
	Arosa Court	PCC Mail Box Pad	\$515	
	St. Gallen	Type III Microsurfacing	\$2,463	
	Styria Way	Type III Microsurfacing	\$14,719	
		PCC Mail Box Pad	\$515	
	Styria Way Subtotal = \$15,234.00			
	Utilities	Water Repairs or Replacement	\$17,517	
		Sewer Repairs Sleeving or Replacement	\$15,456	
		Inspections	\$5,152	
	Utilities Subtotal = \$38,125.00			
	Equipment	Welder	\$721	
		Paint Sprayer	\$1,030	
		Compressor	\$773	
		Pole Saw	\$155	
		Measuring Wheel	\$67	
		Gas Trimmer	\$180	
		Earth Auger and Bit	\$361	
		Chainsaw 1	\$258	
		Blower 1	\$177	
Blower 2 Small		\$177		
Auger Bits		\$283		
Pressure Washer		\$670		

Year	Category	Item Name	Expense	
FY 2023	Equipment	Chainsaw 2	\$361	
		Cement Mixer	\$412	
		Cordless Drill	\$206	
		Fire Hoses Nozzles Adapter for Road Cleaning	\$1,752	
		Blower 3	\$670	
		Handheld Blower	\$206	
		GPS	\$374	
		GoPro	\$311	
		Backpack Blower	\$618	
	Equipment Subtotal = \$9,762.00			
	Maintenance Building	Security Trail Cameras	\$515	
		Electric Panel	\$1,803	
	Maintenance Building Subtotal = \$2,318.00			
	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			
	1311 to 1313 Moritz Court Shared Entry	Oil Seal Pathway	\$1,278	
	1317 to 1323 Moritz Court Shared Entry	Paving 1 1/2 inch AC Pathways	\$2,844	
		Oil Seal Pathway	\$711	
		PCC Pad	\$495	
1317 to 1323 Moritz Court Shared Entry Subtotal = \$4,050.00				
1310 to 1334 Zurich Way Shared Entry	Oil Seal Pathway	\$4,153		
Crackfill Entire Project	Paving Crackfill	\$22,669		
Reserve Studies Estimates	Reserve Study Annual Financial Update	\$721		
Fire Hydrants	Fire Hydrant Replacement Second Section	\$30,912		
FY 2023 Annual Expense Total = \$286,359				
FY 2024	Tirol Drive and Entry to Styria Way	Fence Split Rail Stain	\$1,593	
		Staining Retaining Walls	\$9,450	
		Stain Handrail	\$53	
	Tirol Drive and Entry to Styria Way Subtotal = \$11,096.00			
	Tirol Drive	Type III Microsurfacing	\$63,429	
	Tirol Loop and Court	Type III Microsurfacing	\$39,152	
	Arosa Court	Type III Microsurfacing	\$7,899	
	Berne Court	Type III Microsurfacing	\$9,524	
	Carinthia Lane	Type III Microsurfacing	\$17,838	
Fence Stain 6ft		\$186		

Year	Category	Item Name	Expense	
		Carinthia Lane Subtotal = \$18,024.00		
	<i>Styria Way</i>	Fence Stain 6ft	\$319	
	<i>Utilities</i>	Sewer Repairs Sleeving or Replacement	\$15,926	
		Inspections	\$5,309	
		Utilities Subtotal = \$21,235.00		
	<i>Equipment</i>	Bobcat Blower Attachment	\$5,309	
		Auger Bits	\$292	
		Equipment Subtotal = \$5,601.00		
	<i>Tennis Courts</i>	Handrail Stain	\$106	
		Tennis Court Net	\$743	
		Staining Retaining Walls	\$212	
		Tennis Courts Subtotal = \$1,061.00		
	<i>1300 to 1308 Arosa Court Shared Entry</i>	Stain Handrail	\$106	
	<i>1363 to 1365 Carinthia Lane Shared Entry</i>	Stain Handrail	\$159	
	<i>1311 to 1313 Moritz Court Shared Entry</i>	Stain Handrail	\$159	
	<i>1306 to 1308 Tirol Drive Shared Entry</i>	Stain Handrail	\$80	
	<i>1310 to 1334 Zurich Way Shared Entry</i>	Stain Handrail	\$106	
	<i>Reserve Studies Estimates</i>	Reserve Study Annual Financial Update	\$743	
	<i>Fire Hydrants</i>	Fire Hydrant Replacement Third Section	\$31,853	
			FY 2024 Annual Expense Total = \$210,546	
<i>FY 2025</i>	<i>Glarus Court</i>	Type III Microsurfacing	\$5,180	
	<i>Moritz Court</i>	Type III Microsurfacing	\$6,438	
	<i>Thurgau Court</i>	Type III Microsurfacing	\$3,413	
	<i>Uri Court</i>	Type III Microsurfacing	\$4,125	
	<i>Valais Way</i>	Type III Microsurfacing	\$10,831	
	<i>Zurich Lane</i>	Type III Microsurfacing	\$30,251	
	<i>Utilities</i>	Sewer Repairs Sleeving or Replacement	\$16,411	
		Inspections	\$5,470	
			Utilities Subtotal = \$21,881.00	
	<i>Equipment</i>		Bobcat Sweeper Attachment	\$3,282
			Blower 1	\$188
Blower 2 Small			\$188	
Auger Bits			\$301	
Snow Blower			\$1,094	

Year	Category	Item Name	Expense	
FY 2025	Equipment	Wood Chipper	\$1,244	
		Saw	\$224	
		Chainsaw 3	\$383	
	Equipment Subtotal = \$6,904.00			
	Maintenance Building	Security System	\$1,313	
	Tennis Courts	Landscaping Restoration	\$547	
	Crackfill Entire Project	Paving Crackfill	\$24,069	
	Reserve Studies Estimates	Full New Reserve Study Estimate With a Site Visit	\$3,282	
		Reserve Study Annual Financial Update	\$766	
	Reserve Studies Estimates Subtotal = \$4,048.00			
	Fire Hydrants	Fire Hydrant Replacement Fourth Section	\$32,822	
		Fire Hydrant Painting	\$722	
	Fire Hydrants Subtotal = \$33,544.00			
	FY 2025 Annual Expense Total = \$152,544			
FY 2026	Tirol Drive and Entry to Styria Way	Rock Faced Retaining Walls Repairs 8	\$2,818	
	Utilities	Water Repairs or Replacement	\$19,165	
		Sewer Repairs Sleeving or Replacement	\$16,910	
		Inspections	\$5,637	
	Utilities Subtotal = \$41,712.00			
	Equipment	Gas Trimmer	\$197	
		Earth Auger and Bit	\$395	
		Chainsaw 1	\$282	
		Ladder	\$298	
		Auger Bits	\$310	
		Chainsaw 2	\$395	
		Cordless Drill	\$225	
		Blower 3	\$733	
		Handheld Blower	\$225	
		GPS	\$409	
		GoPro	\$340	
	Backpack Blower	\$676		
	Equipment Subtotal = \$4,485.00			
	Maintenance Building	Exterior Painting	\$564	
	Tennis Courts	Redwood Decking	\$5,129	
Horseshoe Pit		\$845		
Tennis Courts Subtotal = \$5,974.00				
1300 to 1308 Arosa Court Shared	Paving 1 1/2 inch AC Pathways	\$2,029		

Year	Category	Item Name	Expense	
FY 2026	1300 to 1308 Arosa Court Shared	Oil Seal Pathway	\$507	
	1300 to 1308 Arosa Court Shared Entry Subtotal = \$2,536.00			
	1363 to 1365 Carinthia Lane Shared Entry	Redwood Decking	\$507	
	1367 to 1369 Carinthia Lane Shared Entry	Redwood Decking	\$507	
	1311 to 1313 Moritz Court Shared Entry	Oil Seal Pathway	\$1,398	
	1317 to 1323 Moritz Court Shared Entry	Oil Seal Pathway	\$778	
	1310 to 1334 Zurich Way Shared Entry	Oil Seal Pathway	\$4,543	
	Reserve Studies Estimates	Reserve Study Annual Financial Update	\$789	
	Fire Hydrants	Fire Hydrant Replacement Fifth Section	\$33,820	
	FY 2026 Annual Expense Total = \$100,431			
FY 2027	Utilities	Sewer Repairs Sleeving or Replacement	\$17,424	
		Inspections	\$5,808	
	Utilities Subtotal = \$23,232.00			
	Equipment	Blower 1	\$200	
		Blower 2 Small	\$200	
		Auger Bits	\$319	
	Equipment Subtotal = \$719.00			
	Crackfill Entire Project	Paving Crackfill	\$25,556	
	Reserve Studies Estimates	Reserve Study Annual Financial Update	\$813	
	Fire Hydrants	Fire Hydrant Replacement Sixth Section	\$34,849	
FY 2027 Annual Expense Total = \$85,169				
FY 2028	Tirol Drive and Entry to Styria Way	Type III Microsurfacing	\$15,764	
		Concrete Retaining Wall Repairs 3 4 5 6 and 7	\$7,182	
	Tirol Drive and Entry to Styria Way Subtotal = \$22,946.00			
	St. Gallen	Type III Microsurfacing	\$2,861	
	Styria Way	Type III Microsurfacing	\$17,098	
	Utilities	Sewer Repairs Sleeving or Replacement	\$17,954	
		Inspections	\$5,985	
	Utilities Subtotal = \$23,939.00			
	Equipment	Pole Saw	\$180	
		Auger Bits	\$329	
Chainsaw 3		\$419		
Equipment Subtotal = \$928.00				

Year	Category	Item Name	Expense	
FY 2028	Maintenance Building	Security Trail Cameras	\$598	
	Reserve Studies Estimates	Reserve Study Annual Financial Update	\$838	
	Fire Hydrants	Fire Hydrant Replacement Seventh Section	\$35,908	
FY 2028 Annual Expense Total = \$105,116				
FY 2029	Tirol Drive and Entry to Styria Way	Fence Split Rail Stain	\$1,850	
		Staining Retaining Walls	\$10,977	
		Stain Handrail	\$62	
	Tirol Drive and Entry to Styria Way Subtotal = \$12,889.00			
	Tirol Drive	Type III Microsurfacing	\$73,681	
	Tirol Loop and Court	Type III Microsurfacing	\$45,480	
	Arosa Court	Type III Microsurfacing	\$9,176	
	Berne Court	Type III Microsurfacing	\$11,063	
	Carinthia Lane	Type III Microsurfacing	\$20,720	
		Fence Stain 6ft	\$216	
	Carinthia Lane Subtotal = \$20,936.00			
	Styria Way	Fence Stain 6ft	\$370	
	Utilities	Water Repairs or Replacement	\$20,967	
		Sewer Repairs Sleeving or Replacement	\$18,500	
		Inspections	\$6,167	
	Utilities Subtotal = \$45,634.00			
	Common Areas	Dog Pot	\$2,158	
	Equipment	Bobcat Blower Attachment	\$6,167	
		Gas Trimmer	\$216	
		Earth Auger and Bit	\$432	
		Chainsaw 1	\$308	
		Blower 1	\$212	
		Blower 2 Small	\$212	
Auger Bits		\$339		
Chainsaw 2		\$432		
Cordless Drill		\$247		
Blower 3		\$802		
Handheld Blower		\$247		
GPS		\$448		
GoPro		\$372		
Backpack Blower	\$740			
Equipment Subtotal = \$11,174.00				
Tennis Courts	Handrail Stain	\$123		

Year	Category	Item Name	Expense	
FY 2029	Tennis Courts	Tennis Court Net	\$863	
		Tennis Court Coated and Crack Sealed	\$31,081	
		Staining Retaining Walls	\$247	
	Tennis Courts Subtotal = \$32,314.00			
	1300 to 1308 Arosa Court Shared Entry	Oil Seal Pathway	\$555	
		Stain Handrail	\$123	
	1300 to 1308 Arosa Court Shared Entry Subtotal = \$678.00			
	1363 to 1365 Carinthia Lane Shared Entry	Stain Handrail	\$185	
	1311 to 1313 Moritz Court Shared Entry	Oil Seal Pathway	\$1,529	
		Stain Handrail	\$185	
	1311 to 1313 Moritz Court Shared Entry Subtotal = \$1,714.00			
	1317 to 1323 Moritz Court Shared Entry	Oil Seal Pathway	\$851	
	1306 to 1308 Tirol Drive Shared Entry	Stain Handrail	\$93	
	1310 to 1334 Zurich Way Shared Entry	Oil Seal Pathway	\$4,970	
		Stain Handrail	\$123	
	1310 to 1334 Zurich Way Shared Entry Subtotal = \$5,093.00			
	Crackfill Entire Project	Paving Crackfill	\$27,134	
Reserve Studies Estimates	Reserve Study Annual Financial Update	\$863		
Fire Hydrants	Fire Hydrant Replacement Eighth Section	\$37,001		
FY 2029 Annual Expense Total = \$338,487				
FY 2030	Tirol Drive and Entry to Styria Way	Signage House Solar Panel	\$159	
		Wood Handrail 4ft Stained	\$572	
	Tirol Drive and Entry to Styria Way Subtotal = \$731.00			
	Glarus Court	Type III Microsurfacing	\$6,018	
	Moritz Court	Type III Microsurfacing	\$7,479	
	Thurgau Court	Type III Microsurfacing	\$3,965	
	Uri Court	Type III Microsurfacing	\$4,791	
	Valais Way	Type III Microsurfacing	\$12,582	
	Zurich Lane	Type III Microsurfacing	\$35,140	
	Utilities	Sewer Repairs Sleeving or Replacement	\$19,063	
		Inspections	\$6,354	
	Utilities Subtotal = \$25,417.00			
	Equipment	Bobcat Sweeper Attachment	\$3,813	
Auger Bits		\$349		
Snow Blower		\$1,271		

Year	Category	Item Name	Expense	
FY 2030	Equipment	Wood Chipper	\$1,445	
		Saw	\$261	
	Equipment Subtotal = \$7,139.00			
	Maintenance Building	Security System	\$1,525	
	Tennis Courts	Wood Water Fountain	\$635	
	Reserve Studies Estimates	Full New Reserve Study Estimate With a Site Visit	\$3,813	
		Reserve Study Annual Financial Update	\$890	
	Reserve Studies Estimates Subtotal = \$4,703.00			
	Fire Hydrants	Fire Hydrant Replacement Ninth Section	\$38,126	
		Fire Hydrant Painting	\$839	
Fire Hydrants Subtotal = \$38,965.00				
FY 2030 Annual Expense Total = \$149,090				
FY 2031	Tirol Drive and Entry to Styria Way	Retaining Walls Wood Natural State 2	\$22,000	
		Retaining Walls Wood Stained One Side 5	\$5,238	
	Tirol Drive and Entry to Styria Way Subtotal = \$27,238.00			
	Carinthia Lane	Fence Wood 6 ft Stained One Side	\$2,750	
	Utilities	Sewer Repairs Sleeving or Replacement	\$19,643	
		Inspections	\$6,548	
	Utilities Subtotal = \$26,191.00			
	Equipment	Blower 1	\$225	
		Blower 2 Small	\$225	
		Auger Bits	\$360	
		Chainsaw 3	\$458	
	Equipment Subtotal = \$1,268.00			
	Tennis Courts	PCC Steps	\$1,571	
		Bench Metal	\$1,310	
		Tennis Court Chain Link 10 ft	\$28,286	
	Tennis Courts Subtotal = \$31,167.00			
	1306 to 1308 Tirol Drive Shared Entry	PCC Steps	\$2,946	
	1310 to 1334 Zurich Way Shared Entry	PCC Pad	\$1,571	
		Handrail Wood 4ft Stained	\$1,048	
1310 to 1334 Zurich Way Shared Entry Subtotal = \$2,619.00				
Crackfill Entire Project	Paving Crackfill	\$28,810		
Reserve Studies Estimates	Reserve Study Annual Financial Update	\$917		
Fire Hydrants	Fire Hydrant Replacement Tenth Section	\$39,286		
FY 2031 Annual Expense Total = \$163,192				

Year	Category	Item Name	Expense	
FY 2032	Utilities	Water Repairs or Replacement	\$22,939	
		Sewer Repairs Sleeving or Replacement	\$20,240	
		Inspections	\$6,747	
	Utilities Subtotal = \$49,926.00			
	Equipment	Gas Trimmer	\$236	
		Earth Auger and Bit	\$472	
		Chainsaw 1	\$337	
		Auger Bits	\$371	
		Chainsaw 2	\$472	
		Cordless Drill	\$270	
		Blower 3	\$877	
		Handheld Blower	\$270	
		GPS	\$490	
		GoPro	\$408	
	Backpack Blower	\$810		
	Equipment Subtotal = \$5,013.00			
	1300 to 1308 Arosa Court Shared Entry	Oil Seal Pathway	\$607	
	1311 to 1313 Moritz Court Shared Entry	Oil Seal Pathway	\$1,673	
	1317 to 1323 Moritz Court Shared Entry	Oil Seal Pathway	\$931	
	1310 to 1334 Zurich Way Shared Entry	Oil Seal Pathway	\$5,438	
Reserve Studies Estimates	Reserve Study Annual Financial Update	\$945		
Fire Hydrants	Fire Hydrant Replacement Eleventh Section	\$40,481		
FY 2032 Annual Expense Total = \$105,014				
FY 2033	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			
	St. Gallen	Type III Microsurfacing	\$3,323	
	Styria Way	Type III Microsurfacing	\$19,862	
	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		
Measuring Wheel		\$90		

Year	Category	Item Name	Expense	
FY 2033	Equipment	Blower 1	\$239	
		Blower 2 Small	\$239	
		Auger Bits	\$382	
		Pressure Washer	\$904	
		Cement Mixer	\$556	
		Fire Hoses Nozzles Adapter for Road Cleaning	\$2,364	
	Equipment Subtotal = \$7,346.00			
	Maintenance Building	Exterior Painting	\$695	
		Security Trail Cameras	\$695	
	Maintenance Building Subtotal = \$1,390.00			
	Crackfill Entire Project	Paving Crackfill	\$30,589	
Reserve Studies Estimates	Reserve Study Annual Financial Update	\$973		
FY 2033 Annual Expense Total = \$117,945				
FY 2034	Tirol Drive and Entry to Styria Way	Fence Split Rail Stain	\$2,149	
		Staining Retaining Walls	\$12,751	
		Stain Handrail	\$72	
	Tirol Drive and Entry to Styria Way Subtotal = \$14,972.00			
	Tirol Drive	Type III Microsurfacing	\$85,589	
	Tirol Loop and Court	Type III Microsurfacing	\$52,830	
	Arosa Court	Type III Microsurfacing	\$10,659	
	Berne Court	Type III Microsurfacing	\$12,851	
	Carinthia Lane	Type III Microsurfacing	\$24,069	
		Fence Stain 6ft	\$251	
	Carinthia Lane Subtotal = \$24,320.00			
	Styria Way	Fence Stain 6ft	\$430	
	Utilities	Sewer Repairs Sleeving or Replacement	\$21,490	
		Inspections	\$7,163	
	Utilities Subtotal = \$28,653.00			
	Equipment	Bobcat Blower Attachment	\$7,163	
		Auger Bits	\$394	
		Chainsaw 3	\$501	
	Equipment Subtotal = \$8,058.00			
	Tennis Courts	Handrail Stain	\$143	
Tennis Court Net		\$1,003		
Staining Retaining Walls		\$287		
Tennis Courts Subtotal = \$1,433.00				
1300 to 1308 Arosa Court Shared Entry	Stain Handrail	\$143		

Year	Category	Item Name	Expense	
FY 2034	1363 to 1365 Carinthia Lane Shared Entry	Stain Handrail	\$215	
	1311 to 1313 Moritz Court Shared Entry	Stain Handrail	\$215	
	1306 to 1308 Tirol Drive Shared Entry	Stain Handrail	\$107	
	1310 to 1334 Zurich Way Shared Entry	Stain Handrail	\$143	
	Reserve Studies Estimates	Reserve Study Annual Financial Update	\$1,003	
FY 2034 Annual Expense Total = \$241,621				
FY 2035	Tirol Drive and Entry to Styria Way	Fence Split Rail	\$13,286	
	Glarus Court	Type III Microsurfacing	\$6,990	
	Moritz Court	Type III Microsurfacing	\$8,688	
	Styria Way	Fence Wood 6 ft Stained Both Sides	\$3,543	
	Thurgau Court	Type III Microsurfacing	\$4,606	
	Uri Court	Type III Microsurfacing	\$5,566	
	Valais Way	Type III Microsurfacing	\$14,615	
	Zurich Lane	Type III Microsurfacing	\$40,819	
	Utilities	Water Repairs or Replacement	\$25,096	
		Sewer Repairs Sleeving or Replacement	\$22,144	
		Inspections	\$7,381	
	Utilities Subtotal = \$54,621.00			
	Equipment	Bobcat Sweeper Attachment	\$4,429	
		Gas Trimmer	\$258	
		Earth Auger and Bit	\$517	
		Chainsaw 1	\$369	
		Blower 1	\$254	
		Blower 2 Small	\$254	
		Auger Bits	\$406	
		Snow Blower	\$1,476	
Chainsaw 2		\$517		
Wood Chipper		\$1,679		
Saw		\$303		
Cordless Drill		\$295		
Blower 3		\$960		
Handheld Blower	\$295			
GPS	\$536			
GoPro	\$446			

Year	Category	Item Name	Expense	
FY 2035	Equipment	Backpack Blower	\$886	
	Equipment Subtotal = \$13,880.00			
	Maintenance Building	Fence Wood Natural State	\$7,086	
		Security System	\$1,772	
	Maintenance Building Subtotal = \$8,858.00			
	Tennis Courts	Landscaping Restoration	\$738	
	1300 to 1308 Arosa Court Shared Entry	Oil Seal Pathway	\$664	
	1311 to 1313 Moritz Court Shared Entry	Paving 1 1/2 inch AC Pathways	\$7,322	
		Oil Seal Pathway	\$1,831	
	1311 to 1313 Moritz Court Shared Entry Subtotal = \$9,153.00			
	1317 to 1323 Moritz Court Shared Entry	Oil Seal Pathway	\$1,019	
	1310 to 1334 Zurich Way Shared Entry	Paving 1 1/2 inch AC Pathways	\$23,797	
		Oil Seal Pathway	\$5,949	
	1310 to 1334 Zurich Way Shared Entry Subtotal = \$29,746.00			
	Crackfill Entire Project	Paving Crackfill	\$32,478	
	Reserve Studies Estimates	Full New Reserve Study Estimate With a Site Visit	\$4,429	
		Reserve Study Annual Financial Update	\$1,033	
Reserve Studies Estimates Subtotal = \$5,462.00				
Fire Hydrants	Fire Hydrant Painting	\$974		
Annual Expense Total = \$255,706				
FY 2036	Tirol Drive and Entry to Styria Way	Paving 1 1/2 inch AC Overlay	\$70,118	
		Retaining Walls Wood Stained One Side 7	\$31,640	
		Rock Faced Retaining Walls Repairs 8	\$3,803	
		PCC Mail Box Pad	\$761	
	Tirol Drive and Entry to Styria Way Subtotal = \$106,322.00			
	Tirol Drive	Paving 1 1/2 inch AC Overlay	\$318,060	
	Tirol Loop and Court	Paving 1 1/2 inch AC Overlay	\$196,325	
	Arosa Court	Paving 1 1/2 inch AC Overlay	\$39,611	
	Berne Court	Paving 1 1/2 inch AC Overlay	\$47,757	
	Carinthia Lane	Paving 1 1/2 inch AC Overlay	\$89,444	
	Glarus Court	Paving 1 1/2 inch AC Overlay	\$25,209	
	Moritz Court	Paving 1 1/2 inch AC Overlay	\$31,332	
		PCC Mail Box Pad	\$761	
	Moritz Court Subtotal = \$32,093.00			
	St. Gallen	Paving 1 1/2 inch AC Overlay	\$12,725	
Styria Way	Paving 1 1/2 inch AC Overlay	\$76,054		

Year	Category	Item Name	Expense	
FY 2036	Thurgau Court	Paving 1 1/2 inch AC Overlay	\$16,611	
	Uri Court	Paving 1 1/2 inch AC Overlay	\$20,072	
	Valais Way	Paving 1 1/2 inch AC Overlay	\$52,708	
	Zurich Lane	Paving 1 1/2 inch AC Overlay	\$147,211	
	Utilities	Sewer Repairs Sleeving or Replacement	\$22,817	
		Inspections	\$7,606	
	Utilities Subtotal = \$30,423.00			
	Equipment	Auger Bits	\$418	
		Tool Chest	\$456	
		Tool Set	\$304	
	Equipment Subtotal = \$1,178.00			
	Maintenance Building	Siding Repairs	\$1,521	
	Tennis Courts	Horseshoe Pit	\$1,141	
		Retaining Walls Wood Natural State	\$3,042	
		Retaining Walls Wood Stained One Side	\$6,085	
	Tennis Courts Subtotal = \$10,268.00			
1300 to 1308 Arosa Court Shared Entry	Handrail Wood 4ft Stained	\$1,217		
1311 to 1313 Moritz Court Shared Entry	PCC Steps	\$4,563		
	Handrail Wood 4ft Stained	\$1,825		
1311 to 1313 Moritz Court Shared Entry Subtotal = \$6,388.00				
Reserve Studies Estimates	Reserve Study Annual Financial Update	\$1,065		
Annual Expense Total = \$1,232,262				
FY 2037	Utilities	Sewer Repairs Sleeving or Replacement	\$23,511	
		Inspections	\$7,837	
	Utilities Subtotal = \$31,348.00			
	Equipment	GMC 2016 Truck	\$62,697	
		Blower 1	\$270	
		Blower 2 Small	\$270	
		Auger Bits	\$431	
		Chainsaw 3	\$549	
	Equipment Subtotal = \$64,217.00			
Crackfill Entire Project	Paving Crackfill	\$34,483		
Reserve Studies Estimates	Reserve Study Annual Financial Update	\$1,097		
FY 2037 Annual Expense Total = \$131,145				
FY 2038	Tirol Drive and Entry to Styria Way	Type III Microsurfacing	\$21,271	
		Entry Pillars Rock Regrout	\$1,615	

Year	Category	Item Name	Expense
FY 2038	Tirol Drive and Entry to Styria Way	Concrete Retaining Wall Repairs 3 4 5 6 and 7	\$9,691
	Tirol Drive and Entry to Styria Way Subtotal = \$32,577.00		
	St. Gallen	Type III Microsurfacing	\$3,860
	Styria Way	Type III Microsurfacing	\$23,072
	Utilities	Water Repairs or Replacement	\$27,457
		Sewer Repairs Sleeving or Replacement	\$24,227
		Inspections	\$8,076
	Utilities Subtotal = \$59,760.00		
	Equipment	Compressor	\$1,211
		Pole Saw	\$242
		Gas Trimmer	\$283
		Earth Auger and Bit	\$565
		Chainsaw 1	\$404
		Auger Bits	\$444
		Chainsaw 2	\$565
		Cordless Drill	\$323
		Blower 3	\$1,050
		Handheld Blower	\$323
		GPS	\$587
		GoPro	\$488
		Backpack Blower	\$969
	Equipment Subtotal = \$7,454.00		
	Maintenance Building	Security Trail Cameras	\$808
	1300 to 1308 Arosa Court Shared Entry	Oil Seal Pathway	\$727
	1311 to 1313 Moritz Court Shared Entry	Oil Seal Pathway	\$2,003
	1317 to 1323 Moritz Court Shared Entry	Paving 1 1/2 inch AC Pathways	\$4,458
		Oil Seal Pathway	\$1,114
1317 to 1323 Moritz Court Shared Entry Subtotal = \$5,572.00			
1310 to 1334 Zurich Way Shared Entry	Oil Seal Pathway	\$6,509	
Reserve Studies Estimates	Reserve Study Annual Financial Update	\$1,131	
FY 2038 Annual Expense Total = \$143,473			
FY 2039	Tirol Drive and Entry to Styria Way	Fence Split Rail Stain	\$2,496
		Staining Retaining Walls	\$14,812
		Stain Handrail	\$83
	Tirol Drive and Entry to Styria Way Subtotal = \$17,391.00		

Year	Category	Item Name	Expense	
FY 2039	Tirol Drive	Type III Microsurfacing	\$99,421	
	Tirol Loop and Court	Type III Microsurfacing	\$61,369	
	Arosa Court	Type III Microsurfacing	\$12,382	
	Berne Court	Type III Microsurfacing	\$14,928	
	Carinthia Lane	Type III Microsurfacing	\$27,959	
		Fence Stain 6ft	\$291	
	Carinthia Lane Subtotal = \$28,250.00			
	Styria Way	Fence Stain 6ft	\$499	
	Utilities	Sewer Repairs Sleeving or Replacement	\$24,963	
		Inspections	\$8,321	
	Utilities Subtotal = \$33,284.00			
	Equipment	Bobcat Blower Attachment	\$8,321	
		Blower 1	\$286	
		Blower 2 Small	\$286	
		Auger Bits	\$458	
	Equipment Subtotal = \$9,351.00			
	Tennis Courts	Handrail Stain	\$166	
		Tennis Court Net	\$1,165	
		Tennis Court Coated and Crack Sealed	\$41,939	
		Staining Retaining Walls	\$333	
	Tennis Courts Subtotal = \$43,603.00			
	1300 to 1308 Arosa Court Shared Entry	Stain Handrail	\$166	
	1363 to 1365 Carinthia Lane Shared Entry	Stain Handrail	\$250	
1311 to 1313 Moritz Court Shared Entry	Stain Handrail	\$250		
1306 to 1308 Tirol Drive Shared Entry	Stain Handrail	\$125		
1310 to 1334 Zurich Way Shared Entry	Stain Handrail	\$166		
Crackfill Entire Project	Paving Crackfill	\$36,613		
Reserve Studies Estimates	Reserve Study Annual Financial Update	\$1,165		
FY 2039 Annual Expense Total = \$359,213				