

RESERVE STUDY

Component Analysis and Reserve Fund Plan

Site Inspection Update Study 2021/22

For

Timber Cove Association

Jenner, CA

Prepared By

**RESERVE ANALYSIS
CONSULTING, LLC**

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**Timber Cove Association
22140 Amanita Circle
Jenner, CA 95450**

ATTN: Board of Directors

RE: Timber Cove Association - Site Inspection Update Study 2021/22

Please find enclosed the Reserve Fund Analysis prepared for your Association. The purpose of this analysis is to quantify the major components the Association is responsible to maintain, and to project funding requirements adequate to repair/replace or maintain these components in conformance with California Civil Codes § 5300, 5500-5570 ((old 1365, 1365.5, & 1365.2.5)). The underlying principle of these Code requirements is that current owners should pay their appropriate share for components as they are being used and not transfer these costs to future owners.

TERMS & CONDITIONS OF STUDY

This Reserve Fund Analysis, undertaken by Reserve Analysis Consulting, L.L.C., has been conducted in compliance with California Civil Codes § 5300, 5500-5570 ((old 1365, 1365.5, & 1365.2.5)) and in compliance with standards established by the Association of Professional Reserve Analysts (APRA) and the California Association Institute (CAI).

Components that meet the following criteria are included in this report:

- 1) The component maintenance is the responsibility of the Association.
- 2) The component is not covered by the Association's annual operating budget.
- 3) The component's estimated remaining life is less than thirty (30) years from the date of this study.
- 4) Components with a remaining useful life in excess of thirty (30) years may be included for the benefit of knowledge of these components, but will not be factored into the funding plan.

All components listed in this report are those that have been selected and approved by the Board as prescribed by the Association's CC&Rs. Component useful life and remaining life projections are based on industry standards, manufacturer information, date and maintenance information provided by the Contractee and/or its management and staff. However, as a result of construction methodology, maintenance by the facility staff or other specific local conditions, component useful life and/or remaining life may vary from standard. Repair or replacement schedules and the resulting assessment schedules are derived by combining the resources described above. Reliance on these schedules is at the Contractee's discretion. Reserve Analysis Consulting, L.L.C. makes no guarantee as to the actual performance of any of the components. Each component's condition, life expectancy, and replacement cost evaluation is based on visual inspection only. Inspection was limited to areas accessible to the inspectors. Where components were not accessible, assumptions were made based on available component statistical data. There was no disassembly of components or demolition involved.

This report does not address any factory defects or any damage due to improper maintenance, system design, or installation. The analysis of these components, for which the Association has responsibility, does not employ methods used for forensic or defect investigation or actual construction. It is also assumed that all components covered by this report receive reasonable maintenance by the Contractee. Reserve Analysis Consulting, L.L.C. makes no statement of warranty, either specific or implied, as to the actual future performance of any component.

The costs for components included in this report are based on current published construction industry repair or replacement costs and local cost conditions. Due to component cost changes in the future over which Reserve Analysis Consulting, L.L.C. has no control, we advise the Contractee to have this study reviewed on an annual basis and make any necessary adjustment regarding component performance and/or costs. The reliance on costs included in this Component Analysis is at the discretion and acceptance of the Contractee and/or its management. Reserve Analysis Consulting, L.L.C. makes no guarantee that projected costs will represent actual job costs at the time of component repair or replacement. An inflation factor based on current construction industry index information is used and provided to the Contractee for approval prior to inclusion in the Final Report.

The cash flow projections made within this report could vary significantly due to future conditions. Without regular, periodic updates, the Contractee should not rely on these cash flow projections beyond the first funding year of this report.

GENERAL DEFINITIONS OF STUDY**RESERVE STUDY:**

A budget planning tool which identifies the current status of the Reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: the Component Inventory and the Funding Analysis.

COMPONENT INVENTORY and ANALYSIS:

The task of selecting and quantifying Reserve Components. This task can be accomplished through on-site visual observations, review of the association design and organizational documents, a review of established association precedents, and discussion with appropriate representative(s) of the association or cooperative.

FUNDING ANALYSIS :

The portion of a Reserve Study where current status of the Reserves (measured as cash or Percent Funded) and a recommended Reserve contribution rate (Reserve Funding Plan) are derived, and the projected Reserve income and expense over time is presented.

FUNDING PRINCIPLES:

- Sufficient funds to defray future repair and replacement requirements.
- Consistent contribution rate throughout the 30 year Funding Plan.
- Appropriate contribution levels to ensure that current owners pay their share for component usage.
- Fiscally responsible.

FUNDING GOALS:

Independent of methodology utilized, the following represent the basic categories of Funding Plan goals:

Baseline Funding: Establishing a Reserve funding goal of keeping the Reserve cash balances above zero.

Threshold Funding: Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount.

Full Funding: Establishing a Reserve funding goal of attaining and maintaining Reserves at or near 100% funded.

PERCENT FUNDED:

The ratio, at a particular point in time (typically the ending of the Fiscal Year) of the actual (or projected) Reserve balance to the Fully Funded balance, expressed as a percentage.

CASH FLOW FUNDING METHOD:

A method of developing a Reserve Funding Plan where consistent contributions to the Reserve fund are designed to offset the variable annual expenditures. Different Reserve Funding Plans are tested against the anticipated schedule of Reserve expenses until the desired Funding Goal is achieved.

ASSUMED LONG-TERM INTEREST AND INFLATION

"Assumed Long-Term" (as used in the Davis-Stirling Act) is interpreted to mean an approximate 30 Year average. When assigning the interest rate, per Statute 5300(b)(7) ((old 1365(a)(4))), the rate may not be in excess of 2% above the current Federal Reserve Rate.

INFORMATION REFERENCE

TRADE: Financial Information
NAME: Ms. Melanie Collett
COMPANY: Timber Cove Association
ADDRESS: 22140 Amanita Circle
CITY, STATE: Jenner, CA 95450
PHONE: (707) 847-3062

TRADE: Component Replacement Dates
NAME: Ms. Melanie Collett
COMPANY: Timber Cove Association
ADDRESS: 22140 Amanita Circle
CITY, STATE: Jenner, CA 95450
PHONE: (707) 847-3062

PROPERTY INFORMATION

<i>PROPERTY NAME:</i>	Timber Cove Association		
<i>STREET ADDRESS:</i>	22140 Amanita Circle		
<i>CITY, STATE, ZIP:</i>	Jenner, CA 95450		
<i>GOVERNING ENTITY:</i>	Board of Directors		
<i>YEAR CONSTRUCTED:</i>	1965	<i>NUMBER OF CONSTRUCTION PHASES:</i>	Multiple
<i>NUMBER OF UNITS:</i>	204	<i>NUMBER OF RESIDENTIAL BUILDINGS:</i>	

CONTACT INFORMATION

<i>CURRENT PROPERTY CONTACT:</i>	Ms. Melanie Collett Timber Cove Association 22140 Amanita Circle Jenner, CA 95450 Phone: (707) 847-3062 Email: timbercovehomes@gmail.com	
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RESERVE STUDY INFORMATION

<i>TYPE OF STUDY:</i>	Site Inspection Update Study 2021/22
<i>BEGINNING YEAR OF STUDY:</i>	2021
<i>YEAR OF LAST PHYSICAL INSPECTION:</i>	2021
<i>YEAR OF NEXT PHYSICAL INSPECTION:</i>	2024 (as required by the Davis-Stirling Act)
<i>RESERVE STUDY PREPARER:</i>	Reserve Analysis Consulting, L.L.C. 1750 Bridgeway, Suite B106 • Sausalito, CA 94965 Sausalito, California 94965 Office Phone: (415) 332-7800 FAX: (415) 332-7801
<i>PERFORMED BY:</i>	Tom O'Neill Phone: (415) 332-7800 Email: tomo@reserveanalysis.com

RESERVE FUND FINANCIAL INFORMATION

<i>BUDGET YEAR ENDING DATE:</i>	06/30	2020/21	2021/22
<i>ANNUAL RESERVE CONTRIBUTION:</i>		\$1	\$30,001
<i>MONTHLY RESERVE CONTRIBUTION:</i>		\$0	\$2,500
<i>PER UNIT MONTHLY (AVG.) CONTRIBUTION:</i>		\$0.00	\$12.26
<i>TOTAL SPECIAL ASSESSMENT:</i>		N/A	\$50,000
<i>PER UNIT (AVG.) SPECIAL ASSESSMENT:</i>		N/A	\$245
<i>PROPOSED RESERVE FUND EXPENDITURES:</i>			(\$39,165)
<i>ESTIMATED YEAR ENDING BALANCE:</i>		\$68,024	\$110,192
<i>REQUESTED MINIMUM "THRESHOLD" FUTURE BALANCE:</i>			N/A

RESERVE PERCENT FUNDED CALCULATION

<i>AMOUNT NEEDED TO BE 100% FUNDED:</i>	\$401,307	\$377,490
<i>THEORETICAL PER UNIT UNDERFUNDED:</i>	\$1,634	\$1,310
<i>CALCULATED PERCENT FUNDED:</i>	16.95%	29.19%

RESERVE PROJECTED INTEREST & INFLATION

<i>"ASSUMED LONG-TERM INTEREST RATE":</i>	2.00%
<i>"ASSUMED LONG-TERM INFLATION RATE":</i>	3.00%

PROPERTY DESCRIPTION & COMPONENT INCLUSION:

Timber Cove Association is a 204-member association located in Jenner, CA.

The Association is responsible for common areas only that were originally built in Multiple phase in 1965.

The Association is responsible for all components as the Board of Directors has interpreted the CC&Rs.

For specific component inclusion based on that interpretation please refer to the Component Data or Schedule Sections.

5300(b)(4) - COMPONENT CONDITION:

The property is composed of a variety of components that are in a range of conditions due to their various ages and expected lives. The projections in this Reserve Study intend to maintain these components at an appropriate condition in the future; however, it is the Board's responsibility to investigate and cause the actual maintenance, repair and replacement projects at the appropriate time(s).

Per Davis-Stirling Section 5500 ((old 1365.5)), on a quarterly basis the Board will review actual reserve expenses compared to the year's proposed reserve expenses. Depending on each component's condition and available information at that time, the Board will determine to undertake repair and replacement projects as appropriate. Please refer to the Sections of Component Data and/or Component Schedule for specific details on component ages, expected lives, and remaining lives. A component with a negative remaining life does not necessarily mean the component is being deferred, but rather signifies that the component is past its statistically average life and will be reviewed annually until it is appropriate for replacement. If the Board has specifically determined to defer or not undertake a component's repair or replacement, that decision and its justification is required to be in meeting minutes and disclosed separately in the Annual Budget Report.

5300(b)(3,5,6,7,8) - FUNDING PLAN ANALYSIS & CALCULATIONS:

5300(b)(3) - "the association shall provide the full reserve study plan upon request."

Specific Details regarding the following statements can be viewed in the "30 YEAR FUNDING PLAN" (included with this Reserve Summary).

5300(b)(5) - If applicable, the amount and commencement date of Board determined or anticipated special assessments will be shown and if a vote of the membership is required.

5300(b)(6) - The mechanism(s) by which the board will fund the reserves, including assessments, borrowing, and/or use of other assets. Refer to 5300(b)(4) above for deferral/selected repair/replacements.

5300(b)(7) - Procedures & methodology used for these calculations can be found in section "Procedures & Methodologies" (included with this Reserve Summary).

5300(b)(8) - If applicable, details regarding outstanding loans can be found in the 5570 "Reserve Summary and Disclosure" (included with this summary) and/or separately in the Annual Budget Report.

The Reserve Study is a SERIES OF PROJECTIONS, and consequently the estimated lives and costs of components will likely CHANGE OVER TIME depending on a variety of factors such as future inflation rates, the level of preventative maintenance completed by future boards, unknown material defects, changes in technology, efficiency, and/or government regulations.

The Reserve Study is an evolving document that represents a moment in time covering a 30 year period. As required by The Davis-Stirling Act, we recommend that the Association review and update this Reserve Analysis on an annual basis to make adjustments for component expenditures and fluctuations in annual revenue, interest, and inflation.

4.00**30 YEAR RESERVE FUNDING PLAN**

2020/21 Average unit per month reserve contribution *1 = \$.

2020/21 Total annual reserve contribution *1 = \$1

** All future numbers are PROPOSED and/or PROJECTED.*

DESCRIPTION - 1ST 10 YEARS	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Projected Beginning Fund Balance *1	\$68,024	\$110,192	\$134,037	\$160,857	\$191,992	\$212,762	\$242,087	\$269,769	\$299,570	\$325,544
Contribution % increase over previous yr.	3000000.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Contribution avg. unit/month \$ increase	\$12.25	\$0.49	\$0.51	\$0.53	\$0.55	\$0.57	\$0.60	\$0.62	\$0.65	\$0.67
Contribution avg. per unit/month	\$12.26	\$12.75	\$13.26	\$13.79	\$14.34	\$14.91	\$15.51	\$16.13	\$16.77	\$17.44
Reserve Contribution - Annual	\$30,001	\$31,201	\$32,449	\$33,747	\$35,097	\$36,501	\$37,961	\$39,479	\$41,058	\$42,701
Does increase require membership vote?										
Proposed avg. special assess per unit	\$245.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Special Assessment - Total Proposed	\$50,000									
Does special assessment require vote?	YES									
Income from other sources										
Total Reserve Fund Available	\$148,025	\$141,393	\$166,486	\$194,604	\$227,089	\$249,263	\$280,048	\$309,248	\$340,628	\$368,245
Projected Expenditures - inflated	-\$39,165	-\$8,976	-\$7,575	-\$4,934	-\$16,900	-\$10,103	-\$13,541	-\$13,301	-\$19,021	-\$14,111
Balance after expenditures	\$108,860	\$132,417	\$158,912	\$189,670	\$210,189	\$239,160	\$266,507	\$295,947	\$321,608	\$354,134
Interest on balance after tax	\$1,332	\$1,621	\$1,945	\$2,322	\$2,573	\$2,927	\$3,262	\$3,622	\$3,936	\$4,335
Minimum requested balance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Percent funded (if implemented) *2	29.19%	33.87%	38.53%	43.27%	46.03%	49.56%	52.60%	55.59%	58.04%	60.86%
Projected Year Ending Balance *3	\$110,192	\$134,037	\$160,857	\$191,992	\$212,762	\$242,087	\$269,769	\$299,570	\$325,544	\$358,468

** All future numbers are PROPOSED and/or PROJECTED.*

DESCRIPTION - 2ND 10 YEARS	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
Projected Beginning Fund Balance *1	\$358,468	\$389,525	\$431,775	\$467,041	\$497,881	\$209,630	\$253,144	\$288,732	\$336,839	\$375,703
Contribution % increase over previous yr.	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Contribution avg. unit/month \$ increase	\$0.70	\$0.73	\$0.75	\$0.78	\$0.82	\$0.85	\$0.88	\$0.92	\$0.95	\$0.99
Contribution avg. per unit/month	\$18.14	\$18.87	\$19.62	\$20.41	\$21.22	\$22.07	\$22.95	\$23.87	\$24.83	\$25.82
Reserve Contribution - Annual	\$44,409	\$46,185	\$48,033	\$49,954	\$51,952	\$54,030	\$56,191	\$58,439	\$60,777	\$63,208
Does increase require membership vote?										
Proposed avg. special assess per unit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Special Assessment - Total Proposed										
Does special assessment require vote?										
Income from other sources										
Total Reserve Fund Available	\$402,877	\$435,710	\$479,807	\$516,995	\$549,833	\$263,660	\$309,335	\$347,171	\$397,616	\$438,910
Projected Expenditures - inflated	-\$18,062	-\$9,157	-\$18,414	-\$25,134	-\$342,738	-\$13,578	-\$24,095	-\$14,405	-\$26,456	-\$52,934
Balance after expenditures	\$384,815	\$426,554	\$461,393	\$491,861	\$207,095	\$250,083	\$285,240	\$332,766	\$371,160	\$385,977
Interest on balance after tax	\$4,710	\$5,221	\$5,647	\$6,020	\$2,535	\$3,061	\$3,491	\$4,073	\$4,543	\$4,724
Minimum requested balance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Percent funded (if implemented) *2	63.34%	66.33%	68.69%	70.70%	49.03%	55.39%	60.38%	66.03%	70.55%	73.54%
Projected Year Ending Balance *3	\$389,525	\$431,775	\$467,041	\$497,881	\$209,630	\$253,144	\$288,732	\$336,839	\$375,703	\$390,701

4.00**30 YEAR RESERVE FUNDING PLAN**

* All future numbers are PROPOSED and/or PROJECTED.

DESCRIPTION - 3RD 10 YEARS	2041/42	2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50	2050/51
Projected Beginning Fund Balance *1	\$390,701	\$442,251	\$496,501	\$548,481	\$608,438	\$87,205	\$141,857	\$207,618	\$278,126	\$328,095
Contribution % increase over previous yr.	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Contribution avg. unit/month \$ increase	\$1.03	\$1.07	\$1.12	\$1.16	\$1.21	\$1.26	\$1.31	\$1.36	\$1.41	\$1.47
Contribution avg. per unit/month	\$26.85	\$27.93	\$29.04	\$30.21	\$31.41	\$32.67	\$33.98	\$35.34	\$36.75	\$38.22
Reserve Contribution - Annual	\$65,736	\$68,365	\$71,100	\$73,944	\$76,902	\$79,978	\$83,177	\$86,504	\$89,964	\$93,563
Does increase require membership vote?										
Proposed avg. special assess per unit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Special Assessment - Total Proposed										
Does special assessment require vote?										
Income from other sources										
Total Reserve Fund Available	\$456,437	\$510,617	\$567,601	\$622,425	\$685,340	\$167,183	\$225,034	\$294,121	\$368,090	\$421,658
Projected Expenditures - inflated	-\$19,533	-\$20,119	-\$25,752	-\$21,344	-\$599,189	-\$27,041	-\$19,927	-\$19,359	-\$43,963	-\$20,537
Balance after expenditures	\$436,904	\$490,498	\$541,849	\$601,081	\$86,151	\$140,142	\$205,107	\$274,763	\$324,128	\$401,120
Interest on balance after tax	\$5,348	\$6,004	\$6,632	\$7,357	\$1,054	\$1,715	\$2,511	\$3,363	\$3,967	\$4,910
Minimum requested balance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Percent funded (if implemented) *2	78.57%	83.33%	87.69%	92.00%	58.51%	84.72%	100.00%	100.00%	100.00%	100.00%
Projected Year Ending Balance *3	\$442,251	\$496,501	\$548,481	\$608,438	\$87,205	\$141,857	\$207,618	\$278,126	\$328,095	\$406,030

***1. Current Year Financial Information**

The Association has provided current financial information including reserve account balance, total annual assessment amount and total annual reserve contribution. Reserve Analysis Consulting, L.L.C. assumes no responsibility for the accuracy of current or projected budget figures provided by others.

***2. Percent Funded**

The percent funded figure is calculated as defined by the Davis-Stirling Act, which states in 5570(b)(4) ((old 1365.2.5)) that the amount projected to be in reserves at a given time be divided by the amount "required to be fully funded" at that time. The amount required is defined in 5570(b)(4) ((old 1365.2.5)) as "the current cost of replacement or repair multiplied by the number of years the component has been in service divided by the useful life of the component." The data required to calculate this amount for the current year is located in Section 11.00, Percent Funded Calculation. The percent funding method of calculation for future years includes estimated interest earned in the projected reserve account balances, as well as an estimated inflation of costs in the amount "required." The final sentence in 5570(b)(4) ((old 1365.2.5)) states "**This shall not be construed to require the board to fund reserves in accordance with this calculation.**"

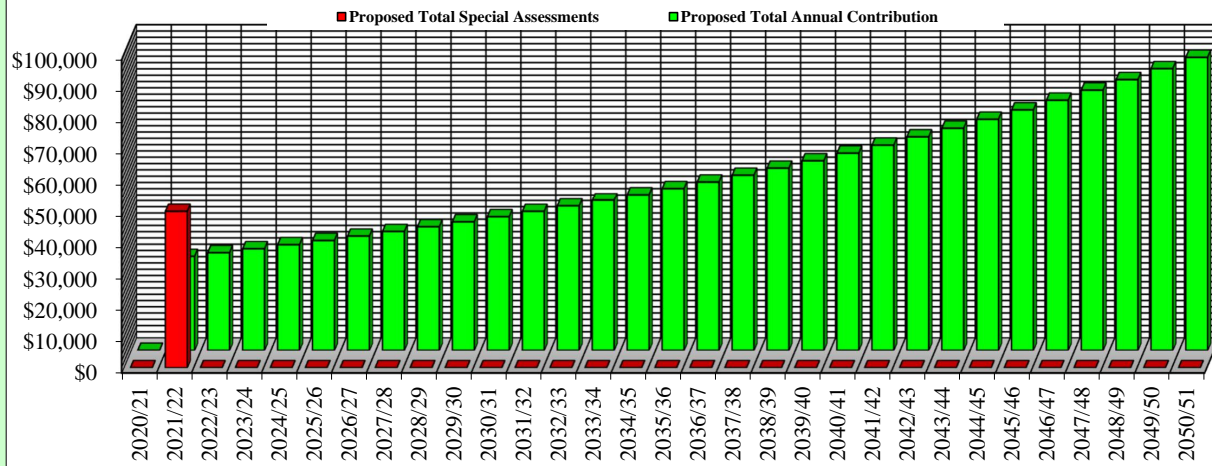
*** 3. Projected Year Ending Balance.**

The Davis-Stirling Act does not require a minimum funding level other than to say in 5550(b)(5) ((old 1365.5)) that the association "plans...to meet" its 30 year obligations of repair and replacement. Through the Reserve Study preparation process, the Association and its Management have reviewed the preliminary funding plan(s) and have approved the plan as shown here to be sufficient at this time.

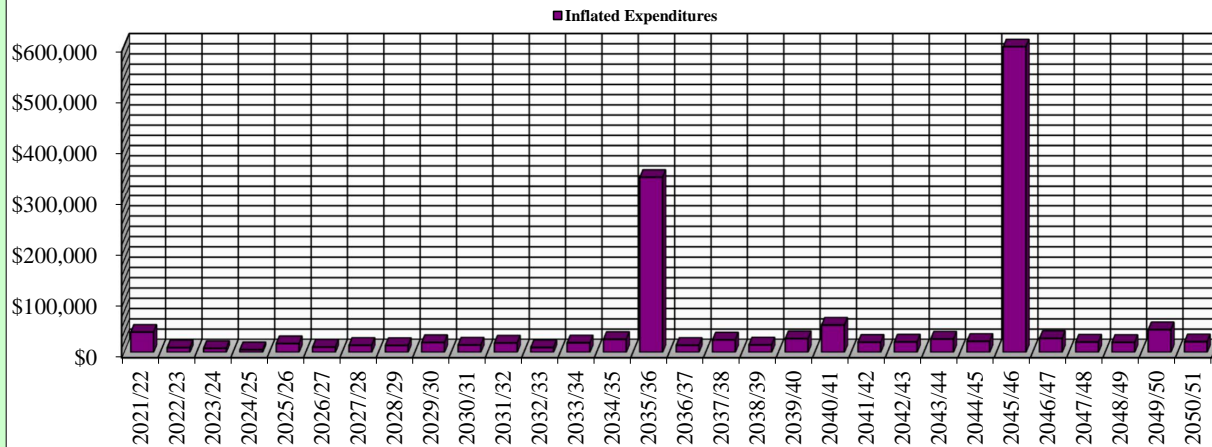
General Notes:

- 1) The cash flow projections shown are based on current economic conditions. These projections are based upon future variables that cannot be controlled. Therefore, reliance on these projections beyond the first year of this study is not recommended. As required by the Davis-Stirling Act, we recommend the Association review its Reserve Fund accounts quarterly and cause the Reserve Study to be reviewed and adjustments integrated annually.
- 2) Additionally, California Civil Code § 5550 ((old 1365.5)) states in part, "At least once every three years the board of directors shall cause to be conducted a reasonably competent and diligent visual inspection of the accessible areas of the major components which the Association is obligated to repair, replace, restore or maintain as part of a study of the reserve account requirements."

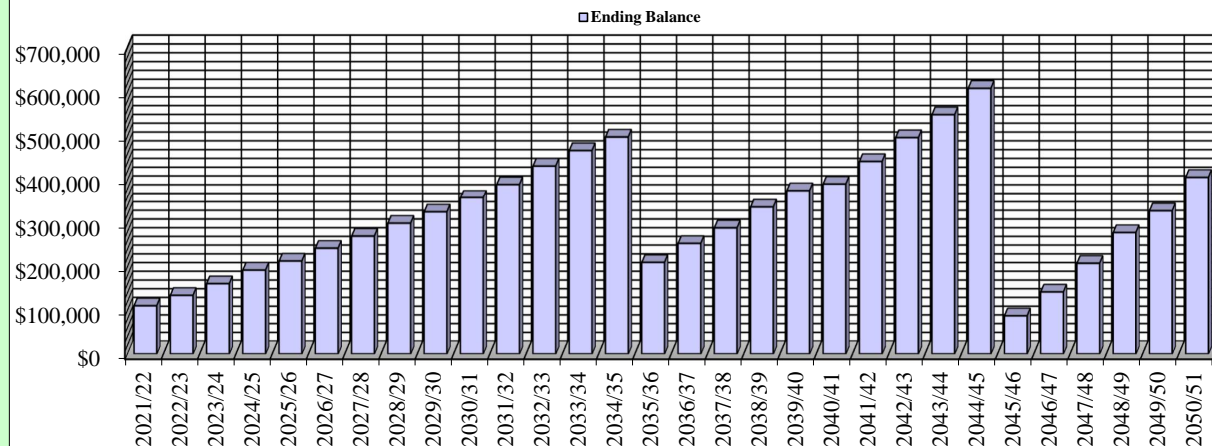
RESERVE FUND ASSESSMENTS ANALYSIS



RESERVE FUND PROPOSED INFLATED EXPENDITURES



RESERVE FUND BALANCE ANALYSIS



6.00	NEXT 3 YEARS PROJECTED EXPENDITURES
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Year 1 - 2021/22**1.00 ROADWAYS**

1.11 Lee Drive - Major Repairs	\$35,000
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1.12 Lee Drive - Chip Seal	\$2,000
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2.00 OTHER COMPONENTS

2.02 Redwood Signs	\$300
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Unscheduled Expenses Related to Each Year's Projects	\$1,865
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Year 1 - 2021/22 Total Proposed Expenditures:	\$39,165
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Year 2 - 2022/23**1.00 ROADWAYS**

1.14 Ninive - Chip Seal	\$4,120
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1.19 Smith Court - Chip Seal	\$2,060
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1.20 Trobridge - Chip Seal	\$2,060
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2.00 OTHER COMPONENTS

2.02 Redwood Signs	\$309
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Unscheduled Expenses Related to Each Year's Projects	\$427
--	-------

Year 2 - 2022/23 Total Proposed Expenditures:	\$8,976
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Year 3 - 2023/24**1.00 ROADWAYS**

1.01 Ansel Court - Chip Seal	\$2,122
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1.06 Gordon Court - Chip Seal	\$2,122
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1.10 Koftinow - Chip Seal	\$2,652
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2.00 OTHER COMPONENTS

2.02 Redwood Signs	\$318
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Unscheduled Expenses Related to Each Year's Projects	\$361
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Year 3 - 2023/24 Total Proposed Expenditures:	\$7,575
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7.00 A PROJECTED EXPENDITURE SCHEDULE - FIRST TEN YEARS																	
COMPONENT		CURRENT COST	YEAR NEW	USEFL LIFE	RMNG LIFE	YR. 1	YR. 2	YR. 3	YR. 4	YR. 5	YR. 6	YR. 7	YR. 8	YR. 9	YR. 10	TOTAL 10 YRS.	
CODE	DESCRIPTION					2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31		
1.00	ROADWAYS		Year New = beginning year of fiscal year														
1.01	Ansel Court - Chip Seal	\$2,000	2023	4	2			\$2,122				\$2,388				\$4,510	
1.02	Cundal - Chip Seal	\$2,000	2025	4	4					\$2,251				\$2,534		\$4,785	
1.03	Davis - Chip Seal	\$2,000	2025	4	4					\$2,251				\$2,534		\$4,785	
1.04	Davis - Major Repairs	\$61,425	1965	80	24												
1.05	Frost - Chip Seal	\$2,000	2024	4	3				\$2,185				\$2,460			\$4,645	
1.06	Gordon Court - Chip Seal	\$2,000	2023	4	2			\$2,122				\$2,388				\$4,510	
1.07	Gordon Court - Major repairs	\$18,450	1965	75	19												
1.08	Harriette - Chip Seal	\$2,000	2026	4	5						\$2,319				\$2,610	\$4,928	
1.09	Hudson - Chip Seal	\$2,000	2025	3	4					\$2,251			\$2,460			\$4,711	
1.10	Koftinow - Chip Seal	\$2,500	2023	4	2			\$2,652				\$2,985				\$5,637	
1.11	Lee Drive - Major Repairs	\$35,000	2021	30	30	\$35,000										\$35,000	
1.12	Lee Drive - Chip Seal	\$2,000	2021	4	4	\$2,000				\$2,251				\$2,534		\$6,785	
1.13	Lyons - Chip Seal	\$2,000	2026	3	5						\$2,319			\$2,534		\$4,852	
1.14	Ninive - Chip Seal	\$4,000	2022	3	1		\$4,120			\$4,502			\$4,919			\$13,542	
1.15	Ruoff Drive - Chip Seal	\$4,000	2027	3	6							\$4,776			\$5,219	\$9,995	
1.16	Ruoff - Major Repairs	\$207,000	1965	70	14												
1.17	Ruoff - Major Repairs	\$207,000	1965	80	24												
1.18	Signiago - Chip seal	\$2,000	2025	4	4					\$2,251				\$2,534		\$4,785	
1.19	Smith Court - Chip Seal	\$2,000	2022	4	1		\$2,060				\$2,319				\$2,610	\$6,988	
1.20	Trobridge - Chip Seal	\$2,000	2022	4	1		\$2,060				\$2,319				\$2,610	\$6,988	
1.21	Umlamd - Chip Seal	\$2,000	2024	4	3				\$2,185				\$2,460			\$4,645	
2.00	OTHER COMPONENTS																
2.01	Culvert Replacement Allowance	\$4,000	2029	5	8									\$5,067		\$5,067	
2.02	Redwood Signs	\$300	2021	1	1	\$300	\$309	\$318	\$328	\$338	\$348	\$358	\$369	\$380	\$391	\$3,439	
UNSCHEDULED EXPENSES RELATED TO EACH YEAR'S PROJECTS						5.00%	\$1,865	\$427	\$361	\$235	\$805	\$481	\$645	\$633	\$906	\$672	\$0
INFLATION FACTOR						3.00%	1.00	1.03	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	
TOTAL PROJECTED INFLATED REPAIR/REPLACEMENT EXPENSE							\$39,165	\$8,976	\$7,575	\$4,934	\$16,900	\$10,103	\$13,541	\$13,301	\$19,021	\$14,111	\$140,596

7.00 B PROJECTED EXPENDITURE SCHEDULE - SECOND TEN YEARS																
COMPONENT		REPLACE/	YEAR	USEFL	RMNG	YR. 11	YR. 12	YR. 13	YR. 14	YR. 15	YR. 16	YR. 17	YR. 18	YR. 19	YR. 20	TOTAL
CODE	DESCRIPTION	REPAIR CST	NEW	LIFE	LIFE	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2nd 10 Yrs
1.00	ROADWAYS		Year New = beginning year of fiscal year													
1.01	Ansel Court - Chip Seal	\$2,000	2023	4	2	\$2,688				\$3,025				\$3,405		\$9,118
1.02	Cundal - Chip Seal	\$2,000	2025	4	4			\$2,852				\$3,209				\$6,061
1.03	Davis - Chip Seal	\$2,000	2025	4	4			\$2,852				\$3,209				\$6,061
1.04	Davis - Major Repairs	\$61,425	1965	80	24											
1.05	Frost - Chip Seal	\$2,000	2024	4	3		\$2,768				\$3,116				\$3,507	\$9,391
1.06	Gordon Court - Chip Seal	\$2,000	2023	4	2	\$2,688				\$3,025				\$3,405		\$9,118
1.07	Gordon Court - Major repairs	\$18,450	1965	75	19										\$32,352	\$32,352
1.08	Harriette - Chip Seal	\$2,000	2026	4	5				\$2,937				\$3,306			\$6,243
1.09	Hudson - Chip Seal	\$2,000	2025	3	4	\$2,688			\$2,937			\$3,209			\$3,507	\$12,341
1.10	Koftinow - Chip Seal	\$2,500	2023	4	2	\$3,360				\$3,781				\$4,256		\$11,397
1.11	Lee Drive - Major Repairs	\$35,000	2021	30	30											
1.12	Lee Drive - Chip Seal	\$2,000	2021	4	4			\$2,852				\$3,209				\$6,061
1.13	Lyons - Chip Seal	\$2,000	2026	3	5		\$2,768			\$3,025			\$3,306			\$9,099
1.14	Ninive - Chip Seal	\$4,000	2022	3	1	\$5,376			\$5,874			\$6,419			\$7,014	\$24,683
1.15	Ruoff Drive - Chip Seal	\$4,000	2027	3	6			\$5,703			\$6,232			\$6,810		\$18,745
1.16	Ruoff - Major Repairs	\$207,000	1965	70	14					\$313,106						\$313,106
1.17	Ruoff - Major Repairs	\$207,000	1965	80	24											
1.18	Signiago - Chip seal	\$2,000	2025	4	4			\$2,852				\$3,209				\$6,061
1.19	Smith Court - Chip Seal	\$2,000	2022	4	1				\$2,937				\$3,306			\$6,243
1.20	Trobridge - Chip Seal	\$2,000	2022	4	1				\$2,937				\$3,306			\$6,243
1.21	Umlamd - Chip Seal	\$2,000	2024	4	3		\$2,768				\$3,116				\$3,507	\$9,391
2.00	OTHER COMPONENTS															
2.01	Culvert Replacement Allowance	\$4,000	2029	5	8				\$5,874					\$6,810		\$12,684
2.02	Redwood Signs	\$300	2021	1	1	\$403	\$415	\$428	\$441	\$454	\$467	\$481	\$496	\$511	\$526	\$4,622
UNSCHEDULED EXPENSES RELATED TO EACH YEAR'S PROJECTS						\$860	\$436	\$877	\$1,197	\$16,321	\$647	\$1,147	\$686	\$1,260	\$2,521	\$0
INFLATION FACTOR						1.34	1.38	1.43	1.47	1.51	1.56	1.60	1.65	1.70	1.75	
TOTAL PROJECTED INFLATED REPAIR/REPLACEMENT EXPENSE						\$18,062	\$9,157	\$18,414	\$25,134	\$342,738	\$13,578	\$24,095	\$14,405	\$26,456	\$52,934	\$519,020

7.00 C PROJECTED EXPENDITURE SCHEDULE - THIRD TEN YEARS																
COMPONENT		REPLACE/ REPAIR CST	YEAR NEW	USEFL LIFE	RMNG LIFE	YR. 21 2041/42	YR. 22 2042/43	YR. 23 2043/44	YR. 24 2044/45	YR. 25 2045/46	YR. 26 2046/47	YR. 27 2047/48	YR. 28 2048/49	YR. 29 2049/50	YR. 30 2050/51	TOTAL 3rd 10 Yrs
CODE	DESCRIPTION															
1.00	ROADWAYS		Year New = beginning year of fiscal year													
1.01	Ansel Court - Chip Seal	\$2,000	2023	4	2			\$3,832				\$4,313				\$8,145
1.02	Cundal - Chip Seal	\$2,000	2025	4	4	\$3,612				\$4,066				\$4,576		\$12,254
1.03	Davis - Chip Seal	\$2,000	2025	4	4	\$3,612				\$4,066				\$4,576		\$12,254
1.04	Davis - Major Repairs	\$61,425	1965	80	24					\$124,864						\$124,864
1.05	Frost - Chip Seal	\$2,000	2024	4	3				\$3,947				\$4,443			\$8,390
1.06	Gordon Court - Chip Seal	\$2,000	2023	4	2			\$3,832				\$4,313				\$8,145
1.07	Gordon Court - Major repairs	\$18,450	1965	75	19											
1.08	Harriette - Chip Seal	\$2,000	2026	4	5		\$3,721				\$4,188				\$4,713	\$12,621
1.09	Hudson - Chip Seal	\$2,000	2025	3	4			\$3,832			\$4,188			\$4,576		\$12,596
1.10	Koftinow - Chip Seal	\$2,500	2023	4	2			\$4,790				\$5,391				\$10,182
1.11	Lee Drive - Major Repairs	\$35,000	2021	30	30											
1.12	Lee Drive - Chip Seal	\$2,000	2021	4	4	\$3,612				\$4,066				\$4,576		\$12,254
1.13	Lyons - Chip Seal	\$2,000	2026	3	5	\$3,612			\$3,947			\$4,313			\$4,713	\$16,586
1.14	Ninive - Chip Seal	\$4,000	2022	3	1			\$7,664			\$8,375			\$9,152		\$25,191
1.15	Ruoff Drive - Chip Seal	\$4,000	2027	3	6		\$7,441			\$8,131			\$8,885			\$24,458
1.16	Ruoff - Major Repairs	\$207,000	1965	70	14											
1.17	Ruoff - Major Repairs	\$207,000	1965	80	24					\$420,788						\$420,788
1.18	Signiago - Chip seal	\$2,000	2025	4	4	\$3,612				\$4,066				\$4,576		\$12,254
1.19	Smith Court - Chip Seal	\$2,000	2022	4	1		\$3,721				\$4,188				\$4,713	\$12,621
1.20	Trobridge - Chip Seal	\$2,000	2022	4	1		\$3,721				\$4,188				\$4,713	\$12,621
1.21	Umlamd - Chip Seal	\$2,000	2024	4	3				\$3,947				\$4,443			\$8,390
2.00	OTHER COMPONENTS															
2.01	Culvert Replacement Allowance	\$4,000	2029	5	8				\$7,894					\$9,152		\$17,046
2.02	Redwood Signs	\$300	2021	1	1	\$542	\$558	\$575	\$592	\$610	\$628	\$647	\$666	\$686	\$707	\$6,212
UNSCHEDULED EXPENSES RELATED TO EACH YEAR'S PROJECTS						\$930	\$958	\$1,226	\$1,016	\$28,533	\$1,288	\$949	\$922	\$2,093	\$978	\$0
INFLATION FACTOR						1.81	1.86	1.92	1.97	2.03	2.09	2.16	2.22	2.29	2.36	
TOTAL PROJECTED INFLATED REPAIR/REPLACEMENT EXPENSE						\$19,533	\$20,119	\$25,752	\$21,344	\$599,189	\$27,041	\$19,927	\$19,359	\$43,963	\$20,537	\$777,871

8.00 PROCEDURES & METHODOLOGIES

DAVIS-STIRLING ACT PROCEDURES & REQUIREMENTS

Current Davis-Stirling statutes 5300 & 5550 ((old 1365 & 1365.5)) require the Association to Review the Reserve Study on an annual basis and implement any necessary adjustments regarding component performance, replacement and/or deferral; as well as recalculation of financial figures based on that review and current financial data. Additionally, Statute 5550 ((old 1365.5)) continues to require a Site Inspection based Update of the complete Study at a minimum every three years. The Reserve Study is to include:

Identification of the major components.

Establishment of reasonable life expectancies and remaining life of all components.

Projected estimated cost of all repair and replacements.

Development of a 30 year Funding Plan which identifies date and amount of regular and special assessments.

Calculation of Percent Funded and amount of per unit deficiency.

Statement of methodology.

Additionally, calculation of 5570 ((old 1365.2.5)) Reserve Summary and Disclosure Document.

SCOPE OF STUDY

The time frame covered by this analysis is from 2021/22 through 2050/51. These are the beginning and ending points for all repairs and replacements included in the 30 Year Funding Plan included in this study.

STATEMENT OF RESERVE STUDY METHODOLOGY

The components included in this analysis were identified by age, quantity, and type. Upon completion of the component list and the Reserve Fund Requirement Analysis, the report was presented to the Homeowners Association's Board for approval. The following sources were used, when applicable, to make our determinations:

Original plans and specifications

Original contractors, current contractors and vendors

Association maintenance staff

Association management

Association Board of Directors

While gathering this information there were some assumptions made regarding existing conditions, future conditions and additional circumstances that may occur that would affect the cost of repairs. Some of these assumptions may come true and others may not; therefore, the cost of repairs and life of certain components could vary substantially. Life expectancies of all components were based on industry standard experiences, and on the components being in reasonable and ordinary condition.

All component conditions were based on visual inspection. There was no disassembly of components or demolition involved. This report does not address any factory or product defects or any damage due to improper maintenance, system design, or installation. It's also assumed all components will receive reasonable maintenance for their remaining life.

Only components that met the following criteria were included in this report:

The component maintenance is the responsibility of the Association.

The component is not covered by the Association's Annual Operating Budget.

The component's useful life is greater than one year, except in the case of variable ongoing repair of a major component

The component has an identifiable expected cost and replacement cost.

Inclusion in the Funding plan requires the component's remaining estimated useful life is less than 30 years.

The Reserve Study includes a 30 year component expenditure projection from which a Funding Plan was developed which proposes a "schedule of the date and amount of any change in regular or special assessments that would be needed to sufficiently fund the Reserve Funding Plan." The premise of this replacement cost projection is to ensure a positive cash balance in the Reserve Fund Account that will enable the Association to fulfill its "obligation for the repair and replacement of all major components with an expected remaining life of 30 years or less." It is equally important that a positive cash fund be maintained without relying on Special Assessments or overfunding of Reserves. The cost projections in this report are inflated based on an "assumed long-term inflation rate" based on a 30 year average and adjusted for local economies. The Funding Plan in this report includes an "assumed long-term interest rate" which is not to exceed "2% above the discount rate published by the Federal Reserve Bank of San Francisco." Both rates were reviewed in the Preliminary Draft and approved by the Board of Directors.

9.00**COMPONENT DATA**

CODE #	COMPONENT NAME	YEAR NEW	EXPECT. LIFE	CONDITION DESCRIPTION	NOTES or PHOTOS	ITEM QUAN.	UM	UNIT COST	TOTAL COST
1.00	ROADWAYS	Year New = beginning year of fiscal year							
1.01	Ansel Court - Chip Seal	2023	4	AS NEEDED		1	LS	\$2,000.00	\$2,000
1.02	Cundal - Chip Seal	2025	4	AS NEEDED		1	LS	\$2,000.00	\$2,000
1.03	Davis - Chip Seal	2025	4	AS NEEDED		1	LS	\$2,000.00	\$2,000
1.04	Davis - Major Repairs	1965	80	AS NEEDED		13650	SF	\$4.50	\$61,425
1.05	Frost - Chip Seal	2024	4	AS NEEDED		1	LS	\$2,000.00	\$2,000
1.06	Gordon Court - Chip Seal	2023	4	AS NEEDED		1	LS	\$2,000.00	\$2,000
1.07	Gordon Court - Major repairs	1965	75	AS NEEDED		4100	SF	\$4.50	\$18,450
1.08	Harriette - Chip Seal	2026	4	AS NEEDED		1	LS	\$2,000.00	\$2,000
1.09	Hudson - Chip Seal	2025	3	AS NEEDED		1	LS	\$2,000.00	\$2,000
1.10	Koftinow - Chip Seal	2023	4	AS NEEDED		1	LS	\$2,500.00	\$2,500
1.11	Lee Drive - Major Repairs	2021	30	AS NEEDED		1	LS	\$35,000.00	\$35,000
1.12	Lee Drive - Chip Seal	2021	4	AS NEEDED		1	LS	\$2,000.00	\$2,000
1.13	Lyons - Chip Seal	2026	3	AS NEEDED		1	LS	\$2,000.00	\$2,000
1.14	Ninive - Chip Seal	2022	3	AS NEEDED		1	LS	\$4,000.00	\$4,000
1.15	Ruoff Drive - Chip Seal	2027	3	AS NEEDED		1	LS	\$4,000.00	\$4,000
1.16	Ruoff - Major Repairs	1965	70	AS NEEDED		46000	LS	\$4.50	\$207,000
1.17	Ruoff - Major Repairs	1965	80	AS NEEDED		46000	LS	\$4.50	\$207,000
1.18	Signiago - Chip seal	2025	4	AS NEEDED		1	LS	\$2,000.00	\$2,000
1.19	Smith Court - Chip Seal	2022	4	AS NEEDED		1	LS	\$2,000.00	\$2,000
1.20	Trobridge - Chip Seal	2022	4	AS NEEDED		1	LS	\$2,000.00	\$2,000
1.21	Umlamd - Chip Seal	2024	4	AS NEEDED		1	LS	\$2,000.00	\$2,000
2.00	OTHER COMPONENTS								
2.01	Culvert Replacement Allowance	2029	5	AS NEEDED	Notes	1	LS	\$4,000.00	\$4,000
2.02	Redwood Signs	2021	1	AS NEEDED		1	LS	\$300.00	\$300

GENERAL NOTES:

1. Where component replacement dates were unavailable, assumptions were made based on the visual condition of the component and its statistical life expectancy.
2. The use of a 0 year life expectancy in this report indicates a project and expenditure intended to occur only one time in the year shown as year new.
3. Per Davis-Stirling Act 5550 ((old 1365.5)), inspections and subsequent condition reports contained within this report were based on visual identification and inspection of accessible areas only. No destructive testing was performed during this inspection.
4. Based on #3, AS APPLICABLE to this property, the Board may want to seek appropriate expert inspection, testing, and opinions for the following component areas. These may include, but are not restricted to:
 - A) Defective construction and component installation
 - B) Dry rot damage
 - C) Pest infestation
 - D) Mold infestation
 - E) Moisture penetration
 - F) Roof inspection and repair
 - G) Balcony, deck and stair condition
 - H) Siding and trim condition
 - I) Window and door installation
5. Units of Measurement abbreviations:
 - L.F. = Linear Feet
 - S.F. = Square Feet
 - S.Y. = Square Yard
 - EA = Each
 - L.S. = Lump Sum
6. Condition Description Rating Guidelines:
 - GOOD = In first ~10% of its Expected Life, and visually in NEW condition.
 - GOOD/FAIR = Between ~10% and 35% of its Expected Life, visually still LIKE new, but not brand new.
 - FAIR = Between ~35% and 65% of its Expected Life, perfectly "operational", but visually showing some deterioration.
 - FAIR/POOR = Between ~65% and 90% of its Expected Life, still functional, but visual deterioration easily found and the need for repair and/or replacement should be monitored closely.
 - POOR = In final ~10% of its Life, is visibly failing, and/or a potential safety hazard -- replace ASAP.
 - AS NEEDED = Component is either a budget allowance of funds for ongoing repair/replacement in the future; or a component that should be replaced whenever it is warranted.
 - PROPOSED = The replacement date for this component has been proposed in the future by the Board of Directors and/or representative.
 - IN PROGRESS = The component is currently being investigated, repaired and/or replaced; and the next Reserve Study Update will incorporate the final details.

Please continue to following page(s) for specific component related inventories and notes:

10.00 A	COMPONENT DATA NOTES
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SPECIFIC NOTES:**MAIN HEADING:** 1.00 ROADWAYS**SUB HEADING:** 1.03 ANNUAL ROAD MAINTENANCE**INVENTORY OF ROADS**

Measurements in Square Feet

15000 Pacific View Drive - Paved 2003	\$6.50	\$97,500.00
20376 Amanita Circle - Paved & Chipped	\$6.50	\$132,444.00
7176 Lyons Court - Paved & Chipped	\$6.50	\$46,644.00
22608 Ninive Drive - Paved & Chipped	\$6.50	\$146,952.00
98078 Ruoff Drive- Paved & Chipped	\$6.50	\$637,503.75
12780 Signaigo Way - Paved & Chipped	\$6.50	\$83,070.00
65736 Umland Circle - Paved & Chipped	\$6.50	\$427,284.00
2724 Cundall Court - Approach paved in 2012	\$6.50	\$17,706.00
3780 Cypress Court - Paved	\$6.50	\$24,570.00
3780 Harriette Court - Approach paved in 2013	\$6.50	\$24,570.00
3264 Pine Court - Paved	\$6.50	\$21,216.00
4800 Smith Court Paved & Chipped	\$6.50	\$31,200.00
13644 Davis Way - Gravel & Chipped	\$4.00	\$54,576.00
4848 Kelly Court - Gravel	\$4.00	\$19,392.00
22452 Koftinow Drive - Gravel & Chipped	\$4.00	\$89,808.00
12060 Hudson Drive Gavel & Chipped	\$4.00	\$48,240.00
2016 Ansel Court - Gavel & Chipped	\$4.00	\$8,064.00
6420 Bufano Court - Chipped & Sealed 2012	\$4.00	\$25,680.00
2508 Frost Court Gravel - Chipped & Sealed 2011	\$4.00	\$10,032.00
4116 Gordon Court - Gravel & Chipped	\$4.00	\$16,464.00
35856 Lee Drive - Gravel & Chipped	\$4.00	\$143,424.00
1452 Rust Drive - Upper Chipped & Sealed 2012	\$4.00	\$5,808.00
1032 Trowbridge Court - Gravel	\$4.00	\$4,128.00
		<hr/> <hr/>
		\$2,116,275.75

MAIN HEADING: 2.00 COLVERTS**SUB HEADING:** 2.01 CULVERT REPLACEMENT ALLOWANCE**INVENTORY OF CULVERTS**

1 Ruoff @ Hwy 1 - 24" x 30'	\$6,500.00	\$6,500.00
1 Pine @ Ruoff - 12" x 30'	\$3,500.00	\$3,500.00
1 Buffano - 12" x 30'	\$3,500.00	\$3,500.00
1 Koftinow - 16" x 30'	\$4,500.00	\$4,500.00
1 Umland @ West 18" x 30'	\$4,500.00	\$4,500.00
1 Umland - 18" x 30'	\$4,500.00	\$4,500.00
1 Umland - 12" x 30'	\$3,500.00	\$3,500.00

1 Umland - 16" x 30'	\$4,500.00	\$4,500.00
1 Signaigo - 12" x 32'	\$3,500.00	\$3,500.00
1 Davis - 18" x 30	\$4,500.00	\$4,500.00
1 Harriette - 15" x 30'	\$4,500.00	\$4,500.00
1 Lee - 15" x 30'	\$4,500.00	\$4,500.00
2 Lee - 24" x 30'	\$6,500.00	\$13,000.00
1 Ninive - 24" x 30'	\$6,500.00	\$6,500.00
		<u>\$71,500.00</u>

11.00	PERCENT FUNDED CALCULATION
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Code #	Component Description	2020/21 End Req'd in Bank	Year New	Usefl Life	Rmng. (21/22)	Current Cost	Annual Allocation	2021/22 End Req'd in Bank
1.00	ROADWAYS		Year New = beginning year of fiscal year					
1.01	Ansel Court - Chip Seal	\$500	2023	4	2	\$2,000	\$500	\$1,000
1.02	Cundal - Chip Seal	\$0	2025	4	4	\$2,000	\$500	\$0
1.03	Davis - Chip Seal	\$0	2025	4	4	\$2,000	\$500	\$0
1.04	Davis - Major Repairs	\$42,230	1965	80	24	\$61,425	\$768	\$42,998
1.05	Frost - Chip Seal	\$0	2024	4	3	\$2,000	\$500	\$500
1.06	Gordon Court - Chip Seal	\$500	2023	4	2	\$2,000	\$500	\$1,000
1.07	Gordon Court - Major repairs	\$13,530	1965	75	19	\$18,450	\$246	\$13,776
1.08	Harriette - Chip Seal	\$0	2026	4	5	\$2,000	\$500	\$0
1.09	Hudson - Chip Seal	\$0	2025	3	4	\$2,000	\$667	\$0
1.10	Kofternow - Chip Seal	\$625	2023	4	2	\$2,500	\$625	\$1,250
1.11	Lee Drive - Major Repairs	\$33,833	2021	30	30	\$35,000	\$1,167	\$0
1.12	Lee Drive - Chip Seal	\$1,500	2021	4	4	\$2,000	\$500	\$0
1.13	Lyons - Chip Seal	\$0	2026	3	5	\$2,000	\$667	\$0
1.14	Ninive - Chip Seal	\$1,333	2022	3	1	\$4,000	\$1,333	\$2,667
1.15	Ruoff Drive - Chip Seal	\$0	2027	3	6	\$4,000	\$1,333	\$0
1.16	Ruoff - Major Repairs	\$162,643	1965	70	14	\$207,000	\$2,957	\$165,600
1.17	Ruoff - Major Repairs	\$142,313	1965	80	24	\$207,000	\$2,588	\$144,900
1.18	Signiaco - Chip seal	\$0	2025	4	4	\$2,000	\$500	\$0
1.19	Smith Court - Chip Seal	\$1,000	2022	4	1	\$2,000	\$500	\$1,500
1.20	Trobridge - Chip Seal	\$1,000	2022	4	1	\$2,000	\$500	\$1,500
1.21	Umland - Chip Seal	\$0	2024	4	3	\$2,000	\$500	\$500
Category Sub-Total		\$401,007				\$565,375	\$17,850	\$377,190
2.00	OTHER COMPONENTS							
2.01	Culvert Replacement Allowance	\$0	2029	5	8	\$4,000	\$800	\$0
2.02	Redwood Signs	\$300	2021	1	1	\$300	\$300	\$300
Category Sub-Total		\$300				\$4,300	\$1,100	\$300
			Total Value of Components:			\$569,675		
			Annual Straight-Line Allocation:				\$18,950	
		2020/21 End						2021/22 End
Total Dollars Necessary to be 100% Funded:		\$401,307						\$377,490
Actual Dollars In Reserve Fund:		\$68,024						\$110,192
Current Fund Deficiency:		\$333,283						\$267,298
Current Per Unit Deficiency:		\$1,634						\$1,310
Percent Funded:		16.95%						29.19%
(Actual dollars/Total Dollars Necessary)								

STEPS FOR DETERMINING PERCENT FUNDED:

Step 1: Calculate for each component a required contribution on a "straight-line" funding methodology.

(total component cost divided by the life expectancy of the component)

Step 2: Calculate the required dollars in Reserves for each component.

(required annual contribution multiplied by the component's life in service)

Step 3: Total the required dollars for each component to arrive at "required dollars in bank".

Step 4: Divide actual dollars in bank by required dollars in bank to arrive at percent funded calculation.

This report includes, but is not limited to*, reserve calculations made using the formula described in section 5570(b)(4) ((old 1365.2.5(b)(4)) of the Davis-Stirling Act:

(4) For the purpose of the report and summary, the amount of reserves needed to be accumulated for a component at a given time shall be computed as the current cost of replacement or repair multiplied by the number of years the component has been in service divided by the useful life of the component. **This shall not be construed to require the board to fund reserves in accordance with this calculation.**

* The future funding levels developed in the Funding Plan of this Reserve Study are derived through cash flow funding calculations.