

**Ignacio Creek HOA
Annual Budget Report
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ANNUAL BUDGET REPORT (2025)

Summary Report

30 to 90 days Prior to Start of Fiscal Year

(Civil Code §5300)

Instructions: You may receive a copy of the full annual budget report at no cost¹ either by:

- **Email** – Send an email request to contact@ignaciocreek.com
 - **HOA Website** – This document is also available on the HOA website:
 - <https://ignaciocreek.com/category/notices/>
 - Annual Budget Report
1. **Pro Forma Budget (2026):** A full budget or a summary showing the estimated revenue and expenses on an accrual basis.
 - a. Revenue - \$803,420
 - b. Expenses - \$820,780
 - c. Increase in Regular Assessment: **\$140 per month (\$840/month, effective 1/1/26)**
 - d. Special Assessment – Not applicable
 2. Reserve Summary: **See Trower Reserve Report and Required Statements as to Budget and Reserves.**

A summary of the reserves.
 3. Reserve Funding Plan: **See Trower Reserve Report and Required Statements as to Budget and Reserves.**

A summary of the reserve funding plan.
 4. Major Component Repairs: **See Trower Reserve Report**

A statement as to whether the board will defer or not undertake repairs or replacement of any major component with a remaining life of 30 years or less, including a justification for the deferral or decision not to undertake the repairs or replacement.
 5. Anticipated Special Assessments: **No Special Assessment is planned.**

A statement as to whether one or more special assessments will be required to repair, replace, or restore any major component or to provide adequate reserves. If so, the statement shall set out the estimated amount, commencement date, and duration of the assessment.
 6. Reserve Funding Mechanism: **See Trower Reserve Report and Required Statements as to Budget and Reserves.**

A statement as to the mechanism or mechanisms (including assessments, borrowing, other assets, deferral of selected replacements or repairs, or alternative mechanisms) by which reserves will be funded to repair or replace major components.
 7. Procedures for Calculating Reserves: **See Trower Reserve Report.**

The procedures used for the calculation and establishment of those reserves to defray the future repair, replacement, or additions to major components the association is obligated to maintain. The statement shall include, but need not be limited to, reserve calculations made using the formula described in paragraph (4) of subdivision (b) of Section 5570 and may not assume a rate of return on cash reserves in excess of 2% above the discount rate

¹ To request a paper copy of the complete set of Annual Notices (including the Annual Policy Statement and Annual Budget Report), please submit a check for \$30 to Ignacio Creek HOA.

published by the Federal Reserve Bank of San Francisco at the time the calculation was made.

8. Outstanding Loans: **Not applicable, the HOA has no outstanding loans.**

A statement as to whether the association has any outstanding loans with an original term of more than one year, including the payee, interest rate, outstanding amount, annual payment, and when the loan is scheduled to be retired.

9. Insurance Summary: **See Annual Insurance Disclosure**

Distribute a summary of the association's insurance.

10. Assessment & Reserve Form: **See Trower Reserve Report.**

The Assessment and Reserve Funding Disclosure Summary form, prepared pursuant to Section 5570, shall accompany each annual budget report or summary of the annual budget report.

11. FHA/VA Certification [FOR CONDOS ONLY]: **Not applicable.**

As part of the annual budget report, condominium associations must disclose in 10-point font on separate pages whether they are or are not certified by the FHA and VA. For the language to use in the disclosure, see FHA/VA disclosure.

12. Charges for Documents Provided: **See Required Statutory Documents and Charges - CC4528**

The completed "Charges For Documents Provided" disclosure identified in Section 4528.

Ignacio Creek HOA - Pro Forma Budget (2026)

		2025 (Projected)	2026 (Budget)	PMPM
Income				
	Income			
	Regular Dues	\$ 663,600	\$ 796,320	840.00
	Special Assessment	\$ -	\$ -	0.00
	Interest Income	\$ 5,000	\$ 2,500	2.64
	Late charges and other	\$ 4,600	\$ 4,600	4.85
Total Income		\$ 673,200	\$ 803,420	847.49
Expense				
	1000-Administration			
	1010-Income Taxes	\$ -	\$ -	0.00
	1020-Insurance	\$ 175,000	\$ 137,780	145.34
	1030-Legal and Accounting	\$ 2,500	\$ 3,000	3.16
	1040-Office, Misc.	\$ 3,500	\$ 3,500	3.69
	1050-Property Taxes	\$ 108	\$ 200	0.21
	1060-Reserve Study	\$ 2,000	\$ 1,000	1.05
Total 1000-Administration		\$ 183,108	\$ 145,480	153.46
	2000-Maintenance and Operations			
	2010-Clubhouse maintenance	\$ 4,000	\$ 4,000	4.22
	2020-Landscape maintenance	\$ 80,000	\$ 80,000	84.39
	2030-Pool maintenance	\$ 12,000	\$ 12,000	12.66
	2040-Roof maintenance	\$ 5,000	\$ 5,000	5.27
	2050-Tree maintenance	\$ 9,000	\$ 15,000	15.82
	2060-Other maintenance	\$ 25,000	\$ 25,000	26.37
Total 2000-Maintenance and Operations		\$ 135,000	\$ 141,000	148.73
	3000-Utilities			
	3010-Garbage	\$ 800	\$ 800	0.84
	3020-Gas & Electricity	\$ 7,200	\$ 7,400	7.81
	3030-Telephone	\$ 1,100	\$ 1,100	1.16
	3040-Water & Sewer	\$ 11,000	\$ 10,000	10.55
Total 3000-Utilities		\$ 20,100	\$ 19,300	20.36
	4000-Major repairs/replacements			
	4005-Clubhouse	\$ 2,000	\$ 20,000	21.10
	4010-Fences	\$ 5,000	\$ 5,000	5.27
	4015-Gutters	\$ 3,000	\$ 5,000	5.27
	4020-Landscaping, trees, irrig.	\$ 40,000	\$ 55,000	58.02
	4025-Other building exterior (Decks, Electrical Panels, Sewers)	\$ 58,000	\$ 240,000	253.16
	4030-Painting	\$ 6,000	\$ 50,000	52.74
	4035-Pool	\$ 200	\$ 4,000	4.22
	4040-Roofs	\$ 108,332	\$ 40,000	42.19
	4045-Streets	\$ 4,000	\$ 4,000	4.22
	4050-Sidewalks, paths	\$ 1,100	\$ 2,000	2.11
	4055-Siding and trim	\$ 70,000	\$ 70,000	73.84
	4060-Other major repairs	\$ 20,000	\$ 20,000	21.10
Total 4000-Major repairs/replacements		\$ 317,632	\$ 515,000	543.25
Total Expense		\$ 655,840	\$ 820,780	865.80
Net Income		\$ 17,360	\$ (17,360)	-18.31
Fund Balance (Total)		\$ 390,310	\$ 372,950	
Fund Balance (Adjusted)		\$ 390,310		

IGNACIO CREEK HOMEOWNERS' ASSOCIATION
Required Statements as to Budget and Reserves

The Board of Directors presents the following documentation regarding the attached pro forma budgets and reserve study:

- 1) Estimated revenue and expenses are presented on an accrual basis.
- 2) Selected excerpts from the Reserve Study Accounting Update performed by ReserveStudies.com (Paul Trower) include:
 - a) Current estimated replacement cost, estimated remaining life and estimated useful life of each remaining component.
 - b) As of December 31, 2025:
 - i) Estimated reserves necessary to repair, replace, restore, or maintain major components: **\$1,307,712**
 - ii) Projected Year End Cash Reserves *per Reserve Report*: **\$370,000**
 - c) The estimate of reserve cash on December 31, 2025 will be **28%** of the required reserves.
- 3) The 2026 operating budget will require \$323 per unit per month, and the reserve budget will require \$543 per unit per month.

Total Reserve expenses for 2025 are projected at **\$317,632**. The following is a summary of the reserve projects for the current year:

Reserve Expenses	2025
Account	Budget
Decks, Sewers, Electrical Panels	\$ 58,000
Landscaping, Irrigation	\$ 40,000
Painting	\$ 6,000
Roofing	\$108,332
Siding	\$ 70,000
Other	\$ 35,300
Grand Total	\$317,632

Key Maintenance Projects - Updates

Decks - In light of the 2015 deck collapse at a Berkeley apartment that killed six people and injured seven others, and in order to meet our fiduciary obligations, the HOA has worked diligently with our general contractor to conduct annual inspections of ***all of our decks***. We are also engaged in a multi-year effort to upgrade all decks to meet modern building code requirements. Our plans are reviewed by the City of Novato Building Division which has approved the permits for this work.

- ICHOA has identified **40** elevated decks/balconies:
 - **29** have been **replaced or substantially repaired** since 2013.
 - **1** additional balcony is **scheduled for replacement in 2026**.
 - **3** more balconies are expected to **require replacement within the next few years**.
 - **4** decks/balconies are currently in **fair** condition.
 - **3** decks/balconies are in **good** condition.

This accounts for all 40 elevated decks/balconies.

Replacement of Zinsco Electrical Panels

The Zinsco electrical panels installed in the interior and exterior of our residences have been deemed hazardous by most insurers (including our own). This is due to the risk of fire and electrical shock, caused by design flaws that include breakers welding to the bus bar, corrosion, and poor connections. These failures mean breakers may not trip during an overcurrent, leading to overheating and potential fires, and can continue to conduct electricity even when the breaker is in the "off" position.

- Interior Panels – It is the responsibility of the homeowners to replace the original Zinsco panels due to the above-described risk factors (not to mention that they are now over 50 years old). **63% of the internal panels (50 of 79) have been upgraded**. The HOA will continue to work with the remaining homeowners to ensure all of these hazardous electrical panels have been upgraded by June 30, 2026 to ensure that we will be able to maintain our HOA property insurance policy. (These upgrades may also be needed for the homeowners to maintain their individual HO-6 policies, as well.)
- Exterior Panels – We are continuing to work with PG&E on our plan to secure their approval to allow us to replace these hazardous Zinsco exterior master breaker panels with much safer modern units in their current locations. We have been advised that a large number of HOAs are experiencing extended delays with PG&E, both in approving such plans and scheduling the temporary power disconnections required for our electrician to safely upgrade the equipment. As a result, we have made considerably less progress on this project than we had hoped. (We anticipate that by the end of 2025, we will have upgraded only 4 of the 38 panels.)

Flat Roof Repairs

As a result of the design and age of our flat roofs, we have found it necessary to add a mixture of pebbles and silicon to eliminate “low spots” that can allow ponding during wet weather and cause premature degradation of the silicon coating protecting our roofs from leaks. Accordingly, during the past two years we have applied these repairs to 30 of the roofs. (Note: Not all roofs require these repairs, so we have prioritized those with the worst ponding effects.)

Five Year Plan

The Board had planned to work with the City of Novato and PG&E on a “pilot project” to complete Zinsco panel upgrades for ~25% of the residences this year. Based on this experience, the Board could determine the full cost of the project and approve an emergency assessment to raise the funding.

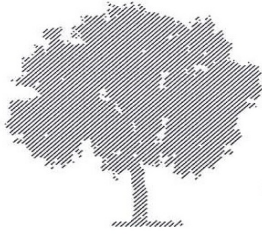
Unfortunately, for the reasons detailed above, we have still not secured approval for our upgrade plan from PG&E and have been able to complete only a small portion of the project. While the full cost remains uncertain, the Board is looking at the following methods to raise \$220,000 for this master electrical panel upgrade project:

- \$33,000 – has been spent in 2025 for this project (including \$22K for electrical panels, most of which have been purchased but not yet installed)
- \$17,000 - surplus from 2025 to be carried over to 2026
- \$111,000 - \$140 per month dues increase, which will raise \$133K, less \$22K in increased property insurance premiums for 2026.
- \$59,000 – declining earthquake insurance coverage for 2026 (this savings is based on our 2025 earthquake premiums which have remained stable for the past several years). **We will be surveying our owners prior to our December Board meeting to obtain feedback on this part of the funding plan.**
- **Total = \$220,000**

The following five-year plan includes the \$140 per month dues increase to \$840 for 2026, before reverting to \$780/month in 2027, with \$40/month (5%) annual increases for the remainder of the 5-year plan period (2028-2030).

Reserve Expenses	2025	2026	2027	2028	2029	2030	5-Year
Account	Budget	Budget	Budget	Budget	Budget	Budget	Totals
Decks, Sewers, Electrical Panels	\$ 58,000	\$ 240,000	\$ 60,000	\$ 65,000	\$ 70,000	\$ 75,000	\$ 510,000
Landscaping, Irrigation	\$ 40,000	\$ 55,000	\$ 70,000	\$ 75,000	\$ 80,000	\$ 80,000	\$ 360,000
Painting	\$ 6,000	\$ 50,000	\$ 10,000	\$ 10,000	\$ 60,000	\$ 90,000	\$ 220,000
Roofing	\$108,332	\$ 40,000	\$ 30,000	\$ 45,000	\$ 60,000	\$ 60,000	\$ 235,000
Siding	\$ 70,000	\$ 70,000	\$ 75,000	\$ 85,000	\$ 90,000	\$ 95,000	\$ 415,000
Other	\$ 35,300	\$ 60,000	\$ 70,000	\$ 80,000	\$ 90,000	\$ 100,000	\$ 400,000
Grand Total	\$317,632	\$ 515,000	\$ 315,000	\$ 360,000	\$ 450,000	\$ 500,000	\$ 2,140,000
Transfer from Operat	\$334,992	\$ 497,640	\$ 428,529	\$ 453,728	\$ 478,419	\$ 502,581	\$ 2,360,897
Net Profit (Loss)	\$ 17,360	\$ (17,359)	\$ 113,530	\$ 93,729	\$ 28,420	\$ 2,582	\$ 220,902
Monthly Dues	\$ 700	\$ 840	\$ 780	\$ 820	\$ 860	\$ 900	
Fund Balance	\$390,310	\$ 372,951	\$ 486,480	\$ 580,210	\$ 608,630	\$ 611,212	

Board of Directors



Ignacio Creek Homeowners Association

300 Indian Way, Ignacio, CA 94949 (415) 883-7641

Insurance Disclosure **Pursuant to California Civil Code, Section 5300**

Ignacio Creek HOA has purchased its' Master Insurance Policies from the Insurance Companies referenced below. The Agent(s) are Rachel Adams with George Petersen Insurance Agency, 175 W. College Avenue, Santa Rosa, CA 95401, telephone 707-525-4186, email radams@gpins.com & Mitch White with Mitch White Farmers Insurance Agency, 1129 Industrial Drive, Petaluma, CA 94952, telephone 707-778-7650, email mitch@mitchwhiteagency.com. The Insurance policy coverages have been summarized as follows:

Commercial General Liability - Effective 1/1/2025 - 1/1/2026

- Name of Insurer: Farmers Insurance Exchange
- Policy Number: 60718-28-38
- Limits of Liability: \$2,000,000 Per Occurrence / \$4,000,000 Annual Aggregate / \$0 Deductible

Property - Effective 1/1/2025 - 1/1/2026

- Name of Insurer: Farmers Insurance Exchange
- Policy Number: 60718-28-38
- Blanket Building Limit: \$ 45,396,100/ Deductible: \$50,000 Per Occurrence

Commercial Umbrella Liability - Effective 1/1/2025 - 1/1/2026

- Name of Insurer: Federal Insurance Company
- Policy Number: G74664647-G74852075
- Limits of Liability: \$5,000,000 / Deductible: \$0

Directors & Officers Liability - Effective 1/1/2025 - 1/1/2026

- Name of Insurer: Farmers Insurance Exchange
- Policy Number: 60718-28-38
- Limits of Liability: \$1,000,000 Annual Aggregate / Deductible: \$0

Employee Dishonesty - Effective 1/1/2025 - 1/1/2026

- Name of Insurer: Farmers Insurance Exchange
- Policy Number: 60718-28-38
- Limit: \$500,000/ Deductible: \$500

Earthquake - Effective: 1/7/2025 - 1/7/2026

- Name of Insurer: QBE Specialty
- Policy Number: EQONE0002530A
- Limit: \$27,720,400 / Deductible: 20%/Unit \$25,000 Minimum/Occurrence

Worker's Compensation - Effective: 2/21/2025 - 2/21/2026

- Name of Insurer: PMA Insurance
- Policy Number: 202501-08-58-28-2Y
- Limit: \$1,000,000/ \$0 Deductible

This summary of the association's policies of insurance provides only certain information, as required by Section 5300 of the Civil Code, and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance. Any association member may, upon request and provision of reasonable notice, review the association's insurance policies and, upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the association maintains the policies of insurance specified in this summary, the association's policies of insurance may not cover your property, including personal property or, real property improvements to or around your dwelling, or personal injuries or other losses that occur within or around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies. Association members should consult with their individual insurance broker or agent for appropriate additional coverage.

**CHARGES FOR DOCUMENTS PROVIDED
AS REQUIRED BY SECTION 4525***

Make check payable to: Ignacio Creek HOA (300 Indian Way, Novato, CA 94949)

The seller may, in accordance with Section 4530 of the Civil Code, provide to the prospective purchaser, at no cost, current copies of any documents specified by Section 4525 that are in the possession of the seller.

A seller may request to purchase some or all of these documents but shall not be required to purchase ALL of the documents listed on this form.

Property Address:

Owner of Property:

Owner's Mailing Address (If known or different from property address.):

Provider of the [Section 4525](#) Items:

Print Name: Position or Title:

Date Form Completed:

Check or Complete Applicable Column or Columns Below:

Document	Civil Code Section Included	Fee for Document	Not Available (N/A) or Not Applicable (N/App), or Directly Provided by Seller and confirmed in writing by Seller as a current document (DP)
1. Articles of Incorporation or statement that not incorporated	Section 4525(a)(1)	\$5	
2. CC&Rs	Section 4525(a)(1)	\$20	
3. Bylaws	Section 4525(a)(1)	\$15	
4. Operating Rules	Section 4525(a)(1)	\$25	
5. Age restrictions, if any	Section 4525(a)(2)	\$2	
6. Rental restrictions, if any	Section 4525(a)(9)	\$2	
7. Annual budget report or summary, including reserve study	Sections 5300 and 4525(a)(3)	\$25	

8. Assessment and reserve funding disclosure summary	Sections 5300 and 4525(a)(4)	\$5	
9. Financial statement review	Sections 5305 and 4525(a)(3)	\$20	
10. Assessment enforcement policy	Sections 5310 and 4525(a)(4)	\$5	
11. Insurance summary	Sections 5300 and 4525(a)(3)	\$5	
12. Regular assessment	Section 4525(a)(4)	\$2	
13. Special assessment	Section 4525(a)(4)	\$2	
14. Emergency assessment	Section 4525(a)(4)	\$2	
15. Other unpaid obligations of seller	Sections 5675 and 4525(a)(4)	\$5	
16. Approved changes to assessments	Sections 5300 and 4525(a)(4), (8)	\$2	
17. Settlement notice regarding common area defects	Sections 4525(a)(6), (7), and 6100	\$2	
18. Preliminary list of defects	Sections 4525(a)(6), 6000, and 6100	\$2	
19. Notice(s) of violation	Sections 5855 and 4525(a)(5)	\$5	
20. Required statement of fees	Section 4525	\$5	
21. Minutes of regular board meetings conducted over the previous 12 months, if requested	Section 4525(a)(10)	\$24	

Total fees for these documents (Individually): **\$180**

Electronic Copy (All Documents): **\$100**

Paper Copy (All Documents, with Binder): **\$150**

* The information provided by this form may not include all fees that may be imposed before the close of escrow. Additional fees that are not related to the requirements of [Section 4525](#) may be charged separately.



RESERVESTUDIES.COM



RESERVE STUDY BY RESERVESTUDIES.COM

Ignacio Creek Homeowners Association

Report Completed: October 6, 2025

**Executive Summary
Property Description
Financial Analysis
Reserve Summary
Evaluation of Components
General Information and Limitations
Definitions**

Phone: 858-638-9227
Fax: 858-638-9226
e-mail: ptrower@reservestudies.com
www.reservestudies.com

RESERVE STUDY BY RESERVESTUDIES.COM

EXECUTIVE SUMMARY

Ignacio Creek Homeowners Association Novato, CA

79 Units

Site Inspection: July 22, 2025

Accounting Dates

Fiscal Year End:	December 31, 2025	
Budget Year Start:	January 1, 2026	
Budget Year End:	December 31, 2026	
Current Annual Allocation	\$335,000	per unit per month:\$353.38

Projections for Fiscal Year Ending December 31, 2025

Reserve Fund Balance	\$370,000	
Fully-Funded Balance	\$1,307,712	
Percentage Funded	28%	
Surplus (deficit)	(\$937,712)	per unit: (\$11,870)
Replacement Cost	\$2,595,894	

Recommended Funding

	Annual Allocation	Per Unit per Month	Annual Disbursements	Year-End Reserve Bal.	Fully-Funded Reserve Bal.	Percent Funded
Year 1	\$395,726	\$417.43	\$313,457	\$444,662	\$1,286,828	35%
Year 2	\$411,555	\$434.13	\$149,443	\$710,741	\$1,447,562	49%
Year 3	\$428,017	\$451.49	\$170,739	\$976,185	\$1,603,011	61%
Year 4	\$445,138	\$469.55	\$571,622	\$839,092	\$1,354,824	62%
Year 5	\$462,943	\$488.34	\$579,722	\$708,651	\$1,099,720	64%

Interest rate used in projections: 2.00%

Inflation rate used in projections: 4.00%

PROPERTY DESCRIPTION

This study generates reserve funding recommendations to the Board of Directors based on the actual balance, projected expenditures and income.

Data gathered through conversations with Mr. Kevin Moses, vendors and a site inspection on July 22, 2025.

The Ignacio Creek Homeowners Association, located in Novato, CA, has 79 units and was completed in 1975. This development is 50 years old. The association is responsible for sustaining all common areas as described within.

FINANCIAL ANALYSIS:

(Recommended Allocation in Dashed Box)	<u>Per Year</u>	<u>Per Month</u>	<u>Per Unit Per Month</u>
ALLOCATION BUDGETED IN 2025	335,000	27,916.67	353.38
STRAIGHT-LINE ALLOCATION IN 2026 (WITHOUT DEFICIT REDUCTION)	246,094	20,507.83	259.59
STRAIGHT-LINE ALLOCATION IN 2026 (WITH DEFICIT REDUCTION)	395,726	32,977.17	417.43
Recommended Annual Allocation plus any underfunded balance divided by the years remaining until replacement of each component.			
MINIMUM CASH BALANCE IN 2026	298,848	24,904.00	315.24
PERCENTAGE OF ACTUAL RESERVES AT FISCAL YEAR END VERSUS FULLY-FUNDED RESERVES AT FISCAL YEAR END: 28%			

CA Civil Code 5570 Assessment and Reserve Funding Disclosure Summary

California Civil Code section 5300 requires that this Assessment and Reserve Funding Disclosure Summary be distributed to all owners not less than thirty (30) days nor more than ninety (90) days prior to the beginning of the Association's fiscal year, along with the Association's pro forma Operating Budget or Summary. The required disclosures shall be summarized in the following format pursuant to California Civil Code 5570.

(1) The current regular assessment per ownership interest is \$353.38 per unit, per month, into reserves in fiscal year ending 12/31/25

Note: Fractional responsibility is not calculated in this study. If assessments vary by the size or type of ownership interest, the assessment applicable to each ownership interest will need to be determined.

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

Ignacio Creek Homeowners Association

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

Yes ☒ No ☐

*This question cannot at this time be answered as a definitive "yes" or "no". Reserve Studies prepared by utilize estimates of replacement value and life expectancy of the components which the Association is obligated to maintain. However, some items may last a longer or shorter time than estimated, or unanticipated events or disasters may occur which affect the reserve funds. Thus, the replacement costs and life expectancy will vary from the reserve study being performed, by inflation, weather, earthquakes, building code changes and other factors beyond the control of the Association or **RESERVESTUDIES.COM** projected over the thirty (30) year time period referred to above. Currently, please note that California law currently does not require reserve funds to be funded 100% to cover a period of thirty (30) years and studies must be reviewed and updated annually.*

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

*This question cannot at this time be answered with a definitive contribution for the next 30 years. Reserve Studies prepared by **RESERVESTUDIES.COM** utilize estimates of replacement value and life expectancy of the components which the Association is obligated to maintain. However, some items may last a longer or shorter time than estimated, or unanticipated events or disasters may occur which affect the reserve funds. Thus, the replacement costs and life expectancy will vary from the reserve study being performed, by inflation, weather, earthquakes, building code changes and other factors beyond the control of the Association or **RESERVESTUDIES.COM** projected over the thirty (30) year time period referred to above.*

(5) All major components are included in the reserve study and are included in its calculations except those components that the board has determined will not be replaced or repaired.

estimated amount required in the reserve fund at the end of the current fiscal year is \$1,307,711.58, based in whole or in part on the last reserve study or update prepared by RESERVESTUDIES.COM as of 12/31/25. The projected reserve fund cash balance at the end of the current fiscal year is \$370,000.00, resulting in reserves being 28.3 percent funded at this date, with a reserve deficit of \$11,869.77 per unit.

(7) Based on the method of calculation in paragraph (4) of subdivision (b) of Section 5570 of the California Civil Code, the estimated amount required in the reserve fund at the end of each of the next five budget years is:

2026: 1,286,828

2027: 1,447,562

2028: 1,603,011

2029: 1,354,824

2030: 1,099,720

Ignacio Creek Homeowners Association

The projected reserve fund cash balance and percent funding in each of those years, taking into account only assessments already approved and other known revenues, is:

2026: 383,329 (29.8% funded)
2027: 584,396 (40.4% funded)
2028: 780,975 (48.7% funded)
2029: 570,987 (42.1% funded)
2030: 363,433 (33.0% funded)

and implemented, the projected reserve fund cash balance and percent funding in each of those years is:

2026: 444,662 (34.6% funded)
2027: 710,741 (49.1% funded)
2028: 976,185 (60.9% funded)
2029: 839,092 (61.9% funded)
2030: 708,651 (64.4% funded)

NOTE: The financial representations set forth in this summary are based on the best estimates of the preparer at that time. The estimates are subject to change. At the time this summary was prepared, the assumed long-term before-tax interest rate earned on reserve funds was 2.00 percent per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was 4.00 percent per year.

For the purposes of preparing a summary pursuant to this section:

- (1) "Estimated remaining useful life" means the time reasonably calculated to remain before a major component will require replacement.
- (2) "Major component" has the meaning used in Section 5550. Components with an estimated remaining useful life of more than 30 years may be included in a study as a capital asset or disregarded from the reserve calculation, as long as the decision is revealed in the reserve study report and reported in the Assessment and Reserve Funding Disclosure Summary.
- (3) The form set out in subdivision (a) shall accompany each annual budget or summary thereof that is delivered pursuant to Section 5300. The form may be supplemented or modified to clarify the information delivered, so long as the minimum information set out in subdivision (a) is provided.
- (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.

RESERVESTUDIES.COM has made a reasonable effort to ensure this disclosure summary is accurate. The information is deemed reliable as of the date of this disclosure summary, but is not guaranteed. **RESERVESTUDIES.COM** has obtained certain information, documentation and materials from the Association agent and this disclosure summary is based upon the accuracy of such information. Material inaccuracies could adversely affect this disclosure summary and **RESERVESTUDIES.COM** is not responsible for such inaccuracies. The Association, by accepting this disclosure summary, agrees to release **RESERVESTUDIES.COM** from any claims, demands or damages and further agrees to indemnify, defend and hold harmless **RESERVESTUDIES.COM** from and against any and all liability, damages, losses, claims, demands, or lawsuits arising out of or relating to this disclosure summary.

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Reserve Summary by RESERVESTUDIES.COM

Fiscal Year End: December 31, 2025
 Site Inspection On: July 22, 2025
 Number of Units: 79

Ignacio Creek Homeowners Association

Completion Date of Report: October 6, 2025

CATEGORY Component	Est. Comp.	Est. Unit Cost	Unit Type	Estimated Cost to Replace	Life Expectancy		Source & Condition See Legend	Fully-Funded		Projected Balance @ FYE	Under Funded	Allocation w/Deficit Reduction
	Qty	Cost	Type	Replace	Normal	Rmng		Allocation in 2026	Balance @ FYE2025	@ FYE		
ROOFING- Slope Comp. Shingles												
Type B,C - 2019	12	3885	Unit	46,620	35	29	3,5 G	1,332	7,992	0	(7,992)	1,608
Type A -2019	8	5183	Unit	41,464	35	29	3,5 G	1,185	7,108	0	(7,108)	1,430
Type D-2019	3	5183	Unit	15,549	35	29	3,5 G	444	2,666	0	(2,666)	536
Type B,C - 2018	14	3885	Unit	54,390	35	28	3,5 G	1,554	10,878	0	(10,878)	1,943
Type D-2018	7	5183	Unit	36,281	35	28	3,5 G	1,037	7,256	0	(7,256)	1,296
Type A -2017	2	5183	Unit	10,366	35	27	3,5 G	296	2,369	0	(2,369)	384
Type B,C - 2017	16	3885	Unit	62,160	35	27	3,5 G	1,776	14,208	0	(14,208)	2,302
Type D-2017	4	5183	Unit	20,732	35	27	3,5 G	592	4,739	0	(4,739)	768
Type B,C- 2015	6	3885	Unit	23,310	35	25	3,5 G	666	6,660	0	(6,660)	932
Type B,C- 2011	1	3885	Unit	3,885	25	11	3,5 G-F	155	2,176	0	(2,176)	353
Type D -2010	1	5183	Unit	5,183	25	10	3,5 G-F	207	3,110	0	(3,110)	518
Type B,C- 2007	5	3885	Unit	19,425	25	7	3,5 F	777	13,986	0	(13,986)	2,775
Clubhouse 1997	1	15549	Unit	15,549	25	1	3,5 P	622	14,927	14,927	0	622
Garage - 2017	4	1297	Unit	5,188	35	27	3,5 G	148	1,186	0	(1,186)	192
Garage - 2015	2	1297	Unit	2,594	35	25	3,5 G	74	741	0	(741)	104
Garage-2020	58	1297	Unit	75,226	35	30	3,5 G	2,149	10,747	0	(10,747)	2,508
Subtotal				437,922				13,015	110,748	14,927	(95,821)	18,270
ROOFING- Flat												
Type A Silicone Recoat 2019	8	1297	Unit	10,376	10	4	3,5 G	1,038	6,226	1,460	(4,765)	2,229
Type B,C Silicone Recoating 2019	24	2592	Unit	62,208	10	4	3,5 G	6,221	37,325	8,755	(28,570)	13,363
Type D Silicone Recoat 2019	9	3240	Unit	29,160	10	4	3,5 G	2,916	17,496	4,104	(13,392)	6,264
Type B,C Silicone Recoat 2018	8	2592	Unit	20,736	10	3	3,5 G	2,074	14,515	14,515	0	2,074
Type A Silicone Recoat 2018	2	1297	Unit	2,594	10	3	3,5 G	259	1,816	1,816	0	259
Type D Silicone Recoat 2018	2	3240	Unit	6,480	10	3	3,5 G	648	4,536	4,536	0	648
Garage Silicone Recoat 2018	2	648	Unit	1,296	10	3	3,5 G	130	907	907	0	130
Garage Silicone Recoat 2023	4	648	Unit	2,592	10	8	3,5 G	259	518	0	(518)	324
Clubhouse Initial Silicone 2022	1	4306	Unit	4,306	10	7	3,5 G	431	1,292	0	(1,292)	615
Garage Silicone Recoating 2020	58	648	Unit	37,584	10	5	3,5 G	3,758	18,792	0	(18,792)	7,517

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	Qty	Cost	Type	Replace	Normal	Rmng		Allocation in 2026	Balance @ FYE2025	@ FYE		
Type B, C Silicone Recoating - 2024	9	2592	Unit	23,328	10	9	3,5 G	2,333	2,333	0	(2,333)	2,592
Type D Silicone Recoating 2025	4	3240	Unit	12,960	10	10	3,5 G	1,296	0	0	0	1,296
Type B, C Silicone Recoating - 2025	13	2592	Unit	33,696	10	10	3,5 G	3,370	0	0	0	3,370
Subtotal				247,316				24,732	105,756	36,093	(69,663)	40,680
WALKWAY BRIDGE												
Silicone Recoating 2019	1	2592	Estimate	2,592	15	9	3,5 G	173	1,037	0	(1,037)	288
Subtotal				2,592				173	1,037	0	(1,037)	288
PAINTING												
1-3 AHL	2	4276	Unit	8,552	12	11	4,5 G	713	713	0	(713)	777
10-16 AHL	4	4276	Unit	17,104	11	10	4,5 P	1,555	1,555	0	(1,555)	1,710
21-27 AHL	4	4276	Unit	17,104	9	5	4,5 G	1,900	7,602	0	(7,602)	3,421
30-34 AHL	3	4276	Unit	12,828	9	5	4,5 G	1,425	5,701	0	(5,701)	2,566
1725-1727 IB	2	4276	Unit	8,552	10	5	4,5 G	855	4,276	0	(4,276)	1,710
1735-1737 IB	2	4276	Unit	8,552	8	5	4,5 G	1,069	3,207	0	(3,207)	1,710
1739-1745 IB	4	4276	Unit	17,104	8	5	4,5 G	2,138	6,414	0	(6,414)	3,421
100-106 IW	4	4276	Unit	17,104	8	4	4,5 G	2,138	8,552	2,006	(6,546)	3,775
201-203 IW	2	4276	Unit	8,552	8	3	4,5 G	1,069	5,345	5,345	0	1,069
205-209 IW	3	4276	Unit	12,828	8	3	4,5 G	1,604	8,018	8,018	0	1,604
301-303 IW	2	4276	Unit	8,552	13	1	4,5 F-P	658	7,894	7,894	0	658
302-304 IW	2	4276	Unit	8,552	10	7	4,5 G	855	2,566	0	(2,566)	1,222
305-307 IW	2	4276	Unit	8,552	11	9	4,5 G	777	1,555	0	(1,555)	950
306-312 IW	4	4276	Unit	17,104	10	7	4,5 G	1,710	5,131	0	(5,131)	2,443
400-406 IW	4	4276	Unit	17,104	9	7	4,5 G	1,900	3,801	0	(3,801)	2,443
500-502 IW	2	4276	Unit	8,552	11	9	4,5 G	777	1,555	0	(1,555)	950
504-508 IW	3	4276	Unit	12,828	9	7	4,5 G	1,425	2,851	0	(2,851)	1,833
505-507 IW	2	4276	Unit	8,552	10	9	4,5 P	855	855	0	(855)	950
509-511 IW	2	4276	Unit	8,552	12	9	4,5 G	713	2,138	0	(2,138)	950
513-517 IW	3	4276	Unit	12,828	10	8	4,5 G	1,283	2,566	0	(2,566)	1,604
601-603 IW	2	4276	Unit	8,552	10	1	4,5 P	855	7,697	7,697	0	855
700-702 IW	2	4276	Unit	8,552	10	6	4,5 G	855	3,421	0	(3,421)	1,425

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	Qty				Normal	Rmng		Allocation in 2026	Balance @ FYE2025	@ FYE		
801-805 IW	3	4276	Unit	12,828	10	6	4,5 G	1,283	5,131	0	(5,131)	2,138
901-902 IW	2	4276	Unit	8,552	10	6	4,5 G	855	3,421	0	(3,421)	1,425
1001-1005 IW	3	4276	Unit	12,828	10	1	4,5 P	1,283	11,545	11,545	0	1,283
1100-1110 IW	6	4276	Unit	25,656	10	1	4,5 P	2,566	23,090	23,090	0	2,566
1201-1203 IW	2	4276	Unit	8,552	10	5	4,5 G	855	4,276	0	(4,276)	1,710
1300-1304 IW	3	4276	Unit	12,828	9	4	4,5 G	1,425	7,127	1,672	(5,455)	2,789
Clubhouse	1	4664	Unit	4,664	10	9	3,5 P	466	466	0	(466)	518
Subtotal				342,468				35,865	148,468	67,267	(81,201)	50,476
RECOMMEND ANNUAL INSPECTION & TOUCH-UP (1)												
SIDING & TRIM												
Repair/Replace	1	64785	Annual	64,785	1	1	3,5 G-F	64,785	0	0	0	64,785
Subtotal				64,785				64,785	0	0	0	64,785
ASPHALT PAVING												
Slurry Seal	1	33689	Estimate	33,689	10	0	3,5 P	3,369	33,689	33,689	0	3,369
Speed Bumps	38	169	Unit	6,422	20	9	3,5 G	321	3,532	0	(3,532)	714
Overlay/Replace 80%	1	90699	Estimate	72,559	55	5	3,5 F	1,319	65,963	0	(65,963)	14,512
Subtotal				112,670				5,009	103,184	33,689	(69,495)	18,594
CONCRETE												
Repairs & Replace	1	5831	Annual	5,831	1	1	3,5 G-F	5,831	0	0	0	5,831
Subtotal				5,831				5,831	0	0	0	5,831
BALCONIES & DECKS												
Unit D Balcony - 2024	1	19434	Unit	19,434	25	24	3,5 G	777	777	0	(777)	810
Unit D Balcony - 2020	2	19434	Unit	38,868	25	20	3,5 G	1,555	7,774	0	(7,774)	1,943
Unit D Balcony - 2019	2	19434	Unit	38,868	25	19	3,5 G	1,555	9,328	0	(9,328)	2,046
Unit D Balcony - 2018	2	19434	Unit	38,868	25	18	3,5 G	1,555	10,883	0	(10,883)	2,159
Unit D Balcony - 2016	2	19434	Unit	38,868	25	16	3,5 G	1,555	13,992	0	(13,992)	2,429
Unit D Balcony - 2013	2	19434	Unit	38,868	25	13	3,5 G	1,555	18,657	0	(18,657)	2,990
Unit D Balcony	4	19434	Unit	77,736	25	4	3,5 F	3,109	65,298	15,316	(49,982)	15,605
Unit D Side Deck - 2025	1	12958	Unit	12,958	25	25	3,5 G	518	0	0	0	518

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	Qty				Normal	Rmng		Allocation in 2026	Balance @ FYE2025	@ FYE		
Unit D Side Deck - 2023	2	12958	Unit	25,916	25	23	3,5 G	1,037	2,073	0	(2,073)	1,127
Unit D Side deck - 2021	1	12958	Unit	12,958	25	21	3,5 G	518	2,073	0	(2,073)	617
Unit D Side Deck	5	12958	Unit	64,790	25	4	3,5 F	2,592	54,424	12,765	(41,658)	13,006
Unit A Back deck - 2024	1	19434	Unit	19,434	25	24	3,5 G	777	777	0	(777)	810
Unit A Back deck - 2023	1	19434	Unit	19,434	25	23	3,5 G	777	1,555	0	(1,555)	845
Unit A Back Deck - 2020	2	19434	Unit	38,868	25	20	3,5 G	1,555	7,774	0	(7,774)	1,943
Unit A Back Deck - 2019	3	19434	Unit	58,302	25	19	3,5 G	2,332	13,992	0	(13,992)	3,069
Unit A Back Deck - 2017	1	19434	Unit	19,434	25	17	3,5 G	777	6,219	0	(6,219)	1,143
Unit A Back Deck	2	19434	Unit	38,868	25	2	3,5 F-P	1,555	35,759	35,759	0	1,555
Unit A Front deck - 2023	1	12958	Unit	12,958	25	23	3,5 G	518	1,037	0	(1,037)	563
Unit A Front Deck - 2019	4	12958	Unit	51,832	25	19	3,5 G	2,073	12,440	0	(12,440)	2,728
Unit A Front Deck	1	12958	Unit	12,958	25	4	3,5 P	518	10,885	2,553	(8,332)	2,601
Repairs	1	19434	Annual	19,434	1	1	3,5 G-F	19,434	0	0	0	19,434
Subtotal				699,654				46,643	275,716	66,393	(209,323)	77,942
FENCES, RAILS & WALLS												
Privacy Fence/Screen	1	1474	Annual	1,474	1	1	5 G-F	1,474	0	0	0	1,474
Subtotal				1,474				1,474	0	0	0	1,474
RETAINING WALLS												
Tennis Courts - 3ft x 140ft	140	293.00	LnFt	41,020	35	32	3,5 G	1,172	3,516	0	(3,516)	1,282
14-16 AHL - 3ft x 60ft	60	129.00	Unit	7,740	35	4	3,5 F-P	221	6,855	1,608	(5,247)	1,533
10 AHL - 2ft x 30ft	30	129.00	Unit	3,870	25	1	3,5 P	155	3,715	3,715	0	155
27 AHL - 3ft x 30ft	30	181.00	Unit	5,430	25	14	3,5 G	217	2,389	0	(2,389)	388
21 AHL - 2ft x 40ft	40	129.00	Unit	5,160	25	14	3,5 G	206	2,270	0	(2,270)	369
3 AHL - 2ft x 14ft	14	129.00	Unit	1,806	25	9	3,5 G	72	1,156	0	(1,156)	201
209 IW - 2ft x 30ft	30	129.00	Unit	3,870	25	9	3,5 G	155	2,477	0	(2,477)	430
301-307 IW - 4ft x 160ft	160	129.00	Unit	20,640	35	4	3,5 F-P	590	18,281	4,288	(13,993)	4,088
303-305 IW - 6ft x 17ft	17	260.00	Unit	4,420	35	21	3,5 G	126	1,768	0	(1,768)	210
304 IW - 2ft x 30ft	30	129.00	Unit	3,870	25	14	3,5 G	155	1,703	0	(1,703)	276
406 IW - 2ft x 15ft	15	129.00	Unit	1,935	25	14	3,5 G	77	851	0	(851)	138

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	Qty				Normal	Rmng		Allocation in 2026	Balance @ FYE2025	@ FYE		
502 IW - 2ft x 16ft	16	129.00	Unit	2,064	25	0	3,5 P	83	2,064	2,064	0	83
504 IW - 2ft x 40ft	40	129.00	Unit	5,160	25	0	3,5 P	206	5,160	5,160	0	206
603 IW - 2ft x 40ft	40	129.00	Unit	5,160	25	4	3,5 F	206	4,334	1,017	(3,318)	1,036
517 IW - 3ft x 30ft	30	181.00	Unit	5,430	25	9	3,5 G-F	217	3,475	0	(3,475)	603
Subtotal				117,575				2,094	43,540	12,529	(31,011)	7,640
CLUBHOUSE												
Furniture	1	9972	Estimate	9,972	49	1	3,5 P	204	9,768	9,768	0	204
Carpeting	1	3503	Estimate	3,503	19	1	3,5 P	184	3,319	3,319	0	184
Interior Paint	1	5389	Estimate	5,389	15	6	3,5 G	359	3,233	0	(3,233)	898
Wood Grain Vinyl Flooring	1	16170	Contract	16,170	28	1	3,5 P	578	15,593	15,593	0	578
Refrigerator	1	781	Unit	781	20	17	3,5 G	39	117	0	(117)	46
Stove/Vent Hood	1	1011	Estimate	1,011	15	7	3,5 G	67	539	0	(539)	144
Heat Pump	1	20441	Unit	20,441	20	17	3,5 G	1,022	3,066	0	(3,066)	1,202
Water Heater - 2006	1	1544	Unit	1,544	20	1	3,5 F-P	77	1,467	1,467	0	77
Metal Exterior Doors	4	1242	Unit	4,968	30	11	3,5 G-F	166	3,146	0	(3,146)	452
Window Replacement	1	56780	Estimate	56,780	50	1	3,5 P	1,136	55,644	55,644	0	1,136
Subtotal				120,559				3,832	95,893	85,791	(10,102)	4,921
WINDOW REPLACEMENT Future Capital Improvement May Be Paid By Assessment (5)												
POOL AREA												
Heater	1	5442	Estimate	5,442	10	1	3,5 P	544	4,898	4,898	0	544
Filter	1	2517	Estimate	2,517	12	8	3,5 G	210	839	0	(839)	315
Variable Speed Pump	1	2442	Estimate	2,442	10	4	3,5 G-F	244	1,465	344	(1,122)	525
Pool Surface	2,197	22.45	SqFt	49,323	20	4	3,5 F	2,466	39,458	9,255	(30,203)	10,017
Pool Tile	1	5113	Estimate	5,113	20	4	3,5 F	256	4,090	959	(3,131)	1,038
Pool Coping	1	7510	Estimate	7,510	20	4	3,5 F	376	6,008	1,409	(4,599)	1,525
Pentair Pool Light	2	1318	Estimate	2,636	10	1	3,5 F	264	2,372	2,372	0	264
Prinera Stone	1	2875	Estimate	2,875	20	4	3,5 F	144	2,300	539	(1,761)	584
Solar Heater	20	736	Panel	14,720	20	11	3,5 G	736	6,624	0	(6,624)	1,338
Solar Controller	1	1718	Unit	1,718	11	1	3,5 P	156	1,562	1,562	0	156
Deck Caulk	165	8.32	LnFt	1,373	10	0	3,5 P	137	1,373	1,373	0	137

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	Qty	Cost	Type		Normal	Rmng	See Legend	Allocation in 2026	Balance @ FYE2025	@ FYE		
Chairs	6	292	Unit	1,752	23	1	3,5 P	76	1,676	1,676	0	76
Chase Lounges	12	453	Unit	5,436	23	1	3,5 P	236	5,200	5,200	0	236
Subtotal				102,856				5,845	77,865	29,587	(48,278)	16,756
TENNIS COURTS												
Resurface	2	11302	Estimate	22,604	15	13	3,5 G	1,507	3,014	0	(3,014)	1,739
Subtotal				22,604				1,507	3,014	0	(3,014)	1,739
IRRIGATION												
Maintenance	1	6479	Annual	6,479	1	1	3,5 G	6,479	0	0	0	6,479
Backflow Valves 1"	1	1004	Estimate	1,004	25	1	3,5 F-P	40	964	964	0	40
Backflow Valves 2"	1	1703	Estimate	1,703	25	1	3,5 F-P	68	1,635	1,635	0	68
Backflow Valves 2"	1	1703	Estimate	1,703	25	22	3,5 G	68	204	0	(204)	77
Subtotal				10,889				6,655	2,803	2,599	(204)	6,665
LIGHTING												
Ext.Clubhouse Fixtures	5	459	Unit	2,295	25	6	3,5 F	92	1,744	0	(1,744)	383
Garage Fixtures	37	459	Unit	16,983	25	6	3,5 F	679	12,907	0	(12,907)	2,831
Mini Bollards	40	531	Unit	21,240	35	16	3,5 G-F	607	11,530	0	(11,530)	1,328
Mini Bollards	30	531	Unit	15,930	35	18	3,5 G	455	7,737	0	(7,737)	885
Street Fixtures	5	6125	Unit	30,625	35	15	3,5 G	875	17,500	0	(17,500)	2,042
Electrical Repairs	1	1297	Estimate	1,297	1	1	3,5 G	1,297	0	0	0	1,297
Subtotal				88,370				4,005	51,419	0	(51,419)	8,764
MISC. COMMON AREA FIXTURES Maintenance Expense (5)												
BRIDGE REPAIR												
Coverd Bridge	1	194354	Unit	194,354	55	5	3,5 F-P	3,534	176,685	0	(176,685)	38,871
Subtotal				194,354				3,534	176,685	0	(176,685)	38,871
PLUMBING												
Sewer Lines	1	19434	Estimate	19,434	5	1	3,5 P	3,887	15,547	15,547	0	3,887
Sump Pump 25 AHL	1	454	Unit	454	20	4	5 F	23	363	85	(278)	92
Sump Pump 205 IW garage	1	454	Unit	454	20	8	5 G-F	23	272	0	(272)	57
Sump Pump 209 IW garage	1	454	Unit	454	20	4	5 F	23	363	85	(278)	92
Sump Pump 406 IW	1	454	Unit	454	20	18	5 G	23	45	0	(45)	25

October 6, 2025

Reserve Summary by RESERVESTUDIES.COM

Fiscal Year End: December 31, 2025
 Site Inspection On: July 22, 2025
 Number of Units: 79

Ignacio Creek Homeowners Association

Completion Date of Report: October 6, 2025

CATEGORY Component	Est. Comp.	Est. Unit	Unit Type	Estimated Cost to	Life Expectancy		Source & Condition	Fully-Funded		Projected Balance	Under Funded	Allocation w/Deficit Reduction
	Qty	Cost		Replace	Normal	Rmng	See Legend	Allocation in 2026	Balance @ FYE2025	@ FYE		
Sump Pump 509 IW	1	454	Unit	454	20	8	5 G-F	23	272	0	(272)	57
Sump Pump 513 IW	1	454	Unit	454	20	20	5 G-F	23	0	0	0	23
Sump Pump 517 IW	1	454	Unit	454	20	8	5 G-F	23	272	0	(272)	57
Sump Pump 601 IW	1	454	Unit	454	20	19	5 G	23	23	0	(23)	24
Sump Pump 702 IW garage	1	454	Unit	454	20	8	5 G-F	23	272	0	(272)	57
Sump Pump 1106 IW	1	454	Unit	454	20	4	5 F	23	363	85	(278)	92
Subtotal				23,974				4,114	17,795	15,803	(1,992)	4,462

IGNACIO CREEK Maintained By Government Agencies (5)

CREEK PIPE DRAINAGE PROJECT, GUTTERS, DOWNSPOUTS, FUMIGATION, SPARK ARRESTORS AND ANY COMPONENTS
 NOT LISTED ABOVE Maintenance, Contingency or Homeowner Expense (5)

CONTINGENCY 7%	16,100	85,551	2,662	(82,890)	25,889
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REPLACEMENT COST	2,595,894	246,094	1,307,712	370,000	(937,712)	395,726
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FULLY-FUNDED RESERVE
 BALANCE

1) Trower Estimate 2) Previous Study Info 3) Local Historical Cost 4) Bid on File with HOA

5) Manager and Board Direction Condition: G-good, F-fair, P-poor

Report Based on Inflation Rate of: 4.0% Report Based on Interest Rate on Reserve Savings of: 2%

Ignacio Creek Homeowners Association

October 6, 2025

THIRTY YEAR PROJECTED RESERVE EXPENSES STRAIGHT LINE METHOD *

CATEGORY	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Component	Yr 0	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Yr 16
ROOFING- Slope Comp. Shingles																	
Type B,C - 2019	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Type A -2019	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Type D-2019	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Type B,C - 2018	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Type D-2018	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Type A -2017	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Type B,C - 2017	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Type D-2017	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Type B,C- 2015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Type B,C- 2011	0	0	0	0	0	0	0	0	0	0	0	5,981	0	0	0	0	0
Type D -2010	0	0	0	0	0	0	0	0	0	0	7,672	0	0	0	0	0	0
Type B,C- 2007	0	0	0	0	0	0	0	25,562	0	0	0	0	0	0	0	0	0
Clubhouse 1997	0	16,171	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Garage - 2017	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Garage - 2015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Garage-2020	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal																	
ROOFING- Flat																	
Type A Silicone Recoat 2019	0	0	0	0	12,138	0	0	0	0	0	0	0	0	0	17,968	0	0
Type B,C Silicone Recoating 2019	0	0	0	0	72,775	0	0	0	0	0	0	0	0	0	107,724	0	0
Type D Silicone Recoat 2019	0	0	0	0	34,113	0	0	0	0	0	0	0	0	0	50,496	0	0
Type B,C Silicone Recoat 2018	0	0	0	23,325	0	0	0	0	0	0	0	0	0	34,527	0	0	0
Type A Silicone Recoat 2018	0	0	0	2,918	0	0	0	0	0	0	0	0	0	4,319	0	0	0
Type D Silicone Recoat 2018	0	0	0	7,289	0	0	0	0	0	0	0	0	0	10,790	0	0	0
Garage Silicone Recoat 2018	0	0	0	1,458	0	0	0	0	0	0	0	0	0	2,158	0	0	0
Garage Silicone Recoat2023	0	0	0	0	0	0	0	0	3,547	0	0	0	0	0	0	0	0
Clubhouse Initial Silicone 2022	0	0	0	0	0	0	0	5,666	0	0	0	0	0	0	0	0	0
Garage Silicone Recoating 2020	0	0	0	0	0	45,727	0	0	0	0	0	0	0	0	0	67,687	0
Type B, C Silicone Recoating - 2024	0	0	0	0	0	0	0	0	0	33,203	0	0	0	0	0	0	0
Type D Silicone Recoating 2025	0	0	0	0	0	0	0	0	0	0	19,184	0	0	0	0	0	0
Type B, C Silicone Recoating - 2025	0	0	0	0	0	0	0	0	0	0	49,878	0	0	0	0	0	0
Subtotal																	
WALKWAY BRIDGE																	
Silicone Recoating 2019	0	0	0	0	0	0	0	0	0	3,689	0	0	0	0	0	0	0
Subtotal																	
PAINTING																	
1-3 AHL	0	0	0	0	0	0	0	0	0	0	0	13,165	0	0	0	0	0
10-16 AHL	0	0	0	0	0	0	0	0	0	0	25,318	0	0	0	0	0	0
21-27 AHL	0	0	0	0	0	20,810	0	0	0	0	0	0	0	0	29,619	0	0
30-34 AHL	0	0	0	0	0	15,607	0	0	0	0	0	0	0	0	22,214	0	0
1725-1727 IB	0	0	0	0	0	10,405	0	0	0	0	0	0	0	0	0	15,402	0
1735-1737 IB	0	0	0	0	0	10,405	0	0	0	0	0	0	0	14,240	0	0	0
1739-1745 IB	0	0	0	0	0	20,810	0	0	0	0	0	0	0	28,479	0	0	0
100-106 IW	0	0	0	0	20,009	0	0	0	0	0	0	0	27,384	0	0	0	0
201-203 IW	0	0	0	9,620	0	0	0	0	0	0	0	13,165	0	0	0	0	0
205-209 IW	0	0	0	14,430	0	0	0	0	0	0	0	19,748	0	0	0	0	0

Ignacio Creek Homeowners Association

October 6, 2025

THIRTY YEAR PROJECTED RESERVE EXPENSES STRAIGHT LINE METHOD *

CATEGORY	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Component	Yr 0	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Yr 16
301-303 IW	0	8,894	0	0	0	0	0	0	0	0	0	0	0	0	14,809	0	0
302-304 IW	0	0	0	0	0	0	0	11,254	0	0	0	0	0	0	0	0	0
305-307 IW	0	0	0	0	0	0	0	0	0	12,172	0	0	0	0	0	0	0
306-312 IW	0	0	0	0	0	0	0	22,508	0	0	0	0	0	0	0	0	0
400-406 IW	0	0	0	0	0	0	0	22,508	0	0	0	0	0	0	0	0	32,035
500-502 IW	0	0	0	0	0	0	0	0	0	12,172	0	0	0	0	0	0	0
504-508 IW	0	0	0	0	0	0	0	16,881	0	0	0	0	0	0	0	0	24,027
505-507 IW	0	0	0	0	0	0	0	0	0	12,172	0	0	0	0	0	0	0
509-511 IW	0	0	0	0	0	0	0	0	0	12,172	0	0	0	0	0	0	0
513-517 IW	0	0	0	0	0	0	0	0	17,556	0	0	0	0	0	0	0	0
601-603 IW	0	8,894	0	0	0	0	0	0	0	0	0	13,165	0	0	0	0	0
700-702 IW	0	0	0	0	0	0	10,821	0	0	0	0	0	0	0	0	0	16,018
801-805 IW	0	0	0	0	0	0	16,232	0	0	0	0	0	0	0	0	0	24,027
901-902 IW	0	0	0	0	0	0	10,821	0	0	0	0	0	0	0	0	0	16,018
1001-1005 IW	0	13,341	0	0	0	0	0	0	0	0	0	19,748	0	0	0	0	0
1100-1110 IW	0	26,682	0	0	0	0	0	0	0	0	0	39,496	0	0	0	0	0
1201-1203 IW	0	0	0	0	0	10,405	0	0	0	0	0	0	0	0	0	15,402	0
1300-1304 IW	0	0	0	0	15,007	0	0	0	0	0	0	0	0	21,360	0	0	0
Clubhouse	0	0	0	0	0	0	0	0	0	6,638	0	0	0	0	0	0	0
Subtotal																	
SIDING & TRIM																	
Repair/Replace	10,838	67,376	70,071	72,874	75,789	78,821	81,974	85,253	88,663	92,209	95,898	99,734	103,723	107,872	112,187	116,674	121,341
Subtotal																	
ASPHALT PAVING																	
Slurry Seal	33,689	0	0	0	0	0	0	0	0	0	49,868	0	0	0	0	0	0
Speed Bumps	0	0	0	0	0	0	0	0	0	9,141	0	0	0	0	0	0	0
Overlay/Replace 80%	0	0	0	0	0	88,279	0	0	0	0	0	0	0	0	0	0	0
Subtotal																	
CONCRETE																	
Repairs & Replace	0	6,064	6,307	6,559	6,821	7,094	7,378	7,673	7,980	8,299	8,631	8,977	9,336	9,709	10,097	10,501	10,921
Subtotal																	
BALCONIES & DECKS																	
Unit D Balcony - 2024	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit D Balcony - 2020	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit D Balcony - 2019	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit D Balcony - 2018	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit D Balcony - 2016	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	72,799
Unit D Balcony - 2013	0	0	0	0	0	0	0	0	0	0	0	0	0	64,718	0	0	0
Unit D Balcony	0	0	0	0	90,940	0	0	0	0	0	0	0	0	0	0	0	0
Unit D Side Deck - 2025	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit D Side Deck - 2023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit D Side deck - 2021	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit D Side Deck	0	0	0	0	75,795	0	0	0	0	0	0	0	0	0	0	0	0
Unit A Back deck - 2024	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit A Back deck - 2023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit A Back Deck - 2020	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ignacio Creek Homeowners Association

October 6, 2025

THIRTY YEAR PROJECTED RESERVE EXPENSES STRAIGHT LINE METHOD *

CATEGORY	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Component	Yr 0	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Yr 16
Unit A Back Deck - 2019	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit A Back Deck - 2017	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit A Back Deck	0	0	42,040	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit A Front deck - 2023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit A Front Deck - 2019	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit A Front Deck	0	0	0	0	15,159	0	0	0	0	0	0	0	0	0	0	0	0
Repairs	0	20,211	21,020	21,861	22,735	23,644	24,590	25,574	26,597	27,661	28,767	29,918	31,114	32,359	33,653	35,000	36,400
Subtotal																	
FENCES, RAILS & WALLS																	
Privacy Fence/Screen	0	1,533	1,594	1,658	1,724	1,793	1,865	1,940	2,017	2,098	2,182	2,269	2,360	2,454	2,552	2,655	2,761
Subtotal																	
RETAINING WALLS																	
Tennis Courts - 3ft x 140ft	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14-16 AHL - 3ft x 60ft	0	0	0	0	9,055	0	0	0	0	0	0	0	0	0	0	0	0
10 AHL - 2ft x 30ft	0	4,025	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
27 AHL - 3ft x 30ft	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,403	0	0
21 AHL - 2ft x 40ft	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,935	0	0
3 AHL - 2ft x 14ft	0	0	0	0	0	0	0	0	0	2,571	0	0	0	0	0	0	0
209 IW - 2ft x 30ft	0	0	0	0	0	0	0	0	0	5,508	0	0	0	0	0	0	0
301-307 IW - 4ft x 160ft	0	0	0	0	24,146	0	0	0	0	0	0	0	0	0	0	0	0
303-305 IW - 6ft x 17ft	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
304 IW - 2ft x 30ft	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,702	0	0
406 IW - 2ft x 15ft	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,351	0	0
502 IW - 2ft x 16ft	2,064	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
504 IW - 2ft x 40ft	5,160	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
603 IW - 2ft x 40ft	0	0	0	0	6,036	0	0	0	0	0	0	0	0	0	0	0	0
517 IW - 3ft x 30ft	0	0	0	0	0	0	0	0	0	7,729	0	0	0	0	0	0	0
Subtotal																	
CLUBHOUSE																	
Furniture	0	10,371	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Carpeting	0	3,643	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interior Paint	0	0	0	0	0	0	6,819	0	0	0	0	0	0	0	0	0	0
Wood Grain Vinyl Flooring	0	16,817	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Refrigerator	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stove/Vent Hood	0	0	0	0	0	0	0	1,330	0	0	0	0	0	0	0	0	0
Heat Pump	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water Heater - 2006	0	1,606	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Metal Exterior Doors	0	0	0	0	0	0	0	0	0	0	0	7,648	0	0	0	0	0
Window Replacement	0	59,051	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal																	
POOL AREA																	
Heater	0	5,660	0	0	0	0	0	0	0	0	0	8,378	0	0	0	0	0
Filter	0	0	0	0	0	0	0	0	3,445	0	0	0	0	0	0	0	0
Variable Speed Pump	0	0	0	0	2,857	0	0	0	0	0	0	0	0	0	4,229	0	0
Pool Surface	0	0	0	0	57,701	0	0	0	0	0	0	0	0	0	0	0	0
Pool Tile	0	0	0	0	5,981	0	0	0	0	0	0	0	0	0	0	0	0

Ignacio Creek Homeowners Association

October 6, 2025

THIRTY YEAR PROJECTED RESERVE EXPENSES STRAIGHT LINE METHOD *

CATEGORY	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Component	Yr 0	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Yr 16
Pool Coping	0	0	0	0	8,786	0	0	0	0	0	0	0	0	0	0	0	0
Pentair Pool Light	0	2,741	0	0	0	0	0	0	0	0	0	4,058	0	0	0	0	0
Prinera Stone	0	0	0	0	3,363	0	0	0	0	0	0	0	0	0	0	0	0
Solar Heater	0	0	0	0	0	0	0	0	0	0	0	22,661	0	0	0	0	0
Solar Controller	0	1,787	0	0	0	0	0	0	0	0	0	0	2,751	0	0	0	0
Deck Caulk	1,373	0	0	0	0	0	0	0	0	0	2,032	0	0	0	0	0	0
Chairs	0	1,822	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chase Lounges	0	5,653	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal																	
TENNIS COURTS																	
Resurface	0	0	0	0	0	0	0	0	0	0	0	0	0	37,637	0	0	0
Subtotal																	
IRRIGATION																	
Maintenance	0	6,738	7,008	7,288	7,580	7,883	8,198	8,526	8,867	9,222	9,591	9,974	10,373	10,788	11,220	11,668	12,135
Backflow Valves 1"	0	1,044	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Backflow Valves 2"	0	1,771	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Backflow Valves 2"	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal																	
LIGHTING																	
Ext.Clubhouse Fixtures	0	0	0	0	0	0	2,904	0	0	0	0	0	0	0	0	0	0
Garage Fixtures	0	0	0	0	0	0	21,489	0	0	0	0	0	0	0	0	0	0
Mini Bollards	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39,782
Mini Bollards	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Street Fixtures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	55,154	0
Electrical Repairs	0	1,349	1,403	1,459	1,517	1,578	1,641	1,707	1,775	1,846	1,920	1,997	2,077	2,160	2,246	2,336	2,429
Subtotal																	
BRIDGE REPAIR																	
Coverd Bridge	0	0	0	0	0	236,461	0	0	0	0	0	0	0	0	0	0	0
Subtotal																	
PLUMBING																	
Sewer Lines	0	20,211	0	0	0	0	24,590	0	0	0	0	29,918	0	0	0	0	36,400
Sump Pump 25 AHL	0	0	0	0	531	0	0	0	0	0	0	0	0	0	0	0	0
Sump Pump 205 IW garage	0	0	0	0	0	0	0	0	621	0	0	0	0	0	0	0	0
Sump Pump 209 IW garage	0	0	0	0	531	0	0	0	0	0	0	0	0	0	0	0	0
Sump Pump 406 IW	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sump Pump 509 IW	0	0	0	0	0	0	0	0	621	0	0	0	0	0	0	0	0
Sump Pump 513 IW	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sump Pump 517 IW	0	0	0	0	0	0	0	0	621	0	0	0	0	0	0	0	0
Sump Pump 601 IW	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sump Pump 702 IW garage	0	0	0	0	0	0	0	0	621	0	0	0	0	0	0	0	0
Sump Pump 1106 IW	0	0	0	0	531	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal																	

Ignacio Creek Homeowners Association

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THIRTY YEAR PROJECTED RESERVE EXPENSES STRAIGHT LINE METHOD *																	
CATEGORY	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Component	Yr 0	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Yr 16
CONTINGENCY 7%																	
REPLACEMENT COST	53,124	313,457	149,443	170,739	571,622	579,722	219,322	236,381	162,932	258,502	300,941	349,999	189,117	383,570	447,405	332,478	447,092
FULLY-FUNDED RESERVE																	
BALANCE	1,307,712	1,286,828	1,447,562	1,603,011	1,354,824	1,099,720	1,224,809	1,349,444	1,569,140	1,710,747	1,827,469	1,911,919	2,183,827	2,278,197	2,325,705	2,512,833	2,604,830
RECOMMENDED																	
BALANCE	370,000	444,662	710,741	976,185	839,092	708,651	976,509	1,251,084	1,569,140	1,710,747	1,827,469	1,911,919	2,183,827	2,278,197	2,325,705	2,512,833	2,604,830
Report Based on Inflation Rate of 4.0% and Interest Rate on Reserve Savings of 2%																	

Ignacio Creek Homeowners Association

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THIRTY YEAR PROJECTED RESERVE EXPENSES STRAIGHT LINE METHOD *														
CATEGORY	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Component	Yr 17	Yr 18	Yr 19	Yr 20	Yr 21	Yr 22	Yr 23	Yr 24	Yr 25	Yr 26	Yr 27	Yr 28	Yr 29	Yr 30
ROOFING- Slope Comp. Shi														
Type B,C - 2019	0	0	0	0	0	0	0	0	0	0	0	0	145,392	0
Type A -2019	0	0	0	0	0	0	0	0	0	0	0	0	129,312	0
Type D-2019	0	0	0	0	0	0	0	0	0	0	0	0	48,492	0
Type B,C - 2018	0	0	0	0	0	0	0	0	0	0	0	163,099	0	0
Type D-2018	0	0	0	0	0	0	0	0	0	0	0	108,796	0	0
Type A -2017	0	0	0	0	0	0	0	0	0	0	29,889	0	0	0
Type B,C - 2017	0	0	0	0	0	0	0	0	0	0	179,230	0	0	0
Type D-2017	0	0	0	0	0	0	0	0	0	0	59,778	0	0	0
Type B,C- 2015	0	0	0	0	0	0	0	0	62,141	0	0	0	0	0
Type B,C- 2011	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Type D -2010	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Type B,C- 2007	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Clubhouse 1997	0	0	0	0	0	0	0	0	0	43,109	0	0	0	0
Garage - 2017	0	0	0	0	0	0	0	0	0	0	14,959	0	0	0
Garage - 2015	0	0	0	0	0	0	0	0	6,915	0	0	0	0	0
Garage-2020	0	0	0	0	0	0	0	0	0	0	0	0	0	243,988
Subtotal														
ROOFING- Flat														
Type A Silicone Recoat 2019	0	0	0	0	0	0	0	26,597	0	0	0	0	0	0
Type B,C Silicone Recoating 2015	0	0	0	0	0	0	0	159,458	0	0	0	0	0	0
Type D Silicone Recoat 2019	0	0	0	0	0	0	0	74,746	0	0	0	0	0	0
Type B,C Silicone Recoat 2018	0	0	0	0	0	0	51,108	0	0	0	0	0	0	0
Type A Silicone Recoat 2018	0	0	0	0	0	0	6,393	0	0	0	0	0	0	0
Type D Silicone Recoat 2018	0	0	0	0	0	0	15,971	0	0	0	0	0	0	0
Garage Silicone Recoat 2018	0	0	0	0	0	0	3,194	0	0	0	0	0	0	0
Garage Silicone Recoat2023	0	5,251	0	0	0	0	0	0	0	0	0	7,773	0	0
Clubhouse Initial Silicone 2022	8,388	0	0	0	0	0	0	0	0	0	12,416	0	0	0
Garage Silicone Recoating 2020	0	0	0	0	0	0	0	0	100,193	0	0	0	0	0
Type B, C Silicone Recoating - 2024	0	0	49,149	0	0	0	0	0	0	0	0	0	72,752	0
Type D Silicone Recoating 2025	0	0	0	28,397	0	0	0	0	0	0	0	0	0	42,034
Type B, C Silicone Recoating - 2025	0	0	0	73,832	0	0	0	0	0	0	0	0	0	109,290
Subtotal														
WALKWAY BRIDGE														
Silicone Recoating 2019	0	0	0	0	0	0	0	6,644	0	0	0	0	0	0
Subtotal														
PAINTING														
1-3 AHL	0	0	0	0	0	0	21,078	0	0	0	0	0	0	0
10-16 AHL	0	0	0	0	38,976	0	0	0	0	0	0	0	0	0
21-27 AHL	0	0	0	0	0	0	42,156	0	0	0	0	0	0	0
30-34 AHL	0	0	0	0	0	0	31,617	0	0	0	0	0	0	0
1725-1727 IB	0	0	0	0	0	0	0	0	22,798	0	0	0	0	0
1735-1737 IB	0	0	0	0	19,488	0	0	0	0	0	0	0	26,671	0
1739-1745 IB	0	0	0	0	38,976	0	0	0	0	0	0	0	53,341	0
100-106 IW	0	0	0	37,477	0	0	0	0	0	0	0	51,290	0	0
201-203 IW	0	0	18,018	0	0	0	0	0	0	0	24,659	0	0	0
205-209 IW	0	0	27,027	0	0	0	0	0	0	0	36,988	0	0	0

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THIRTY YEAR PROJECTED RESERVE EXPENSES STRAIGHT LINE METHOD *

CATEGORY	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Component	Yr 17	Yr 18	Yr 19	Yr 20	Yr 21	Yr 22	Yr 23	Yr 24	Yr 25	Yr 26	Yr 27	Yr 28	Yr 29	Yr 30
301-303 IW	0	0	0	0	0	0	0	0	0	0	24,659	0	0	0
302-304 IW	16,658	0	0	0	0	0	0	0	0	0	24,659	0	0	0
305-307 IW	0	0	0	18,738	0	0	0	0	0	0	0	0	0	0
306-312 IW	33,317	0	0	0	0	0	0	0	0	0	49,317	0	0	0
400-406 IW	0	0	0	0	0	0	0	0	45,596	0	0	0	0	0
500-502 IW	0	0	0	18,738	0	0	0	0	0	0	0	0	0	0
504-508 IW	0	0	0	0	0	0	0	0	34,197	0	0	0	0	0
505-507 IW	0	0	18,018	0	0	0	0	0	0	0	0	0	26,671	0
509-511 IW	0	0	0	0	19,488	0	0	0	0	0	0	0	0	0
513-517 IW	0	25,987	0	0	0	0	0	0	0	0	0	38,467	0	0
601-603 IW	0	0	0	0	19,488	0	0	0	0	0	0	0	0	0
700-702 IW	0	0	0	0	0	0	0	0	0	23,710	0	0	0	0
801-805 IW	0	0	0	0	0	0	0	0	0	35,565	0	0	0	0
901-902 IW	0	0	0	0	0	0	0	0	0	23,710	0	0	0	0
1001-1005 IW	0	0	0	0	29,232	0	0	0	0	0	0	0	0	0
1100-1110 IW	0	0	0	0	58,464	0	0	0	0	0	0	0	0	0
1201-1203 IW	0	0	0	0	0	0	0	0	22,798	0	0	0	0	0
1300-1304 IW	0	0	0	0	0	30,401	0	0	0	0	0	0	0	0
Clubhouse	0	0	9,826	0	0	0	0	0	0	0	0	0	14,545	0
Subtotal														
SIDING & TRIM														
Repair/Replace	126,195	131,243	136,492	141,952	147,630	153,535	159,677	166,064	172,706	179,614	186,799	194,271	202,042	210,124
Subtotal														
ASPHALT PAVING														
Slurry Seal	0	0	0	73,817	0	0	0	0	0	0	0	0	0	109,267
Speed Bumps	0	0	0	0	0	0	0	0	0	0	0	0	20,028	0
Overlay/Replace 80%	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal														
CONCRETE														
Repairs & Replace	11,358	11,813	12,285	12,776	13,287	13,819	14,372	14,947	15,544	16,166	16,813	17,485	18,185	18,912
Subtotal														
BALCONIES & DECKS														
Unit D Balcony - 2024	0	0	0	0	0	0	0	49,815	0	0	0	0	0	0
Unit D Balcony - 2020	0	0	0	85,165	0	0	0	0	0	0	0	0	0	0
Unit D Balcony - 2019	0	0	81,889	0	0	0	0	0	0	0	0	0	0	0
Unit D Balcony - 2018	0	78,739	0	0	0	0	0	0	0	0	0	0	0	0
Unit D Balcony - 2016	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit D Balcony - 2013	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit D Balcony	0	0	0	0	0	0	0	0	0	0	0	0	242,431	0
Unit D Side Deck - 2025	0	0	0	0	0	0	0	0	34,544	0	0	0	0	0
Unit D Side Deck - 2023	0	0	0	0	0	0	63,876	0	0	0	0	0	0	0
Unit D Side deck - 2021	0	0	0	0	29,528	0	0	0	0	0	0	0	0	0
Unit D Side Deck	0	0	0	0	0	0	0	0	0	0	0	0	202,057	0
Unit A Back deck - 2024	0	0	0	0	0	0	0	49,815	0	0	0	0	0	0
Unit A Back deck - 2023	0	0	0	0	0	0	47,899	0	0	0	0	0	0	0
Unit A Back Deck - 2020	0	0	0	85,165	0	0	0	0	0	0	0	0	0	0

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THIRTY YEAR PROJECTED RESERVE EXPENSES STRAIGHT LINE METHOD *

CATEGORY	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Component	Yr 17	Yr 18	Yr 19	Yr 20	Yr 21	Yr 22	Yr 23	Yr 24	Yr 25	Yr 26	Yr 27	Yr 28	Yr 29	Yr 30
Unit A Back Deck - 2019	0	0	122,834	0	0	0	0	0	0	0	0	0	0	0
Unit A Back Deck - 2017	37,855	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit A Back Deck	0	0	0	0	0	0	0	0	0	0	112,071	0	0	0
Unit A Front deck - 2023	0	0	0	0	0	0	31,938	0	0	0	0	0	0	0
Unit A Front Deck - 2019	0	0	109,202	0	0	0	0	0	0	0	0	0	0	0
Unit A Front Deck	0	0	0	0	0	0	0	0	0	0	0	0	40,411	0
Repairs	37,855	39,370	40,945	42,582	44,286	46,057	47,899	49,815	51,808	53,880	56,035	58,277	60,608	63,032
Subtotal														
FENCES, RAILS & WALLS														
Privacy Fence/Screen	2,871	2,986	3,105	3,230	3,359	3,493	3,633	3,778	3,929	4,087	4,250	4,420	4,597	4,781
Subtotal														
RETAINING WALLS														
Tennis Courts - 3ft x 140ft	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14-16 AHL - 3ft x 60ft	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10 AHL - 2ft x 30ft	0	0	0	0	0	0	0	0	0	10,729	0	0	0	0
27 AHL - 3ft x 30ft	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21 AHL - 2ft x 40ft	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3 AHL - 2ft x 14ft	0	0	0	0	0	0	0	0	0	0	0	0	0	0
209 IW - 2ft x 30ft	0	0	0	0	0	0	0	0	0	0	0	0	0	0
301-307 IW - 4ft x 160ft	0	0	0	0	0	0	0	0	0	0	0	0	0	0
303-305 IW - 6ft x 17ft	0	0	0	0	10,072	0	0	0	0	0	0	0	0	0
304 IW - 2ft x 30ft	0	0	0	0	0	0	0	0	0	0	0	0	0	0
406 IW - 2ft x 15ft	0	0	0	0	0	0	0	0	0	0	0	0	0	0
502 IW - 2ft x 16ft	0	0	0	0	0	0	0	0	5,502	0	0	0	0	0
504 IW - 2ft x 40ft	0	0	0	0	0	0	0	0	13,756	0	0	0	0	0
603 IW - 2ft x 40ft	0	0	0	0	0	0	0	0	0	0	0	0	16,092	0
517 IW - 3ft x 30ft	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal														
CLUBHOUSE														
Furniture	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Carpeting	0	0	0	7,676	0	0	0	0	0	0	0	0	0	0
Interior Paint	0	0	0	0	12,280	0	0	0	0	0	0	0	0	0
Wood Grain Vinyl Flooring	0	0	0	0	0	0	0	0	0	0	0	0	50,429	0
Refrigerator	1,521	0	0	0	0	0	0	0	0	0	0	0	0	0
Stove/Vent Hood	0	0	0	0	0	2,396	0	0	0	0	0	0	0	0
Heat Pump	39,817	0	0	0	0	0	0	0	0	0	0	0	0	0
Water Heater - 2006	0	0	0	0	3,518	0	0	0	0	0	0	0	0	0
Metal Exterior Doors	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Window Replacement	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal														
POOL AREA														
Heater	0	0	0	0	12,401	0	0	0	0	0	0	0	0	0
Filter	0	0	0	5,515	0	0	0	0	0	0	0	0	0	0
Variable Speed Pump	0	0	0	0	0	0	0	6,260	0	0	0	0	0	0
Pool Surface	0	0	0	0	0	0	0	126,429	0	0	0	0	0	0
Pool Tile	0	0	0	0	0	0	0	13,106	0	0	0	0	0	0

Ignacio Creek Homeowners Association

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THIRTY YEAR PROJECTED RESERVE EXPENSES STRAIGHT LINE METHOD *														
CATEGORY	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Component	Yr 17	Yr 18	Yr 19	Yr 20	Yr 21	Yr 22	Yr 23	Yr 24	Yr 25	Yr 26	Yr 27	Yr 28	Yr 29	Yr 30
Pool Coping	0	0	0	0	0	0	0	19,250	0	0	0	0	0	0
Pentair Pool Light	0	0	0	0	6,007	0	0	0	0	0	0	0	0	0
Prinera Stone	0	0	0	0	0	0	0	7,369	0	0	0	0	0	0
Solar Heater	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Solar Controller	0	0	0	0	0	0	4,234	0	0	0	0	0	0	0
Deck Caulk	0	0	0	3,008	0	0	0	0	0	0	0	0	0	4,453
Chairs	0	0	0	0	0	0	0	4,491	0	0	0	0	0	0
Chase Lounges	0	0	0	0	0	0	0	13,934	0	0	0	0	0	0
Subtotal														
TENNIS COURTS														
Resurface	0	0	0	0	0	0	0	0	0	0	0	67,783	0	0
Subtotal														
IRRIGATION														
Maintenance	12,620	13,125	13,650	14,196	14,764	15,355	15,969	16,608	17,272	17,963	18,681	19,429	20,206	21,014
Backflow Valves 1"	0	0	0	0	0	0	0	0	0	2,784	0	0	0	0
Backflow Valves 2"	0	0	0	0	0	0	0	0	0	4,722	0	0	0	0
Backflow Valves 2"	0	0	0	0	0	4,036	0	0	0	0	0	0	0	0
Subtotal														
LIGHTING														
Ext.Clubhouse Fixtures	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Garage Fixtures	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mini Bollards	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mini Bollards	0	32,271	0	0	0	0	0	0	0	0	0	0	0	0
Street Fixtures	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Electrical Repairs	2,526	2,627	2,733	2,842	2,956	3,074	3,197	3,325	3,458	3,596	3,740	3,889	4,045	4,207
Subtotal														
BRIDGE REPAIR														
Coverd Bridge	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal														
PLUMBING														
Sewer Lines	0	0	0	0	44,286	0	0	0	0	53,880	0	0	0	0
Sump Pump 25 AHL	0	0	0	0	0	0	0	1,164	0	0	0	0	0	0
Sump Pump 205 IW garage	0	0	0	0	0	0	0	0	0	0	0	1,361	0	0
Sump Pump 209 IW garage	0	0	0	0	0	0	0	1,164	0	0	0	0	0	0
Sump Pump 406 IW	0	920	0	0	0	0	0	0	0	0	0	0	0	0
Sump Pump 509 IW	0	0	0	0	0	0	0	0	0	0	0	1,361	0	0
Sump Pump 513 IW	0	0	0	995	0	0	0	0	0	0	0	0	0	0
Sump Pump 517 IW	0	0	0	0	0	0	0	0	0	0	0	1,361	0	0
Sump Pump 601 IW	0	0	957	0	0	0	0	0	0	0	0	0	0	0
Sump Pump 702 IW garage	0	0	0	0	0	0	0	0	0	0	0	1,361	0	0
Sump Pump 1106 IW	0	0	0	0	0	0	0	1,164	0	0	0	0	0	0
Subtotal														

Ignacio Creek Homeowners Association

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THIRTY YEAR PROJECTED RESERVE EXPENSES STRAIGHT LINE METHOD *														
CATEGORY	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Component	Yr 17	Yr 18	Yr 19	Yr 20	Yr 21	Yr 22	Yr 23	Yr 24	Yr 25	Yr 26	Yr 27	Yr 28	Yr 29	Yr 30
CONTINGENCY 7%														
REPLACEMENT COST	330,983	344,332	646,129	656,101	568,487	272,166	564,213	815,942	613,158	473,516	854,942	740,425	1,398,307	831,101
FULLY-FUNDED RESERVE BALANCE	2,840,857	3,091,484	3,055,192	3,027,716	3,112,706	3,534,662	3,690,177	3,611,859	3,768,564	4,104,403	4,080,470	4,204,206	3,671,634	3,744,025
RECOMMENDED BALANCE	2,840,857	3,091,484	3,055,192	3,027,716	3,112,706	3,534,662	3,690,177	3,611,859	3,768,564	4,104,403	4,080,470	4,204,206	3,671,634	3,744,025
Report Based on Inflation Rate of 4.0% and Interest Rate on Reserve Savings of 2%														

RESERVE FUNDING SUMMARY

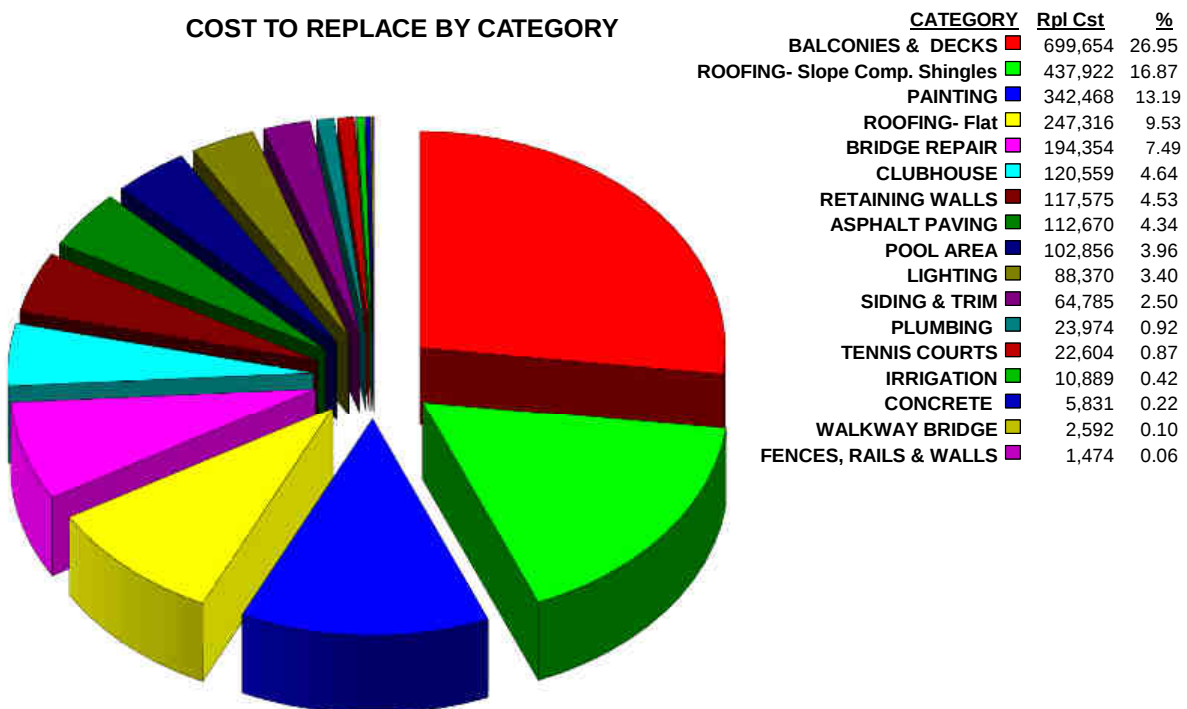
(Recommend Allocation Model in Dashed Box)

	<u>Per Year</u>	<u>Per Month</u>	<u>Per Unit Per Month</u>
ALLOCATION BUDGETED IN 2025	335,000	27,916.67	353.38
STRAIGHT-LINE ALLOCATION IN 2026 (WITHOUT DEFICIT REDUCTION)	246,094	20,507.83	259.59
STRAIGHT-LINE ALLOCATION IN 2026 (WITH DEFICIT REDUCTION)	395,726	32,977.17	417.43
Recommended Annual Allocation plus any underfunded balance divided by the years remaining until replacement of each component (also shown on graph)			
MINIMUM CASH BALANCE IN 2026	298,848	24,904.00	315.24

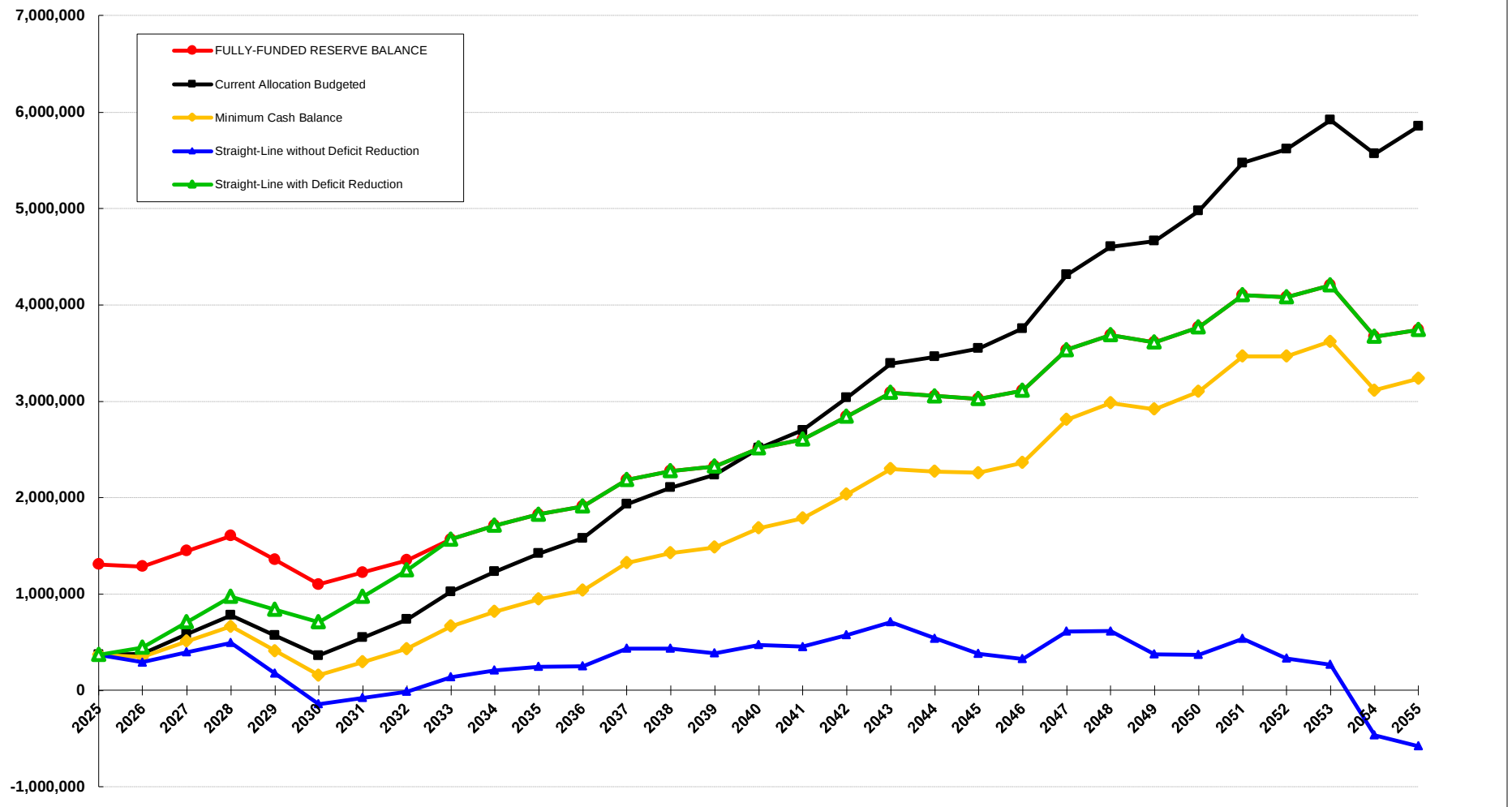
PERCENTAGE OF ACTUAL RESERVES AT FISCAL YEAR END VERSUS
FULLY-FUNDED RESERVES AT FISCAL YEAR END:

28%

COST TO REPLACE BY CATEGORY



30 YEAR RESERVE BALANCE PROJECTIONS







ROOFING- Slope Comp. Shingles: Type B,C - 2019

- 12 Units with a replacement cost of \$3,885 per Unit.
- Normal life of 35 years with 29 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$46,620.
- **Estimated cost to replace at FYE 2054 is \$145,392.**
- Recommended annual allocation in 2026 is \$1,332.
- **Recommended annual allocation with deficit reduction in 2026 is \$1,608.**
- Recommended balance at fiscal year end is \$7,992.
- We allocated \$0, leaving this component underfunded by \$7,992.

ROOFING- Slope Comp. Shingles: Type A -2019

- 8 Units with a replacement cost of \$5,183 per Unit.
- Normal life of 35 years with 29 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$41,464.
- **Estimated cost to replace at FYE 2054 is \$129,312.**
- Recommended annual allocation in 2026 is \$1,185.
- **Recommended annual allocation with deficit reduction in 2026 is \$1,430.**
- Recommended balance at fiscal year end is \$7,108.
- We allocated \$0, leaving this component underfunded by \$7,108.

ROOFING- Slope Comp. Shingles: Type D-2019

- 3 Units with a replacement cost of \$5,183 per Unit.
- Normal life of 35 years with 29 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$15,549.
- **Estimated cost to replace at FYE 2054 is \$48,492.**
- Recommended annual allocation in 2026 is \$444.
- **Recommended annual allocation with deficit reduction in 2026 is \$536.**
- Recommended balance at fiscal year end is \$2,666.
- We allocated \$0, leaving this component underfunded by \$2,666.

ROOFING- Slope Comp. Shingles: Type B,C - 2018

- 14 Units with a replacement cost of \$3,885 per Unit.
- Normal life of 35 years with 28 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$54,390.
- **Estimated cost to replace at FYE 2053 is \$163,099.**
- Recommended annual allocation in 2026 is \$1,554.
- **Recommended annual allocation with deficit reduction in 2026 is \$1,943.**
- Recommended balance at fiscal year end is \$10,878.
- We allocated \$0, leaving this component underfunded by \$10,878.

ROOFING- Slope Comp. Shingles: Type D-2018

- 7 Units with a replacement cost of \$5,183 per Unit.
- Normal life of 35 years with 28 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$36,281.
- **Estimated cost to replace at FYE 2053 is \$108,796.**
- Recommended annual allocation in 2026 is \$1,037.
- **Recommended annual allocation with deficit reduction in 2026 is \$1,296.**
- Recommended balance at fiscal year end is \$7,256.
- We allocated \$0, leaving this component underfunded by \$7,256.

ROOFING- Slope Comp. Shingles: Type A -2017

- 2 Units with a replacement cost of \$5,183 per Unit.
- Normal life of 35 years with 27 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$10,366.
- **Estimated cost to replace at FYE 2052 is \$29,889.**
- Recommended annual allocation in 2026 is \$296.
- **Recommended annual allocation with deficit reduction in 2026 is \$384.**
- Recommended balance at fiscal year end is \$2,369.
- We allocated \$0, leaving this component underfunded by \$2,369.

ROOFING- Slope Comp. Shingles: Type B,C - 2017

- 16 Units with a replacement cost of \$3,885 per Unit.
- Normal life of 35 years with 27 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$62,160.
- **Estimated cost to replace at FYE 2052 is \$179,230.**
- Recommended annual allocation in 2026 is \$1,776.
- **Recommended annual allocation with deficit reduction in 2026 is \$2,302.**
- Recommended balance at fiscal year end is \$14,208.
- We allocated \$0, leaving this component underfunded by \$14,208.

ROOFING- Slope Comp. Shingles: Type D-2017

- 4 Units with a replacement cost of \$5,183 per Unit.
- Normal life of 35 years with 27 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$20,732.
- **Estimated cost to replace at FYE 2052 is \$59,778.**
- Recommended annual allocation in 2026 is \$592.
- **Recommended annual allocation with deficit reduction in 2026 is \$768.**
- Recommended balance at fiscal year end is \$4,739.
- We allocated \$0, leaving this component underfunded by \$4,739.

ROOFING- Slope Comp. Shingles: Type B,C- 2015

- 6 Units with a replacement cost of \$3,885 per Unit.
- Normal life of 35 years with 25 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$23,310.
- **Estimated cost to replace at FYE 2050 is \$62,141.**
- Recommended annual allocation in 2026 is \$666.
- **Recommended annual allocation with deficit reduction in 2026 is \$932.**
- Recommended balance at fiscal year end is \$6,660.
- We allocated \$0, leaving this component underfunded by \$6,660.

ROOFING- Slope Comp. Shingles: Type B,C- 2011

- 1 Units with a replacement cost of \$3,885 per Unit.
- Normal life of 25 years with 11 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$3,885.
- **Estimated cost to replace at FYE 2036 is \$5,981.**
- Recommended annual allocation in 2026 is \$155.
- **Recommended annual allocation with deficit reduction in 2026 is \$353.**
- Recommended balance at fiscal year end is \$2,176.
- We allocated \$0, leaving this component underfunded by \$2,176.

ROOFING- Slope Comp. Shingles: Type D -2010

- 1 Units with a replacement cost of \$5,183 per Unit.
- Normal life of 25 years with 10 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$5,183.
- **Estimated cost to replace at FYE 2035 is \$7,672.**
- Recommended annual allocation in 2026 is \$207.
- **Recommended annual allocation with deficit reduction in 2026 is \$518.**
- Recommended balance at fiscal year end is \$3,110.
- We allocated \$0, leaving this component underfunded by \$3,110.

ROOFING- Slope Comp. Shingles: Type B,C- 2007

- 5 Units with a replacement cost of \$3,885 per Unit.
- Normal life of 25 years with 7 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$19,425.
- **Estimated cost to replace at FYE 2032 is \$25,562.**
- Recommended annual allocation in 2026 is \$777.
- **Recommended annual allocation with deficit reduction in 2026 is \$2,775.**
- Recommended balance at fiscal year end is \$13,986.
- We allocated \$0, leaving this component underfunded by \$13,986.

ROOFING- Slope Comp. Shingles: Clubhouse 1997

- 1 Units with a replacement cost of \$15,549 per Unit.
- Normal life of 25 years with 1 year remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$15,549.
- **Estimated cost to replace at FYE 2026 is \$16,171.**
- Recommended annual allocation in 2026 is \$622.
- **Recommended annual allocation with deficit reduction in 2026 is \$622.**
- Recommended balance at fiscal year end is \$14,927.
- We allocated \$14,927, leaving this component underfunded by \$0.

ROOFING- Slope Comp. Shingles: Garage - 2017

- 4 Units with a replacement cost of \$1,297 per Unit.
- Normal life of 35 years with 27 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$5,188.
- **Estimated cost to replace at FYE 2052 is \$14,959.**
- Recommended annual allocation in 2026 is \$148.
- **Recommended annual allocation with deficit reduction in 2026 is \$192.**
- Recommended balance at fiscal year end is \$1,186.
- We allocated \$0, leaving this component underfunded by \$1,186.

ROOFING- Slope Comp. Shingles: Garage - 2015

- 2 Units with a replacement cost of \$1,297 per Unit.
- Normal life of 35 years with 25 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$2,594.
- **Estimated cost to replace at FYE 2050 is \$6,915.**
- Recommended annual allocation in 2026 is \$74.
- **Recommended annual allocation with deficit reduction in 2026 is \$104.**
- Recommended balance at fiscal year end is \$741.
- We allocated \$0, leaving this component underfunded by \$741.

ROOFING- Slope Comp. Shingles: Garage-2020

- 58 Units with a replacement cost of \$1,297 per Unit.
- Normal life of 35 years with 30 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$75,226.
- **Estimated cost to replace at FYE 2055 is \$243,988.**
- Recommended annual allocation in 2026 is \$2,149.
- **Recommended annual allocation with deficit reduction in 2026 is \$2,508.**
- Recommended balance at fiscal year end is \$10,747.
- We allocated \$0, leaving this component underfunded by \$10,747.



ROOFING- Flat: Type A Silicone Recoat 2019

- 8 Units with a replacement cost of \$1,297 per Unit.
- Normal life of 10 years with 4 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$10,376.
- **Estimated cost to replace at FYE 2029 is \$12,138.**
- Recommended annual allocation in 2026 is \$1,038.
- **Recommended annual allocation with deficit reduction in 2026 is \$2,229.**
- Recommended balance at fiscal year end is \$6,226.
- We allocated \$1,460, leaving this component underfunded by \$4,765.

ROOFING- Flat: Type B,C Silicone Recoating 2019

- 24 Units with a replacement cost of \$2,592 per Unit.
- Normal life of 10 years with 4 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$62,208.
- **Estimated cost to replace at FYE 2029 is \$72,775.**
- Recommended annual allocation in 2026 is \$6,221.
- **Recommended annual allocation with deficit reduction in 2026 is \$13,363.**
- Recommended balance at fiscal year end is \$37,325.
- We allocated \$8,755, leaving this component underfunded by \$28,570.

ROOFING- Flat: Type D Silicone Recoat 2019

- 9 Units with a replacement cost of \$3,240 per Unit.
- Normal life of 10 years with 4 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$29,160.
- **Estimated cost to replace at FYE 2029 is \$34,113.**
- Recommended annual allocation in 2026 is \$2,916.
- **Recommended annual allocation with deficit reduction in 2026 is \$6,264.**
- Recommended balance at fiscal year end is \$17,496.
- We allocated \$4,104, leaving this component underfunded by \$13,392.

ROOFING- Flat: Type B,C Silicone Recoat 2018

- 8 Units with a replacement cost of \$2,592 per Unit.
- Normal life of 10 years with 3 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$20,736.
- **Estimated cost to replace at FYE 2028 is \$23,325.**
- Recommended annual allocation in 2026 is \$2,074.
- **Recommended annual allocation with deficit reduction in 2026 is \$2,074.**
- Recommended balance at fiscal year end is \$14,515.
- We allocated \$14,515, leaving this component underfunded by \$0.

ROOFING- Flat: Type A Silicone Recoat 2018

- 2 Units with a replacement cost of \$1,297 per Unit.
- Normal life of 10 years with 3 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$2,594.
- **Estimated cost to replace at FYE 2028 is \$2,918.**
- Recommended annual allocation in 2026 is \$259.
- **Recommended annual allocation with deficit reduction in 2026 is \$259.**
- Recommended balance at fiscal year end is \$1,816.
- We allocated \$1,816, leaving this component underfunded by \$0.

ROOFING- Flat: Type D Silicone Recoat 2018

- 2 Units with a replacement cost of \$3,240 per Unit.
- Normal life of 10 years with 3 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$6,480.
- **Estimated cost to replace at FYE 2028 is \$7,289.**
- Recommended annual allocation in 2026 is \$648.
- **Recommended annual allocation with deficit reduction in 2026 is \$648.**
- Recommended balance at fiscal year end is \$4,536.
- We allocated \$4,536, leaving this component underfunded by \$0.

ROOFING- Flat: Garage Silicone Recoat 2018

- 2 Units with a replacement cost of \$648 per Unit.
- Normal life of 10 years with 3 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$1,296.
- **Estimated cost to replace at FYE 2028 is \$1,458.**
- Recommended annual allocation in 2026 is \$130.
- **Recommended annual allocation with deficit reduction in 2026 is \$130.**
- Recommended balance at fiscal year end is \$907.
- We allocated \$907, leaving this component underfunded by \$0.

ROOFING- Flat: Garage Silicone Recoat2023

- 4 Units with a replacement cost of \$648 per Unit.
- Normal life of 10 years with 8 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$2,592.
- **Estimated cost to replace at FYE 2033 is \$3,547.**
- Recommended annual allocation in 2026 is \$259.
- **Recommended annual allocation with deficit reduction in 2026 is \$324.**
- Recommended balance at fiscal year end is \$518.
- We allocated \$0, leaving this component underfunded by \$518.

ROOFING- Flat: Clubhouse Initial Silicone 2022

- 1 Units with a replacement cost of \$4,306 per Unit.
- Normal life of 10 years with 7 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$4,306.
- **Estimated cost to replace at FYE 2032 is \$5,666.**
- Recommended annual allocation in 2026 is \$431.
- **Recommended annual allocation with deficit reduction in 2026 is \$615.**
- Recommended balance at fiscal year end is \$1,292.
- We allocated \$0, leaving this component underfunded by \$1,292.

ROOFING- Flat: Garage Silicone Recoating 2020

- 58 Units with a replacement cost of \$648 per Unit.
- Normal life of 10 years with 5 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$37,584.
- **Estimated cost to replace at FYE 2030 is \$45,727.**
- Recommended annual allocation in 2026 is \$3,758.
- **Recommended annual allocation with deficit reduction in 2026 is \$7,517.**
- Recommended balance at fiscal year end is \$18,792.
- We allocated \$0, leaving this component underfunded by \$18,792.

ROOFING- Flat: Type B, C Silicone Recoating - 2024

- 9 Units with a replacement cost of \$2,592 per Unit.
- Normal life of 10 years with 9 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$23,328.
- **Estimated cost to replace at FYE 2034 is \$33,203.**
- Recommended annual allocation in 2026 is \$2,333.
- **Recommended annual allocation with deficit reduction in 2026 is \$2,592.**
- Recommended balance at fiscal year end is \$2,333.
- We allocated \$0, leaving this component underfunded by \$2,333.

ROOFING- Flat: Type D Silicone Recoating 2025

- 4 Units with a replacement cost of \$3,240 per Unit.
- Normal life of 10 years with 10 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$12,960.
- **Estimated cost to replace at FYE 2035 is \$19,184.**
- Recommended annual allocation in 2026 is \$1,296.
- **Recommended annual allocation with deficit reduction in 2026 is \$1,296.**
- Recommended balance at fiscal year end is \$0.
- We allocated \$0, leaving this component underfunded by \$0.

ROOFING- Flat: Type B, C Silicone Recoating - 2025

- 13 Units with a replacement cost of \$2,592 per Unit.
- Normal life of 10 years with 10 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$33,696.
- **Estimated cost to replace at FYE 2035 is \$49,878.**
- Recommended annual allocation in 2026 is \$3,370.
- **Recommended annual allocation with deficit reduction in 2026 is \$3,370.**
- Recommended balance at fiscal year end is \$0.
- We allocated \$0, leaving this component underfunded by \$0.



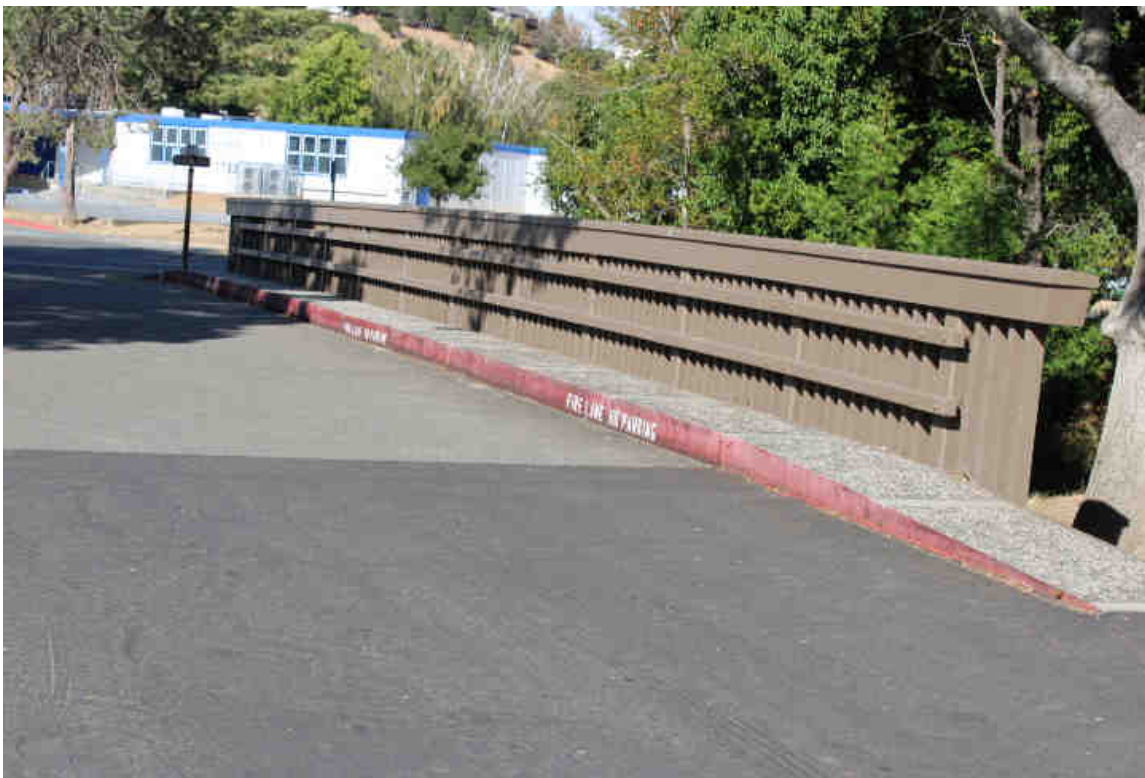


WALKWAY BRIDGE: Silicone Recoating 2019

- 1 Estimate with a replacement cost of \$2,592 per Estimate.
- Normal life of 15 years with 9 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$2,592.
- **Estimated cost to replace at FYE 2034 is \$3,689.**
- Recommended annual allocation in 2026 is \$173.
- **Recommended annual allocation with deficit reduction in 2026 is \$288.**
- Recommended balance at fiscal year end is \$1,037.
- We allocated \$0, leaving this component underfunded by \$1,037.

Ignacio Creek Homeowners Association







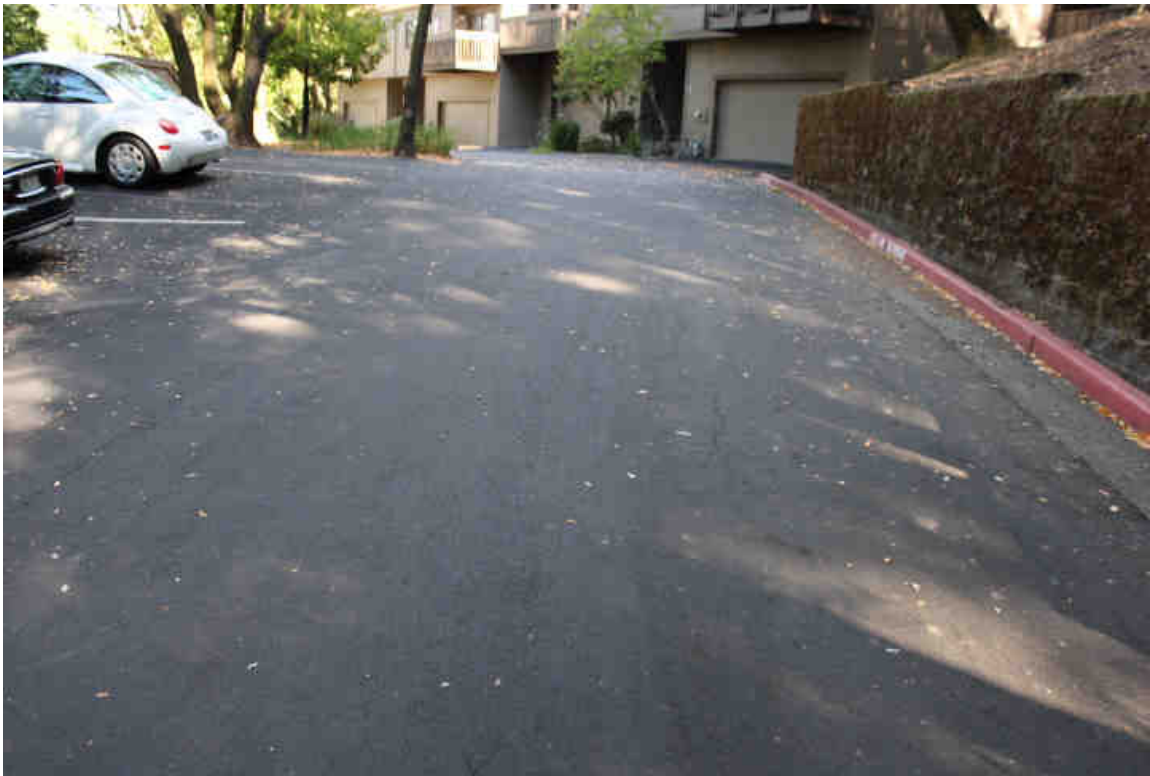
PAINTING

- 0 0 with a replacement cost of \$0 per 0.
- Normal life of 0 year with 0 year remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$0.
- **Estimated cost to replace at FYE 2025 is \$0.**
- Recommended annual allocation in 2026 is \$0.
- **Recommended annual allocation with deficit reduction in 2026 is \$0.**
- Recommended balance at fiscal year end is \$0.
- We allocated \$0, leaving this component underfunded by \$0.



SIDING & TRIM: Repair/Replace

- 1 annual allocations with a replacement cost of \$64,785 per year.
- Normal life of 1 year with 1 year remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$64,785.
- **Estimated cost to replace at FYE 2026 is \$67,376.**
- Recommended annual allocation in 2026 is \$64,785.
- **Recommended annual allocation with deficit reduction in 2026 is \$64,785.**
- Recommended balance at fiscal year end is \$0.
- We allocated \$0, leaving this component underfunded by \$0.





ASPHALT PAVING: Slurry Seal

- 1 Estimate with a replacement cost of \$33,689 per Estimate.
- Normal life of 10 years with 0 year remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$33,689.
- **Estimated cost to replace at FYE 2025 is \$33,689.**
- Recommended annual allocation in 2026 is \$3,369.
- **Recommended annual allocation with deficit reduction in 2026 is \$3,369.**
- Recommended balance at fiscal year end is \$33,689.
- We allocated \$33,689, leaving this component underfunded by \$0.

ASPHALT PAVING: Speed Bumps

- 38 Units with a replacement cost of \$169 per Unit.
- Normal life of 20 years with 9 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$6,422.
- **Estimated cost to replace at FYE 2034 is \$9,141.**
- Recommended annual allocation in 2026 is \$321.
- **Recommended annual allocation with deficit reduction in 2026 is \$714.**
- Recommended balance at fiscal year end is \$3,532.
- We allocated \$0, leaving this component underfunded by \$3,532.

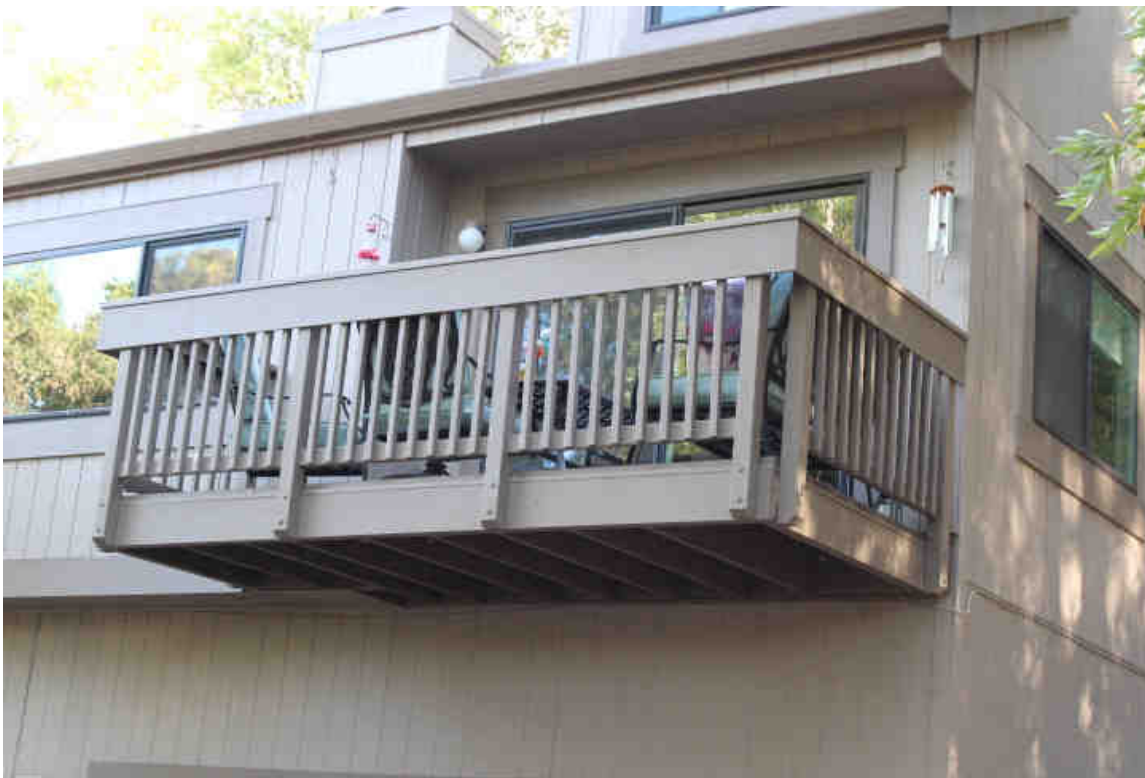
ASPHALT PAVING: Overlay/Replace 80%

- 1 Estimate with a replacement cost of \$90,699 per Estimate.
- Normal life of 55 years with 5 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$72,559.
- **Estimated cost to replace at FYE 2030 is \$88,279.**
- Recommended annual allocation in 2026 is \$1,319.
- **Recommended annual allocation with deficit reduction in 2026 is \$14,512.**
- Recommended balance at fiscal year end is \$65,963.
- We allocated \$0, leaving this component underfunded by \$65,963.



CONCRETE : Repairs & Replace

- 1 annual allocations with a replacement cost of \$5,831 per year.
- Normal life of 1 year with 1 year remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$5,831.
- **Estimated cost to replace at FYE 2026 is \$6,064.**
- Recommended annual allocation in 2026 is \$5,831.
- **Recommended annual allocation with deficit reduction in 2026 is \$5,831.**
- Recommended balance at fiscal year end is \$0.
- We allocated \$0, leaving this component underfunded by \$0.



BALCONIES & DECKS: Unit D Balcony - 2024

- 1 Units with a replacement cost of \$19,434 per Unit.
- Normal life of 25 years with 24 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$19,434.
- **Estimated cost to replace at FYE 2049 is \$49,815.**
- Recommended annual allocation in 2026 is \$777.
- **Recommended annual allocation with deficit reduction in 2026 is \$810.**
- Recommended balance at fiscal year end is \$777.
- We allocated \$0, leaving this component underfunded by \$777.

BALCONIES & DECKS: Unit D Balcony - 2020

- 2 Units with a replacement cost of \$19,434 per Unit.
- Normal life of 25 years with 20 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$38,868.
- **Estimated cost to replace at FYE 2045 is \$85,165.**
- Recommended annual allocation in 2026 is \$1,555.
- **Recommended annual allocation with deficit reduction in 2026 is \$1,943.**
- Recommended balance at fiscal year end is \$7,774.
- We allocated \$0, leaving this component underfunded by \$7,774.

BALCONIES & DECKS: Unit D Balcony - 2019

- 2 Units with a replacement cost of \$19,434 per Unit.
- Normal life of 25 years with 19 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$38,868.
- **Estimated cost to replace at FYE 2044 is \$81,889.**
- Recommended annual allocation in 2026 is \$1,555.
- **Recommended annual allocation with deficit reduction in 2026 is \$2,046.**
- Recommended balance at fiscal year end is \$9,328.
- We allocated \$0, leaving this component underfunded by \$9,328.

BALCONIES & DECKS: Unit D Balcony - 2018

- 2 Units with a replacement cost of \$19,434 per Unit.
- Normal life of 25 years with 18 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$38,868.
- **Estimated cost to replace at FYE 2043 is \$78,739.**
- Recommended annual allocation in 2026 is \$1,555.
- **Recommended annual allocation with deficit reduction in 2026 is \$2,159.**
- Recommended balance at fiscal year end is \$10,883.
- We allocated \$0, leaving this component underfunded by \$10,883.

BALCONIES & DECKS: Unit D Balcony - 2016

- 2 Units with a replacement cost of \$19,434 per Unit.
- Normal life of 25 years with 16 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$38,868.
- **Estimated cost to replace at FYE 2041 is \$72,799.**
- Recommended annual allocation in 2026 is \$1,555.
- **Recommended annual allocation with deficit reduction in 2026 is \$2,429.**
- Recommended balance at fiscal year end is \$13,992.
- We allocated \$0, leaving this component underfunded by \$13,992.

BALCONIES & DECKS: Unit D Balcony - 2013

- 2 Units with a replacement cost of \$19,434 per Unit.
- Normal life of 25 years with 13 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$38,868.
- **Estimated cost to replace at FYE 2038 is \$64,718.**
- Recommended annual allocation in 2026 is \$1,555.
- **Recommended annual allocation with deficit reduction in 2026 is \$2,990.**
- Recommended balance at fiscal year end is \$18,657.
- We allocated \$0, leaving this component underfunded by \$18,657.

BALCONIES & DECKS: Unit D Balcony

- 4 Units with a replacement cost of \$19,434 per Unit.
- Normal life of 25 years with 4 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$77,736.
- **Estimated cost to replace at FYE 2029 is \$90,940.**
- Recommended annual allocation in 2026 is \$3,109.
- **Recommended annual allocation with deficit reduction in 2026 is \$15,605.**
- Recommended balance at fiscal year end is \$65,298.
- We allocated \$15,316, leaving this component underfunded by \$49,982.

BALCONIES & DECKS: Unit D Side Deck - 2025

- 1 Units with a replacement cost of \$12,958 per Unit.
- Normal life of 25 years with 25 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$12,958.
- **Estimated cost to replace at FYE 2050 is \$34,544.**
- Recommended annual allocation in 2026 is \$518.
- **Recommended annual allocation with deficit reduction in 2026 is \$518.**
- Recommended balance at fiscal year end is \$0.
- We allocated \$0, leaving this component underfunded by \$0.

BALCONIES & DECKS: Unit D Side Deck - 2023

- 2 Units with a replacement cost of \$12,958 per Unit.
- Normal life of 25 years with 23 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$25,916.
- **Estimated cost to replace at FYE 2048 is \$63,876.**
- Recommended annual allocation in 2026 is \$1,037.
- **Recommended annual allocation with deficit reduction in 2026 is \$1,127.**
- Recommended balance at fiscal year end is \$2,073.
- We allocated \$0, leaving this component underfunded by \$2,073.

BALCONIES & DECKS: Unit D Side deck - 2021

- 1 Units with a replacement cost of \$12,958 per Unit.
- Normal life of 25 years with 21 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$12,958.
- **Estimated cost to replace at FYE 2046 is \$29,528.**
- Recommended annual allocation in 2026 is \$518.
- **Recommended annual allocation with deficit reduction in 2026 is \$617.**
- Recommended balance at fiscal year end is \$2,073.
- We allocated \$0, leaving this component underfunded by \$2,073.

BALCONIES & DECKS: Unit D Side Deck

- 5 Units with a replacement cost of \$12,958 per Unit.
- Normal life of 25 years with 4 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$64,790.
- **Estimated cost to replace at FYE 2029 is \$75,795.**
- Recommended annual allocation in 2026 is \$2,592.
- **Recommended annual allocation with deficit reduction in 2026 is \$13,006.**
- Recommended balance at fiscal year end is \$54,424.
- We allocated \$12,765, leaving this component underfunded by \$41,658.

BALCONIES & DECKS: Unit A Back deck - 2024

- 1 Units with a replacement cost of \$19,434 per Unit.
- Normal life of 25 years with 24 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$19,434.
- **Estimated cost to replace at FYE 2049 is \$49,815.**
- Recommended annual allocation in 2026 is \$777.
- **Recommended annual allocation with deficit reduction in 2026 is \$810.**
- Recommended balance at fiscal year end is \$777.
- We allocated \$0, leaving this component underfunded by \$777.

BALCONIES & DECKS: Unit A Back deck - 2023

- 1 Units with a replacement cost of \$19,434 per Unit.
- Normal life of 25 years with 23 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$19,434.
- **Estimated cost to replace at FYE 2048 is \$47,899.**
- Recommended annual allocation in 2026 is \$777.
- **Recommended annual allocation with deficit reduction in 2026 is \$845.**
- Recommended balance at fiscal year end is \$1,555.
- We allocated \$0, leaving this component underfunded by \$1,555.

BALCONIES & DECKS: Unit A Back Deck - 2020

- 2 Units with a replacement cost of \$19,434 per Unit.
- Normal life of 25 years with 20 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$38,868.
- **Estimated cost to replace at FYE 2045 is \$85,165.**
- Recommended annual allocation in 2026 is \$1,555.
- **Recommended annual allocation with deficit reduction in 2026 is \$1,943.**
- Recommended balance at fiscal year end is \$7,774.
- We allocated \$0, leaving this component underfunded by \$7,774.

BALCONIES & DECKS: Unit A Back Deck - 2019

- 3 Units with a replacement cost of \$19,434 per Unit.
- Normal life of 25 years with 19 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$58,302.
- **Estimated cost to replace at FYE 2044 is \$122,834.**
- Recommended annual allocation in 2026 is \$2,332.
- **Recommended annual allocation with deficit reduction in 2026 is \$3,069.**
- Recommended balance at fiscal year end is \$13,992.
- We allocated \$0, leaving this component underfunded by \$13,992.

BALCONIES & DECKS: Unit A Back Deck - 2017

- 1 Units with a replacement cost of \$19,434 per Unit.
- Normal life of 25 years with 17 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$19,434.
- **Estimated cost to replace at FYE 2042 is \$37,855.**
- Recommended annual allocation in 2026 is \$777.
- **Recommended annual allocation with deficit reduction in 2026 is \$1,143.**
- Recommended balance at fiscal year end is \$6,219.
- We allocated \$0, leaving this component underfunded by \$6,219.

BALCONIES & DECKS: Unit A Back Deck

- 2 Units with a replacement cost of \$19,434 per Unit.
- Normal life of 25 years with 2 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$38,868.
- **Estimated cost to replace at FYE 2027 is \$42,040.**
- Recommended annual allocation in 2026 is \$1,555.
- **Recommended annual allocation with deficit reduction in 2026 is \$1,555.**
- Recommended balance at fiscal year end is \$35,759.
- We allocated \$35,759, leaving this component underfunded by \$0.

BALCONIES & DECKS: Unit A Front deck - 2023

- 1 Units with a replacement cost of \$12,958 per Unit.
- Normal life of 25 years with 23 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$12,958.
- **Estimated cost to replace at FYE 2048 is \$31,938.**
- Recommended annual allocation in 2026 is \$518.
- **Recommended annual allocation with deficit reduction in 2026 is \$563.**
- Recommended balance at fiscal year end is \$1,037.
- We allocated \$0, leaving this component underfunded by \$1,037.

BALCONIES & DECKS: Unit A Front Deck - 2019

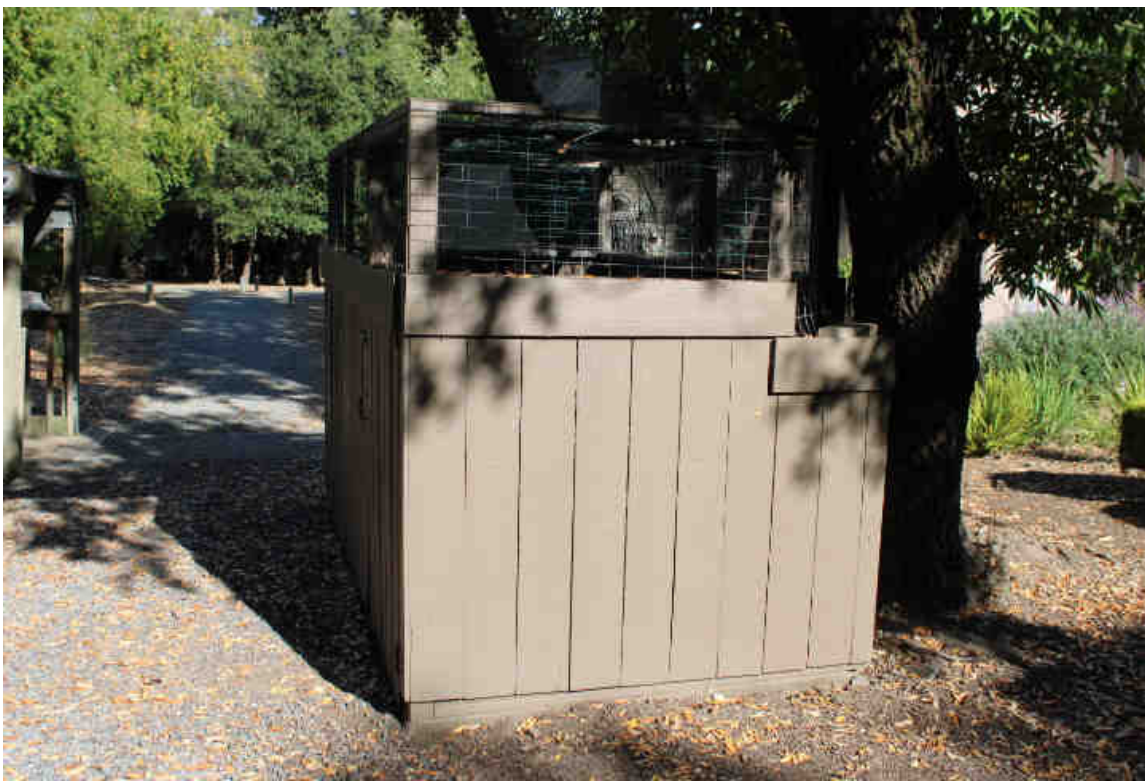
- 4 Units with a replacement cost of \$12,958 per Unit.
- Normal life of 25 years with 19 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$51,832.
- **Estimated cost to replace at FYE 2044 is \$109,202.**
- Recommended annual allocation in 2026 is \$2,073.
- **Recommended annual allocation with deficit reduction in 2026 is \$2,728.**
- Recommended balance at fiscal year end is \$12,440.
- We allocated \$0, leaving this component underfunded by \$12,440.

BALCONIES & DECKS: Unit A Front Deck

- 1 Units with a replacement cost of \$12,958 per Unit.
- Normal life of 25 years with 4 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$12,958.
- **Estimated cost to replace at FYE 2029 is \$15,159.**
- Recommended annual allocation in 2026 is \$518.
- **Recommended annual allocation with deficit reduction in 2026 is \$2,601.**
- Recommended balance at fiscal year end is \$10,885.
- We allocated \$2,553, leaving this component underfunded by \$8,332.

BALCONIES & DECKS: Repairs

- 1 annual allocations with a replacement cost of \$19,434 per year.
- Normal life of 1 year with 1 year remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$19,434.
- **Estimated cost to replace at FYE 2026 is \$20,211.**
- Recommended annual allocation in 2026 is \$19,434.
- **Recommended annual allocation with deficit reduction in 2026 is \$19,434.**
- Recommended balance at fiscal year end is \$0.
- We allocated \$0, leaving this component underfunded by \$0.



FENCES, RAILS & WALLS: Privacy Fence/Screen

- 1 annual allocations with a replacement cost of \$1,474 per year.
- Normal life of 1 year with 1 year remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$1,474.
- **Estimated cost to replace at FYE 2026 is \$1,533.**
- Recommended annual allocation in 2026 is \$1,474.
- **Recommended annual allocation with deficit reduction in 2026 is \$1,474.**
- Recommended balance at fiscal year end is \$0.
- We allocated \$0, leaving this component underfunded by \$0.

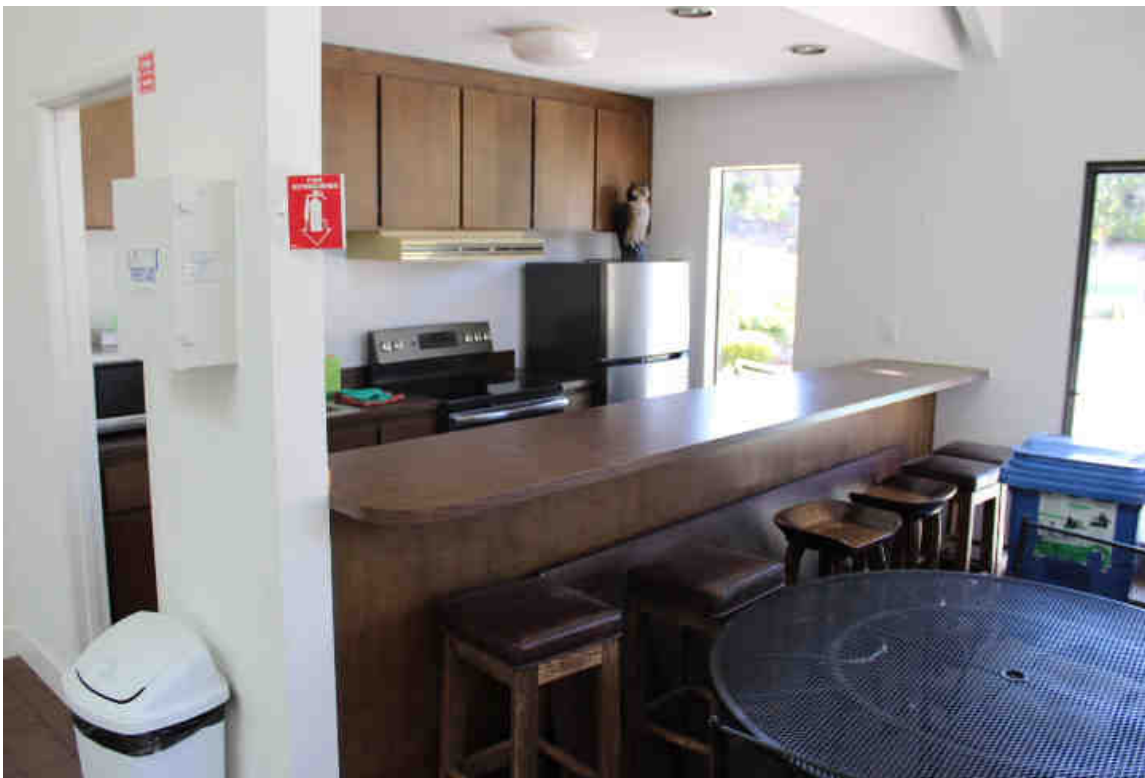


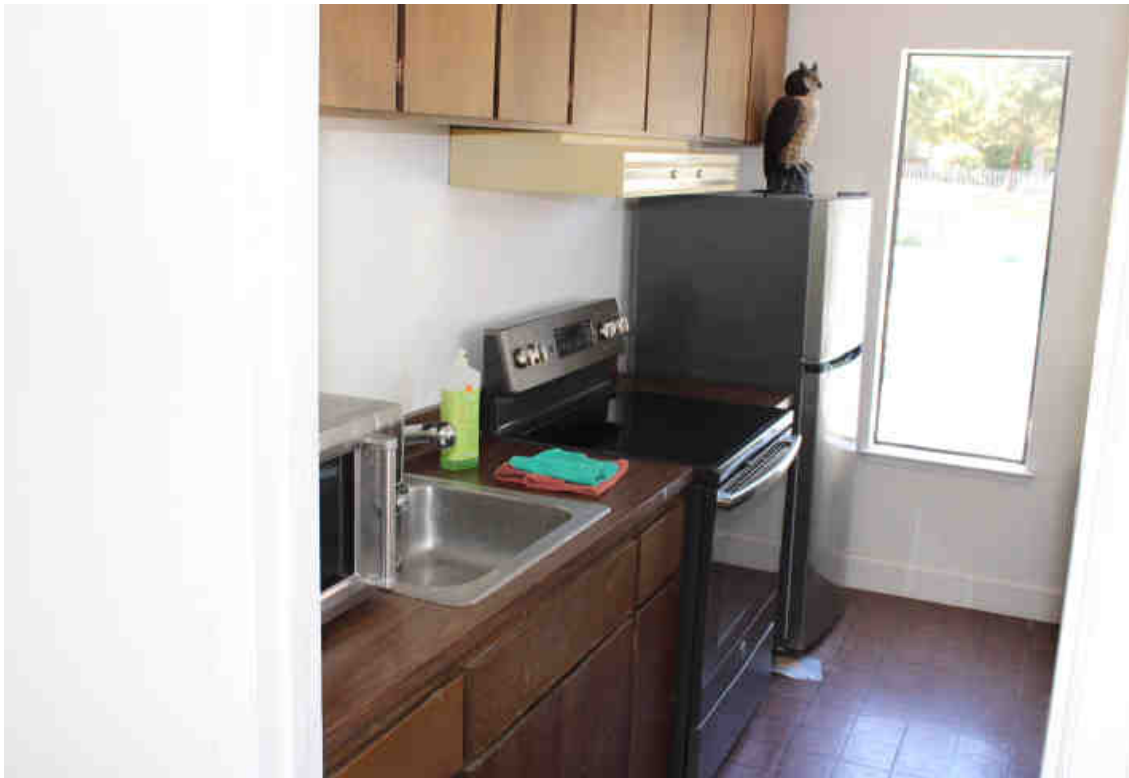


RETAINING WALLS: Tennis Courts - 3ft x 140ft

- 140 LnFt with a replacement cost of \$293 per LnFt.
- Normal life of 35 years with 32 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$41,020.
- **Estimated cost to replace at FYE 2057 is \$143,901.**
- Recommended annual allocation in 2026 is \$1,172.
- **Recommended annual allocation with deficit reduction in 2026 is \$1,282.**
- Recommended balance at fiscal year end is \$3,516.
- We allocated \$0, leaving this component underfunded by \$3,516.

Ignacio Creek Homeowners Association





CLUBHOUSE: Furniture

- 1 Estimate with a replacement cost of \$9,972 per Estimate.
- Normal life of 49 years with 1 year remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$9,972.
- **Estimated cost to replace at FYE 2026 is \$10,371.**
- Recommended annual allocation in 2026 is \$204.
- **Recommended annual allocation with deficit reduction in 2026 is \$204.**
- Recommended balance at fiscal year end is \$9,768.
- We allocated \$9,768, leaving this component underfunded by \$0.

CLUBHOUSE: Carpeting

- 1 Estimate with a replacement cost of \$3,503 per Estimate.
- Normal life of 19 years with 1 year remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$3,503.
- **Estimated cost to replace at FYE 2026 is \$3,643.**
- Recommended annual allocation in 2026 is \$184.
- **Recommended annual allocation with deficit reduction in 2026 is \$184.**
- Recommended balance at fiscal year end is \$3,319.
- We allocated \$3,319, leaving this component underfunded by \$0.

CLUBHOUSE: Interior Paint

- 1 Estimate with a replacement cost of \$5,389 per Estimate.
- Normal life of 15 years with 6 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$5,389.
- **Estimated cost to replace at FYE 2031 is \$6,819.**
- Recommended annual allocation in 2026 is \$359.
- **Recommended annual allocation with deficit reduction in 2026 is \$898.**
- Recommended balance at fiscal year end is \$3,233.
- We allocated \$0, leaving this component underfunded by \$3,233.

CLUBHOUSE: Wood Grain Vinyl Flooring

- 1 Contract with a replacement cost of \$16,170 per Contract.
- Normal life of 28 years with 1 year remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$16,170.
- **Estimated cost to replace at FYE 2026 is \$16,817.**
- Recommended annual allocation in 2026 is \$578.
- **Recommended annual allocation with deficit reduction in 2026 is \$578.**
- Recommended balance at fiscal year end is \$15,593.
- We allocated \$15,593, leaving this component underfunded by \$0.

CLUBHOUSE: Refrigerator

- 1 Units with a replacement cost of \$781 per Unit.
- Normal life of 20 years with 17 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$781.
- **Estimated cost to replace at FYE 2042 is \$1,521.**
- Recommended annual allocation in 2026 is \$39.
- **Recommended annual allocation with deficit reduction in 2026 is \$46.**
- Recommended balance at fiscal year end is \$117.
- We allocated \$0, leaving this component underfunded by \$117.

CLUBHOUSE: Stove/Vent Hood

- 1 Estimate with a replacement cost of \$1,011 per Estimate.
- Normal life of 15 years with 7 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$1,011.
- **Estimated cost to replace at FYE 2032 is \$1,330.**
- Recommended annual allocation in 2026 is \$67.
- **Recommended annual allocation with deficit reduction in 2026 is \$144.**
- Recommended balance at fiscal year end is \$539.
- We allocated \$0, leaving this component underfunded by \$539.

CLUBHOUSE: Heat Pump

- 1 Units with a replacement cost of \$20,441 per Unit.
- Normal life of 20 years with 17 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$20,441.
- **Estimated cost to replace at FYE 2042 is \$39,817.**
- Recommended annual allocation in 2026 is \$1,022.
- **Recommended annual allocation with deficit reduction in 2026 is \$1,202.**
- Recommended balance at fiscal year end is \$3,066.
- We allocated \$0, leaving this component underfunded by \$3,066.

CLUBHOUSE: Water Heater - 2006

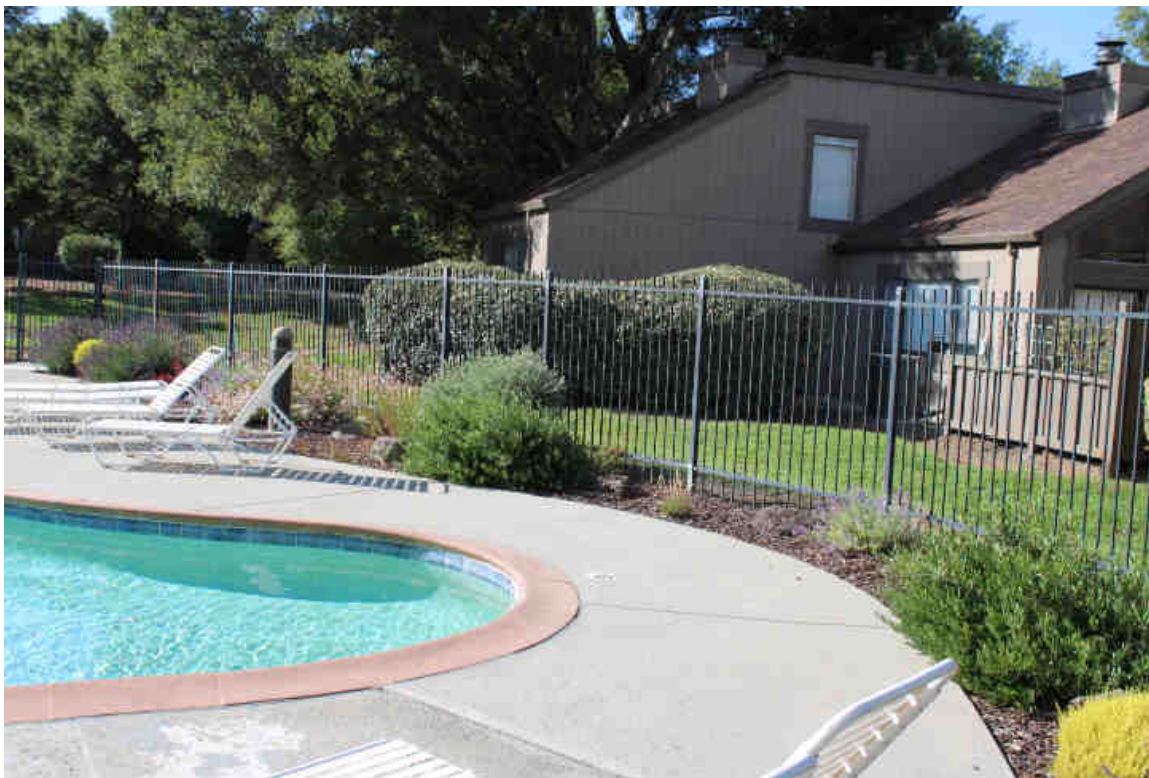
- 1 Units with a replacement cost of \$1,544 per Unit.
- Normal life of 20 years with 1 year remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$1,544.
- **Estimated cost to replace at FYE 2026 is \$1,606.**
- Recommended annual allocation in 2026 is \$77.
- **Recommended annual allocation with deficit reduction in 2026 is \$77.**
- Recommended balance at fiscal year end is \$1,467.
- We allocated \$1,467, leaving this component underfunded by \$0.

CLUBHOUSE: Metal Exterior Doors

- 4 Units with a replacement cost of \$1,242 per Unit.
- Normal life of 30 years with 11 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$4,968.
- **Estimated cost to replace at FYE 2036 is \$7,648.**
- Recommended annual allocation in 2026 is \$166.
- **Recommended annual allocation with deficit reduction in 2026 is \$452.**
- Recommended balance at fiscal year end is \$3,146.
- We allocated \$0, leaving this component underfunded by \$3,146.

CLUBHOUSE: Window Replacement

- 1 Estimate with a replacement cost of \$56,780 per Estimate.
- Normal life of 50 years with 1 year remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$56,780.
- **Estimated cost to replace at FYE 2026 is \$59,051.**
- Recommended annual allocation in 2026 is \$1,136.
- **Recommended annual allocation with deficit reduction in 2026 is \$1,136.**
- Recommended balance at fiscal year end is \$55,644.
- We allocated \$55,644, leaving this component underfunded by \$0.





POOL AREA: Heater

- 1 Estimate with a replacement cost of \$5,442 per Estimate.
- Normal life of 10 years with 1 year remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$5,442.
- **Estimated cost to replace at FYE 2026 is \$5,660.**
- Recommended annual allocation in 2026 is \$544.
- **Recommended annual allocation with deficit reduction in 2026 is \$544.**
- Recommended balance at fiscal year end is \$4,898.
- We allocated \$4,898, leaving this component underfunded by \$0.

POOL AREA: Filter

- 1 Estimate with a replacement cost of \$2,517 per Estimate.
- Normal life of 12 years with 8 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$2,517.
- **Estimated cost to replace at FYE 2033 is \$3,445.**
- Recommended annual allocation in 2026 is \$210.
- **Recommended annual allocation with deficit reduction in 2026 is \$315.**
- Recommended balance at fiscal year end is \$839.
- We allocated \$0, leaving this component underfunded by \$839.

POOL AREA: Variable Speed Pump

- 1 Estimate with a replacement cost of \$2,442 per Estimate.
- Normal life of 10 years with 4 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$2,442.
- **Estimated cost to replace at FYE 2029 is \$2,857.**
- Recommended annual allocation in 2026 is \$244.
- **Recommended annual allocation with deficit reduction in 2026 is \$525.**
- Recommended balance at fiscal year end is \$1,465.
- We allocated \$344, leaving this component underfunded by \$1,122.

POOL AREA: Pool Surface

- 2,197 SqFt with a replacement cost of \$22.45 per SqFt.
- Normal life of 20 years with 4 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$49,323.
- **Estimated cost to replace at FYE 2029 is \$57,701.**
- Recommended annual allocation in 2026 is \$2,466.
- **Recommended annual allocation with deficit reduction in 2026 is \$10,017.**
- Recommended balance at fiscal year end is \$39,458.
- We allocated \$9,255, leaving this component underfunded by \$30,203.

POOL AREA: Pool Tile

- 1 Estimate with a replacement cost of \$5,113 per Estimate.
- Normal life of 20 years with 4 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$5,113.
- **Estimated cost to replace at FYE 2029 is \$5,981.**
- Recommended annual allocation in 2026 is \$256.
- **Recommended annual allocation with deficit reduction in 2026 is \$1,038.**
- Recommended balance at fiscal year end is \$4,090.
- We allocated \$959, leaving this component underfunded by \$3,131.

POOL AREA: Pool Coping

- 1 Estimate with a replacement cost of \$7,510 per Estimate.
- Normal life of 20 years with 4 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$7,510.
- **Estimated cost to replace at FYE 2029 is \$8,786.**
- Recommended annual allocation in 2026 is \$376.
- **Recommended annual allocation with deficit reduction in 2026 is \$1,525.**
- Recommended balance at fiscal year end is \$6,008.
- We allocated \$1,409, leaving this component underfunded by \$4,599.

POOL AREA: Pentair Pool Light

- 2 Estimate with a replacement cost of \$1,318 per Estimate.
- Normal life of 10 years with 1 year remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$2,636.
- **Estimated cost to replace at FYE 2026 is \$2,741.**
- Recommended annual allocation in 2026 is \$264.
- **Recommended annual allocation with deficit reduction in 2026 is \$264.**
- Recommended balance at fiscal year end is \$2,372.
- We allocated \$2,372, leaving this component underfunded by \$0.

POOL AREA: Prinera Stone

- 1 Estimate with a replacement cost of \$2,875 per Estimate.
- Normal life of 20 years with 4 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$2,875.
- **Estimated cost to replace at FYE 2029 is \$3,363.**
- Recommended annual allocation in 2026 is \$144.
- **Recommended annual allocation with deficit reduction in 2026 is \$584.**
- Recommended balance at fiscal year end is \$2,300.
- We allocated \$539, leaving this component underfunded by \$1,761.

POOL AREA: Solar Heater

- 20 Panel with a replacement cost of \$736 per Panel.
- Normal life of 20 years with 11 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$14,720.
- **Estimated cost to replace at FYE 2036 is \$22,661.**
- Recommended annual allocation in 2026 is \$736.
- **Recommended annual allocation with deficit reduction in 2026 is \$1,338.**
- Recommended balance at fiscal year end is \$6,624.
- We allocated \$0, leaving this component underfunded by \$6,624.

POOL AREA: Solar Controller

- 1 Units with a replacement cost of \$1,718 per Unit.
- Normal life of 11 years with 1 year remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$1,718.
- **Estimated cost to replace at FYE 2026 is \$1,787.**
- Recommended annual allocation in 2026 is \$156.
- **Recommended annual allocation with deficit reduction in 2026 is \$156.**
- Recommended balance at fiscal year end is \$1,562.
- We allocated \$1,562, leaving this component underfunded by \$0.

POOL AREA: Deck Caulk

- 165 LnFt with a replacement cost of \$8.32 per LnFt.
- Normal life of 10 years with 0 year remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$1,373.
- **Estimated cost to replace at FYE 2025 is \$1,373.**
- Recommended annual allocation in 2026 is \$137.
- **Recommended annual allocation with deficit reduction in 2026 is \$137.**
- Recommended balance at fiscal year end is \$1,373.
- We allocated \$1,373, leaving this component underfunded by \$0.

POOL AREA: Chairs

- 6 Units with a replacement cost of \$292 per Unit.
- Normal life of 23 years with 1 year remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$1,752.
- **Estimated cost to replace at FYE 2026 is \$1,822.**
- Recommended annual allocation in 2026 is \$76.
- **Recommended annual allocation with deficit reduction in 2026 is \$76.**
- Recommended balance at fiscal year end is \$1,676.
- We allocated \$1,676, leaving this component underfunded by \$0.

POOL AREA: Chase Lounges

- 12 Units with a replacement cost of \$453 per Unit.
- Normal life of 23 years with 1 year remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$5,436.
- **Estimated cost to replace at FYE 2026 is \$5,653.**
- Recommended annual allocation in 2026 is \$236.
- **Recommended annual allocation with deficit reduction in 2026 is \$236.**
- Recommended balance at fiscal year end is \$5,200.
- We allocated \$5,200, leaving this component underfunded by \$0.





TENNIS COURTS: Resurface

- 2 Estimate with a replacement cost of \$11,302 per Estimate.
- Normal life of 15 years with 13 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$22,604.
- **Estimated cost to replace at FYE 2038 is \$37,637.**
- Recommended annual allocation in 2026 is \$1,507.
- **Recommended annual allocation with deficit reduction in 2026 is \$1,739.**
- Recommended balance at fiscal year end is \$3,014.
- We allocated \$0, leaving this component underfunded by \$3,014.



IRRIGATION: Maintenance

- 1 annual allocations with a replacement cost of \$6,479 per year.
- Normal life of 1 year with 1 year remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$6,479.
- **Estimated cost to replace at FYE 2026 is \$6,738.**
- Recommended annual allocation in 2026 is \$6,479.
- **Recommended annual allocation with deficit reduction in 2026 is \$6,479.**
- Recommended balance at fiscal year end is \$0.
- We allocated \$0, leaving this component underfunded by \$0.

IRRIGATION: Backflow Valves 1"

- 1 Estimate with a replacement cost of \$1,004 per Estimate.
- Normal life of 25 years with 1 year remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$1,004.
- **Estimated cost to replace at FYE 2026 is \$1,044.**
- Recommended annual allocation in 2026 is \$40.
- **Recommended annual allocation with deficit reduction in 2026 is \$40.**
- Recommended balance at fiscal year end is \$964.
- We allocated \$964, leaving this component underfunded by \$0.

IRRIGATION: Backflow Valves 2"

- 1 Estimate with a replacement cost of \$1,703 per Estimate.
- Normal life of 25 years with 1 year remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$1,703.
- **Estimated cost to replace at FYE 2026 is \$1,771.**
- Recommended annual allocation in 2026 is \$68.
- **Recommended annual allocation with deficit reduction in 2026 is \$68.**
- Recommended balance at fiscal year end is \$1,635.
- We allocated \$1,635, leaving this component underfunded by \$0.

IRRIGATION: Backflow Valves 2"

- 1 Estimate with a replacement cost of \$1,703 per Estimate.
- Normal life of 25 years with 22 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$1,703.
- **Estimated cost to replace at FYE 2047 is \$4,036.**
- Recommended annual allocation in 2026 is \$68.
- **Recommended annual allocation with deficit reduction in 2026 is \$77.**
- Recommended balance at fiscal year end is \$204.
- We allocated \$0, leaving this component underfunded by \$204.





LIGHTING: Ext.Clubhouse Fixtures

- 5 Units with a replacement cost of \$459 per Unit.
- Normal life of 25 years with 6 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$2,295.
- **Estimated cost to replace at FYE 2031 is \$2,904.**
- Recommended annual allocation in 2026 is \$92.
- **Recommended annual allocation with deficit reduction in 2026 is \$383.**
- Recommended balance at fiscal year end is \$1,744.
- We allocated \$0, leaving this component underfunded by \$1,744.

LIGHTING: Garage Fixtures

- 37 Units with a replacement cost of \$459 per Unit.
- Normal life of 25 years with 6 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$16,983.
- **Estimated cost to replace at FYE 2031 is \$21,489.**
- Recommended annual allocation in 2026 is \$679.
- **Recommended annual allocation with deficit reduction in 2026 is \$2,831.**
- Recommended balance at fiscal year end is \$12,907.
- We allocated \$0, leaving this component underfunded by \$12,907.

LIGHTING: Mini Bollards

- 40 Units with a replacement cost of \$531 per Unit.
- Normal life of 35 years with 16 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$21,240.
- **Estimated cost to replace at FYE 2041 is \$39,782.**
- Recommended annual allocation in 2026 is \$607.
- **Recommended annual allocation with deficit reduction in 2026 is \$1,328.**
- Recommended balance at fiscal year end is \$11,530.
- We allocated \$0, leaving this component underfunded by \$11,530.

LIGHTING: Mini Bollards

- 30 Units with a replacement cost of \$531 per Unit.
- Normal life of 35 years with 18 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$15,930.
- **Estimated cost to replace at FYE 2043 is \$32,271.**
- Recommended annual allocation in 2026 is \$455.
- **Recommended annual allocation with deficit reduction in 2026 is \$885.**
- Recommended balance at fiscal year end is \$7,737.
- We allocated \$0, leaving this component underfunded by \$7,737.

LIGHTING: Street Fixtures

- 5 Units with a replacement cost of \$6,125 per Unit.
- Normal life of 35 years with 15 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$30,625.
- **Estimated cost to replace at FYE 2040 is \$55,154.**
- Recommended annual allocation in 2026 is \$875.
- **Recommended annual allocation with deficit reduction in 2026 is \$2,042.**
- Recommended balance at fiscal year end is \$17,500.
- We allocated \$0, leaving this component underfunded by \$17,500.

LIGHTING: Electrical Repairs

- 1 Estimate with a replacement cost of \$1,297 per Estimate.
- Normal life of 1 year with 1 year remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$1,297.
- **Estimated cost to replace at FYE 2026 is \$1,349.**
- Recommended annual allocation in 2026 is \$1,297.
- **Recommended annual allocation with deficit reduction in 2026 is \$1,297.**
- Recommended balance at fiscal year end is \$0.
- We allocated \$0, leaving this component underfunded by \$0.





BRIDGE REPAIR: Coverd Bridge

- 1 Units with a replacement cost of \$194,354 per Unit.
- Normal life of 55 years with 5 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$194,354.
- **Estimated cost to replace at FYE 2030 is \$236,461.**
- Recommended annual allocation in 2026 is \$3,534.
- **Recommended annual allocation with deficit reduction in 2026 is \$38,871.**
- Recommended balance at fiscal year end is \$176,685.
- We allocated \$0, leaving this component underfunded by \$176,685.

PLUMBING : Sewer Lines

- 1 Estimate with a replacement cost of \$19,434 per Estimate.
- Normal life of 5 years with 1 year remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$19,434.
- **Estimated cost to replace at FYE 2026 is \$20,211.**
- Recommended annual allocation in 2026 is \$3,887.
- **Recommended annual allocation with deficit reduction in 2026 is \$3,887.**
- Recommended balance at fiscal year end is \$15,547.
- We allocated \$15,547, leaving this component underfunded by \$0.

PLUMBING : Sump Pump 25 AHL

- 1 Units with a replacement cost of \$454 per Unit.
- Normal life of 20 years with 4 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$454.
- **Estimated cost to replace at FYE 2029 is \$531.**
- Recommended annual allocation in 2026 is \$23.
- **Recommended annual allocation with deficit reduction in 2026 is \$92.**
- Recommended balance at fiscal year end is \$363.
- We allocated \$85, leaving this component underfunded by \$278.

PLUMBING : Sump Pump 205 IW garage

- 1 Units with a replacement cost of \$454 per Unit.
- Normal life of 20 years with 8 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$454.
- **Estimated cost to replace at FYE 2033 is \$621.**
- Recommended annual allocation in 2026 is \$23.
- **Recommended annual allocation with deficit reduction in 2026 is \$57.**
- Recommended balance at fiscal year end is \$272.
- We allocated \$0, leaving this component underfunded by \$272.

PLUMBING : Sump Pump 209 IW garage

- 1 Units with a replacement cost of \$454 per Unit.
- Normal life of 20 years with 4 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$454.
- **Estimated cost to replace at FYE 2029 is \$531.**
- Recommended annual allocation in 2026 is \$23.
- **Recommended annual allocation with deficit reduction in 2026 is \$92.**
- Recommended balance at fiscal year end is \$363.
- We allocated \$85, leaving this component underfunded by \$278.

PLUMBING : Sump Pump 406 IW

- 1 Units with a replacement cost of \$454 per Unit.
- Normal life of 20 years with 18 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$454.
- **Estimated cost to replace at FYE 2043 is \$920.**
- Recommended annual allocation in 2026 is \$23.
- **Recommended annual allocation with deficit reduction in 2026 is \$25.**
- Recommended balance at fiscal year end is \$45.
- We allocated \$0, leaving this component underfunded by \$45.

PLUMBING : Sump Pump 509 IW

- 1 Units with a replacement cost of \$454 per Unit.
- Normal life of 20 years with 8 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$454.
- **Estimated cost to replace at FYE 2033 is \$621.**
- Recommended annual allocation in 2026 is \$23.
- **Recommended annual allocation with deficit reduction in 2026 is \$57.**
- Recommended balance at fiscal year end is \$272.
- We allocated \$0, leaving this component underfunded by \$272.

PLUMBING : Sump Pump 513 IW

- 1 Units with a replacement cost of \$454 per Unit.
- Normal life of 20 years with 20 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$454.
- **Estimated cost to replace at FYE 2045 is \$995.**
- Recommended annual allocation in 2026 is \$23.
- **Recommended annual allocation with deficit reduction in 2026 is \$23.**
- Recommended balance at fiscal year end is \$0.
- We allocated \$0, leaving this component underfunded by \$0.

PLUMBING : Sump Pump 517 IW

- 1 Units with a replacement cost of \$454 per Unit.
- Normal life of 20 years with 8 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$454.
- **Estimated cost to replace at FYE 2033 is \$621.**
- Recommended annual allocation in 2026 is \$23.
- **Recommended annual allocation with deficit reduction in 2026 is \$57.**
- Recommended balance at fiscal year end is \$272.
- We allocated \$0, leaving this component underfunded by \$272.

PLUMBING : Sump Pump 601 IW

- 1 Units with a replacement cost of \$454 per Unit.
- Normal life of 20 years with 19 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$454.
- **Estimated cost to replace at FYE 2044 is \$957.**
- Recommended annual allocation in 2026 is \$23.
- **Recommended annual allocation with deficit reduction in 2026 is \$24.**
- Recommended balance at fiscal year end is \$23.
- We allocated \$0, leaving this component underfunded by \$23.

PLUMBING : Sump Pump 702 IW garage

- 1 Units with a replacement cost of \$454 per Unit.
- Normal life of 20 years with 8 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$454.
- **Estimated cost to replace at FYE 2033 is \$621.**
- Recommended annual allocation in 2026 is \$23.
- **Recommended annual allocation with deficit reduction in 2026 is \$57.**
- Recommended balance at fiscal year end is \$272.
- We allocated \$0, leaving this component underfunded by \$272.

PLUMBING : Sump Pump 1106 IW

- 1 Units with a replacement cost of \$454 per Unit.
- Normal life of 20 years with 4 years remaining until replacement.
- Estimated cost to replace at Fiscal Year End (FYE) 2025 is \$454.
- **Estimated cost to replace at FYE 2029 is \$531.**
- Recommended annual allocation in 2026 is \$23.
- **Recommended annual allocation with deficit reduction in 2026 is \$92.**
- Recommended balance at fiscal year end is \$363.
- We allocated \$85, leaving this component underfunded by \$278.

GENERAL INFORMATION

In the production of a reserve study we utilize information from a variety of sources. The most accurate of these sources are the completed and pending contracts the Association has solicited. The second source of information we utilize is the actual costs for similar work performed for other associations in the same area. When actual or estimated costs are not available or total replacement is not applicable, we develop an allowance for component replacement. These costs are often listed as an annual allowance to be used to repair or replace the items.

Since 1986, **RESERVESTUDIES.COM** (RSC, formerly TROWER) has been actively engaged in architecture, general contracting, cost estimating and consulting throughout the US. Our primary objective is to provide management and associations with current cost and planning data for future repair and replacement of the major common area components the association is organizationally obliged to maintain.

Mr. Paul Trower has a professional degree in Architecture and 35 years of construction experience and is a licensed general contractor. RSC has completed over 20,000 Reserve studies. We produce a study that contains estimated quantities, replacement costs, projected life expectancies and recommendations for association budgetary planning processes.

The construction industry and available materials are ever evolving. We make every effort to correctly represent these changes.

FACTORS AFFECTING PROJECTED COSTS INCLUDE:

- Project type
- Project size
- Project location and accessibility.
- Date the work is planned and executed.
- Fluctuating market conditions.
- Permitting issues.
- Local labor regulations.
- Labor and material availability.
- Unforeseen conditions, Weather or acts of God.

RESERVE STUDY LIMITATIONS AND DISCLOSURES (per CAI):

- Representatives of RSC are all well qualified and credentialed reserves specialists with pertinent education and decades of experience in contracting and consulting.
- Reservestudies.com (RSC) sole involvement with each association is in preparation of the reserve study as set forth in the contract. Employees or partners of RSC are expressly prohibited from ownership of any other relationship with any client organization. Each contract is an “arm’s length” transaction so that conflicts of interest cannot exist.

- This report is expressly for the use of the client and only for the purpose of establishing reserve funding requirements. RSC has made a reasonable effort to ensure that quantities and estimates in this report are accurate.
- Each reserve study is based on physical observation of property components as defined by the project Board of Directors (BOD). Each study is performed by a highly qualified and experienced reserve expert and includes a detailed review of building renovation history and pertinent Architectural plans, site maps or air photos prior to site visit.
- Each Study assumes that inflation and interest rates will remain static into the future. The study is accurate for the date of generation and is intended to be used for fiscal planning purposes only.
- Reserve studies should be revisited annually to maintain a maximum level of accuracy. The process of creating a reserve study requires the use of assumptions that can affect the outcome of the study and requires that the BOD review each study carefully for errors or omissions. The information contained in this study is deemed reliable as of the date of this study and is not guaranteed. This study does not preclude errors resulting from unforeseen conditions, circumstances, unreliable information and or unpredictable cost conditions (as outlined above).
- The scope of this report is expressly limited to the components described herein.
- The list of reserve components is determined by the BOD. The component list is typically modified by the BOD depending on organizational objectives.
- Reserve study results are heavily dependent on accurate and complete reporting by the management company and or the BOD. Each study requires complete reporting of all maintenance / renovation projects and accurate accounting of reserve expenditures.
- Accounting and renovation information supplied to RSC is carefully reviewed and cataloged. All information supplied is assumed to be accurate and complete. If discrepancies are observed or inferred, they are noted when the draft study is delivered.
- Reserve component quantities, values, ages, and life spans are carefully reviewed and approved by the Management Company and the BOD. The reserve components and accounting data are part of funding models that are designed to meet objectives and planning goals identified by the BOD. The component lists reflect the real-world replacement schedule as opposed to exact physical conditions. The reserve study accurately reflects planned maintenance schedule forecast as identified by the BOD.
- The reserve study is not and does not contain an audit or a structural inspection and should not in any way be substituted for same. The reserve study is a planning tool that is used to evaluate future financial plans as identified and directed by the BOD.
- This study is limited to a visual inspection of common areas (defined by the BOD) and there has been no destructive testing. The study expressly does not include any inspection of the interior of private units. The study does not cover floor, wall,

or ceiling cavities; or structural elements requiring testing. It is assumed that the components have been constructed per original construction documents and comply with applicable codes. This study is not designed to uncover latent or patent defects.

- All applicable structural, mechanical, electrical and maintenance inspections are specifically recommended, and inspection results should be presented to the reserve study team during the reserve study preparation process.
- Preventive maintenance is a critical aspect affecting a community's life cycle costs and safety. It is encouraged that every association have a preventative maintenance plan prepared in conjunction with the reserve study. All maintenance plans should include all components of the project and not be restricted to items included in the reserve. Any records not supplied to RSC will not be included in the reserve study.
- The selection of items covered by the reserve study is at the discretion of the BOD and should not be based on budgetary considerations.
- Because reserve studies are planning documents only and based solely at the discretion of the BOD there is no civil liability stated, written or inferred.
- Clear recommendations appear within the reserve study. The association is advised to retain outside expertise to evaluate premises conditions. A reserve study specialist is not a practicing licensed general contractor or engineer. The reserve specialist is a generalist not a specialist and can supply accurate quantities and costs for reserve funded components. It should be noted that specific replacement costs are heavily dependent on locally driven market conditions. Local licensed contractors should be consulted to obtain replacement costs that are compliant with local building code requirements.
- This reserve study specifically does not pertain to code compliance, habitability and use standards.
- This study is not a guarantee, warranty, or a recommendation to purchase.
- We do not assume any liability for damages which may result from this study. We are not responsible for any conditions this report fails to disclose.
- Natural disasters, including seismic activity, have not been addressed in this study. Reserve funding for earthquake damage and other disasters exceeds the scope of this study. We recommend the association consider additional insurance to cover unforeseen disasters.
- Estimates represent replacement of a component with similar materials only. Local building codes have not been researched to determine if current ordinances will permit the replacement of any component as originally constructed.
- The reserve component estimates do not consider the potential of abbreviated useful life of because of defects in its original construction, installation, or design.
- RSC is not responsible for any claims, demands, or damages arising out of the discovery of asbestos or other hazardous materials.

The Association, by accepting this study, agrees to release RSC from any claims, demands or damages. The Association, in consideration of RSC performing the

reserve study, hereby agrees to indemnify, defend and hold harmless RSC from and against any and all liability, damages, losses, claims, demands, or lawsuits arising out of or relating to this reserve study.

DEFINITIONS

COMPONENT: Major repair or replacement item

ESTIMATED COMPONENT QUANTITY: (Est. Comp. Qty.) Quantity or volume.

ESTIMATED UNIT COST: Quantitative unit cost per unit of measure.

ESTIMATED COST TO REPLACE: Current replacement cost of component.

LIFE EXPECTANCY NORMAL: Expected Life of component

LIFE EXPECTANCY REMAINING: Normal life minus years in service.

SOURCE & CONDITION: Information acquired from:

1. SC estimate or allowance for total or partial replacement or repair
 2. Information from a previous reserve study
 3. Contractor bid for similar work in the same cost area.
 4. Bid supplied by Board of Directors or Property Manager for completed or pending work.
 5. Information or direction per the Board of Directors or Property Manager
- Condition graded from good to poor (G, G-F, F, F-P and P)

RECOMMENDED ALLOCATION FOR CURRENT FISCAL YEAR: Cost to Replace divided by Normal Life

RECOMMENDED BALANCE @ FYE: (Fiscal Year End): Annual Allocation multiplied by age of the component.

PROJECTED BALANCE @ FYE: The reserve account balance at FYE calculated from most recent financials (distributed by priority of need)

UNDER FUNDED \ OVER FUNDED: Recommended Balance @ FYE minus Expected Balance @ FYE

CONTINGENCY: An allowance for miscellaneous components (RSC uses five percent unless directed otherwise by Board of Directors or Property Manager)

ANNUAL ALLOCATION w/ DEFICIT REDUCTION: Recommended Annual Allocation plus any underfunded balance divided by the years remaining until replacement of each component (also shown on graph)

THIRTY YEAR PROJECTED RESERVE EXPENSES: Replacement cost and year in future dollars (adjusted for annual inflation)