From: Kevin Fink <kfink@reservestudy.com>
Sent: Wednesday, August 12, 2026 8:38 AM
To: Susan Holli WCA <president@wcacoop.org>
Cc: Jim Habel WCA <treasurer@wcacoop.org>
Subject: Re: The Woods, WCA, Little River, CA, AR Reports & Communications

Hi Susan,

Here are my comments:

Purpose of the reports: The Reserve Study and Assessment and Reserve Funding Disclosure Summary are long-term planning and disclosure documents. The Reserve Study is a cash flow and budgeting tool. The study recommends ongoing budgeted reserve contributions to offset the deterioration of reserve components over the 30-year study period. The Board sets Reserve contributions and schedules Reserve projects through the annual budget process. The purpose of the Assessment and Reserve Funding Disclosure Summary is to reflect the current reserve contributions and disclose whether that funding level is adequate based on the estimated expenses outlined in the Reserve Study. Neither document mandates a special assessment nor requires the property to be 100% funded.

Both documents contain information provided to us by the client as well as our own estimates. The Reserve Study is a living, breathing document that gets refined over time. It is common to see fluctuations year to year, especially in the beginning when the component list is being established.

Funding Strength: The Reserve Study measures funding strength in a metric called percent funded. Percent funded is calculated by comparing the total dollars set aside for reserves at the start of the fiscal year to the accumulated deterioration of the Reserve components. Percent funded is a measure of special assessment risk. Properties less than 30% funded are at greater risk of special assessment than those with more than 70% funded. The multi-year funding plan in the Reserve Study is designed to gradually bring the property's percent funded to 70% over the report's 30-year scope. Budgeting decisions are made annually by the Board, and the Reserve Study is a tool to help assess the strength of the Reserve fund and identify where funding may be insufficient to cover estimated Reserve expenses. The current average percent funded across similar properties we serve in Northern California is 31%. Per the 2026 Reserve Study, The Woods is approximately 38.2% funded. This falls within the fair range (30-70%) and we recommend working towards 70% funding over time to significantly reduce the risk of future special assessments.

Best,

Kevin

The Woods at Little River
Little River, CA
Level of Service: **"Full"**

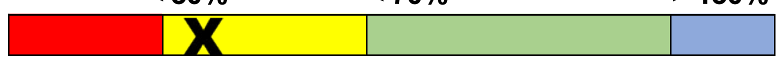
Report #: **51033-0**
\# of Units: 109
January 1, 2025 through **December 31, 2025**

Findings & Recommendations
as of January 1, 2025

Projected Starting Reserve Balance	**$897,344**
Current Fully Funded Reserve Balance	**$2,405,084**
Average Reserve Deficit (Surplus) Per Unit	**$13,832**
Percent Funded	**37.3 %**
Recommended 2025 "Monthly Fully Funding Contributions"	**$14,715**
Recommended 2025 Special Assessments for Reserves	**$0**
2024 Monthly Contribution Rate	**$7,996**

Reserve Fund Strength: 37.3% **Weak** **Fair** **Strong**

< 30% **< 70%** **> 130%**



Risk of Special Assessment: **High** **Medium** **Low**

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves . . . **3.00 %**
Annual Inflation Rate . . . **3.00 %**

• This is an "Full" Reserve Study.

• The information in this Reserve Study is based on our site inspection on 8/16/2024.

• This Reserve Study was prepared by or under the supervision of, a credentialed Reserve Specialist (RS).

• Because your Reserve Fund is at 37.3 % Funded, this means the association's special assessment & deferred maintenance risk is currently Medium.

• Your multi-year Funding Plan is designed to gradually bring you to the 100% level, or "Fully Funded".

• Based on this starting point, your anticipated future expenses, and your historical Reserve allocation rate, we recommend increasing your Reserve allocations to $14,715/Monthly.

• The Deterioration rate for your Reserve Components is $20,869.25/Monthly

• No assets appropriate for Reserve designation were excluded.

• We recommend that this Reserve Study be updated annually, with an on-site inspection update every three years.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	Grounds			
103	Concrete Walkways - Repair	20	0	$75,000
202	Asphalt - Partial Repave	5	1	$104,000
209	Pavers - Replace	30	22	$12,500
320	Pole Lights - Partial Repair/Replace	1	0	$1,000
322	Wood Pole Lights - Replace	25	3	$13,500
326	Sign Lights - Replace	20	16	$1,350
403	Mailboxes - Replace	20	18	$25,950
409	Benches - Replace	25	10	$26,400
410	Recycle Station - Replace	15	12	$1,500
412	Mailbox Structures - Repl/Rebuild	20	18	$36,000
418	Dog Stations - Replace	15	6	$6,000
505	Perimeter Wood Fence - Partial Replace	6	4	$12,850
513	Split/Single Rail Fence - Replace	25	10	$6,500
705	Gate Operators - Replace	20	0	$12,000
709	Vehicle Gates - Replace	40	20	$20,000
916	Exercise Stations - Replace	25	14	$22,500
1402	Wood Directional/Street Signs - Replace	25	10	$16,000
1403	Monument Signs - Replace	20	16	$10,000
1404	Signage - Replace	10	5	$4,000
	Clubhouse			
107	Wood Decks - Rebuild	30	0	$18,000
110	Wood Decks - Repaint	5	5	$2,520
314	AV Equipment - Replace	10	6	$2,000
324	Exterior Lights - Replace	25	8	$5,500
325	Interior Lights - Replace	25	10	$16,800
335	Furnace - Replace	25	5	$7,000
601	Carpet - Replace	10	0	$33,000
603	Tile Floor - Replace	30	10	$23,000
607	Vinyl Floor - Replace	20	0	$6,600
703	Exterior Doors - Replace	30	10	$16,500
712	Sliding Glass Doors - Replace	30	8	$20,000
803	Water Heater - Replace	15	4	$5,000
901	Furniture/Furnishings - Replace	10	3	$16,500
909	Bathrooms - Refurbish	25	0	$30,000
911	Break Room Appliances - Replace	15	3	$5,000
911	Kitchen Appliances - Replace	15	3	$13,500
912	Kitchen - Remodel	20	0	$30,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1110	Interior Surfaces - Repaint	10	0	$22,800
1115	Building Exterior - Repaint	10	8	$22,720
1117	Building Exterior - Repair	10	8	$6,000
1137	Windows - Replace	40	20	$45,000
1303	Comp Shingle Roof - Replace	25	4	$43,700
1312	Gutters/Downspouts - Replace	25	4	$7,500
1825	Defibrillator - Replace	10	5	$5,500
	Laundry Room			
607	Vinyl Floor - Replace	20	2	$3,000
703	Exterior Door - Replace	30	13	$1,650
924	Dryers - Replace	10	2	$2,000
924	Washers - Replace	10	2	$2,000
925	Laundry Room - Remodel	20	2	$8,000
1110	Interior Surfaces - Repaint	10	2	$1,250
1137	Window - Replace	40	37	$2,000
	Pool/Spa Building			
299	Air Handler - replace	20	12	$40,000
310	Wall Heaters - Replace	25	17	$10,500
324	Exterior Lights - Replace	25	17	$5,500
325	Interior Lights - Replace	25	17	$9,425
411	Drinking Fountains - Replace	25	5	$4,000
703	Exterior Doors - Replace	30	22	$8,000
803	Water Heater - Replace	15	12	$5,000
941	Locker Rooms - Refurbish	25	0	$80,000
1110	Interior Surfaces - Repaint	10	2	$16,250
1115	Building Exterior - Repaint	10	8	$24,240
1117	Building Exterior - Repair	10	8	$3,500
1137	Windows - Replace	40	37	$46,000
1201	Pool Deck - Reseal/Repair	10	2	$13,500
1202	Pool - Reline	12	4	$25,000
1203	Spa - Resurface	10	2	$10,000
1206	Pool Filter - Replace	18	10	$2,750
1207	Spa Filter - Replace	18	10	$2,750
1208	Pool Heater - Replace	12	9	$6,000
1209	Spa Heaters - Replace	12	11	$3,360
1210	Pool Pump - Replace	10	8	$3,250
1211	Spa Pump - Replace (Circ)	10	6	$2,750
1211	Spa Pump - Replace (Jet)	10	4	$2,250
1219	Furniture/Furnishings - Replace	10	2	$3,500
1227	Chemical Controllers - Replace	10	2	$10,000
1308	Flat Roof - Replace	20	6	$12,100
1309	Metal Roof - Replace	40	12	$111,350

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1312	Gutters/Downspouts - Replace	30	22	$7,500
	Gym			
310	Wall Heater - Replace	20	2	$3,500
601	Carpet - Replace	10	2	$5,775
703	Exterior Door - Replace	30	18	$1,650
930	Exercise Equipment - Replace	10	6	$16,500
1110	Interior Surfaces - Repaint	10	2	$2,175
	The Lodge			
107	Wood Decks - Rebuild	25	1	$174,000
110	Wood Decks - Reseal	5	6	$17,400
321	Landscape Lights - Replace	25	10	$11,550
324	Exterior Lights - Replace	25	11	$18,000
505	Wood Fence/Gates - Replace	25	1	$10,800
510	Metal Rail - Replace	45	21	$51,600
703	Exterior Door - Replace (Archive)	30	16	$2,000
703	Exterior Doors - Replace (Lodge)	30	16	$66,000
715	Utility Doors - Replace (Lodge)	30	16	$26,400
1115	Building Exterior - Repaint (Archive)	10	1	$10,400
1115	Building Exterior - Repaint (Lodge)	10	1	$52,800
1117	Building Exterior - Repair (Archive)	10	1	$1,500
1117	Building Exterior - Repair (Lodge)	10	1	$12,500
1117	Building Exterior - Repair (Trash)	10	6	$2,500
1124	Metal Rail - Repaint	5	1	$4,875
1137	Windows - Replace (Lodge)	40	9	$72,000
1137	Windows - Replace (Archive)	40	9	$10,500
1303	Comp Shingle Roof - Replace (Archive)	25	5	$9,000
1303	Comp Shingle Roof - Replace (Lodge)	25	5	$141,000
1303	Comp Shingle Roof - Replace (Trash)	25	5	$3,700
1312	Gutters/Downspouts - Replace (Archive)	25	5	$2,350
1312	Gutters/Downspouts - Replace (Lodge)	25	5	$10,375
1314	Skylights - Replace	25	5	$21,000
	Malby Property			
107	Wood Decks - Rebuild	25	14	$13,500
320	Wood Pole Light - Replace	30	19	$5,000
905	Interior - Remodel	25	20	$50,000
910	Appliances - Replace	15	5	$4,000
1110	Interior Surfaces - Repaint	10	5	$5,000
1115	Building Exterior - Repaint	10	2	$22,870
1117	Building Exterior - Repair	10	2	$3,500
1137	Windows - Replace	40	29	$20,000
1303	Comp Shingle Roof - Replace	25	14	$27,700
1312	Gutters/Downspouts - Replace	25	14	$5,875

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	Maintenance Yard			
505	Wood Fence - Partial Replace	10	0	$7,000
702	Garage Door - Replace	25	2	$3,000
705	Roll up Door Operator - Replace	15	5	$3,500
706	Roll Up Door - Replace	25	10	$6,000
1115	Building Exterior - Repaint	10	0	$14,080
1117	Building Exterior - Repair	20	0	$20,000
1141	Storage Shed - Replace/Rebuild	25	10	$7,000
1303	Comp Shingle Roof - Replace	25	2	$19,000
2630	Shipping Containers - Replace	40	25	$15,000
	Equipment			
301	Generators - Repair	10	9	$18,000
302	Generator - Replace (Clubhouse)	30	9	$70,000
302	Generator - Replace (Lodge)	30	0	$70,000
1860	Utility Vehicle - Replace	25	20	$13,500
1962	Wood Chipper - Replace	25	15	$17,500
1980	Trailer - Replace	25	17	$8,000
2107	Golf Cart - Replace	15	5	$7,000
2201	Tractor - Replace	30	22	$50,000
2202	Tractor Attachments - Replace	30	22	$10,500
2210	Car - Replace	25	6	$35,000
2232	Jetter - Replace	15	7	$4,000
2233	RotoRooter - Replace	15	14	$4,000
2632	Truck - Replace	30	3	$50,000
2633	Dump Truck - Replace	25	20	$75,000
5201	Sewer Camera - Replace	15	7	$8,000
5202	Backup Sewer Camera - Replace	15	7	$5,000
	Electrical System			
2638	Electrical System - Repairs	5	0	$6,000
2640	Transformer/Sub Panels - Repair/Replace	40	15	$210,000
2641	Electrical Pedestals (2017) - Replace	30	22	$14,000
2641	Electrical Pedestals (2018) - Replace	30	23	$14,000
2641	Electrical Pedestals (2019) - Replace	30	24	$14,000
2641	Electrical Pedestals (2020) - Replace	30	25	$14,000
2641	Electrical Pedestals (2021) - Replace	30	26	$14,000
2641	Electrical Pedestals (2022) - Replace	30	27	$14,000
2641	Electrical Pedestals (2023) - Replace	30	28	$14,000
2641	Electrical Pedestals (2024) - Replace	30	29	$2,500
2641	Electrical Pedestals (2025) - Replace	30	0	$14,000
2641	Electrical Pedestals (2026) - Replace	30	1	$14,000
2641	Electrical Pedestals (2027) - Replace	30	2	$14,000
2641	Electrical Pedestals (2028) - Replace	30	3	$11,200

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	Sewage System			
320	Wood Pole Lights - Replace	30	22	$15,000
505	Wood Fence - Partial Replace (EF)	15	3	$9,900
505	Wood Fence - Replace (WWTP)	30	27	$15,300
703	Exterior Doors - Replace	30	22	$3,300
1115	Building Exterior - Repaint (EF)	10	0	$3,000
1115	Building Exterior - Repaint (WWTP)	10	0	$3,240
1117	Building Exterior - Repair (EF)	10	0	$700
1117	Building Exterior - Repair (WWTP)	10	0	$800
1137	Window - Replace	40	32	$700
1303	Comp Shingle Roof - Replace (WWTP)	25	10	$5,500
1309	Metal Roof - Replace (EF)	40	22	$6,050
1312	Gutters/Downspouts - Replace (WWTP)	25	10	$2,250
1834	Sewer System - Repair	1	0	$25,000
1835	Leach Fields - Clean/Repair	10	1	$45,000
1836	Filter Media Sheets - Replace	25	17	$12,800
1838	Pumps - Replace	20	12	$42,000
1839	Force line - Replace	35	1	$30,000
1855	Monitoring Equipment - Replace	20	12	$30,000
1859	Old Septic Tanks - Abandon	0	0	$40,000
1875	Tanks - Pump (2 Tanks) 2028/34	6	3	$25,200
1875	Tanks - Pump (2 Tanks) 2030/36	6	5	$25,200
1875	Tanks - Pump (3 Tanks) 2029/35	6	4	$28,800
1875	Tanks - Pump (5 Tanks) 2026/32	6	1	$57,000
	Water System			
320	Wood Pole Light - Replace	30	22	$5,000
336	Well Pump - Replace	20	11	$7,000
505	Wood Fence - Partial Replace	10	0	$9,500
703	Exterior Door - Replace	30	21	$1,650
804	Main Water Tank - Re-Line	20	10	$17,500
806	Water Tanks - Replace	25	10	$50,000
807	Water Pumps & VFDs - Replace	20	12	$25,000
811	Treatment Tanks - Replace	20	12	$10,500
830	Pressure Tanks - Replace	20	12	$20,000
1115	Building Exterior - Repaint (Well)	10	8	$4,240
1117	Building Exterior - Repair (Well)	10	8	$800
1137	Windows - Replace	40	29	$3,000
1141	Pump House - Rebuild	30	1	$10,000
1303	Comp Shingle Roof - Replace (Well)	25	16	$2,750
2637	Water Shut-off Valves - Replace	1	0	$10,000
	Gas System			
1839	Regulators - Replace	20	10	$4,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1847	Gas Supply Lines - Partial Replace	2	0	$2,000
	Fire System			
1842	Fire Hydrants - Replace	30	25	$13,500
	Landscape, Irrigation & Drainage			
1001	Backflow Device - Replace	30	5	$4,500
1716	Culverts - Replace/Repair	2	0	$10,000
197	**Total Funded Components**			

Note 1: Yellow highlighted line items are expected to require attention in this initial year.