

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**

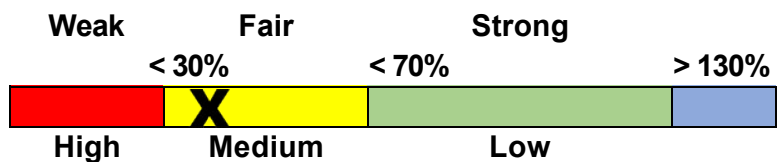
Little River, CA

Level of Service: **Update "No-Site-Visit"**Report #: **51033-2**

of Units: 109

January 1, 2026 through December 31, 2026**Findings & Recommendations****as of January 1, 2026**

Projected Starting Reserve Balance	\$892,198
Current Fully Funded Reserve Balance	\$2,333,991
Average Reserve Deficit (Surplus) Per Unit	\$13,227
Percent Funded	38.2 %
Recommended 2026 "Monthly Contributions"	\$14,497
Recommended 2026 Special Assessments for Reserves	\$0
2025 Monthly Contribution Rate	\$1,833

Reserve Fund Strength: 38.2%**Risk of Special Assessment:****Economic Assumptions:**

Net Annual "After Tax" Interest Earnings Accruing to Reserves	2.50 %
Annual Inflation Rate	3.00 %

- This is an Update "No-Site-Visit" Reserve Study.
- This Reserve Study was prepared by a credentialed Reserve Specialist (RS).
- Because your Reserve Fund is at 38.2 % 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 70% level, which is considered "Strong".
- Based on this starting point, your anticipated future expenses, and your historical Reserve allocation rate, we recommend increasing your Reserve allocations to \$14,497 Monthly.
- The Deterioration rate for your Reserve Components is \$19,395.75 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	30	1	\$78,000
202	Asphalt - Partial Repave	5	2	\$108,000
209	Pavers - Replace	30	21	\$13,000
322	Wood Pole Lights - Replace	25	2	\$14,000
403	Mailboxes - Replace	20	17	\$27,000
412	Mailbox Structures - Repl/Rebuild	20	17	\$37,400
505	Perimeter Wood Fence - Partial Replace	6	3	\$13,400
513	Split/Single Rail Fence - Replace	25	9	\$6,760
705	Gate Operators - Replace	20	1	\$12,500
709	Vehicle Gates - Replace	40	19	\$20,800
916	Exercise Stations - Replace	25	13	\$23,400
1403	Monument Signs - Replace	20	15	\$10,400
Clubhouse				
107	Wood Decks - Rebuild	30	29	\$18,700
335	Furnace - Replace	25	4	\$7,280
601	Carpet - Replace	10	1	\$34,300
603	Tile Floor - Replace	30	9	\$23,900
607	Vinyl Floor - Replace	20	1	\$6,860
703	Exterior Doors - Replace	30	9	\$17,200
712	Sliding Glass Doors - Replace	30	7	\$20,800
803	Water Heater - Replace	15	3	\$5,200
901	Furniture/Furnishings - Replace	10	2	\$17,200
909	Bathrooms - Refurbish	25	1	\$31,200
911	Kitchen Appliances - Replace	15	3	\$14,000
912	Kitchen - Remodel	20	1	\$31,200
1110	Interior Surfaces - Repaint	10	1	\$23,700
1115	Building Exterior - Repaint	10	7	\$23,600
1117	Building Exterior - Repair	10	7	\$6,240
1137	Windows - Replace	40	19	\$46,800
1303	Comp Shingle Roof - Replace	25	3	\$45,400
1312	Gutters/Downspouts - Replace	25	3	\$7,800
Laundry Room				
925	Laundry Room - Remodel	20	4	\$8,320
Pool/Spa Building				
299	Air Handler - replace	20	11	\$41,600
310	Wall Heaters - Replace	25	16	\$10,900
325	Interior Lights - Replace	25	16	\$9,800
803	Water Heater - Replace	15	11	\$5,200

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
941	Locker Rooms - Refurbish	25	1	\$83,200
1110	Interior Surfaces - Repaint	10	1	\$16,900
1115	Building Exterior - Repaint	10	7	\$25,200
1137	Windows - Replace	40	36	\$47,800
1201	Pool Deck - Reseal/Repair	10	1	\$14,000
1202	Pool - Reline	12	3	\$26,000
1203	Spa - Resurface	10	1	\$10,400
1208	Pool Heater - Replace	12	8	\$6,240
1209	Spa Heaters - Replace	12	10	\$3,490
1210	Pool Pump - Replace	10	7	\$3,380
1227	Chemical Controllers - Replace	10	1	\$10,400
1308	Flat Roof - Replace	20	5	\$12,600
1309	Metal Roof - Replace	40	11	\$116,000
1312	Gutters/Downspouts - Replace	30	21	\$7,800
Gym				
601	Carpet - Replace	10	1	\$6,010
The Lodge				
107	Wood Decks - Rebuild	25	0	\$181,000
110	Wood Decks - Reseal	5	5	\$18,100
321	Landscape Lights - Replace	25	9	\$12,000
324	Exterior Lights - Replace	25	10	\$18,700
505	Wood Fence/Gates - Replace	25	0	\$11,200
510	Metal Rail - Replace	45	20	\$53,700
703	Exterior Door - Replace (Archive)	30	15	\$2,080
703	Exterior Doors - Replace (Lodge)	30	15	\$68,600
715	Utility Doors - Replace (Lodge)	30	15	\$27,500
1115	Building Exterior - Repaint (Archive)	10	0	\$10,800
1115	Building Exterior - Repaint (Lodge)	10	0	\$54,900
1117	Building Exterior - Repair (Archive)	10	0	\$1,560
1117	Building Exterior - Repair (Lodge)	10	0	\$13,000
1117	Building Exterior - Repair (Trash)	10	5	\$2,600
1124	Metal Rail - Repaint	5	0	\$5,070
1137	Windows - Replace (Lodge)	40	8	\$74,900
1137	Windows - Replace (Archive)	40	8	\$10,900
1303	Comp Shingle Roof - Replace (Archive)	25	4	\$9,360
1303	Comp Shingle Roof - Replace (Lodge)	25	4	\$147,000
1303	Comp Shingle Roof - Replace (Trash)	25	4	\$3,850
1312	Gutters/Downspouts - Replace (Archive)	25	4	\$2,440
1312	Gutters/Downspouts - Replace (Lodge)	25	4	\$10,800
1314	Skylights - Replace	25	4	\$21,800
Malby Property				
107	Wood Decks - Rebuild	25	13	\$14,000
320	Wood Pole Light - Replace	30	18	\$5,200
1110	Interior Surfaces - Repaint	10	4	\$5,200

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1115	Building Exterior - Repaint	10	1	\$23,800
1137	Windows - Replace	40	28	\$20,800
1303	Comp Shingle Roof - Replace	25	13	\$28,800
1312	Gutters/Downspouts - Replace	25	13	\$6,110
Maintenance Yard				
505	Wood Fence - Partial Replace	10	1	\$7,280
706	Roll Up Door - Replace	25	9	\$6,240
1115	Building Exterior - Repaint	10	1	\$14,600
1117	Building Exterior - Repair	20	1	\$20,800
1141	Storage Shed - Replace/Rebuild	25	9	\$7,280
1303	Comp Shingle Roof - Replace	25	1	\$19,800
2630	Shipping Containers - Replace	40	24	\$15,600
Equipment				
301	Generators - Repair	10	8	\$18,700
302	Generator - Replace (Clubhouse)	30	8	\$72,800
1860	Utility Vehicle - Replace	25	19	\$14,000
1962	Wood Chipper - Replace	25	14	\$18,200
1980	Trailer - Replace	25	16	\$8,320
2107	Golf Cart - Replace	15	4	\$7,280
2201	Tractor - Replace	30	21	\$52,000
2202	Tractor Attachments - Replace	30	21	\$10,900
2210	Car - Replace	25	5	\$36,400
2232	Jetter - Replace	15	6	\$4,160
2233	RotoRooter - Replace	15	13	\$4,160
2632	Truck - Replace	30	2	\$52,000
2633	Dump Truck - Replace	25	19	\$78,000
5201	Sewer Camera - Replace	15	14	\$8,320
5202	Backup Sewer Camera - Replace	15	6	\$5,200
Electrical System				
2638	Electrical System - Repairs	5	1	\$6,240
2640	Transformer/Sub Panels - Repair/Replace	40	17	\$218,000
2641	Electrical Pedestals (2017) - Replace	30	21	\$14,600
2641	Electrical Pedestals (2018) - Replace	30	22	\$14,600
2641	Electrical Pedestals (2019) - Replace	30	23	\$14,600
2641	Electrical Pedestals (2020) - Replace	30	24	\$14,600
2641	Electrical Pedestals (2021) - Replace	30	25	\$14,600
2641	Electrical Pedestals (2022) - Replace	30	26	\$14,600
2641	Electrical Pedestals (2023) - Replace	30	27	\$14,600
2641	Electrical Pedestals (2024) - Replace	30	28	\$2,600
2641	Electrical Pedestals (2025) - Replace	30	29	\$14,600
2641	Electrical Pedestals (2026) - Replace	30	0	\$14,600
2641	Electrical Pedestals (2027) - Replace	30	1	\$14,600
2641	Electrical Pedestals (2028) - Replace	30	2	\$11,600

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Sewage System				
320	Wood Pole Lights - Replace	30	21	\$15,600
505	Wood Fence - Partial Replace (EF)	15	2	\$10,300
505	Wood Fence - Replace (WWTP)	30	26	\$15,900
1303	Comp Shingle Roof - Replace (WWTP)	25	9	\$5,720
1309	Metal Roof - Replace (EF)	40	21	\$6,290
1834	Sewer System - Repair	1	0	\$26,000
1835	Leach Fields - Clean/Repair	10	0	\$46,800
1836	Filter Media Sheets - Replace	25	16	\$13,300
1838	Pumps - Replace	20	11	\$43,700
1839	Force line - Replace	35	1	\$31,200
1855	Monitoring Equipment - Replace	20	11	\$31,200
1859	Old Septic Tanks - Abandon	0	0	\$41,600
1875	Tanks - Pump (2 Tanks) 2028/34	6	2	\$26,200
1875	Tanks - Pump (2 Tanks) 2030/36	6	4	\$26,200
1875	Tanks - Pump (3 Tanks) 2029/35	6	3	\$30,000
1875	Tanks - Pump (5 Tanks) 2026/32	6	0	\$59,300
Water System				
320	Wood Pole Light - Replace	30	21	\$5,200
336	Well Pump - Replace	20	10	\$7,280
505	Wood Fence - Partial Replace	10	1	\$9,880
804	Main Water Tank - Re-Line	20	9	\$18,200
806	Water Tanks - Replace	25	9	\$52,000
807	Water Pumps & VFDs - Replace	20	11	\$26,000
811	Treatment Tanks - Replace	20	11	\$10,900
830	Pressure Tanks - Replace	20	11	\$20,800
1141	Pump House - Rebuild	30	0	\$10,400
2637	Water Shut-off Valves - Replace	1	0	\$3,120
Gas System				
1839	Regulators - Replace	20	9	\$4,160
1847	Gas Supply Lines - Partial Replace	2	1	\$2,080
Fire System				
1842	Fire Hydrants - Replace	30	24	\$14,000
Landscape, Irrigation & Drainage				
1716	Culverts - Replace/Repair	2	1	\$10,400

146 Total Funded Components

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