

**Spring Valley Lake Association**

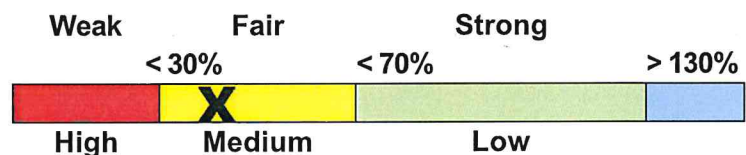
Spring Valley Lake, CA

Level of Service: **Update "With-Site-Visit"**Report #: **759-15**

of Units: 4,214

November 1, 2025 through October 31, 2026**Findings & Recommendations****as of November 1, 2025**

Projected Starting Reserve Balance	\$4,610,194
Fully Funded Balance	\$11,219,905
Average Reserve Deficit (Surplus) Per Unit	\$1,569
Percent Funded	41.1 %
Most Recent Reserve Transfer	\$139,912
Recommended 2025 Monthly Reserve Transfer	\$139,912

Reserve Fund Strength: 41.1%**Risk of Special Assessment:****Economic Assumptions:**

Net Annual "After Tax" Interest Earnings Accruing to Reserves	1.00 %
Annual Inflation Rate	3.00 %

- This is an Update "With-Site-Visit" Reserve Study.
- This Reserve Study was prepared by a credentialed Reserve Specialist (RS).
- Because the Reserve Fund is at 41.1 % Funded, this means the association's special assessment & deferred maintenance risk is currently Medium.
- The multi-year Funding Plan is designed to gradually bring the association to the 100% level, or "Fully Funded". This is a low risk position where special assessments and other cash flow problems are extremely rare.
- Based on this starting point, anticipated future expenses, and the association's historical Reserve funding rate, our recommendation is to budget Monthly Reserve transfers of \$139,912. Nominal annual increases are scheduled to help offset inflation (see tables herein for details).
- The purpose of the Reserve Study is to serve as a budget planning tool, which incorporates the association's reserve fund balance, budgeted transfers, a list of significant repair/replacement projects, and a recommended funding plan. The component list contains cost estimates and approximate schedules for the association's predictable reserve expenses. These figures are strictly estimates unless otherwise noted. This document is dynamic and, therefore, we recommend that it be updated annually, with an on-site inspection update every three years to address changing needs, priorities, and financial conditions.

Executive Summary Table

Report # 759-15
With-Site-Visit

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Admin & Maintenance Bldgs				
303	HVAC System - Replace (Front)	20	19	\$13,000
303	HVAC System - Replace (Rear)	20	19	\$13,000
305	Handheld Radios - Replace (Maint.)	6	5	\$15,000
310	Security System - Modernize	7	5	\$12,000
601	Flooring - Replace	6	4	\$12,000
702	Maint. Overhead Doors - Replace	20	4	\$23,000
909	Restrooms - Refurbish (Admin)	25	24	\$13,000
909	Restrooms - Refurbish (Public)	25	24	\$16,000
911	Furniture - Partial Replacement	4	2	\$13,000
912	Computer/Printers - Replace	4	1	\$16,000
1304	Tile Roof - Replace - Admin	30	29	\$28,000
1304	Tile Roof - Replace - Maintenance	30	0	\$29,000
1402	Entrance Sign - Replace	25	0	\$21,000
1900	Building Exteriors - Repair	30	29	\$29,000
1901	Building Interior - Remodel (Admin)	30	29	\$170,000
1901	Building Interior - Remodel (Maint)	32	2	\$46,000
1910	Computer Servers - Replace	5	1	\$27,000
1950	Spectrophometer - Replace	10	7	\$28,000
Community Center				
303	HVAC Systems - Replace	10	6	\$87,000
305	Handheld Radios - Replace (PSD)	5	2	\$17,000
305	Mobile Radios - Replace (PSD)	7	4	\$11,000
320	Parking Lot Lights - Replace	25	6	\$18,000
331	Water Heater - Replace	12	9	\$10,000
350	Flag Pole - Replace	40	1	\$11,000
404	Patio - Refurnish	10	1	\$12,000
602	Vinyl Floor - Replace	15	4	\$46,000
603	Tile Floor (Kitchen) - Replace	25	3	\$28,000
702	Exterior Doors - Replace	20	7	\$52,000
903	Folding Furniture - Replace	6	1	\$20,000
903	Furniture - Replace (Boardroom)	10	5	\$12,000
908	Window Coverings - Replace	10	1	\$14,000
909	Kitchen - Refurbish	20	2	\$35,000
909	Restrooms - Refurbish	25	1	\$69,000
909	Security Offices - Refurbish	15	13	\$26,000
915	Stage - Replace	15	8	\$11,000
1303	Flat Roof - Replace	20	0	\$67,000
1304	Tile Roof - Replace Underlayment	30	0	\$67,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1802	Antenna Tower - Replace	15	5	\$26,000
1803	Fire Alarm System - Replace	20	1	\$16,000
1804	Fire Suppression System - Replace	20	1	\$14,000
1805	Sound System - Replace	15	0	\$19,000
1806	Projector/Screen - Replace	10	0	\$24,500
Equestrian Center				
303	HVAC Units - Replace	10	4	\$18,000
408	Shade Gazebos - Replace	10	4	\$11,000
409	Bridges - Replace	30	0	\$130,000
419	Sand/Footing - Replace (Arena)	5	0	\$63,500
425	Metal Hay Barns - Replace	20	7	\$15,000
503	Heavy Pipe Rail - Replace (Arenas)	25	14	\$58,000
503	Pipe Rail - Replace (Stalls/Pens)	30	1	\$81,000
505	Vinyl Fence - Replace EQ Center	30	1	\$18,000
506	Vinyl Fence - Replace EQ Parks	25	5	\$84,000
702	Metal Doors (Stalls) - Replace	25	1	\$35,000
1304	Roofs - Replace	30	0	\$97,000
1904	Walkway Poles - Replace	30	0	\$20,000
1911	Tile Floor (apartment) - Replace	20	10	\$11,000
1920	Hot Walker Variable 5 Horse	20	16	\$18,000
5332	Barrier Arm Operators - Replace	10	0	\$19,000
Asphalt				
201	Asphalt - Overlay (Admin)	40	29	\$70,000
201	Asphalt - Overlay (Beach)	40	29	\$110,000
201	Asphalt - Overlay (CB MP)	40	29	\$120,000
201	Asphalt - Overlay (EQ)	40	29	\$60,000
201	Asphalt - Remove & Replace (Admin)	40	4	\$150,000
201	Asphalt - Remove & Replace (Beach)	40	4	\$230,000
201	Asphalt - Remove & Replace (CB MP)	40	4	\$290,000
201	Asphalt - Remove & Replace (EQ)	40	4	\$120,000
202	Asphalt - Seal/Repair (All)	4	3	\$97,000
Lake & Marina				
103	Boat Ramp - Replace	25	3	\$21,000
314	Fuel Dispenser - Replace	20	16	\$21,000
314	Fuel Station POS - Replace	8	7	\$16,000
315	Fuel Storage Tank - Replace	40	3	\$58,000
501	Sea Wall - Partial Replace	15	9	\$20,000
510	Shade Structure - Replace	30	0	\$19,500
1901	Docks - Replace (Phase 1)	50	46	\$680,000
1901	Docks - Replace (Phase 2)	50	0	\$680,000
1910	Lake Coving - Partial Repair	30	2	\$6,000,000
1912	Dam - Refurbish	45	3	\$210,000
1914	Aerators - Replace	12	2	\$39,000
1914	Inflow/Outflow Monitor Devices	20	20	\$23,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1915 Well - Replace (#01)	25	12	\$92,000
1915 Well - Replace (#02)	25	12	\$92,000
1915 Well - Replace (#03)	25	1	\$92,000
1915 Well - Replace (#05)	25	1	\$92,000
1915 Well - Replace (#06)	25	13	\$92,000
1915 Well - Replace (#07)	25	1	\$92,000
1915 Well - Replace (#09)	25	1	\$92,000
1915 Well - Replace (#10)	25	12	\$92,000
1915 Well - Replace (#11)	25	13	\$92,000
1915 Well - Replace (#13)	25	13	\$92,000
1915 Well - Replace (#14)	25	1	\$92,000
1915 Well - Replace (#15)	25	12	\$92,000
1915 Well - Replace (#16)	25	1	\$92,000
1916 Well Pump - Replace (#01)	10	6	\$32,000
1916 Well Pump - Replace (#02)	10	8	\$32,000
1916 Well Pump - Replace (#03)	10	2	\$32,000
1916 Well Pump - Replace (#05)	10	10	\$32,000
1916 Well Pump - Replace (#06)	10	2	\$32,000
1916 Well Pump - Replace (#07)	10	2	\$32,000
1916 Well Pump - Replace (#09)	10	10	\$32,000
1916 Well Pump - Replace (#10)	10	2	\$32,000
1916 Well Pump - Replace (#11)	10	2	\$32,000
1916 Well Pump - Replace (#13)	10	2	\$32,000
1916 Well Pump - Replace (#14)	10	2	\$32,000
1916 Well Pump - Replace (#15)	10	2	\$32,000
1916 Well Pump - Replace (#16)	10	3	\$32,000
1920 Filter Systems - Replace	7	4	\$44,000
1921 Filter Pump/UV Sterilizer	7	4	\$88,000
1930 Elevated Deck - Replace	30	23	\$18,000
1930 Elevated Deck Railing - Replace	20	13	\$12,000
1930 Elevated Docks - FA 04	20	11	\$30,000
1930 Elevated Docks - FA 10	20	11	\$30,000
1930 Elevated Docks - FA 14	10	5	\$15,000
1935 Weir Plates - Inlet/Outlet	30	0	\$27,000
Parks General			
404 Picnic Tables - Partial Replace	3	0	\$14,000
Beach Park			
405 Play Equipment - Replace	15	12	\$58,000
405 Splash Equipment - Replace	10	2	\$18,000
503 Metal Fence/Rail - Replace	25	1	\$110,000
909 Restrooms - Refurbish	25	12	\$25,000
1308 Restroom Metal Roof - Replace	35	18	\$16,000
1607 Basketball Court - Resurface	6	2	\$16,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1610	Lifeguard Towers - Replace	15	4	\$39,000
	Long Acres Park			
1607	Basketball Court - Resurface	6	2	\$16,000
	Meadow Lake Park			
405	Play Equipment - Replace	15	7	\$140,000
406	Playground Bark - Replace	6	2	\$39,000
407	Shade Structures - Replace	30	20	\$35,000
408	Shade Fabric - Replace	5	0	\$11,000
411	Bleacher Shade Structures	25	18	\$29,000
502	Backstops/Dugouts - Replace	25	18	\$130,000
503	Metal Fence - Replace (Dog Park)	25	18	\$81,000
909	Restrooms - Refurbish	25	15	\$25,000
1010	Irrigation Pump - Replace	15	8	\$22,000
1304	Metal Roof - Replace (Pumphouse)	35	29	\$16,000
1304	Metal Roof - Replace (Restroom)	35	27	\$16,000
1607	Basketball Court - Resurface	6	1	\$16,000
	Playfair Park			
405	Play Equipment - Replace	15	10	\$93,000
406	Playground Bark - Replace	6	1	\$27,000
407	Shade Structure - Replace	30	18	\$22,000
408	Shade Fabric - Replace	5	0	\$10,500
	Vehicles & Equipment			
1	Security Car - Replace	6	6	\$44,000
2	Security Car - Replace	6	6	\$44,000
3	Security Car - Replace	6	6	\$44,000
4	Security Car - Replace	6	6	\$44,000
5	Security Truck - Replace	8	2	\$56,000
6	Community Services Car - Replace	12	4	\$34,000
7	Community Services Car - Replace	12	4	\$34,000
8	Security Golf Cart - Replace	10	7	\$17,000
11	Security Boat - Replace (Jet Ski)	12	9	\$16,000
12	Security Boat - Replace (Jet Ski)	12	6	\$16,000
13	Security Boat - Replace (Pontoon)	25	2	\$35,000
14	Security Boat - Replace	25	17	\$83,000
20	Maint. Truck - Replace	20	16	\$44,000
21	Maint. Truck - Replace	20	2	\$44,000
22	Boom Lift - Replace	20	13	\$43,000
23	Maint. Truck - Replace	20	2	\$46,000
24	Maint. Truck - Replace	20	13	\$46,000
25	Maint. Truck - Replace	20	8	\$46,000
26	Maint. Truck - Replace	20	8	\$46,000
27	Maint. Truck - Replace	20	8	\$46,000
28	Maint. Truck - Replace	20	9	\$46,000