Montevalle of Scotts Valley, Inc.
552 Bean Creek Road
Scotts Valley, CA 95066
Phone: 831.438.1309; Email: Montevalle@montevalle.org

July 1, 2025

To: Members of Montevalle of Scotts Valley, Inc.

Subject: Annual Budget Disclosure for Fiscal Year 2025/2026

Enclosed please find the annual budget disclosures for Montevalle of Scotts Valley, Inc, fiscal year 2025/2026.

This year our Bookkeeper worked closely with our CPA Allison and the Reserve Study Group to determine what budget value will be required to maintain Montevalle in the next fiscal year. After careful review of the operating and reserves expenses, we will not have an increase to the monthly assessment. The monthly assessment will remain at **$518.00** and will start on August 1, 2025 through July 31, 2026.

Sincerely,

Carolee Curtin

Carolee Curtin
Board Treasurer

Table of Contents

Montevalle of Scotts Valley, Inc.

Annual Budget Report - 2025

Note: A complete copy of the reports summarized or referred to herein may be requested by you and will be provided to you without cost. Please provide your written request to

Montevalle of Scotts Valley, Inc.
552 Bean Creek Road
Scotts Valley, CA 95066

July 2025

Dear Homeowner,

Living in a common interest development offers many advantages. An attractive appearance of the units, harmonious relations with your neighbors, and property values are all important qualities needed in your community. In this regard, the Association is operated pursuant to the governing documents, which include the Declaration of Covenants, Conditions and Restrictions, Bylaws, Rules and Regulations, and policies of the Association as adopted from time to time by the Board of Directors to implement these goals and restrictions.

Pursuant to the California Civil Code and other applicable law, the following notices and disclosures are provided:

1. **Pro Forma Operating Budget.** Civil Code Section 5300(b)(1).

a. A pro forma operating budget, showing the estimated revenue and expenses on an accrual basis.

This disclosure statement is being distributed to you together with a copy of the pro forma operating budget which is attached as Exhibit "A". The pro forma operating budget includes an estimate of the revenue and expenses of the Association on an accrual basis.

2. **Summary of Association Reserves.** Civil Code Section 5300(b)(2).

A summary of the association's reserves, prepared pursuant to Section 5565 is attached as Exhibit "B". It is based upon the most recent review or study concerning the major components, which the Association is obligated to repair, replace, restore or maintain.

The Association's most recent reserve study was completed with a site visit in 2021.

3. **Reserve Funding Plan**. Civil Code Section 5300(b)(3).

A summary of the reserve funding plan adopted by the board, as specified in paragraph (5) of subdivision (b) of Section 5550 is included in Exhibit "B". The full reserve study plan is available upon request, and the Association shall provide the full reserve plan to any member upon request. Please see cover sheet for instructions.

The reserve account funding is reviewed on an annual basis by the Board of Directors and is adjusted by the rate of inflation, construction cost variations, and updated evaluations of the life expectancy for repair or replacement of each major component. For the current year, the Board has elected to analyze the reserve account requirements on a "pooled cash flow" method. The reserve funding process involves estimates of component maintenance, repair and replacement

costs and estimates of the remaining life of the components.
Reserve funding requirements can change over time based upon revised estimated and evaluations.

4. **Major Component Repairs.** Civil Code Section 5300(b)(4).

The Board has determined the need for repair or replacement of the sewer system.

5. **Special Assessment**. Civil Code Section 5300(b)(5).

The Board does not anticipate the need to levy one or more special assessments for required repairs, replacement, or restoration of the above listed major components, instead will be funding a project each year.

6. **Reserve Funding Mechanism.** Civil Code Section 5300(b)(6).

At this time, the Board plans to fund reserves to repair or replace major components from assessments only, not by borrowing, use of other assets, deferral of selected replacements or repairs, or alternative mechanisms.

7. **Procedures for Calculation of Reserves**. Civil Code Section 5300(b)(7).

The reserve account funding is reviewed on an annual basis by the Board of Directors and is adjusted by the rate of inflation; construction cost variations, and updated evaluations of the life expectancy for repair or replacement of each major component. For the current year, the Board has elected to analyze the reserve account requirements on a "cash flow" method. The reserve funding process involves estimates of component maintenance, repair and replacement costs and estimates of the remaining life of the components. Reserve funding requirements can change over time based upon revised estimates and evaluations.

Please See Exhibit "B".

8. **Outstanding Loans**. Civil Code Section 5300(b)(8).

The Association has no outstanding loans at this time.

9. **Insurance Summary**. Civil Code Section 5300(b)(9).

A summary of the Association's property, general liability, earthquake, flood, and fidelity insurance policies is attached as Exhibit "C".

> "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."

Montevalle of Scotts Valley, Inc.
2025-2026 BUDGET

	2024-25 Approved Budget	2025-26 Approved Budget	Budget Notes
Ordinary Income/Expense			
4000 · Assessments			
4401 · Genl Assmnt	1,367,520	1,367,520	No Increase in Dues
Total 4000 · Assessments	1,367,520	1,367,520	220 units; for 24/25 - $518/unit/mo. No increase in reserves
4200 · Other Receipts			
4208 · Lodge	500	1,000	
4209 · Lodge Bedrooms	5,000	6,000	
4210 · Mill	1,200	2,800	
4211 · Copier			
4213 · Other Income			
42138 · Collection Income	6,760	6,760	
42136 · Utility Access (comcast)	18,600	18,720	
42132 · Miscellaneous	800	800	
42139 · Owners Fines			
42135 · IRS Tax Refund	605	-	
Total 4213 · Other Income	26,765	26,280	
4217 · HOA Transfer Fee	6,000	6,000	
49910 · Returned Check Charges	62	-	
Total 4200 · Other Receipts	39,527	42,080	
Total Income	1,407,047	1,409,600	
Gross Profit	1,407,047	1,409,600	
Expense			
67214 · Bank charges	12	-	
6100 · Personnel			
Total 6110 · Wages & Seasonal Help	335,665	320,629	
6114A · Landscape Contract Service		14,000	
6114B · Seasonal Temp-Landscape	6,240	-	
6291 · Bookkeeping	1,500	28,000	
Total 6120 · Payroll Taxes - Employer	27,910	27,020	
6130 · Mileage Allowance	1,000	800	
6135 · Medical Expense - Stipends	2,640	5,270	
6136 · Medical Expenses-Group Plan	25,524	20,710	
6137 · Medical Expense - Other	250	250	
6140 · Worker's Comp. Ins.	15,000	$ 14,500.00	
Total 6100 · Personnel	415,729	431,179	

Montevalle of Scotts Valley, Inc.
2025-2026 BUDGET

	2024-25 Approved Budget	2025-26 Approved Budget	Budget Notes
6200 · Administrative/Office			
6295.1 · Annual Governing Doc Review	500	-	
6201 · Bad Debt Expense	-	-	
6210 · Bank Service Charges	220	220	
6220 · Computer	2,500	2,785	
6230 · Copier	8,000	9,000	
6235 · Equipment Deprn.			
6236 · Depreciation Expense	8,300	8,300	
Total 6235 · Equipment Deprn.	8,300	8,300	
6240 · Dues, Classes & Subscriptions	2,500	1,500	
6250 · Fees & Penalties			
6252 · Finance Charges	-	-	
6258 · Fees & Penalties	-	-	
Total 6250 · Fees & Penalties	-	-	
6260 · Licenses and Fees	55	-	
6265 · Miscellaneous			
6270 · Office Supplies	2,500	2,500	
6291.5 · Bookkeeping Supplies	1,200	850	
6275 · Office Equipment	800	800	
6285 · Postage and Delivery	500	500	
6288 · Printing & Reproduction			
6290 · Accounting & Legal			
6292 · Audit/Review Cost	14,000	5,000	
6293 · Reserve Study	750	750	
Total 6295 · Legal Fees - Board	12,000	9,000	
6298 · Professional Fees		-	
Total 6290 · Accounting & Legal	26,750	14,750	
Total 6200 · Administrative/Office	62,125	49,505	
6300 · Taxes			
6302 · Penalties			
6301 · Income Taxes	6,000	9,000	
Total 6300 · Taxes	6,000	9,000	
6400 · Insurance			
6420 · Earthquake	13,800	13,800	
6430 · Genl Liab Prop	57,898	15,650	
6440 · Umbrella	1,813	1,337	
6460 · Fire Insurance	21,548	18,575	
Total 6400 · Insurance	95,059	49,362	
6500 · Maintenance and Repair			

Montevalle of Scotts Valley, Inc.
2025-2026 BUDGET

	2024-25 Approved Budget	2025-26 Approved Budget	Budget Notes
6510 · Buildings	4,885	4,500	
6512 · Audio	500	500	
6515 · Services & Supplies	5,000	4,500	
6516 · Utility Carts	1,000	1,000	
6520 · Equip Buy/Rental	6,800	5,000	
6530 · Parks Service - Grounds	3,000	3,000	
6531 · Trees	3,000	3,000	
6532 · Lake Maintenance	1,000	1,250	
6550 · Landscape Supplies & Equipment	1,500	1,500	
6552 · Landscape Planting	1,700	1,700	
6553 · Landscape Irrigation	1,000	1,000	
6554 · Landscape Maintenance	1,400	1,400	
6557 · Well Maintenance	-	250	
6570 · Small Projects	-	400	
6580 · Pools			
6581 · North Pool	742	760	
6582 · South Pool	1,801	1,875	
6583 · Pool Maintenance	8,000	8,000	
Total 6580 · Pools	10,543	10,635	
6590 · Streets and Sewers			
6591 · Streets	10,500	14,000	
6592 · Sewers	1,000	1,000	
Total 6590 · Streets and Sewers	11,500	15,000	
6745 · Janitorial Service Contract			
6745a · Annual Steam Clean/Other Misc	1,000	1,000	
6745 · Janitorial Service Contract - Other	24,300	27,000	
Total 6745 · Janitorial Service Contract	25,300	28,000	
Total 6500 · Maintenance and Repair	78,128	82,635	
6600 · Utilities			
6610 · Gas			
6611 · Mill	5,164		
6612 · Lodge	1,792		
6613 · North Pool	3,483		
6615 · South Pool	15,267		
Total 6610 · Gas	35,500	37,000	
6620 · Electric			
6621 · Mill	8,100		
6622 · Lodge	512		
6623 · North Pool	2,920		
6625 · South Pool	6,894		
6626 · Pumps			
6627 · Well Pump	2,015		
6628 · Lake Pump	5,738		
Total 6626 · Pumps	7,754		

Montevalle of Scotts Valley, Inc.
2025-2026 BUDGET

	2024-25 Approved Budget	2025-26 Approved Budget	Budget Notes
Total 6620 · Electric	35,460	40,000	
6650 · Other Utilities			
6651 · Cable	3,500	3,780	
6652 · Sewer	1,500	1,000	
6653 · Street Light Reimbursement			
6654 · Telephone	4,500	4,500	
6655 · Trash	6,110	6,400	
6656 · Water	7,000	7,800	
Total 6650 · Other Utilities	22,610	23,480	
Total 6600 · Utilities	93,570	100,480	
6700 · Committees			
6715 · Board Discretionary	2,500	2,500	
6717 · Budget & Finance	150	-	
6720 Bylaws	360	-	
6730 Directory	50	-	
6732 · Emergency Preparedness Com			
6731 · Covid 19	-	-	
6732 · Emergency Preparedness Com - Other	500	-	
Total 6732 · Emergency Preparedness Com	500	-	
6735 · Election	300	-	
6740 · Housekeeping Supplies	1,500	1,500	
6742 · Housekeeping Committee	500	500	
6755 · Mirror			
6760 · Personnel	500	500	
6770 · Recreation	400	400	
6776 · Social	2,500	2,500	
Total 6700 · Committees	8,700	7,900	
6850 · Reserve /pmt.	647,724	647,724	Reserves remains the same - $53,977 per mo- total $ 647,724.00 (per unit/mo is $245.35)
FUND OPERATING WITH EXCESS		31,815	1 month excess income for Opererations to cover monthly billing.
Total Expense	1,407,047	1,409,600	
Net Ordinary Income	0	(0)	

EXECUTIVE SUMMARY

Association Name: MONTEVALLE
Address: 552 Bear Creek Rd., Scotts Valley, CA 95066

Association Type:	Mobile Homes
Number of Units:	220
Year Built:	0
Fiscal Year Begins:	August 01
Starting Fiscal Year:	2025
Current Monthly Dues:	$518.00
End of Current Year Projected Reserves:	$1,199,800
Current Annual Reserve Contribution:	$647,724
Reserve Account Interest Rate %:	1.50
Annual Inflation Rate %:	3.00
Reserve Account Interest Tax Rate %:	25.00
Minimum Reserve Balance:	$0
Contingency %:	5.00
Reserve Study Type:	Update, without site inspection
Site Inspection Date:	May 01, 2024 by RSS
Reserve Study Date:	Apr 30, 2025

Current Year:	2024/2025
Current Year End Fully Funded Reserves:	$3,407,926
Current Year Annual Liability:	$330,950
Current Year End Percent Funded:	35.21%
Average Reserve Deficit (Surplus)/Unit:	$10,036.94

RECOMMENDED RESERVE CONTRIBUTION INCREASES

2025/2026	Reserve contribution increase by 0.00%
2026-2054	Reserve contribution increase by 1.00%

For full details see recommended 30-year reserve funding plan

RECOMMENDED FUNDING PLAN, SIX-YEAR SUMMARY

Year	2025	2026	2027	2028	2029	2030
Special assessments:	$0	$0	$0	$0	$0	$0
Recommended annual reserve contribution:	$647,724	$654,201	$660,743	$667,351	$674,024	$680,764
Contribution per unit/month:	$245.35	$247.80	$250.28	$252.78	$255.31	$257.87
Contribution increase on the year before per unit/month:	$0.00	$2.45	$2.48	$2.50	$2.53	$2.55
Recommended reserve contribution increase %:	0.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Annual expenses:	$590,188	$161,218	$107,987	$344,185	$2,368,283	$492,517
End of year balance:	$1,274,477	$1,785,478	$2,362,037	$2,715,530	$1,055,613	$1,259,565
Accrued liability:	$3,257,443	$3,562,608	$3,941,219	$4,106,382	$2,264,136	$2,254,472
Percent funded:	39.13%	50.12%	59.93%	66.13%	46.62%	55.87%
Deficiency/(Surplus) per unit:	$9,013.48	$8,077.86	$7,178.10	$6,322.06	$5,493.29	$4,522.31

ASSESSMENT AND RESERVE FUNDING DISCLOSURE SUMMARY

MONTEVALLE OF SCOTTS VALLEY, INC. April 30, 2025, For the Fiscal Year Ending July 31, 2025

(5) All major components are included in the reserve study and are included in its calculations.

(6) Based on the method of calculation in paragraph (4) of subdivision (b) of Section 5570, the estimated amount required in the reserve fund at the end of the current fiscal year is **$3,407,926** , based in whole or in part on the last reserve study or update prepared by **Reserve Study Specialists** as of **April 30, 2025**. The projected reserve fund cash balance at the end of current fiscal year is **$1,199,800** , resulting in reserves being **35.21%** percent funded at this date. If an alternate, but generally accepted, method of calculation is also used, the required reserve amount is **$1,199,800** . (See attached explanation)

(7) Based on the method of calculation in paragraph (4) of subdivision (b) of Section 5570 of the Civil Code, the estimated amount required in the reserve fund at the end of each of the next five budget years is (SEE ATTACHED 30 YEAR FUNDING PLAN) and the projected reserve fund cash balance in each of those years, taking into account only assessments already approved and other known revenues, is (SEE ATTACHED 30 YEAR FUNDING PLAN) leaving the reserve at (SEE ATTACHED 30 YEAR FUNDING PLAN) percent funding. If the Reserve Funding Plan approved by the association is implemented, the projected reserve fund cash balance in each of those years will be (SEE ATTACHED 30 YEAR FUNDING PLAN) , leaving the reserve at (SEE ATTACHED 30 YEAR FUNDING PLAN) percent funding.

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 **1.50** percent per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was **3.00** percent per year.

(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 55530 [sic; s/b 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, so long as the decision is revealed in the reserve study report and reported in the Assessment and Reserve Funding Disclosure Summary.

[Civil Code Section 5570 (b)(4) referred to paragraphs (6) and (7) provides : "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 in accordance with this calculation."]

DISCLAIMER: The information contained in this disclosure is a PROJECTION ONLY. Because the reserve study is a projection, the estimated lives and costs of components will likely change over time depending on a variety of factors such as (i) future inflation rates, (ii) levels of maintenance applied by future boards, unknown defects in materials that may lead to premature failures, etc. As a result, some components may experience longer lives while others will experience premature failures. Some components may cost less at the time of replacement while others may cost more.

ASSESSMENT AND RESERVE FUNDING DISCLOSURE SUMMARY[1]

MONTEVALLE OF SCOTTS VALLEY, INC. April 30, 2025, For the Fiscal Year Ending July 31, 2025

(1) The regular assessment per ownership interest is **$518.00** per **month**
Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found on page ________ of the attached summary.

(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:

Date assessment will be Due:	Amount per Ownership Interest per Month (If Assessments are variable, see note immediately below):	Purpose of the Assessment
	Total:	

Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found on page ________ of the attached report.

(3) Based upon the most recent reserve study and other information available to the Board of Directors, will currently projected reserve 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 __X__ **No ______**

NOTE: If the association does not adopt the recommended 30-year funding plan in this reserve study the answer to the question #3 could be NO.

(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?

Approximate Date Assessment will be Due:	Amount per Ownership Interest per Month:
	Total:

[1] Civil Code. Section 5570 effective January 1, 2014

RESERVE COMPONENTS MONTEVALLE

Reserve Components	Repair %	Current Replace Repair Cost	Forecast Total Life	Rem Life	Quantity	Unit	Unit Cost	Description
Inflation Rate %	3							
Fiscal Year End July 31								
ASPHALT								
1- Asphalt Sealcoat		77250	6	5	195000	sq ft	0.40	Asphalt sealcoat, crack fill & striping budget every 6 years
2- Asphalt Cut & Patch, Minor	5	60255	6	5	195000	sq ft	6.18	Asphalt cut & patch, repairs, budget at 5% of total every 6 years
3- Asphalt Remove & Replace		1205100	30	5	195000	sq ft	6.18	Asphalt remove & replace or 100% overlay budget every 30 years
4- Pathways		3348	6	0	1	budget	3348.00	Pathways repair & seal budget every 6 years
CONCRETE REPAIRS								
5- Concrete Curb & Gutter		30900	6	0	1	budget	30900.00	Concrete curb & gutter repair/replace budget every 6 years
6- Concrete Repairs		5150	4	0	1	budget	5150.00	Miscellaneous concrete repair budget every 4 years
WELL & PUMPS								
7- Well Replace		206000	20	5	1	each	206000.00	Well replacement budget every 20 years
8- Well Clean & Repair		4120	6	0	1	budget	4120.00	Well cleaning & repair budget every 6 years
9- Well Pump		5150	12	1	1	each	5150.00	Well pump replace budget every 12 years
MECHANICAL & ELECTRICAL								
10- Fire Sprinkler System		180250	50	29	1	budget	180250.00	Fire sprinkler system, Mill & Lodge, replace/install budget every 50 years
11- Security Cameras & Recording		5150	10	1	1	budget	5150.00	Security cameras & recording replace/upgrade budget every 10 years
12- Lighting, Common Area		20600	4	3	1	budget	20600.00	Common area lights & fixtures repair/replace budget every 4 years
13- Electrical Inspection & Repair		7210	10	1	1	budget	7210.00	Electrical & wiring inspection/evaluation/repair budget every 10 years
LANDSCAPING								
14- Softscape Renovation, Minor		3348	1	0	1	budget	3348.00	Softscape renovation budget every year
15- Landscape Upgrade, Major		4120	6	0	1	budget	4120.00	Landscape major upgrade/remodel budget every 6 years
16- Tree Maintenance		10000	1	1	1	budget	10000.00	Tree remove/replace & maintenance budget every year
17- Irrigation System Repair		12360	25	5	1	budget	12360.00	Irrigation system & tank at lower lake repair/upgrade every 25 years
18- Irrigation Pumps		3090	5	3	2	each	1545.00	Irrigation pressurization pumps replace budget every 5 years
FOUNTAINS, LAKES & PONDS								
19- Fountains Aeration & Lights, Part 1		3605	6	0	1	budget	3605.00	Fountain aeration & lights replace budget every 6 years
20- Fountains Aeration & Lights, Part 2		3605	6	0	1	budget	3605.00	Fountain aeration & lights replace budget every 6 years
21- Pumps		1288	1	1	1	budget	1288.00	Filter pumps replace budget every year
22- Dredging, Lake		56650	15	4	1	budget	56650.00	Lake dredging budget every 15 years
23- Flume		17510	15	1	1	budget	17510.00	Flume repair/replace/maintenance budget every 15 years
24- Lake Walls & Retainers		22660	10	1	1	budget	22660.00	Lake walls & retainers repair/maintenance budget every 10 years
25- Lake Clarification & Filtration		2000	1	1	1	budget	2000.00	Lake clarification & filtration budget every year
26- Pump Housing		4120	15	1	1	each	4120.00	Pump housing/shed repair/replace budget every 15 years
27- Power Conditioning Building		4120	15	1	1	each	4120.00	Power conditioning building repair/replace budget every 15 years

RESERVE COMPONENTS

MONTEVALLE

Inflation Rate	%	3	Current						
Fiscal Year End July 31		Repair	Replace	Forecast					
		%	Repair	Total	Rem			Unit	
Reserve Components			Cost	Life	Life	Quantity	Unit	Cost	Description
FENCES, RAILS & WALLS									
28- Metal Rails Paint, Stairs			25750	10	1	1	budget	25750.00	Stairs metal rails repair & paint budget every 10 years
29- Chain Link Fences			3348	8	1	1	budget	3348.00	Chain link fences repair/replace as needed budget every 8 years
30- Retaining Walls			6695	4	2	1	budget	6695.00	Wood retaining walls repair/replace budget every 4 years
31- Masonry Walls			6695	4	2	1	budget	6695.00	Masonry walls repair/replace as needed budget every 4 years
32- Gabion Baskets			24720	40	6	1	budget	24720.00	Gabion baskets at well retaining wall replace budget every 40 years
33- Metal Fences Replace , South Pool			47380	20	17	400	ft	118.45	Metal fences, south pool, replace budget every 20 years
34- Metal Fences Paint, South Pool			3090	10	7	400	ft	7.73	Metal fences, south pool, repair & paint budget every 10 years
35- Metal Fences Replace , North Pool			26059	20	18	220	ft	118.45	Metal fences, north pool, replace budget every 20 years
36- Metal Fences Paint, North Pool			1700	10	8	220	ft	7.73	Metal fences, north pool, repair & paint budget every 10 years
STRUCTURAL & DECKS									
37- Stairs, Concrete			69525	50	39	1	budget	69525.00	Concrete stairs, common area, replace budget every 50 years
38- Stairs Repair, Concrete			7210	10	5	1	budget	7210.00	Concrete stairs, common area, repair budget every 10 years
39- Foundation, Gardener Shed			20600	50	1	1	budget	20600.00	Wood foundation & retaining wall replace budget every 50 years
40- Bridge, Lakeview Drive			8755	12	1	1	each	8755.00	Bridge repair/maintenance budget every 12 years
41- Bridge, Old Mill Road			8755	12	1	1	each	8755.00	Bridge repair/maintenance budget every 12 years
42- Bridge Structural Inspection			7725	10	8	1	budget	7725.00	Structural inspection/evaluation of bridges budget every 10 years
43- Foot Bridges			3605	7	1	1	budget	3605.00	Foot bridges between lakes repair & maintenance budget every 7 years
44- Wood Deck, Redwood Grove			11330	7	5	1	budget	11330.00	Wood deck repair/replace budget every 7 years
ROOFING									
45- Roof, Pond Equipment Houses			1875	30	15	130	sq ft	14.42	Roofing system replace every 30 years
46- Metal Roof, Gardener Shed			3605	40	33	1	budget	3605.00	Meta roof replacement budget every 40 years
47- Roof Inspection & Repair			3090	4	0	1	budget	3090.00	Roof inspection & repair budget every 4 years
RECREATION AREA									
48- Benches			5665	12	10	1	budget	5665.00	Benches replace/remodel budget every 12 years
49- Shuffle Board Area			2060	12	2	1	budget	2060.00	Shuffle board area outdoor equipment replace budget every 12 years
50- Outdoor Equip., Redwood Grove			30900	15	13	1	budget	30900.00	Outdoor equipment/furniture replace budget every 15 years
51- Golf Cart			2060	3	2	1	budget	2060.00	Golf cart maintenance & batteries replace budget every 3 years
52- Putting Green			12360	15	10	1	budget	12360.00	Putting green replace/recondition/repair budget every 15 years
53- Golf Driving Net			5150	12	2	1	budget	5150.00	Golf driving net replace budget every 12 years
54- Fire Break			11330	2	2	1	budget	11330.00	Fire break project budget every 2 years

RESERVE COMPONENTS MONTEVALLE

Reserve Components	Repair %	Current Replace Repair Cost	Forecast Total Life	Rem Life	Quantity	Unit	Unit Cost	Description
Inflation Rate %	3							
Fiscal Year End July 31								
OLD MILL, EXTERIOR								
55- Window Replace		7210	5	3	1	budget	7210.00	Window replace as needed budget every 5 years
56- Siding & Trim Repair	20	12525	12	2	3040	sq ft	20.60	Wood siding & trim repair/replace budget at 20% every 12 years
57- Stone Façade		4120	6	2	1	budget	4120.00	Stone façade repair budget every 6 years
58- Exterior Paint, Old Mill		18787	12	2	3040	sq ft	6.18	Old mill exterior paint budget every 12 years
59- Exterior Paint, Storage Shed		1545	12	2	1	budget	1545.00	Storage shed exterior paint budget every 12 years
60- Wood Stairs		3605	15	8	1	budget	3605.00	Wood stairs repair/replace budget every 15 years
61- Doors		12360	30	1	8	each	1545.00	Exterior doors replace budget every 30 years
62- Structural Repair		18540	20	12	1	budget	18540.00	Structural building wood repair budget every 20 years
63- Roofing System		101455	40	26	4925	sq ft	20.60	Roofing system, gutters & downspouts replace budget every 40 years
64- Water Wheel Repair		36050	20	1	1	budget	36050.00	Water wheel repair budget every 20 years
65- Storage Shed		4120	25	14	1	each	4120.00	Storage shed repair/replace budget every 25 years
66- Termite Inspection & Repair		4635	10	9	1	budget	4635.00	Termite inspection & repair budget every 10 years
OLD MILL, INTERIOR								
67- Restrooms Remodel		20600	12	10	4	each	5150.00	Restrooms remodeling budget every 12 years
68- Kitchen Remodel		51500	20	9	1	budget	51500.00	Kitchen remodeling budget every 20 years
69- Kitchen Appliance, Oven		5408	22	1	1	each	5408.00	Kitchen appliance, oven, replace/upgrade budget every 22 years
70- Kitchen Appliance, Dish Washer		5408	22	1	1	each	5408.00	Kitchen appliance, dish washer, replace/upgrade budget every 22 years
71- Gym Exercise Machines		12360	8	2	1	budget	12360.00	Gym exercise machine replace/upgrade budget every 8 years
72- Furniture & Fixtures		12875	6	3	1	budget	12875.00	furniture & fixtures replace/remodel budget every 6 years
73- Wall Coverings		6180	20	17	400	sq ft	15.45	Interior wall coverings, texture & paint budget every 20 years
74- Carpet		7725	15	9	1	budget	7725.00	Pool & Gym carpet replace/remodel budget every 15 years
75- Hardwood Resurface		5000	6	1	2900	sq ft	1.72	Hardwood flooring resurface budget every 6 years
76- Hardwood Replace		37338	40	4	2900	sq ft	12.88	Hardwood flooring replace/remodel budget every 40 years
77- Flooring Others		11330	12	2	1	budget	11330.00	Flooring others, excluding wood & carpet, replace/remodel every 12 years
OLD MILL, EQUIPMENT								
78- HVAC, 2nd Floor		16995	25	5	1	each	16995.00	HVAC unit, 2nd floor, replace/upgrade budget every 25 years
79- HVAC, 1st Floor		14420	25	11	1	each	14420.00	HVAC unit, 1st floor, replace/upgrade budget every 25 years
80- Ducting, HVAC		72100	30	12	1	budget	72100.00	HVAC ducting repair/replace budget every 30 years
81- Emergency Generator		12360	25	17	1	each	12360.00	Emergency generator replace/upgrade budget every 25 years
82- Water Heater		1545	10	2	1	each	1545.00	Water heater replace/upgrade budget every 10 years
83- Plumbing		15450	20	18	1	budget	15450.00	Plumbing repair/replace budget every 20 years

RESERVE COMPONENTS MONTEVALLE

Inflation Rate % 3 / Fiscal Year End July 31 / Reserve Components	Repair %	Current Replace Repair Cost	Forecast Total Life	Rem Life	Quantity	Unit	Unit Cost	Description
OLD MILL, ELECTRICAL								
84-Exterior Lights		5150	25	1	1	budget	5150.00	Exterior light fixtures replace budget every 25 years
85- Interior Lights		4120	10	4	1	budget	4120.00	Interior light fixtures replace budget every 10 years
86- Computer Equipment		3605	3	3	1	budget	3605.00	Computer equipment replace/upgrade budget every 3 years
87- Electrical Repair		5150	6	1	1	budget	5150.00	Electrical repair budget every 6 years
88- Electrical Panel		8755	30	21	1	budget	8755.00	Electrical panel replace budget every 30 years
LODGE, EXTERIOR								
89- Window Replace		3605	7	6	1	budget	3605.00	Window replace as needed budget every 7 years
90- Stucco Repair & Seal	20	5603	10	9	1360	sq ft	20.60	Stucco repair & seal budget at 20% of total every 10 years
91- Stucco Paint		9806	10	9	1360	sq ft	7.21	Stucco paint budget every 10 years
92- Doors, Part 1		4635	40	37	3	each	1545.00	Exterior doors replace budget every 40 years
93- Doors, Part 2		7725	40	39	5	each	1545.00	Exterior doors replace budget every 40 years
94- Roofing System		29922	30	22	2905	sq ft	10.30	Roofing system, gutters & downspouts replace budget every 30 years
95- Termite Inspection & Repair		4635	10	9	1	budget	4635.00	Termite inspection & repair budget every 10 years
96- BBQ	33.33	2060	4	3	3	each	2060.00	Lodge & Redwood Grove BBQ's replace at 1 out of 3 every 4 years
97- Patio Canvas Cover		8652	12	6	700	sq ft	12.36	Patio canvas cover replace/remodel budget every 12 years
LODGE, INTERIOR								
98- Restrooms Remodel, Part 1		10300	10	2	2	each	5150.00	Restrooms remodeling budget every 10 years
99- Restrooms Remodel, Part 2		10300	10	4	2	each	5150.00	Restrooms remodeling budget every 10 years
100- Kitchen Remodel		5665	15	1	1	budget	5665.00	Kitchen remodeling budget every 15 years
101- Guest Units		9270	15	9	2	each	4635.00	Guest units remodeling budget every 15 years
102- Furniture & Fixtures		9270	15	1	1	budget	9270.00	furniture & fixtures replace/remodel budget every 15 years
103- Hardwood Resurface		5000	5	0	700	sq ft	7.14	Hardwood flooring resurface budget every 5 years
104- Hardwood Replace		9013	40	4	700	sq ft	12.88	Hardwood flooring replace/remodel budget every 40 years
LODGE, EQUIPMENT								
105- HVAC		5665	15	6	1	each	5665.00	HVAC unit replace/upgrade budget every 15 years
106- Water Heater		1288	8	1	1	each	1288.00	Water heater replace/upgrade budget every 8 years
107- Plumbing		7725	25	1	1	budget	7725.00	Plumbing repair/replace budget every 25 years
LODGE, ELECTRICAL								
108- Lighting		5150	25	9	1	budget	5150.00	Exterior & interior light fixtures replace budget every 25 years
109- Electrical Panel		3605	30	12	1	each	3605.00	Electrical panel replace budget every 30 years
110- Electrical Repair		5150	12	1	1	budget	5150.00	Electrical repair budget every 12 years

RESERVE COMPONENTS

MONTEVALLE

Inflation Rate	%	3	Current						
Fiscal Year End July 31		Repair	Replace	Forecast					
		%	Repair	Total	Rem			Unit	
Reserve Components			Cost	Life	Life	Quantity	Unit	Cost	Description
SOUTH POOL BUILDING									
111- Restroom Remodel			12360	10	4	2	each	6180.00	Restroom remodeling budget every 10 years
112- Restroom Code Compliance			82400	40	4	2	each	41200.00	Restroom code/ADA compliance budget every 40 years
113- Trellis Paint			5150	10	0	1	budget	5150.00	Trellis repair & paint budget every 10 years
114- Flat Roof			15450	15	7	1	budget	15450.00	Flat roof, solar panels, replace budget every 15 years
115- Composition Shingles Roof			22145	40	32	1	budget	22145.00	Composition shingles roof replace budget every 40 years
116- Roof Inspection & Repair			1545	4	4	1	budget	1545.00	Roof inspection & repair budget every 4 years
117- Pool Deck			56650	30	5	1	budget	56650.00	Pool deck repair/resurface/replace budget every 30 years
118- Sauna Remodel			8240	25	14	2	each	4120.00	Sauna remodeling budget every 25 years
119- Sauna Heaters			3605	20	4	2	each	1802.50	Sauna heaters replace/upgrade budget every 20 years
120- Dressing Room Exterior			3090	14	4	1	budget	3090.00	Dressing room exterior maintenance budget every 14 years
121- Water Heater			1288	12	4	1	each	1288.00	Water heater replace budget every 12 years
122- Electrical Panel			10300	30	21	1	each	10300.00	Electrical panel replace budget every 30 years
SOUTH, POOL & SPA									
123- Pool Resurface			48925	15	9	1	budget	48925.00	Pool replastering & tiles replace budget every 15 years
124- Pool Heater			12875	10	3	1	each	12875.00	Pool heater replacement budget every 10 years
125- Pool Pumps, Part 1			2060	10	1	1	each	2060.00	Pool pumps replacement budget every 10 years
126- Pool Pumps, Part 2			2060	10	2	1	each	2060.00	Pool pumps replacement budget every 10 years
127- Solar Panels			16480	15	9	1	budget	16480.00	Solar panels replace budget every 15 years
128- Lighting			11330	15	7	1	budget	11330.00	Pool area lighting replace budget every 15 years
129- Pool Area Furniture			2000	3	2	1	budget	2000.00	Pool area furniture replace/remodel budget every 3 years
130- Spa Resurface			33990	12	5	1	budget	33990.00	Spa replastering & tiles replace budget every 12 years
131- Spa Heater			5150	12	7	1	each	5150.00	Spa heater replacement budget every 12 years
132- Spa Pumps, Part 1			2060	10	1	1	each	2060.00	Spa pumps replacement budget every 10 years
133- Spa Pumps, Part 2			2060	10	10	1	each	2060.00	Spa pumps replacement budget every 10 years
NORTH POOL BUILDING									
134- Restroom Remodel			8240	8	1	2	each	4120.00	Restroom remodeling budget every 8 years
135- Wood Bench			4635	12	1	1	budget	4635.00	Wood bench repair/replace budget every 12 years
136- Metal Roof			8240	50	9	400	sq ft	20.60	Metal roof replacement budget every 50 years
137- Water Heater			1288	12	11	1	each	1288.00	Water heater replace budget every 12 years
138- Shower Tiles			2575	30	1	1	budget	2575.00	Shower tiles replace/remodel budget every 30 years

RESERVE COMPONENTS

MONTEVALLE

Inflation Rate %	3	Current	Forecast					
Fiscal Year End July 31	Repair %	Replace Repair Cost	Total Life	Rem Life	Quantity	Unit	Unit Cost	Description
Reserve Components								
NORTH, POOL & SPA								
139- Pool Resurface		36050	15	13	1	budget	36050.00	Pool replastering & tiles replace budget every 15 years
140- Pool Heater		4635	12	1	1	each	4635.00	Pool heater replacement budget every 12 years
141- Pool Pump		2060	10	10	1	each	2060.00	Pool pump replacement budget every 10 years
142- Lighting		6180	15	5	1	budget	6180.00	Pool & pool-area lights replace budget every 15 years
143- Wind Shield		2060	15	7	1	budget	2060.00	Wind shield replace budget every 15 years
144- Spa Resurface		24205	12	10	1	budget	24205.00	Spa replastering & tiles replace budget every 12 years
145- Spa Heater		5150	10	7	1	each	5150.00	Spa heater replacement budget every 10 years
146- Spa Pumps		4120	10	2	2	each	2060.00	Spa pumps replacement budget every 10 years
SEWER SYSTEM								
147- Lift Station Panel, North Pool		7210	20	4	1	each	7210.00	North pool lift station electrical panel replace budget every 20 years
148- Lift Station Pumps, North Pool		15450	5	4	2	each	7725.00	North pool lift station sewer pumps replace budget every 5 years
149- Sewer Trestle		28840	25	0	1	budget	28840.00	Sewer trestle repair, replace & paint budget every 25 years
150- Sewer Line Repair		2575	1	1	1	budget	2575.00	Sewer line repair budget every year
151- Sewer Line Major Repair, Part 1		540750	50	42	1	budget	540750.00	Sewer line major repair/replace budget every 50 years
152- Sewer Line Major Repair, Part 2		540750	50	43	1	budget	540750.00	Sewer line major repair/replace budget every 50 years
153- Sewer Line Major Repair, Part 3		540750	50	44	1	budget	540750.00	Sewer line major repair/replace budget every 50 years
154- Sewer Line Major Repair, Part 4		540750	50	45	1	budget	540750.00	Sewer line major repair/replace budget every 50 years
155- Sewer Line Major Repair, Part 5		540750	50	46	1	budget	540750.00	Sewer line major repair/replace budget every 50 years
156- Sewer Line Major Repair, Part 6		540750	50	47	1	budget	540750.00	Sewer line major repair/replace budget every 50 years
157- Sewer Line Major Repair, Part 7		540750	50	48	1	budget	540750.00	Sewer line major repair/replace budget every 50 years
158- Sewer Line Major Repair, Part 8		540750	50	49	1	budget	540750.00	Sewer line major repair/replace budget every 50 years
159- Sewer Line Major Repair, Part 9		175000	50	0	1	budget	175000.00	Sewer line major repair/replace budget every 50 years
160- Sewer Line Major Repair, Part 10		300000	50	5	1	budget	300000.00	Sewer line major repair/replace budget every 50 years
161- Sewer Line Major Repair, Part 11		300000	50	6	1	budget	300000.00	Sewer line major repair/replace budget every 50 years
OTHERS								
162- Mailboxes, Old Mill		13596	30	4	220	each	61.80	Mailboxes replace budget every 30 years
163- ADA Door Operators		6180	10	9	2	each	3090.00	ADA door operators replace/upgrade budget every 10 years
164- Monument Sign		6180	25	23	1	each	6180.00	Monument sign replace/remodel budget every 25 years
165- Reserve Study Update		750	1	1	1	budget	750.00	Reserve study update budget every year
166- Reserve Study Site Inspection		773	3	2	1	budget	773.00	Reserve study site inspection budget every 3 years
167- Unplanned Project Fund	5	16547	1	1	1	budget	16547.50	5% of Annual liability for unplanned or emergency projects

30 YEAR RESERVE FUNDING PLAN (RECOMMENDED) MONTEVALLE

Calendar Year	Starting Reserve Balance	Total Annual Expenditure	Annual Reserve Contribution	Reserve Contribution Per Unit Per Month	Reserve Contribution Increase %	Contribution Increase Per Unit Per Month	Special Assessment	Interest Received	Tax on Interest	End of Year Balance	Fully Funded Balance	Percent Funded	Deficiency Surplus ( ) Per Unit
2025	$1,199,800	$590,188	$647,724	$245.35	0.00	$0.00	$0	$22,855	$5,714	$1,274,477	$3,257,443	39.13%	$9,013
2026	$1,274,477	$161,218	$654,201	$247.80	1.00	$2.45	$0	$24,024	$6,006	$1,785,478	$3,562,608	50.12%	$8,078
2027	$1,785,478	$107,987	$660,743	$250.28	1.00	$2.48	$0	$31,738	$7,934	$2,362,037	$3,941,219	59.93%	$7,178
2028	$2,362,037	$344,185	$667,351	$252.78	1.00	$2.50	$0	$40,436	$10,109	$2,715,530	$4,106,382	66.13%	$6,322
2029	$2,715,530	$2,368,283	$674,024	$255.31	1.00	$2.53	$0	$45,788	$11,447	$1,055,613	$2,264,136	46.62%	$5,493
2030	$1,055,613	$492,517	$680,764	$257.87	1.00	$2.55	$0	$20,940	$5,235	$1,259,565	$2,254,472	55.87%	$4,522
2031	$1,259,565	$198,313	$687,572	$260.44	1.00	$2.58	$0	$24,050	$6,013	$1,766,862	$2,551,172	69.26%	$3,565
2032	$1,766,862	$108,019	$694,448	$263.05	1.00	$2.60	$0	$31,711	$7,928	$2,377,073	$2,959,887	80.31%	$2,649
2033	$2,377,073	$349,292	$701,392	$265.68	1.00	$2.63	$0	$40,917	$10,229	$2,759,861	$3,152,796	87.54%	$1,786
2034	$2,759,861	$188,872	$708,406	$268.34	1.00	$2.66	$0	$46,711	$11,678	$3,314,428	$3,525,516	94.01%	$959
2035	$3,314,428	$404,549	$715,490	$271.02	1.00	$2.68	$0	$55,083	$13,771	$3,666,682	$3,707,685	98.89%	$186
2036	$3,666,682	$251,773	$722,645	$273.73	1.00	$2.71	$0	$60,420	$15,105	$4,182,869	$4,062,520	102.96%	($547)
2037	$4,182,869	$345,702	$729,872	$276.47	1.00	$2.74	$0	$68,217	$17,054	$4,618,201	$4,348,929	106.19%	($1,224)
2038	$4,618,201	$266,471	$737,170	$279.23	1.00	$2.76	$0	$74,802	$18,700	$5,145,002	$4,738,466	108.58%	($1,848)
2039	$5,145,002	$137,227	$744,542	$282.02	1.00	$2.79	$0	$82,759	$20,690	$5,814,386	$5,284,696	110.02%	($2,408)
2040	$5,814,386	$154,624	$751,987	$284.84	1.00	$2.82	$0	$92,856	$23,214	$6,481,392	$5,846,228	110.86%	($2,887)
2041	$6,481,392	$509,263	$759,507	$287.69	1.00	$2.85	$0	$102,917	$25,729	$6,808,824	$6,086,691	111.86%	($3,282)
2042	$6,808,824	$255,654	$767,102	$290.57	1.00	$2.88	$0	$107,886	$26,971	$7,401,187	$6,605,202	112.05%	($3,618)
2043	$7,401,187	$418,133	$774,773	$293.47	1.00	$2.91	$0	$116,829	$29,207	$7,845,449	$6,994,530	112.17%	($3,868)
2044	$7,845,449	$130,476	$782,521	$296.41	1.00	$2.93	$0	$123,551	$30,888	$8,590,157	$7,701,470	111.54%	($4,039)
2045	$8,590,157	$366,550	$790,346	$299.37	1.00	$2.96	$0	$134,780	$33,695	$9,115,038	$8,197,978	111.19%	($4,168)
2046	$9,115,038	$368,065	$798,250	$302.37	1.00	$2.99	$0	$142,712	$35,678	$9,652,257	$8,740,332	110.43%	($4,145)
2047	$9,652,257	$485,494	$806,232	$305.39	1.00	$3.02	$0	$150,831	$37,708	$10,086,119	$9,201,458	109.61%	($4,021)
2048	$10,086,119	$383,047	$814,295	$308.44	1.00	$3.05	$0	$157,399	$39,350	$10,635,416	$9,799,392	108.53%	($3,800)
2049	$10,635,416	$791,079	$822,438	$311.53	1.00	$3.08	$0	$165,700	$41,425	$10,791,049	$10,028,376	107.61%	($3,467)
2050	$10,791,049	$625,391	$830,662	$314.64	1.00	$3.12	$0	$168,096	$42,024	$11,122,392	$10,451,695	106.42%	($3,049)
2051	$11,122,392	$194,348	$838,969	$317.79	1.00	$3.15	$0	$173,128	$43,282	$11,896,858	$11,341,188	104.90%	($2,526)
2052	$11,896,858	$314,239	$847,358	$320.97	1.00	$3.18	$0	$184,808	$46,202	$12,568,584	$12,160,580	103.36%	($1,855)
2053	$12,568,584	$1,184,741	$855,832	$324.18	1.00	$3.21	$0	$194,947	$48,737	$12,385,885	$12,157,849	101.88%	($1,037)
2054	$12,385,885	$259,621	$864,390	$327.42	1.00	$3.24	$0	$192,271	$48,068	$13,134,858	$13,104,668	100.23%	($137)

30 YEAR RESERVE FUNDING PLAN (WITH NO INCREASE IN CONTRIBUTION) MONTEVALLE

Calendar Year	Starting Reserve Balance	Total Annual Expenditure	Annual Reserve Contribution	Reserve Contribution Per Unit Per Month	Reserve Contribution Increase %	Contribution Increase Per Unit Per Month	Special Assessment	Interest Received	Tax on Interest	End of Year Balance	Fully Funded Balance	Percent Funded	Deficiency Surplus ( ) Per Unit
2025	$1,199,800	$590,188	$647,724	$245.35	0.00	$0	$0	$22,855	$5,714	$1,274,477	$3,257,443	39.13%	$9,013
2026	$1,274,477	$161,218	$647,724	$245.35	0.00	$0	$0	$23,975	$5,994	$1,778,964	$3,562,608	49.93%	$8,107
2027	$1,778,964	$107,987	$647,724	$245.35	0.00	$0	$0	$31,542	$7,886	$2,342,358	$3,941,219	59.43%	$7,268
2028	$2,342,358	$344,185	$647,724	$245.35	0.00	$0	$0	$39,993	$9,998	$2,675,892	$4,106,382	65.16%	$6,502
2029	$2,675,892	$2,368,283	$647,724	$245.35	0.00	$0	$0	$44,996	$11,249	$989,081	$2,264,136	43.68%	$5,796
2030	$989,081	$492,517	$647,724	$245.35	0.00	$0	$0	$19,694	$4,924	$1,159,058	$2,254,472	51.41%	$4,979
2031	$1,159,058	$198,313	$647,724	$245.35	0.00	$0	$0	$22,244	$5,561	$1,625,152	$2,551,172	63.70%	$4,209
2032	$1,625,152	$108,019	$647,724	$245.35	0.00	$0	$0	$29,235	$7,309	$2,186,783	$2,959,887	73.88%	$3,514
2033	$2,186,783	$349,292	$647,724	$245.35	0.00	$0	$0	$37,660	$9,415	$2,513,459	$3,152,796	79.72%	$2,906
2034	$2,513,459	$188,872	$647,724	$245.35	0.00	$0	$0	$42,560	$10,640	$3,004,231	$3,525,516	85.21%	$2,369
2035	$3,004,231	$404,549	$647,724	$245.35	0.00	$0	$0	$49,921	$12,480	$3,284,848	$3,707,685	88.60%	$1,922
2036	$3,284,848	$251,773	$647,724	$245.35	0.00	$0	$0	$54,131	$13,533	$3,721,397	$4,062,520	91.60%	$1,551
2037	$3,721,397	$345,702	$647,724	$245.35	0.00	$0	$0	$60,679	$15,170	$4,068,927	$4,348,929	93.56%	$1,273
2038	$4,068,927	$266,471	$647,724	$245.35	0.00	$0	$0	$65,892	$16,473	$4,499,600	$4,738,466	94.96%	$1,086
2039	$4,499,600	$137,227	$647,724	$245.35	0.00	$0	$0	$72,352	$18,088	$5,064,361	$5,284,696	95.83%	$1,002
2040	$5,064,361	$154,624	$647,724	$245.35	0.00	$0	$0	$80,823	$20,206	$5,618,078	$5,846,228	96.10%	$1,037
2041	$5,618,078	$509,263	$647,724	$245.35	0.00	$0	$0	$89,129	$22,282	$5,823,386	$6,086,691	95.67%	$1,197
2042	$5,823,386	$255,654	$647,724	$245.35	0.00	$0	$0	$92,209	$23,052	$6,284,613	$6,605,202	95.15%	$1,457
2043	$6,284,613	$418,133	$647,724	$245.35	0.00	$0	$0	$99,127	$24,782	$6,588,549	$6,994,530	94.20%	$1,845
2044	$6,588,549	$130,476	$647,724	$245.35	0.00	$0	$0	$103,686	$25,922	$7,183,562	$7,701,470	93.28%	$2,354
2045	$7,183,562	$366,550	$647,724	$245.35	0.00	$0	$0	$112,611	$28,153	$7,549,194	$8,197,978	92.09%	$2,949
2046	$7,549,194	$368,065	$647,724	$245.35	0.00	$0	$0	$118,096	$29,524	$7,917,425	$8,740,332	90.58%	$3,740
2047	$7,917,425	$485,494	$647,724	$245.35	0.00	$0	$0	$123,619	$30,905	$8,172,370	$9,201,458	88.82%	$4,678
2048	$8,172,370	$383,047	$647,724	$245.35	0.00	$0	$0	$127,443	$31,861	$8,532,630	$9,799,392	87.07%	$5,758
2049	$8,532,630	$791,079	$647,724	$245.35	0.00	$0	$0	$132,847	$33,212	$8,488,910	$10,028,376	84.65%	$6,998
2050	$8,488,910	$625,391	$647,724	$245.35	0.00	$0	$0	$132,192	$33,048	$8,610,387	$10,451,695	82.38%	$8,370
2051	$8,610,387	$194,348	$647,724	$245.35	0.00	$0	$0	$134,014	$33,503	$9,164,273	$11,341,188	80.81%	$9,895
2052	$9,164,273	$314,239	$647,724	$245.35	0.00	$0	$0	$142,322	$35,581	$9,604,499	$12,160,580	78.98%	$11,619
2053	$9,604,499	$1,184,741	$647,724	$245.35	0.00	$0	$0	$148,925	$37,231	$9,179,176	$12,157,849	75.50%	$13,539
2054	$9,179,176	$259,621	$647,724	$245.35	0.00	$0	$0	$142,546	$35,636	$9,674,188	$13,104,668	73.82%	$15,593

Montevalle of Scotts Valley Inc.

To all Montevalle owners:

California Civil Code Section 5300 requires that your Association provide annual notice of the following information regarding the Association's insurance coverage, as well as the disclosure below:

General Liability 04/05/2024 to 04/05/2026
Insurance Company: Hardon Specialty Insurance
Policy Limits: $1,000,000 Per Occurrence $2,000,000 Aggregate

Property 04/20/2025 to 04/20/2026
Insurance Company: CA Fair Plan – Fire Only
Policy Limits: 4,770,000
Deductible: $5,000 for property

Fidelity (Crime) Coverage 04/04/2025 to 04/01/2026
Insurance Company: The Hartford
Policy Limits: $800,000
Deductible: $2,500

Directors and Officers Liability 04/04/2025 to 04/01/2026
Insurance Company: Philadelphia Indemnity
Policy Limits: $2,000,000
Retention: $1,000

Earthquake Insurance 04/04/2025 to 04/01/2026
Insurance Company: QBE Specialty & Lloyds of London
Policy Limits: $6,143,700
Retention: 10%, 50,000 Min

Workers Compensation: 7/15/2024 to 7/25/2025
Insurance Company: Truck Insurance Exchange
Policy Limits: $1,000,000

Umbrella Liability NO COVERAGE

Flood Insurance NO COVERAGE

"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."