

Bear Hollow Village Homeowners Association			2026 UPDATE		Please bear in mind that projects may shift each year as we conduct an analysis of our community, our infrastructure, and our funding priorities. This model represents our current plan but is always subject to change.							Actual Cost (completed)	Pushed from prior year/ not completed	Completed - final cost pending	Not completed - TBD this fall						
Reserve Schedule - Updated August 2026																					
ID#	Project Description	Useful Life	Last Year Completed	Cost	2024	2025	2026 - OG	2026 - Forecast	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Next Year	Projection	
Clubhouse																					
1001	Roof	30		\$ 35,000.00														\$ 51,398.68	2066		
1003	Exterior painting	15		\$ 6,000.00			\$ 6,556.36	\$ 6,500.00											2042	\$ 10,126.79	
1004	Heat tape	10	2024	\$ 9,425.00	\$ 9,425.00											\$ 12,666.41			2044	\$ 17,022.60	
1101	HVAC System 1 - Evcon unit	20	2017	\$ 3,500.00															2037	\$ 5,294.06	
1102	HVAC System 2 - Rheem unit	20	2004	\$ 10,500.00			\$ 11,139.45		\$ 12,000.00										2045	\$ 21,673.33	
1103	Water heater #1	8	2023	\$ 3,000.00									\$ 3,800.31						2040	\$ 4,814.12	
1104	Water heater #2	8	2023	\$ 3,000.00									\$ 3,800.31						2040	\$ 4,814.12	
1201	Interior Repaint	10		\$ 14,000.00			\$ 15,298.18		\$ 16,000.00										2037	\$ 21,502.66	
1202	Flooring (tile)	30		\$ 20,000.00														\$ 29,370.67	2066		
1203	Interior light fixtures	25		\$ 8,000.00									\$ 10,134.16						2056	\$ 21,218.68	
1204	Furniture	10		\$ 8,000.00			\$ 8,741.82		\$ 9,000.00										2037	\$ 12,095.25	
1206	Appliance- Refrigerator	10		\$ 1,500.00					\$ 1,688.26										2037	\$ 2,268.88	
1207	Appliance- Dishwasher	10		\$ 900.00			\$ 954.81		\$ 1,000.00										2037	\$ 1,343.92	
1208	Kitchen remodel (cupboards, cabinets, etc)	20		\$ 25,000.00								\$ 30,746.85							2050	\$ 55,532.23	
1209	Restroom remodel	20		\$ 25,000.00									\$ 31,669.25						2051	\$ 57,198.19	
1301	Access Control System	12		\$ 10,000.00					\$ 16,000.00										2039	\$ 22,812.17	
1302	Camera / Alarm System	12		\$ 10,000.00				\$ 8,767.18						\$ 12,667.70					2043	\$ 18,061.11	
Pool Deck & Pool Equipment																					
1401	Patio furniture	5		\$ 3,500.00			\$ 3,605.00		\$ 3,715.00	\$ 3,826.45	\$ 3,941.24	\$ 4,059.48	\$ 4,181.27	\$ 4,306.70	\$ 4,435.90	\$ 4,568.98	\$ 4,706.05	\$ 4,847.23	2035	\$ 4,706.05	
1402	Metal fence (35x 8ft sections, 3x gates)	20		\$ 30,000.00							\$ 34,778.22								2049	\$ 62,813.34	
1403	Pool slab / surface	15		\$ 25,000.00			\$ 27,318.18		\$ 28,000.00										2042	\$ 43,623.09	
1404	Pool - resurface	12		\$ 14,000.00					\$ 32,000.00										2039	\$ 45,624.35	
1405	Pool heater - replace	10	2023	\$ 10,352.00											\$ 13,912.22				2043	\$ 18,696.86	
1406	Pool filter - replace	15		\$ 2,500.00			\$ 2,575.00		\$ 2,600.00										2042	\$ 4,050.72	
1407	Pool pump - replace	10		\$ 2,500.00				\$ 1,022.12	\$ 2,813.77										2037	\$ 3,781.47	
1408	Pool cover - daily - replace	10	2020	\$ 2,363.00								\$ 5,000.00							2040	\$ 6,719.58	
1409	Pool cover - winter season - replace	10	2019	\$ 910.00						\$ 11,000.00									2039	\$ 14,783.08	
1410	Controller & feeder system	10	2023	\$ 5,000.00				\$ 669.50									\$ 7,128.80		2046	\$ 10,163.97	
Spa & Spa Equipment																					
1501	Spa - resurface	10	2026	\$ 19,913.00			\$ 13,791.70	\$ 19,913.00											2036	\$ 26,761.41	
1502	Spa heater	10	2019	\$ 4,355.00				\$ 8,200.00										\$ 11,020.11	2046	\$ 14,810.11	
1503	Spa filter	15		\$ 1,800.00			\$ 1,900.00		\$ 2,000.00										2039	\$ 3,115.93	
1504	Spa pump - circulation	10		\$ 2,200.00					\$ 2,476.12										2037	\$ 3,327.70	
1505	Spa pump - jet #1	10	2021	\$ 1,060.00									\$ 1,424.55						2037	\$ 1,914.48	
1506	Spa pump - jet #2	10		\$ 1,200.00					\$ 1,350.61										2037	\$ 1,815.11	
1507	Controller & feeder system	10	2023	\$ 5,000.00		\$ 1,205.72		\$ 669.50									\$ 7,128.80		2046	\$ 10,163.97	
1508	Spa cover - thermal	5	2026	\$ 1,016.42				\$ 1,016.42					\$ 1,178.31					\$ 1,365.98	2046	\$ 10,163.97	
Fitness Room & Equipment																					
1609	Cardio Equipment Replacement	10		\$ 65,900.00							\$ 39,344.02	\$ 40,524.34							2039	\$ 107,336.41	
1610	Weight Equipment Replacement	15		\$ 7,500.00							\$ 8,955.39								2043	\$ 13,952.21	
1613	Gym Flooring	12		\$ 3,000.00											\$ 4,031.75				2045	\$ 5,748.31	
Sports Courts & Equipment																					
1701	Grill #1	10		\$ 3,500.00		\$ 1,826.04		\$ 3,163.00						\$ 4,433.70					2041	\$ 5,958.52	
1702	Grill #2	10		\$ 3,500.00		\$ 1,826.04								\$ 4,433.70					2041	\$ 5,958.52	
1704	Gas fire pit	10		\$ 2,000.00		\$ 3,505.70													2035	\$ 4,711.37	
Landscaping, Surfaces & Structures																					
3101	Kiosk roof	30		\$ 4,000.00						\$ 4,637.10									2058	\$ 11,255.45	
3102	Metal mailboxes	20		\$ 26,000.00												\$ 34,941.83			2048	\$ 52,852.65	
3103	Kiosk painting	15		\$ 1,500.00						\$ 1,738.91									2043	\$ 2,709.17	
3301	Roads - repaving	30	2020	\$ 191,000.00																\$ 463,607.13	
3302	Roads - crack & seal coat	3		\$ 35,000.00	\$ 27,328.25	\$ 15,352.09	\$ 15,450.00	\$ 15,450.00	\$ 15,913.50	\$ 16,390.91	\$ 16,882.63	\$ 17,389.11	\$ 17,910.78	\$ 18,448.11	\$ 19,001.55	\$ 19,571.60	\$ 20,158.75	\$ 20,763.51	2037	\$ 21,386.41	
3305	Concrete - Repairs / Replacement	10		\$ 10,000.00	\$ 6,724.00	\$ 16,000.00	\$ 20,600.00	\$ 20,600.00	\$ 21,218.00	\$ 21,854.54	\$ 22,510.18	\$ 23,185.48	\$ 23,881.05	\$ 24,597.48	\$ 25,335.40	\$ 26,095.46	\$ 26,878.33	\$ 27,684.68	2037	\$ 28,515.22	
3306	Rock walls	10		\$ 2,500.00											\$ 3,074.68				2037	\$ 3,460.58	
	Fence Repairs & Replacements					\$ 3,601.92															
Contingency / Emergency Spending																					
9900	Contingency Fund	1		\$ 5,000.00		\$ -	\$ -		\$ 5,150.00	\$ 5,304.50	\$ 5,463.64	\$ 5,627.54	\$ 5,796.37	\$ 5,970.26	\$ 6,149.37	\$ 6,333.85			2035	\$ 6,523.87	
	Misc / other reserve spending					\$ 1,781.00															
	Retaining wall				\$ 42,293.00	\$ 27,971.00	\$ 100,000.00		\$ 160,000.00	\$ 164,800.00	\$ 169,744.00	\$ 40,000.00	\$ 41,200.00	\$ 42,436.00							
	Blathion drainage			\$ 50,000.00	\$ 51,173.00																
	ADA Parking			\$ 46,643.94																	
	Back flow replacements				\$ 42,020.00			\$ 3,762.15													
Total Reserve Expenses by Year:					\$ 183,587.19	\$ 115,089.51	\$ 227,930.49	\$ 89,732.87	\$ 332,925.27	\$ 218,552.40	\$ 312,619.32	\$ 166,532.81	\$ 166,511.45	\$ 95,758.55	\$ 75,940.88	\$ 104,178.13					
Totals																					
	Annual Dues			\$ 808,716.00	\$ 848,496.00			\$ 891,300.00	\$ 935,865.00	#####	\$ 1,080,924.08	\$ 1,113,351.80	\$ 1,146,752.35	\$ 1,146,752.35	\$ 1,146,752.35	\$ 1,146,752.35					
	Budgeted Special Assessment			\$ -	\$ -			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
	Other Budgeted Income			\$ 1,623.25	\$ 1,700.00			\$ 1,650.00	\$ 1,600.00	\$ 1,648.00	\$ 1,697.44	\$ 1,748.36	\$ 1,800.81	\$ 1,854.84	\$ 1,910.48	\$ 1,967.80					
	Water Assessments			\$ 41,000.00	\$ 49,580.00			\$ 65,880.00	\$ 72,470.00	\$ 76,093.50	\$ 76,093.50	\$ 79,898.18	\$ 79,898.18	\$ 83,893.08	\$ 83,893.08	\$ 88,087.74					
	Annual Budgeted Op Expenses			\$ (809,542.00)	\$ (834,085.00)			\$ (836,288.00)	\$ (846,175.00)	\$ (871,560.25)	\$ (897,707.06)	\$ (924,638.27)	\$ (952,377.42)	\$ (980,948.74)	\$ (1,010,377.20)	\$ (1,040,688.52)				*includes 3% annual increase	
	Surplus			\$ 60,440.00	\$ 65,691.00			\$ 122,542.00	\$ 163,760.00	\$ 235,632.75	\$ 261,007.96	\$ 270,360.07	\$ 276,073.92	\$ 251,551.53	\$ 222,178.72	\$ 196,119.37				Difference btwn dues & op exp	
	Ending Reserve Balance Prior Year			\$ 255,219.80	\$ 163,725.20			\$ 152,634.65	\$ 217,597.78	\$ 64,432.51	\$ 97,512.86	\$ 61,901.50	\$ 181,728.75	\$ 307,291.23	\$ 479,084.21	\$ 641,322.04					
	Budgeted Reserve Allocation			\$ 60,440.00	\$ 65,691.00			\$ 122,542.00	\$ 163,760.00	\$ 235,632.75	\$ 261,007.96	\$ 270,360.07	\$ 276,073.92	\$ 251,551.53	\$ 222,178.72	\$ 196,119.37					
	Reserve Interest			\$ 3,605.09	\$ 7,182.70			\$ 2,327.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00					
	Reinvestment Fee Income			\$ 28,047.50	\$ 31,125.26			\$ 29,827.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00					
	Surplus / Reserves			\$ 347,312.39	\$ 267,724.16			\$ 307,330.65	\$ 397,357.78	\$ 316,065.26	\$ 374,520.82	\$ 348,261.56	\$ 473,802.68	\$ 574,842.76	\$ 717,262.93	\$ 853,441.41					
	Less Reserve Budget Expenses			\$ (183,587.19)	\$ (115,089.51)			\$ (89,732.87)	\$ (332,925.27)	\$ (218,552.40)	\$ (312,619.32)	\$ (166,532.81)	\$ (166,511.45)	\$ (95,758.55)	\$ (75,940.88)	\$ (104,178.13)				</	