RESERVE FUNDS

Funds Needed to Repair and Maintain Our Roads and Culverts

A 5-YEAR Proposal- Presented by the ROAD COMMITTEE in March 2025

Posts on Jenny Wang's Candidate websites suggest we have too much money in our Reserve account. Here is THE TRUTH:

At the March 2025 report presented by the chairman of our Roads Committee, we were informed that over the next five years, the Association would need to spend somewhere between $4.1 and $4.8 million dollars for the ongoing maintenance and repairs of our highest priority culverts and roads.

Important points to note are:

- Just over $1 million is collected annually from homeowners
- Ideally 50% of that is transferred to the Reserves account
- In 2025, only 36% of the collections was transferred to Reserves because of the increase in our operating expenses (our Operations account is separate from our Reserves account)
- These calculations and road/culvert prioritizations are made by experts and reflect both the current condition of our roads and a video inspection of our culverts
- Estimates for ongoing road repairs quoted in 2025 were between $2.5 and $3.2 million dollars. This estimate variation is based on the overall condition of our roads as determined by our Board
- Estimates for the repairs of our highest risk culverts was approximately $1.6 million dollars.
- In 2025, eight of the most damaged culverts were repaired at a cost of $378,776
- CONCLUSION: The known costs for road and culvert repairs over the next five year are somewhere between $4.1 and $4.8 million dollars. These funds come directly from our Reserve account (not operations).