

# High Sierra Property Owners Association



## RESERVE SUMMARY

Based on Fiscal Year Ending December 31, 2012  
For Fiscal Year Beginning January 1, 2013

Prepared By  
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in  
October 2012

### Golden Consulting Group

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## General Association Information

This Reserve Study and Cash Flow Analysis have been prepared for the board and their members. High Sierra Property Owners Association located in Madera County, Sacramento, CA owner receives title to his unit, a membership in High Sierra Property Owners Association, and an undivided percentage interest as tenant in common in the common area on which their lot is located. The Board of Directors is accountable to the membership for the management and operation of the association. The reserve study and its recommended funding plan provides financial guidance which is often indispensable and shows due diligence from the board and its members.

Name of Association:	High Sierra Property Owners Association
Address of Association:	North Meadow Lane & Forest Road
County of Association:	Madera County
Number of Lots:	169 Lots
Age of Association:	1972
Fiscal Year:	January 1 <sup>st</sup> thru December 31 <sup>st</sup>
Last Reserve Study:	FYE 2009
General Budget:	Shared Operating and Reserve Expenses
Reserve Study Type:	Full On-Site Visual Inspection Only Verification Only, Not Quantification Condition Assessment: (based on on-site visual observation)
Reserve Study Type:	Update
Reserve Percent Funded:	97%
Reserve Status:	Funded
Overall Condition:	Association is well maintained
Management Company:	Self Managed

The Reserve Study which is made up into two parts: 1) the information about the physical status and repair/replacement cost of the major common area components the association is obligated to maintain (Physical Analysis), and 2) the evaluation and analysis of the association's Reserve balance, income, and expenses (Financial Analysis).

The **Physical Analysis** lists and estimates replacement costs and timing for replacement of the major components whose repair or replacement is to be funded through association reserves. The component inventory should be relatively "stable" from year to year while the condition assessment and life and valuation estimates will necessarily change from year to year. The study determines when such repairs or replacements will be needed and what they will cost.

### *Steps in the Physical Analysis Process*

- Identify Components
- Specify Quantities
- Inspect components; define scope and methodology for inspection. (This should be performed by reasonably qualified individuals)
- Determine useful life; document maintenance assumptions
- Assess remaining life; determine replacement year
- Determine cost of replacement

The **Financial Analysis** is the portion of a Reserve Study where current status of the reserves (measured as cash or percent funded) and a recommended reserve contribution rate (Reserve Funding Plan) are derived, and the projected reserve income and expense over time is presented.

### *Steps in the Funding Analysis Process*

- Obtain component information
- Identify reserve account asset (cash balance)
- Estimate annual association reserve fund income (from regular assessments)
- Determine funding goal
- Calculate replacement fund liability
- Project expenditures and reserve fund needs including regular and special assessments
- Determine funding goal
- Prepare statement of limitations and assumptions
- Prepare reserve study portion of *proforma* operating budget

## Percent Funding of Reserves

The percent funded for **High Sierra Property Owners Association** is estimated at **97%** and is based upon the current reserves and the information available it is estimated that the reserve account balance **will 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. By using the current 30 Year Reserve Funding Plan, a Special Assessment **may not be** necessary to fund the reserves.

Showing a reserve deficit/surplus does not necessarily indicate that an association is in good or poor financial condition. The current funding plan will help eliminate the presence of surplus and/or deficit over a period of years. However, funding levels could decrease or increase each year based upon repairs and/or replacements which may be scheduled and for unforeseen replacements, in which annual reserve updates are necessary to account for the changes and/or adjustments.

Estimated Association Percent Funded	97%
Estimated Inflation Factor Rate	2.5%
Estimated Annual Reserve Increases Starting in Fiscal Year 2014 thru 2042	Varies
Estimated Cash Reserve Balance as of December 31, 2012	\$40,571
<u>Estimated Accrual Balance (required)</u>	<u>\$41,813</u>
<b>Estimated Reserve Balance Deficit (cash need minus cash on hand)</b>	<b>-\$1,242</b>
<b>Estimated Reserve Balance Deficit on a Per Unit Basis</b>	<b>-\$7</b>

*The estimated reserve account balance does not take into consideration any monies owed to the reserve fund and/or any delinquent accounts. The estimated reserve balance only includes actual cash on hand as of September 2012 and any future reserve contribution planned.*

It is our recommendation that the annual reserve contribution for High Sierra Property Owners Association should remain the same at **\$5,070 or \$30** per unit per year. The information provided in the reserve study is based on the current budget, onsite inspection, financial information, and the enclosed reserve funding worksheet. Based on the reserve study worksheet funding plan in order to ensure the associations projected reserve expenditures the association should approve annual increases starting in fiscal year 2014 and continuing thru fiscal year 2043. (*see reserve study worksheet*)

Annual Reserve Study Updates are necessary to assess the associations Reserve Fund and to disclose the associations percent funded to its members. The annual increases should be reassessed and adjusted at the time of the next reserve study.

Per CC&R's (see for its entirety)

It is also our recommendation to review the CC&R's and the maintenance obligations of the Association and have the pumps & wells inspected per the specifications of the CC&R's.

**Each OWNER shall keep all shrubs, trees, grass, and plantings of any kind situate upon his/her LOT neatly trimmed, properly cultivated and free of trash, weeds, or other unsightly material.**

**Until such time as the RESIDENCE and the landscaping of a LOT has been completed, the OWNER of a LOT shall maintain such LOT in a neat, clean and weed-free condition.**

It is also our recommendation to review the CC&R's and the maintenance obligations of the Association and have the pumps & wells inspected per the specifications of the CC&R's.

## Percent Funding of Reserves

It is our recommendation that all anticipated reserve expenditures scheduled for fiscal year 2013 be inspected, repaired or replaced as indicated by a professional. Fully funded reserve components are components that have reached its useful life and/or exceeded its average life expectancy. The board should inspect and review each component before approving deferment, replacement and/or repair of the reserve components.

***The anticipated expenditures for Fiscal Year 2013 is as follows:***

*Inspect & Repair Road*

*Inspect & Replace Wood Sign Posts as needed*

*Sealing of Propane Fence (if approved)*

*Painting Kiosk Center*

The board also needs to be aware that even though some of these items maybe classified as a lifetime component that there are NO components that will last a lifetime. There will come a time when all the reserve components will fail and need to be repaired or replaced. It is our goal to include all major components within the reserve study whether or not they are funded through the reserves.

A general concept behind reserve funding is that owners over time will pay their fair share for the wear of the components, or at least the difference. While the State of California does not require that common interest developments maintain reserves, it does require that the association disclose to homeowners the status of the fund. This disclosure must include the amount of money expected to set aside in the reserve fund, as well as the amount of reserve money necessary, at the end of the fiscal year. The amount of reserve necessary has generally been interpreted to be the amount of money that would be on hand if owners were paying their fair share over time for the wearing out of the components

The board is cautioned to understand that the funding plan has projected the current funds on hand and has increased the contributions in accordance to the thirty (30) year cash flow analysis as required by Davis-Stirling Act. It is impossible to project thirty (30) years into the future to ascertain the cost of repair or replacement of any of the components, let alone the value of money, changing building code requirements and other unknowns. Golden Consulting Group has estimated and projected future cost of repairs and replacement of those components for the Board of Directors of the above Homeowners Association.

# High Sierra Property Owners Association

## Assessment and Reserve Funding Disclosure Summary

Civil Code §1365.2.5.

California Civil Code section 1365.2.5 requires that this Assessment and Reserve Funding Disclosure Summary be distributed to all owners not less than thirty (30) days nor more than ninety (90) days prior to the beginning of the Association's fiscal year. The Summary is to be provided with, and accompany, the Association's Budget or Summary thereof that is delivered to all owners pursuant to California Civil Code section 1365.

**(1) The 2013 Operating and Reserve Assessment is: \$ 155/Per Unit Per Year**

The 2013 Operating Assessment is: \$ 125./PUPY

The 2013 Reserve Assessment is: \$30/PUPY

The Monthly Variable Assessment is as follows:

Unit Number	Monthly Assessment	Unit Number	Monthly Assessment	Unit Number	Monthly Assessment

**(2) Additional 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 is due:	Amount per unit per month (If assessments are variable, see note immediately below):	Purpose of the assessment:

**(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**

**(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 unit:

**(5) All major components are included in the reserve study and are included in its calculations. Yes   X      No**

Major Components:	Useful remaining life in years:	Reason this major component was not included:

# High Sierra Property Owners Association

## Assessment and Reserve Funding Disclosure Summary

Civil Code §1365.2.5.

(6) Based on the method of calculation in paragraph (4) of subdivision (b) of Section 1365.2.5, the estimated amount required in the reserve fund is **\$41,813** based in whole or in part on the last reserve study or update prepared by **Golden Consulting Group** as of **October 2012**. The projected reserve fund cash balance is **\$40,571** resulting in reserves being **97%** funded. If an alternate, but generally accepted, method of calculation is also used, the required reserve amount is \$\_\_\_\_. (See attached explanation)

(7) Based on the method of calculation in paragraph (4) of subdivision (b) of Section 1365.2.5 of the Civil Code, the estimated amount required in the reserve fund at the end of each of the next five budget years is \$\_\_\_\_, and the projected reserve fund cash balance in each of those years, taking into account only assessments already approved and other known revenues, is \$\_\_\_\_, leaving the reserve at \_\_\_\_\_ 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 \$\_\_\_\_, leaving the reserve at \_\_\_\_\_ percent funding. **See Attached Funding Worksheet**

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 estimated interest rate earned on reserve funds is **0.50%** per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was **2.5%** per year.

### SUPPLEMENT TO ASSESSMENT AND RESERVE FUNDING DISCLOSURE SUMMARY

[Civil Code section 1365.2.5(b)(3)]

Due to factors beyond the control of the Directors, including but not limited to the rate of inflation, the rate at which the major components actually deteriorate, unanticipated damage to the major components, fluctuations in material and labor costs and changes in building codes and regulations, the accuracy of the information set forth in paragraphs 3, 4 and 5 above is not, and cannot be, guaranteed. Depending upon the accuracy of the present and future assumptions used in providing the information in paragraphs 3, 4 and 5, the information and conclusions set forth in said paragraphs may not be correct. Therefore, any person reviewing this Assessment and Reserve Funding Disclosure Summary should not, without conducting their own independent investigation and analysis, rely upon the accuracy of the information set forth in paragraph 3, 4 and 5.

Please note, for purposes of this Assessment and Reserve Funding Disclosure, the words and phrases stated below are given the following meaning:

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 1365.5. Components with an estimated remaining useful life of more than thirty (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.

3. The form set out in subdivision (a) shall accompany each pro forma operating budget or summary thereof that is delivered pursuant to this article. The form may be supplemented or modified to clarify the information delivered, so long as the minimum information set out in subdivision (a) is provided.

4. 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 reserves in accordance with this calculation.

*The information in this disclosure summary is deemed reliable as of the date of the disclosure, but is not guaranteed. Golden Consulting Group has obtained information, documentation, and materials from the Association and/or agent and this disclosure summary is based upon the accuracy of such information. The Association, by accepting this disclosure summary, agrees to release Golden Consulting Group from any claims, demands or damages and further agrees to indemnify, defend and hold harmless Golden Consulting Group from and against any and all liability, damages, losses, claims, demands, or lawsuits arising out of or relating to this disclosure.*

## High Sierra Property Owners Association Major Components Inventory

Component/Maintenance	Quantity / Unit Measurement	Unit Cost	Replace Cost	Annual Reserve	Useful Life	Remaining Life	Last Known Replacement Date	Next Disbursement Date
Road- Repair Fund	286720 Sq. Ft.	0.01	\$2,871	\$957	3	1	-	2013
Asphalt - Seal	49120 Sq. Ft.	0.20	\$10,000	\$2,000	5	2	2008	2014
Asphalt - Overlay	49120 Sq. Ft.	1.51	\$0	Not Funded	20	10	Not Funded	2022
Concrete Slabs & Stairs/Landing	548 Sq. Ft.	6.00	\$3,288	\$110	30	26	2008	2038
Dock Recovering - Carpet	225 Sq. Ft.	0.53	\$120	\$12	10	9	2010	2021
Replace Lower Pump House - Shingle Roof @ pond	136 Sq. Ft.	3.50	\$476	\$32	15	8	Unknown	2020
Replace Upper Pump House Metal Roof	136 Sq. Ft.	3.50	\$476	\$24	20	17	2008	2029
Replace Storage Shed Shingle Roof @ pond	248 Sq. Ft.	3.50	\$868	\$58	15	8	Unknown	2020
Replace Kiosk - Metal Roof @ Entry	40 Sq. Ft.	3.50	\$140	\$7	20	20	2012	2032
Repair/Replace Lower Pump House	96 Sq. Ft.	25.00	\$2,400	\$69	35	18	Unknown	2030
Repair/Replace Upper Pump House	96 Sq. Ft.	25.00	\$2,400	\$69	35	32	Unknown	2044
Repair/Replace Storage Shed	192 Sq. Ft.	25.00	\$4,800	\$137	35	13	Unknown	2025
Repair/Replace Kiosk Center	1 Each	1000	\$1,000	\$29	35	13	Unknown	2025
Wood & Barb Wire Fence (Perimeter)	8475 Ln. Ft.	0.07	\$600	\$200	3	3	2012	2015
Wood Propane Fence	72 Ln. Ft.	15.00	\$1,080	\$72	15	10	2012	2022
Front & Back Swing Gates	2 Each	1000	\$2,000	\$67	30	13	Unknown	2025
Wrought Iron Stair Railings	60 Ln. Ft.	50	\$3,000	\$100	30	13	Unknown	2025
Wood Sign POST only	1 Fund	500	\$500	\$100	5	1	Ongoing	2013
Metal Gates (Front & Back)	2 Each	150	\$300	\$60	5	5	2012	2017
Wrought Iron Stair Railings	1 Each	150	\$150	\$30	5	5	2012	2017

## High Sierra Property Owners Association Major Components Inventory

Component/Maintenance	Quantity / Unit Measurement	Unit Cost	Replace Cost	Annual Reserve	Useful Life	Remaining Life	Last Known Replacement Date	Next Disbursement Date
Sealing of Wood Signs & Benches	1 Each	500	\$500	\$100	5	5	2012	2017
Painting A-Frame Entry Sign	1 Each	500	\$500	\$100	5	5	2012	2017
Upper & Lower Pump House	640 Sq. Ft.	1.20	\$768	\$154	5	2	Unknown	2014
Storage Shed	448 Sq. Ft.	1.20	\$538	\$108	5	2	Unknown	2014
Sealing of Propane Fence	360 Sq. Ft.	0.75	\$270	\$54	5	0	None	2013
Painting Kiosk Center	1 Each	150	\$150	\$30	5	0	Unknown	2013
Water Tank	1 Each	33000	\$33,000	\$660	50	37	1999	2049
Lower Generator	1 Each	9950	\$9,950	\$498	20	17	2008	2029
Upper Generator	1 Each	9950	\$9,950	\$498	20	6	Varies/2012	2018
Solar System & Panels	1 Each	12110	\$12,110	\$404	30	26	2007	2038
Lower Well Pump	1 Each	1000	\$1,000	\$200	5	2	2012-Rebuild	2014
Upper Well Pump	2 Each	1000	\$2,000	\$400	5	2	2008	2014
Replace Signage Various Metal Signs	1 Fund	1000	\$1,000	\$100	10	5	Varies	2017
Replace Signage No Trespassing	1 Fund	2300	\$2,300	\$230	10	5	2012	2017
Replace Signage Wood Signs	1 Fund	1000	\$1,000	\$67	15	5	-	2017
Replace Furnishings recreational & benches	1 Fund	1000	\$1,000	\$83	12	10	2012	2022
Reserve Study	1 Each	1400	\$1,400	\$467	3	3	2012	2015
<b>Total reserves based on straight line</b>			<b>\$113,905</b>	<b>\$8,281</b>	<b>Total accrued for aged components</b>			

## High Sierra Property Owners Association Physical Analysis by Category Detail

Component/Maintenance	Replace Cost	Annual Reserve	Accrued Reserve	Useful Life	Remaining Life	Last Known Replacement Date	Next Disbursement Date
<b>PAVEMENT/CONCRETE</b>							
Road- Repair Fund	\$2,871.06	\$957	\$1,914	3	1	-	2013
Asphalt - Seal	\$10,000	\$2,000	\$6,000	5	2	2008	2014
Asphalt - Overlay	\$0	Not Funded	Not Funded	20	10	Not Funded	2022
Concrete Slabs & Stairs/Landing	\$3,288	\$110	\$438	30	26	2008	2038
Dock Recovering - Carpet	\$120	\$12	\$12	10	9	2010	2021
<b>PAVEMENT/CONCRETE</b>	<b>\$16,279</b>	<b>\$3,079</b>	<b>\$8,365</b>				
<b>ROOFS</b>							
Replace Lower Pump House - Shingle Roof @ pond	\$476	\$32	\$222	15	8	Unknown	2020
Replace Upper Pump House - Metal Roof	\$476	\$24	\$71	20	17	2008	2029
Replace Storage Shed - Shingle Roof @ pond	\$868	\$58	\$405	15	8	Unknown	2020
Replace Kiosk - Metal Roof @ Entry	\$140	\$7	\$0	20	20	2012	2032
<b>ROOFS</b>	<b>\$1,960</b>	<b>\$120</b>	<b>\$699</b>				
<b>BUILDINGS/SHEDS</b>							
Repair/Replace Lower Pump House	\$2,400	\$69	\$1,166	35	18	Unknown	2030
Repair/Replace Upper Pump House	\$2,400	\$69	\$206	35	32	Unknown	2044
Repair/Replace Storage Shed	\$4,800	\$137	\$3,017	35	13	Unknown	2025
Repair/Replace Kiosk Center	\$1,000	\$29	\$629	35	13	Unknown	2025
<b>BUILDINGS/SHEDS</b>	<b>\$10,600</b>	<b>\$303</b>	<b>\$5,017</b>				
<b>FENCES/GATES/RAILINGS</b>							
Wood & Barb Wire Fence (Perimeter)	\$600	\$200	\$0	3	3	2012	2015
Wood Propane Fence	\$1,080	\$72	\$360	15	10	2012	2022
Front & Back Swing Gates	\$2,000	\$67	\$1,133	30	13	Unknown	2025
Wrought Iron Stair Railings	\$3,000	\$100	\$1,700	30	13	Unknown	2025
Wood Sign POST only	\$500	\$100	\$400	5	1	Ongoing	2013
<b>FENCES/GATES/RAILINGS</b>	<b>\$7,180</b>	<b>\$539</b>	<b>\$3,593</b>				

## High Sierra Property Owners Association Physical Analysis by Category Detail

Component/Maintenance	Replace Cost	Annual Reserve	Accrued Reserve	Useful Life	Remaining Life	Last Known Replacement Date	Next Disbursement Date
<b>PAINTING</b>							
Metal Gates (Front & Back)	\$300	\$60	\$0	5	5	2012	2017
Wrought Iron Stair Railings	\$150	\$30	\$0	5	5	2012	2017
Sealing of Wood Signs & Benches	\$500	\$100	\$0	5	5	2012	2017
Painting A-Frame Entry Sign	\$500	\$100	\$0	5	5	2012	2017
Upper & Lower Pump House	\$768	\$154	\$461	5	2	Unknown	2014
Storage Shed	\$538	\$108	\$323	5	2	Unknown	2014
Sealing of Propane Fence	\$270	\$54	\$270	5	0	None	2013
Painting Kiosk Center	\$150	\$30	\$150	5	0	Unknown	2013
<b>PAINTING</b>	<b>\$3,176</b>	<b>\$635</b>	<b>\$1,203</b>				
<b>MECHANICAL</b>							
Water Tank	\$33,000	\$660	\$8,580	50	37	1999	2049
Lower Generator	\$9,950	\$498	\$1,493	20	17	2008	2029
Upper Generator	\$9,950	\$498	\$6,965	20	6	Varies/2012	2018
Solar System & Panels	\$12,110	\$404	\$1,615	30	26	2007	2038
Lower Well Pump	\$1,000	\$200	\$600	5	2	2012-Rebuild	2014
Upper Well Pump	\$2,000	\$400	\$1,200	5	2	2008	2014
<b>MECHANICAL</b>	<b>\$68,010</b>	<b>\$2,659</b>	<b>\$20,452</b>				
<b>OTHER</b>							
Replace Signage Various Metal Signs	\$1,000	\$100	\$500	10	5	Varies	2017
Replace Signage No Trespassing	\$2,300	\$230	\$1,150	10	5	2012	2017
Replace Signage Wood Signs	\$1,000	\$67	\$667	15	5	-	2017
Replace Furnishings (recreational & benches)	\$1,000	\$83	\$167	12	10	2012	2022
Reserve Study	\$1,400	\$467	\$0	3	3	2012	2015
<b>OTHER</b>	<b>\$6,700</b>	<b>\$946.67</b>	<b>\$2,483</b>				
Total reserves based on straight line	<b>\$113,905</b>	<b>\$8,281</b>	<b>\$41,813</b>	Total accrued for aged components			
Annual reserve per lot based on straight line		<b>\$49</b>	<b>\$40,571</b>	Estimated reserve account balance as of December 31, 2012			
2012 Annual Reserve Contribution \$5,070 / 169 Lots		<b>\$30</b>	<b>97%</b>	Percent Funded			
2013 Recommended Annual Reserve Contribution \$5,070 / 169 Lots — No Increase		<b>\$30</b>					

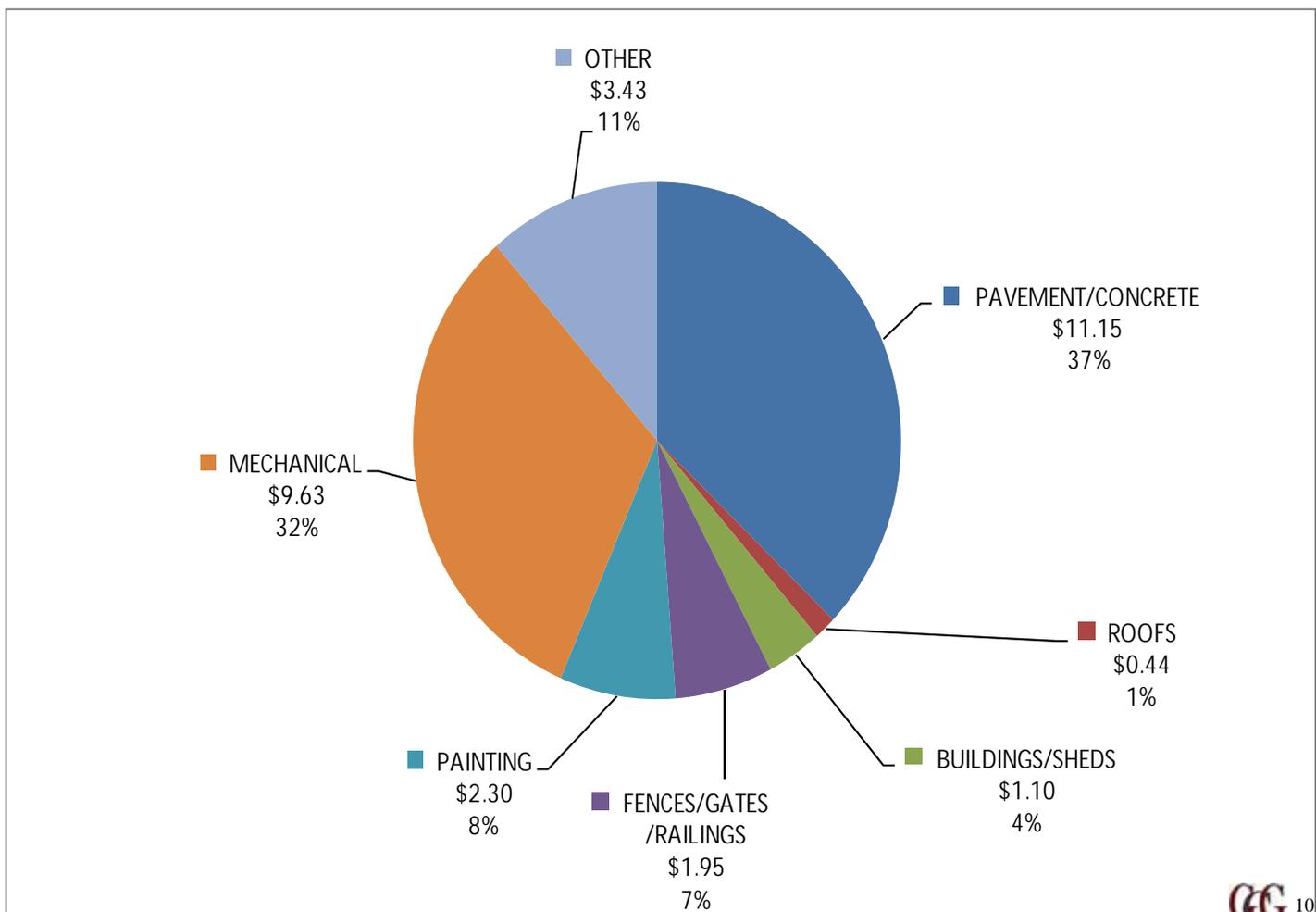
## High Sierra Property Owners Association Assessment Analysis Category Summary

Description	Replacement Cost	Annual Reserve	Accrued Reserve	Percentage	2012 Monthly Assessment Per Unit	2013 Monthly Assessment Per Unit
PAVEMENT/CONCRETE	\$16,279	\$3,079	\$8,365	37%	\$11.15	\$11.15
ROOFS	\$1,960	\$120	\$699	1%	\$0.44	\$0.44
BUILDINGS/SHEDS	\$10,600	\$303	\$5,017	4%	\$1.10	\$1.10
FENCES/GATES/RAILINGS	\$7,180	\$539	\$3,593	7%	\$1.95	\$1.95
PAINTING	\$3,176	\$635	\$1,203	8%	\$2.30	\$2.30
MECHANICAL	\$68,010	\$2,659	\$20,452	32%	\$9.63	\$9.63
OTHER	\$6,700	\$947	\$2,483	11%	\$3.43	\$3.43
<b>TOTAL</b>	<b>\$113,905</b>	<b>\$8,281</b>	<b>\$41,813</b>	<b>100%</b>	<b>\$30.00</b>	<b>\$30.00</b>

### 2013 RESERVE CONTRIBUTION

**\$5,070 Annual Reserve Contribution**

**\$30.00 Per Unit Per Year**



# High Sierra Property Owners Association

## RESERVE STUDY

BASED ON FISCAL YEAR ENDING DECEMBER 31, 2012

FOR FISCAL YEAR BEGINNING JANUARY 1, 2013

Reserve Study Type:	<b>Update Only</b>
Fiscal Year	<b>January 1st thru December 31st</b>
Association Active Date	1972
Number of Lots	169
Last Reserve Study Performed	FYE 2009
Estimated Reserve Account Balance as of FYE December 31, 2012	\$40,571
Estimated Accrual Reserve Balance <i>(based on straight line)</i> as of FYE December 31, 2012	\$41,813
<b>Estimated Reserve Balance DEFICIT</b> <i>(Reserve Balance minus Accrual Balance)</i>	<b>-\$1,242</b>
<b>Estimated Reserve Balance DEFICIT on a per lot basis</b>	<b>-\$7</b>
<b>Percent Funded based on straight line</b> <i>(Reserve Balance divided by Accrual Balance)</i>	<b>97%</b>
<b>Reserve Funding Status</b>	<b>FUNDED</b>
Inflation Factor	2.50%
2012 Reserve Contribution	\$5,070
2013 Straight Line Annual Reserves <i>(total of each components replacement cost divided by useful life)</i>	\$8,281
2013 Reserve Contribution	\$5,070
Annual Reserve Contribution Per Lot	\$30

### 30-YEAR RESERVE FUNDING PLAN

Fiscal Year	Projected Annual Reserve Contribution	Annual Reserve Contribution Per Unit	Estimated Reserve Expenses + 3% Contingency	Estimated Interest Reserve Fund @ .50%	Estimated Reserve Fund Balance @ FYE	Accrued Reserve Fund Balance @ FYE	Estimated Reserve Percent Funded
2013	\$5,070	\$30.00	\$3,905	\$209	\$41,945	\$50,915	82%
2014	\$5,577	\$33.00	\$15,103	\$162	\$32,580	\$55,948	58%
2015	\$6,084	\$36.00	\$2,164	\$183	\$36,683	\$49,773	74%
2016	\$6,591	\$39.00	\$3,185	\$200	\$40,289	\$56,211	72%
2017	\$7,098	\$42.00	\$6,537	\$204	\$41,054	\$61,756	66%
2018	\$7,605	\$45.00	\$14,998	\$168	\$33,829	\$63,920	53%
2019	\$8,112	\$48.00	\$20,518	\$107	\$21,531	\$59,647	36%
2020	\$8,619	\$51.00	\$1,646	\$143	\$28,647	\$50,528	57%
2021	\$9,126	\$54.00	\$2,660	\$176	\$35,288	\$57,639	61%
2022	\$9,633	\$57.00	\$8,234	\$183	\$36,870	\$63,954	58%
2023	\$10,140	\$60.00	\$1,213	\$229	\$46,026	\$65,451	70%
2024	\$10,647	\$63.00	\$22,037	\$173	\$34,810	\$73,426	47%
2025	\$11,154	\$66.00	\$18,938	\$135	\$27,161	\$65,201	42%
2026	\$11,661	\$69.00	\$0	\$194	\$39,016	\$59,676	65%
2027	\$12,168	\$72.00	\$9,824	\$207	\$41,567	\$68,164	61%
2028	\$12,675	\$75.00	\$5,656	\$243	\$48,830	\$69,303	70%
2029	\$13,182	\$78.00	\$37,816	\$121	\$24,317	\$74,336	33%
2030	\$13,689	\$81.00	\$6,896	\$156	\$31,265	\$57,473	54%
2031	\$14,196	\$84.00	\$4,805	\$203	\$40,860	\$61,452	66%
2032	\$14,703	\$87.00	\$4,265	\$256	\$51,554	\$66,874	77%
2033	\$15,210	\$90.00	\$4,928	\$309	\$62,145	\$72,277	86%
2034	\$15,717	\$93.00	\$31,446	\$232	\$46,648	\$78,202	60%
2035	\$16,224	\$96.00	\$2,383	\$302	\$60,792	\$68,059	89%
2036	\$16,731	\$99.00	\$3,635	\$369	\$74,257	\$75,169	99%
2037	\$17,238	\$102.00	\$16,210	\$376	\$75,661	\$81,607	93%
2038	\$17,745	\$105.00	\$50,160	\$216	\$43,462	\$80,746	54%
2039	\$18,252	\$108.00	\$31,916	\$149	\$29,947	\$62,740	48%
2040	\$18,759	\$111.00	\$5,760	\$215	\$43,161	\$54,515	79%
2041	\$19,266	\$114.00	\$246	\$311	\$62,491	\$60,060	104%
2042	\$19,773	\$117.00	\$6,640	\$378	\$76,003	\$68,425	111%

# High Sierra Property Owners Association

## MAJOR COMPONENTS LIFE ANALYSIS

COMPONENT	LIFE REMAINING	NEXT DISBURSEMENT DATE	CONDITION	NOTES
Road- Repair Fund	1	2013	Varies	There are section of approx 3 miles of road that are not funded for overlay & sealing. A repair fund is recommended for
Asphalt - Seal	2	2014	Good	This fund is for approx 49,120 sq. ft. of asphalt that is being sealed and/or overlaid on an as needed basis. The last known
Asphalt - Overlay	10	2022	Varies	The 49,120 Sq. Ft. of asphalt which is sealed the Overlay for the asphalt road is not funded. *See Asphalt Road Repair Fund
Concrete Slabs & Stairs/Landing	26	2038	Good	This fund is for the inspection, repair and/or replacement of concrete slabs/stairs/landings: inspect/repair fix all trip hazards
Dock Recovering - Carpet	9	2021	Good	This fund is for the deck recovering which is carpet: The last known replacement date of carpet was 2010 for \$116
Replace Lower Pump House - Shingle Roof @ pond	8	2020	Good	This fund is for the shingle roof for the lower pump house: Last known roof replacement date is unknown
Replace Upper Pump House - Metal Roof	17	2029	Good	This fund is for the metal roof for the upper pump house: Last known roof replacement date is 2008

## REPLACEMENT COST

### 30-YEAR RESERVE FUNDING PLAN

Major Component	Road- Repair Fund	Asphalt - Seal	Asphalt - Overlay	Concrete Slabs & Stairs/Landing	Dock Recovering - Carpet	Replace Lower Pump House - Shingle Roof @ pond	Replace Upper Pump House - Metal Roof
<b>Quantity</b>	286,720	49,120	49,120	548	225	136	136
<b>Unit of Measure</b>	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
<b>Unit Cost</b>	0	0	1.51	6	0.53	3.50	3.50
<b>Replacement Cost</b>	\$2,871	\$10,000	\$74,171	\$3,288	\$120	\$476	\$476
<b>Useful Life</b>	3	5	20	30	10	15	20
<b>Remaining Life</b>	1	2	10	26	9	8	17
<b>Annual Reserves</b>	\$957	\$2,000	\$0	\$110	\$12	\$32	\$24
<b>Accrued Reserves</b>	\$1,914	\$6,000	\$0	\$438	\$12	\$222	\$71
<b>Next Disbursement</b>	<b>2013</b>	<b>2014</b>	<b>2022</b>	<b>2038</b>	<b>2021</b>	<b>2020</b>	<b>2029</b>
2013	\$2,871	\$0	\$0	\$0	\$0	\$0	\$0
2014	\$0	\$10,250	\$0	\$0	\$0	\$0	\$0
2015	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016	\$3,092	\$0	\$0	\$0	\$0	\$0	\$0
2017	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019	\$3,330	\$11,597	\$0	\$0	\$0	\$0	\$0
2020	\$0	\$0	\$0	\$0	\$0	\$566	\$0
2021	\$0	\$0	\$0	\$0	\$146	\$0	\$0
2022	\$3,586	\$0	\$0	\$0	\$0	\$0	\$0
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$0	\$13,121	\$0	\$0	\$0	\$0	\$0
2025	\$3,861	\$0	\$0	\$0	\$0	\$0	\$0
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2028	\$4,158	\$0	\$0	\$0	\$0	\$0	\$0
2029	\$0	\$14,846	\$0	\$0	\$0	\$0	\$707
2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2031	\$4,478	\$0	\$0	\$0	\$187	\$0	\$0
2032	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2034	\$4,822	\$16,796	\$0	\$0	\$0	\$0	\$0
2035	\$0	\$0	\$0	\$0	\$0	\$819	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$5,193	\$0	\$0	\$0	\$0	\$0	\$0
2038	\$0	\$0	\$0	\$6,096	\$0	\$0	\$0
2039	\$0	\$19,004	\$0	\$0	\$0	\$0	\$0
2040	\$5,593	\$0	\$0	\$0	\$0	\$0	\$0
2041	\$0	\$0	\$0	\$0	\$239	\$0	\$0
2042	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# High Sierra Property Owners Association

## MAJOR COMPONENTS LIFE ANALYSIS

COMPONENT	LIFE REMAINING	NEXT DISBURSEMENT DATE	CONDITION	NOTES
Replace Storage Shed - Shingle Roof @ pond	8	2020	Good	This fund is for the shingle roof for the storage shed: Last known roof replacement date is unknown
Replace Kiosk - Metal Roof @ Entry	20	2032	New/Good	This fund is to replace the kiosk metal roof: shingle roof was replaced with metal in 2012.
Repair/Replace Lower Pump House	18	2030	Good	This fund is for the replacement/repair of the lower pump house: Last known replacement is unknown
Repair/Replace Upper Pump House	32	2044	Good	This fund is for the replacement/repair of the upper pump house: Last known replacement is unknown
Repair/Replace Storage Shed	13	2025	Good	This fund is for the replacement/repair of the storage shed: Last known replacement is unknown
Repair/Replace Kiosk Center	13	2025	Good	This fund is for the replacement/repair of the kiosk center: Last known replacement is unknown
Wood & Barb Wire Fence (Perimeter)	3	2015	Varies	This fund is repair/replace wood & barb wire fencing as needed: Inspected 2 x a year for repair and replacement. Maintain & repair - No full replacement (approx \$500/yr repairs)

## REPLACEMENT COST

### 30-YEAR RESERVE FUNDING PLAN

Major Component	Storage Shed Roof Shingled @ pond	Replace Kiosk Metal Roof @ Entry	Repair/Replace Lower Pump House	Repair/Replace Upper Pump House	Repair/Replace Storage Shed	Repair/Replace Kiosk Center	Wood & Barb Wire Fence (Perimeter)
<b>Quantity</b>	248	40	96	96	192	1	8,475
<b>Unit of Measure</b>	Each	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Each	Ln.Ft.
<b>Unit Cost</b>	3.50	3.50	25	25	25	1000	0.07
<b>Replacement Cost</b>	\$868	\$140	\$2,400	\$2,400	\$4,800	\$1,000	\$600
<b>Useful Life</b>	15	20	35	35	35	35	3
<b>Remaining Life</b>	8	20	18	32	13	13	3
<b>Annual Reserves</b>	\$58	\$7	\$69	\$69	\$137	\$29	\$200
<b>Accrued Reserves</b>	\$405	\$0	\$1,166	\$206	\$3,017	\$629	\$0
<b>Next Disbursement</b>	<b>2020</b>	<b>2032</b>	<b>2030</b>	<b>2044</b>	<b>2025</b>	<b>2025</b>	<b>2015</b>
2013	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015	\$0	\$0	\$0	\$0	\$0	\$0	\$630
2016	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2017	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018	\$0	\$0	\$0	\$0	\$0	\$0	\$679
2019	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020	\$1,032	\$0	\$0	\$0	\$0	\$0	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$731
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$0	\$0	\$0	\$0	\$0	\$0	\$787
2025	\$0	\$0	\$0	\$0	\$6,455	\$1,345	\$0
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0	\$0	\$0	\$848
2028	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2030	\$0	\$0	\$3,652	\$0	\$0	\$0	\$913
2031	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2032	\$0	\$224	\$0	\$0	\$0	\$0	\$0
2033	\$0	\$0	\$0	\$0	\$0	\$0	\$983
2034	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2035	\$1,494	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0	\$1,059
2037	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2038	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2039	\$0	\$0	\$0	\$0	\$0	\$0	\$1,140
2040	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2041	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2042	\$0	\$0	\$0	\$0	\$0	\$0	\$1,228

# High Sierra Property Owners Association

## MAJOR COMPONENTS LIFE ANALYSIS

COMPONENT	LIFE REMAINING	NEXT DISBURSEMENT DATE	CONDITION	NOTES
Wood Propane Fence	10	2022	Varies	This fund is replace the wood propane fencing enclosure: Paint or treat regularly to prevent wood rot/termites: If not replace wood planks when needed. 2012 a new section of fencing was added to fencing enclosure.
Front & Back Swing Gates	13	2025	Good	This fund is replace the Front and Back Swinging Gates: Paint regularly to prevent rust & corrosion. Replace when needed.
Wrought Iron Stair Railings	13	2025	Good	This fund is replace the wrought iron stair railings: Paint regularly to prevent rust & corrosion. Replace when needed.
Wood Sign POST only	1	2013	Varies	This fund is replace the wood rotted sign post: Inspect regularly and replace those that are needed. (Approx \$100/year for wood post replacement)
Metal Gates (Front & Back)	5	2017	New/Good	This fund is for the painting of metal gates (back and front): Last known painting is 2012
Wrought Iron Stair Railings	5	2017	New/Good	This fund is for the painting of wrought iron railings: Last known painting is 2012
Sealing of Wood Signs & Benches	5	2017	New/Good	This fund is for the painting of wood signs & benches: Last known painting is 2012 (new benches)

## REPLACEMENT COST

### 30-YEAR RESERVE FUNDING PLAN

Major Component	Wood Propane Fence	Front & Back Swing Gates	Wrought Iron Stair Railings	Wood Sign POST ONLY	Metal Gates Front & Back	Wrought Iron Stair Railings	Sealing of Wood Signs & Benches
<b>Quantity</b>	72	2	60	1	2	1	1
<b>Unit of Measure</b>	Ln. Ft.	Each	Ln. Ft.	Fund	Each	Each	Each
<b>Unit Cost</b>	15	1000	50	500	150	150	500
<b>Replacement Cost</b>	\$1,080	\$2,000	\$3,000	\$500	\$300	\$150	\$500
<b>Useful Life</b>	15	30	30	5	5	5	5
<b>Remaining Life</b>	10	13	13	1	5	5	5
<b>Annual Reserves</b>	\$72	\$67	\$100	\$100	\$60	\$30	\$100
<b>Accrued Reserves</b>	\$360	\$1,133	\$1,700	\$400	\$0	\$0	\$0
<b>Next Disbursement</b>	<b>2022</b>	<b>2025</b>	<b>2025</b>	<b>2013</b>	<b>2017</b>	<b>2017</b>	<b>2017</b>
2013	\$0	\$0	\$0	\$500	\$0	\$0	\$0
2014	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2017	\$0	\$0	\$0	\$0	\$331	\$166	\$552
2018	\$0	\$0	\$0	\$566	\$0	\$0	\$0
2019	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$1,349	\$0	\$0	\$0	\$375	\$187	\$624
2023	\$0	\$0	\$0	\$640	\$0	\$0	\$0
2024	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2025	\$0	\$2,690	\$4,035	\$0	\$0	\$0	\$0
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0	\$424	\$212	\$706
2028	\$0	\$0	\$0	\$724	\$0	\$0	\$0
2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2031	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2032	\$0	\$0	\$0	\$0	\$480	\$240	\$799
2033	\$0	\$0	\$0	\$819	\$0	\$0	\$0
2034	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2035	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$1,953	\$0	\$0	\$0	\$543	\$271	\$904
2038	\$0	\$0	\$0	\$927	\$0	\$0	\$0
2039	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2040	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2041	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2042	\$0	\$0	\$0	\$0	\$0	\$307	\$1,023

# High Sierra Property Owners Association

## MAJOR COMPONENTS LIFE ANALYSIS

COMPONENT	LIFE REMAINING	NEXT DISBURSEMENT DATE	CONDITION	NOTES
Painting A-Frame Entry Sign	5	2017	New/Good	This fund is for the painting of Wood A-Frame: Last known painting is 2012
Upper & Lower Pump House	2	2014	Good/Fair	This fund is for the painting of the upper & lower pump house: Last known painting is unknown: condition varies as the sun side is chipping -- touch up paint maybe needed to protect the
Storage Shed	2	2014	Good/Fair	This fund is for the painting of the storage shed: Last known painting is unknown: condition varies as the sun side is chipping -- touch up paint maybe needed to protect the wood.
Sealing of Propane Fence	0	2013	Varies	This fund is for the sealing and/or treatment of the wood propane fencing: Last known sealing is unknown: condition varies - No Paint
Painting Kiosk Center	0	2013	Varies	This fund is for the sealing and/or treatment of the wood kiosk center. Last known sealing is unknown: condition varies - No
Water Tank	37	2049	Good	This fund is to repair/replace the water tank/ inspect and repair when needed
Lower Generator	17	2029	Good	This fund is for the repair/replacement of the lower generator: Last known replacement date is 2008

## REPLACEMENT COST

### 30-YEAR RESERVE FUNDING PLAN

Major Component	Painting A-Frame Entry Sign	Upper & Lower Pump House	Storage Shed	Sealing of Propane Fence	Painting Kiosk Center	Water Tank	Lower Generator
<b>Quantity</b>	1	640	448	360	1	1	1
<b>Unit of Measure</b>	Each	Sq. Ft.	Sq. Ft.	Sq. Ft.	Each	Each	Each
<b>Unit Cost</b>	500	1.20	1.20	0.75	150	33,000	9,950
<b>Replacement Cost</b>	\$500	\$768	\$538	\$270	\$150	\$33,000	\$9,950
<b>Useful Life</b>	5	5	5	5	5	50	20
<b>Remaining Life</b>	5	2	2	0	0	37	17
<b>Annual Reserves</b>	\$100	\$154	\$108	\$54	\$30	\$660	\$498
<b>Accrued Reserves</b>	\$0	\$461	\$323	\$270	\$150	\$8,580	\$1,493
<b>Next Disbursement</b>	<b>2017</b>	<b>2014</b>	<b>2014</b>	<b>2013</b>	<b>2013</b>	<b>2049</b>	<b>2029</b>
2013	\$0	\$0	\$0	\$270	\$150	\$0	\$0
2014	\$0	\$787	\$551	\$0	\$0	\$0	\$0
2015	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2017	\$552	\$0	\$0	\$0	\$0	\$0	\$0
2018	\$0	\$0	\$0	\$305	\$170	\$0	\$0
2019	\$0	\$891	\$623	\$0	\$0	\$0	\$0
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$624	\$0	\$0	\$0	\$0	\$0	\$0
2023	\$0	\$0	\$0	\$346	\$192	\$0	\$0
2024	\$0	\$1,008	\$705	\$0	\$0	\$0	\$0
2025	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$706	\$0	\$0	\$0	\$0	\$0	\$0
2028	\$0	\$0	\$0	\$391	\$217	\$0	\$0
2029	\$0	\$1,140	\$798	\$0	\$0	\$0	\$14,771
2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2031	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2032	\$799	\$0	\$0	\$0	\$0	\$0	\$0
2033	\$0	\$0	\$0	\$442	\$246	\$0	\$0
2034	\$0	\$1,290	\$903	\$0	\$0	\$0	\$0
2035	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$904	\$0	\$0	\$0	\$0	\$0	\$0
2038	\$0	\$0	\$0	\$501	\$278	\$0	\$0
2039	\$0	\$1,459	\$1,022	\$0	\$0	\$0	\$0
2040	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2041	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2042	\$1,023	\$0	\$0	\$0	\$0	\$0	\$0

# High Sierra Property Owners Association

## MAJOR COMPONENTS LIFE ANALYSIS

COMPONENT	LIFE REMAINING	NEXT DISBURSEMENT DATE	CONDITION	NOTES
Upper Generator	6	2018	Good	This fund is for the repair/replacement of the lower generator: Last known replacement date is unknown: Repair \$1,200 in 2012+3 years remaining
Solar System & Panels	26	2038	Good	This fund is for the repair/replacement of the solar system/panels: Last known replacement date is 2007
Lower Well Pump	2	2014	Working	This fund is for the repair/replacement of the lower well pump: Last known replacement date is unknown: Inspect & Repair or
Upper Well Pump	2	2014	Working	This fund is for the repair/replacement of the upper well pump: Last known replacement date is 2008: Inspect & Repair or Replace as needed
Replace Signage Various Metal Signs	5	2017	Varies	This fund is to replace the metal signs when needed: Condition of metal signs varies
Replace Signage No Trespassing	5	2017	New	This reserve funding is for the "No Trespassing signs which need to go around the perimeter of the property lines; (One sign at each entry gate and a sign 600' apart around the perimeter
Replace Signage Wood Signs	5	2017	Varies	This fund is to replace the wood signs when needed: Recommend sealing on a regular basis as this will prolong the

## REPLACEMENT COST

### 30-YEAR RESERVE FUNDING PLAN

Major Component	Upper Generator	Solar System & Panels	Lower Well Pump	Upper Well Pump	Replace Signage Various Metal Signs	Replace Signage No Trespassing	Replace Signage Wood Signs
<b>Quantity</b>	1	1	1	2	1	1	1
<b>Unit of Measure</b>	Each	Each	Each	Each	Fund	Fund	Fund
<b>Unit Cost</b>	9950	12110	1000	1000	1000	2300	1000
<b>Replacement Cost</b>	\$9,950	\$12,110	\$1,000	\$2,000	\$1,000	\$2,300	\$1,000
<b>Useful Life</b>	20	30	5	5	10	10	15
<b>Remaining Life</b>	6	26	2	2	5	5	5
<b>Annual Reserves</b>	\$498	\$404	\$200	\$400	\$100	\$230	\$67
<b>Accrued Reserves</b>	\$6,965	\$1,615	\$600	\$1,200	\$500	\$1,150	\$667
<b>Next Disbursement</b>	<b>2018</b>	<b>2038</b>	<b>2014</b>	<b>2014</b>	<b>2017</b>	<b>2017</b>	<b>2017</b>
2013	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014	\$0	\$0	\$1,025	\$2,050	\$0	\$0	\$0
2015	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2017	\$0	\$0	\$0	\$0	\$1,104	\$2,539	\$1,104
2018	\$11,258	\$0	\$0	\$0	\$0	\$0	\$0
2019	\$0	\$0	\$1,160	\$2,319	\$0	\$0	\$0
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$0	\$0	\$1,312	\$2,624	\$0	\$0	\$0
2025	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0	\$1,413	\$3,250	\$0
2028	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2029	\$0	\$0	\$1,485	\$2,969	\$0	\$0	\$0
2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2031	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2032	\$0	\$0	\$0	\$0	\$0	\$0	\$1,599
2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2034	\$0	\$0	\$1,680	\$3,359	\$0	\$0	\$0
2035	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$0	\$0	\$0	\$0	\$1,809	\$4,160	\$0
2038	\$18,447	\$22,451	\$0	\$0	\$0	\$0	\$0
2039	\$0	\$0	\$1,900	\$3,801	\$0	\$0	\$0
2040	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2041	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2042	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# High Sierra Property Owners Association

## MAJOR COMPONENTS LIFE ANALYSIS

COMPONENT	LIFE REMAINING	NEXT DISBURSEMENT DATE	CONDITION	NOTES
Replace Furnishings (recreational & benches)	10	2022	New/Good	This fund is to replace furnishings/benches: Benches replaced in 2012 & folding tables were furnished in 2012
Reserve Study	3	2015	New	Reserve Study On-site inspection was completed in October 13, 2012

## REPLACEMENT COST

### 30-YEAR RESERVE FUNDING PLAN

Major Component	Replace Furnishings recreational & benches	Reserve Study					
<b>Quantity</b>	1	1					
<b>Unit of Measure</b>	Fund	Each					
<b>Unit Cost</b>	1000	1400					
<b>Replacement Cost</b>	\$1,000	\$1,400					
<b>Useful Life</b>	12	3					
<b>Remaining Life</b>	10	3					
<b>Annual Reserves</b>	\$83	\$467					
<b>Accrued Reserves</b>	\$167	\$0					
<b>Next Disbursement</b>	<b>2022</b>	<b>2015</b>					
2013	\$0	\$0					
2014	\$0	\$0					
2015	\$0	\$1,471					
2016	\$0	\$0					
2017	\$0	\$0					
2018	\$0	\$1,584					
2019	\$0	\$0					
2020	\$0	\$0					
2021	\$0	\$1,706					
2022	\$1,249	\$0					
2023	\$0	\$0					
2024	\$0	\$1,837					
2025	\$0	\$0					
2026	\$0	\$0					
2027	\$0	\$1,978					
2028	\$0	\$0					
2029	\$0	\$0					
2030	\$0	\$2,130					
2031	\$0	\$0					
2032	\$0	\$0					
2033	\$0	\$2,294					
2034	\$1,680	\$0					
2035	\$0	\$0					
2036	\$0	\$2,470					
2037	\$0	\$0					
2038	\$0	\$0					
2039	\$0	\$2,660					
2040	\$0	\$0					
2041	\$0	\$0					
2042	\$0	\$2,865					