

High Sierra Property Owners Association

ANNUAL RESERVE SUMMARY UPDATE

For Fiscal Year Beginning January 1, 2014

Based On Fiscal Year Ending December 31, 2013

Prepared By
Brenda Ohm, RS, PRA
on

8/1/2013

Golden Consulting Group
965 East Yosemite Ave.
Suite 23B
Manteca, Ca 95336
Phone: (877) 697-6977
Fax: (925) 264-2091

High Sierra Property Owners Association

General Association Information

This Annual Reserve Update and Cash Flow Analysis have been prepared for the board and their members. **High Sierra Property Owners Association** located in **Madera County, Oakhurst/North Fork, CA** owner receives title to his unit, a membership in the **High Sierra Property Owners Association**, and an undivided percentage interest as tenant in common in the common area on which their unit is located. The Board of Directors is accountable to the membership for the management and operation of the association. The reserve update 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
Location of Association	Oakhurst/North Fork
County of Association	Madera County
Number of Units	169
Age Building	1972
Fiscal Year	January 1st thru December 31st
Last Reserve Study	2010
General Budget/Reserves	Shared Operating and Reserve Expenses
Reserve Study Type	Update Only
Reserve Percent Funded	86%
Overall Condition	Maintained
Management Company	Self-Managed

The board is hereby requested to review and notify Golden Consulting Group within 30 days after the receipt of the update with any requested changes, errors or discrepancies within the update. Golden Consulting Group will act within 48 hours to address any requested changes, errors or discrepancies within the study. The reserve update should be reviewed and approved by the board within 45 days of the receipt of the reserve update.

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.

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.

The information in the Assessment and Reserve Funding 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

Percent Funding of Reserves

The percent funded for **High Sierra Property Owners Association** is estimated at FYE, **December 31, 2013 is 86%** which is based upon the current reserves and the information available. It is estimated that the reserve account balance **may 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	86%
Estimated Inflation Factor Rate	3%
Estimated Reserve Balance as of FYE December 31, 2013	\$45,641
Estimated Accrual Reserve Balance as of FYE December 31, 2013	\$52,933
Estimated Reserve Balance	-\$7,292
Estimated Reserve Balance Based On A Per Unit Basis	-\$43
Reserve Status	Funded

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 located in the reserve account as of **May 31, 2013** and any future reserve contributions.

Estimated Reserve Account Balance as of:	6/30/2013	\$45,641
Estimated Reserve Contribution for Fiscal Year 2013		\$0
Estimated Reserve Balance Sub Total		\$45,641
Anticipated Reserve Expenditures by Fiscal Year End		\$0
Estimated Reserve Account Balance		\$45,641

Based on the physical analysis reserve worksheet the annual straight line reserves for Fiscal Year Ending, December 31, 2013 is \$10,093. The recommended annual reserve contribution for beginning fiscal year, January 1, 2014 should increase from \$5,070 to \$6,084 or \$3.00 per unit per month.

The information included in the update has been based on the information that has been provided and/or any other supporting documents which would be included with the update. Based on the enclosed reserve update 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**.

It is our recommendation that all anticipated reserve expenditures scheduled for fiscal year **2014** 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.

Anticipated Reserve Expenses By Year	2014	Estimated Costs
Road Repairs		\$2,867
Asphalt Slurry Seal		\$10,000
Wood Sign Post		\$500
Paint Upper & Lower Pump House		\$768
Paint Storage Shed		\$538
Stain/Seal Wood Propane Fences		\$270
Paint Kiosk Center		\$150
Upper Well Pumps		\$7,700

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 Associations 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 Operating and Reserve Assessment Per Unit Per Month is Average Assessment \$12.92
 The Operating Assessment Per Unit Per Month is \$10.42
 The Reserve Assessment Per Unit Per Month is \$2.50

The Monthly Variable Assessment is as follows: Equal Assessment Variable 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	Purpose

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 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 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 as of fiscal year ending, **December 31, 2013** is **\$52,933** based in whole or in part on the last reserve study or update prepared by Golden Consulting Group as of **June 30, 2013**. The projected reserve fund cash balance is **\$45,641** resulting in reserves being **86% funded**.

(See 30-Year Funding Worksheet)

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 and the projected reserve fund cash balance in each of those years, taking into account only assessments already approved and other known revenues and the projected reserve fund cash balance in each of those years, taking into account only assessments already approved and other known revenues, leaving the reserves percent funding at the following:

FYE	Projected Contribution	Projected Cash Balance	Estimated Required	Percent Funded
2014	\$6,084	\$28,319	\$63,026	45%
2015	\$8,112	\$34,395	\$50,326	68%
2016	\$10,140	\$44,646	\$58,419	76%
2017	\$12,168	\$47,233	\$68,512	69%
2018	\$14,196	\$43,220	\$69,988	62%

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 **0.25%** per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was **3.0%** 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.

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

“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.

High Sierra Property Owners Association

30-YEAR FUNDING RESERVE STUDY WORKSHEET 2013

For Fiscal Year Beginning January 1, 2014

Based on Fiscal Year Ending December 31, 2013

Reserve Study Type:		Update Only
Fiscal Year		January 1st thru December 31st
Built Date:		1972
Number Of Units		169
Last Reserve Study Prepared By:		2010
Estimated Reserve Balance as of FYE December 31, 2013	(Balance as of June 30, 2013 \$45,641 + \$0 Annual Assessments)	\$45,641
Estimated Accrual Reserve Balance as of FYE December 31, 2013		\$52,933
Estimated Reserve Balance	<input checked="" type="checkbox"/> Deficit <input type="checkbox"/> Surplus	-\$7,292
Estimated Reserve Balance Based On A Per Unit Basis	<input checked="" type="checkbox"/> Deficit <input type="checkbox"/> Surplus	-\$43
PERCENT FUNDED <small>Based Upon Straight Line</small>		86%
Reserve Status		Funded
2013 CPI Inflation Factor		3.00%
2013 Annual Reserve Contribution		\$5,070
2014 Reserves <small>Based on Straight Line</small>		\$10,093
2014 Annual Reserve Contribution		\$6,084
2014 Monthly Reserve Contribution		\$507
2014 Monthly Reserve Contribution Per Unit		\$3.00

30 YEAR RESERVE FUNDING PLAN

Fiscal Year	Projected Annual Reserve Contribution	Average Annual Reserve Per Unit Per Month	Estimated Reserve Expenses + Contingency 3.00%	Estimated Interest Reserve Fund + Interest 0.25%	Estimated Reserve Fund Balance @ FYE <small>(Based On Straight Line)</small>	Estimated Accrued Reserve Fund Balance @ FYE <small>(Based On Straight Line)</small>	Estimated Reserve Percent Funded <small>(Based on Straight Line)</small>
2014	\$6,084	3.00	\$23,477	\$71	\$28,319	\$63,026	45%
2015	\$8,112	4.00	\$2,122	\$86	\$34,395	\$50,326	68%
2016	\$10,140	5.00	\$0	\$111	\$44,646	\$58,419	76%
2017	\$12,168	6.00	\$9,699	\$118	\$47,233	\$68,512	69%
2018	\$14,196	7.00	\$18,317	\$108	\$43,220	\$69,988	62%
2019	\$16,224	8.00	\$23,793	\$89	\$35,741	\$64,281	56%
2020	\$18,252	9.00	\$5,179	\$122	\$48,936	\$54,448	90%
2021	\$18,252	9.00	\$2,686	\$161	\$64,663	\$60,330	107%
2022	\$18,252	9.00	\$4,606	\$196	\$78,505	\$68,303	115%
2023	\$18,252	9.00	\$11,446	\$213	\$85,524	\$74,866	114%
2024	\$18,252	9.00	\$30,351	\$184	\$73,609	\$76,442	96%
2025	\$18,252	9.00	\$15,398	\$191	\$76,654	\$64,610	119%
2026	\$18,252	9.00	\$4,211	\$227	\$90,922	\$63,903	142%
2027	\$18,252	9.00	\$6,731	\$256	\$102,699	\$71,129	144%
2028	\$18,252	9.00	\$5,998	\$287	\$115,240	\$76,772	150%
2029	\$18,252	9.00	\$53,307	\$200	\$80,386	\$83,015	97%
2030	\$18,252	9.00	\$7,273	\$228	\$91,593	\$59,889	153%
2031	\$18,252	9.00	\$205	\$274	\$109,915	\$65,582	168%
2032	\$18,252	9.00	\$13,602	\$286	\$114,851	\$75,555	152%
2033	\$18,252	9.00	\$13,817	\$298	\$119,584	\$77,891	154%
2034	\$18,252	9.00	\$38,928	\$247	\$99,155	\$80,334	123%
2035	\$18,252	9.00	\$8,069	\$273	\$109,612	\$69,501	158%
2036	\$18,252	9.00	\$3,947	\$310	\$124,226	\$75,383	165%
2037	\$18,252	9.00	\$7,176	\$338	\$135,641	\$83,476	162%
2038	\$18,252	9.00	\$67,137	\$217	\$86,972	\$90,039	97%
2039	\$18,252	9.00	\$47,285	\$145	\$58,084	\$68,067	85%
2040	\$18,252	9.00	\$0	\$191	\$76,526	\$56,234	136%
2041	\$18,252	9.00	\$6,835	\$220	\$88,163	\$66,328	133%
2042	\$18,252	9.00	\$8,130	\$246	\$98,531	\$73,433	134%
2043	\$18,252	9.00	\$13,714	\$258	\$103,327	\$80,076	129%

High Sierra Property Owners Association

MAJOR COMPONENTS LIFE ANALYSIS

Major Component	Estimated Life Remaining	Next Replacement Date	Visual Condition	Visual Onsite Inspection Notes
Road Repairs	1	2014	Update Only	Refer to Previous Study. Maintenance deferred.
Asphalt Slurry Seal	1	2014	Update Only	Refer to Previous Study.
Asphalt Overlay	9	2022	Update Only	Refer to Previous Study.
Lower Pump House Shingle Roof @ Pond	7	2020	Update Only	Refer to Previous Study.
Upper Pump House Metal Roof	16	2029	Update Only	Refer to Previous Study.
Storage Shed Shingle Roof @ Pond	7	2020	Update Only	Refer to Previous Study.
Kiosk Metal Roof @ Entry	19	2032	Update Only	Refer to Previous Study.

REPLACEMENT COST

30 YEAR RESERVE FUNDING PLAN

Major Component	Road Repairs	Asphalt Slurry Seal	Asphalt Overlay	Lower Pump House Shingle Roof @ Pond	Upper Pump House Metal Roof	Storage Shed Shingle Roof @ Pond	Kiosk Metal Roof @ Entry
Quantity	286,720	49,120	49,120	136	136	248	40
Unit of Measure	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
Unit Cost	0.01	0.20	2	3.50	3.50	3.50	4
Replacement Cost	\$2,867	\$10,000	\$74,171	\$476	\$476	\$868	\$140
Useful Life	3	5	20	15	20	15	20
Remaining Life	1	1	9	7	16	7	19
Annual Reserves	\$956	\$2,000	\$0	\$32	\$24	\$58	\$7
Accrued Reserves	\$1,911	\$8,000	\$0	\$254	\$95	\$463	\$7
Next Disbursement	2014	2014	2022	2020	2029	2020	2032
2014	\$2,867	\$10,000	Not Funded	-	-	-	-
2015	-	-	-	-	-	-	-
2016	-	-	-	-	-	-	-
2017	\$3,133	-	-	-	-	-	-
2018	-	-	-	-	-	-	-
2019	-	\$11,593	-	-	-	-	-
2020	\$3,424	-	-	\$568	-	\$1,036	-
2021	-	-	-	-	-	-	-
2022	-	-	-	-	-	-	-
2023	\$3,741	-	-	-	-	-	-
2024	-	\$13,440	-	-	-	-	-
2025	-	-	-	-	-	-	-
2026	\$4,088	-	-	-	-	-	-
2027	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-
2029	\$4,467	\$15,580	-	-	\$742	-	-
2030	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-
2032	\$4,881	-	-	-	-	-	\$238
2033	-	-	-	-	-	-	-
2034	-	\$18,062	-	-	-	-	-
2035	\$5,334	-	-	\$886	-	\$1,615	-
2036	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-
2038	\$5,828	-	-	-	-	-	-
2039	-	\$20,938	-	-	-	-	-
2040	-	-	-	-	-	-	-
2041	\$6,369	-	-	-	-	-	-
2042	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-

High Sierra Property Owners Association

MAJOR COMPONENTS LIFE ANALYSIS

Major Component	Estimated Life Remaining	Next Replacement Date	Visual Condition	Visual Onsite Inspection Notes
Lower Pump House -repair/replace	17	2030	Update Only	Refer to Previous Study.
Upper Pump House -repair/replace	31	2044	Update Only	Refer to Previous Study.
Storage Shed -repair/replace	12	2025	Update Only	Refer to Previous Study.
Kiosk -repair/replace	12	2025	Update Only	Refer to Previous Study.
Dock - refurbish	10	2023	Update Only	Docks were refurbished in 2013 for \$1806.17, a total of \$406.17 was donated therefore association spent \$1,400.
Metal Hand & Stair Railings-replace	12	2025	Update Only	Refer to Previous Study.
Wood & Barbed Wire Fencing	2	2015	Update Only	Refer to Previous Study.

REPLACEMENT COST

30 YEAR RESERVE FUNDING PLAN

Major Component	Lower Pump House - repair/replace	Upper Pump House - repair/replace	Storage Shed - repair/replace	Kiosk - repair/replace	Dock - refurbish	Metal Hand & Stair Railings-replace	Wood & Barbed Wire Fencing
Quantity	96	96	192	1	225	60	8,475
Unit of Measure	Sq. Ft.	Sq. Ft.	Sq. Ft.	Each	Each	Ln. Ft.	Ln. Ft.
Unit Cost	25.00	25.00	25	1,000.00	8.00	50.00	0
Replacement Cost	\$2,400	\$2,400	\$4,800	\$1,000	\$1,800	\$3,000	\$600
Useful Life	35	35	35	35	10	30	3
Remaining Life	17	31	12	12	10	12	2
Annual Reserves	\$69	\$69	\$137	\$29	\$180	\$100	\$200
Accrued Reserves	\$1,234	\$274	\$3,154	\$657	\$0	\$1,800	\$200
Next Disbursement	2030	2044	2025	2025	2023	2025	2015
2014	-	-	-	-	-	-	-
2015	-	-	-	-	-	-	\$618
2016	-	-	-	-	-	-	-
2017	-	-	-	-	-	-	-
2018	-	-	-	-	-	-	\$675
2019	-	-	-	-	-	-	-
2020	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	\$738
2022	-	-	-	-	-	-	-
2023	-	-	-	-	\$2,349	-	-
2024	-	-	-	-	-	-	\$806
2025	-	-	\$6,644	\$1,384	-	\$4,153	-
2026	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	\$881
2028	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-
2030	\$3,851	-	-	-	-	-	\$963
2031	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-
2033	-	-	-	-	\$3,156	-	\$1,052
2034	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	\$1,150
2037	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	\$1,256
2040	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	\$1,373
2043	-	-	-	-	\$4,242	-	-

High Sierra Property Owners Association

MAJOR COMPONENTS LIFE ANALYSIS

Major Component	Estimated Life Remaining	Next Replacement Date	Visual Condition	Visual Onsite Inspection Notes
Wood Propane Fencing	9	2022	Update Only	Refer to Previous Study.
Front & Back Swing Gates	12	2025	Update Only	Refer to Previous Study.
Wood Sign Post	1	2014	Update Only	Refer to Previous Study. Maintenance deferred.
Paint Metal Gates (Front & Back)	4	2017	Update Only	Refer to Previous Study.
Paint WI Stair Railings	4	2017	Update Only	Refer to Previous Study.
Sealing of Wood Signs & Benches	4	2017	Update Only	Refer to Previous Study.
Paint A-Frame Entry Sign	4	2017	Update Only	Refer to Previous Study.

REPLACEMENT COST

30 YEAR RESERVE FUNDING PLAN

Major Component	Wood Propane Fencing	Front & Back Swing Gates	Wood Sign Post	Paint Metal Gates (Front & Back)	Paint WI Stair Railings	Sealing of Wood Signs & Benches	Paint A-Frame Entry Sign
Quantity	72	2	1	2	1	1	1
Unit of Measure	Ln. Ft.	Each	Fund	Each	Fund	Fund	Each
Unit Cost	15.00	1,000.00	500	150.00	150.00	500.00	500
Replacement Cost	\$1,080	\$2,000	\$500	\$300	\$150	\$500	\$500
Useful Life	15	30	5	5	5	5	5
Remaining Life	9	12	1	4	4	4	4
Annual Reserves	\$72	\$67	\$100	\$60	\$30	\$100	\$100
Accrued Reserves	\$432	\$1,200	\$400	\$60	\$30	\$100	\$100
Next Disbursement	2022	2025	2014	2017	2017	2017	2017
2014	-	-	\$500	-	-	-	-
2015	-	-	-	-	-	-	-
2016	-	-	-	-	-	-	-
2017	-	-	-	\$328	\$164	\$546	\$546
2018	-	-	-	-	-	-	-
2019	-	-	\$580	-	-	-	-
2020	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-
2022	\$1,368	-	-	\$380	\$190	\$633	\$633
2023	-	-	-	-	-	-	-
2024	-	-	\$672	-	-	-	-
2025	-	\$2,768	-	-	-	-	-
2026	-	-	-	-	-	-	-
2027	-	-	-	\$441	\$220	\$734	\$734
2028	-	-	-	-	-	-	-
2029	-	-	\$779	-	-	-	-
2030	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-
2032	-	-	-	\$511	\$255	\$851	\$851
2033	-	-	-	-	-	-	-
2034	-	-	\$903	-	-	-	-
2035	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-
2037	\$2,131	-	-	\$592	\$296	\$987	\$987
2038	-	-	-	-	-	-	-
2039	-	-	\$1,047	-	-	-	-
2040	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-
2042	-	-	-	\$686	\$343	\$1,144	\$1,144
2043	-	-	-	-	-	-	-

High Sierra Property Owners Association

MAJOR COMPONENTS LIFE ANALYSIS

Major Component	Estimated Life Remaining	Next Replacement Date	Visual Condition	Visual Onsite Inspection Notes
Paint Upper & Lower Pump House	1	2014	Update Only	Refer to Previous Study.
Paint Storage Shed	1	2014	Update Only	Refer to Previous Study.
Stain/Seal Wood Propane Fences	1	2014	Update Only	Refer to Previous Study. Maintenance deferred.
Paint Kiosk Center	1	2014	Update Only	Refer to Previous Study. Maintenance deferred.
Concrete Slabs & Stairs/Landings	25	2038	Update Only	Refer to Previous Study.
Dock Recovering- Carpet	8	2021	Update Only	Refer to Previous Study.
Furnishings (Recreational & Benches)	9	2022	Update Only	Refer to Previous Study.

REPLACEMENT COST

30 YEAR RESERVE FUNDING PLAN

Major Component	Paint Upper & Lower Pump House	Paint Storage Shed	Stain/Seal Wood Propane Fences	Paint Kiosk Center	Concrete Slabs & Stairs/Landings	Dock Recovering- Carpet	Furnishings (Recreational & Benches)
Quantity	640	448	360	1	548	225	1
Unit of Measure	Sq. Ft.	Sq. Ft.	Sq. Ft.	Each	Sq. Ft.	Sq. Ft.	Fund
Unit Cost	1.20	1.20	1	150.00	6.00	0.53	1,000
Replacement Cost	\$768	\$538	\$270	\$150	\$3,288	\$120	\$1,000
Useful Life	5	5	5	5	30	10	12
Remaining Life	1	1	1	1	25	8	9
Annual Reserves	\$154	\$108	\$54	\$30	\$110	\$12	\$83
Accrued Reserves	\$614	\$430	\$216	\$120	\$548	\$24	\$250
Next Disbursement	2014	2014	2014	2014	2038	2021	2022
2014	\$768	\$538	\$270	\$150	-	-	-
2015	-	-	-	-	-	-	-
2016	-	-	-	-	-	-	-
2017	-	-	-	-	-	-	-
2018	-	-	-	-	-	-	-
2019	\$890	\$623	\$313	\$174	-	-	-
2020	-	-	-	-	-	-	-
2021	-	-	-	-	-	\$148	-
2022	-	-	-	-	-	-	\$1,267
2023	-	-	-	-	-	-	-
2024	\$1,032	\$722	\$363	\$202	-	-	-
2025	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-
2029	\$1,197	\$838	\$421	\$234	-	-	-
2030	-	-	-	-	-	-	-
2031	-	-	-	-	-	\$199	-
2032	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-
2034	\$1,387	\$971	\$488	\$271	-	-	\$1,806
2035	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-
2038	-	-	-	-	\$6,684	-	-
2039	\$1,608	\$1,126	\$565	\$314	-	-	-
2040	-	-	-	-	-	-	-
2041	-	-	-	-	-	\$267	-
2042	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-

High Sierra Property Owners Association

MAJOR COMPONENTS LIFE ANALYSIS

Major Component	Estimated Life Remaining	Next Replacement Date	Visual Condition	Visual Onsite Inspection Notes
Solar Power System	25	2038	Update Only	Refer to Previous Study.
Water Tank	36	2049	Update Only	Refer to Previous Study.
Lower Generator	16	2029	Update Only	Refer to Previous Study.
Upper Generator	5	2018	Update Only	Refer to Previous Study.
Lower Well Pumps	5	2018	Update Only	Lower Well Pump replaced May 2013 for \$3,805.80
Upper Well Pumps	1	2014	Update Only	Refer to Previous Study.
Misc Metal Signage	4	2017	Update Only	Refer to Previous Study.

REPLACEMENT COST

30 YEAR RESERVE FUNDING PLAN

Major Component	Solar Power System	Water Tank	Lower Generator	Upper Generator	Lower Well Pumps	Upper Well Pumps	Misc Metal Signage
Quantity	1	1	1	1	1	2	1
Unit of Measure	Fund	Each	Each	Each	Each	Each	Fund
Unit Cost	12,110.00	33,000.00	9,950	9,950.00	3,850.00	3,850.00	1,000
Replacement Cost	\$12,110	\$33,000	\$9,950	\$9,950	\$3,850	\$7,700	\$1,000
Useful Life	30	50	20	20	5	5	10
Remaining Life	25	36	16	5	5	1	4
Annual Reserves	\$404	\$660	\$498	\$498	\$770	\$1,540	\$100
Accrued Reserves	\$2,018	\$9,240	\$1,990	\$7,463	\$0	\$6,160	\$600
Next Disbursement	2038	2049	2029	2018	2018	2014	2017
2014	-	-	-	-	-	\$7,700	-
2015	-	-	-	-	-	-	-
2016	-	-	-	-	-	-	-
2017	-	-	-	-	-	-	\$1,093
2018	-	-	-	\$11,199	\$4,333	-	-
2019	-	-	-	-	-	\$8,926	-
2020	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-
2022	-	-	-	-	-	-	-
2023	-	-	-	-	\$5,023	-	-
2024	-	-	-	-	-	\$10,348	-
2025	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	\$1,469
2028	-	-	-	-	\$5,823	-	-
2029	-	-	\$15,502	-	-	\$11,996	-
2030	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-
2033	-	-	-	-	\$6,751	-	-
2034	-	-	-	-	-	\$13,907	-
2035	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	\$1,974
2038	\$24,617	-	-	\$20,226	\$7,826	-	-
2039	-	-	-	-	-	\$16,122	-
2040	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-
2043	-	-	-	-	\$9,073	-	-

High Sierra Property Owners Association

MAJOR COMPONENTS LIFE ANALYSIS

Major Component	Estimated Life Remaining	Next Replacement Date	Visual Condition	Visual Onsite Inspection Notes
No Trespassing Signs	4	2017	Update Only	Refer to Previous Study.
Misc Wood Signage	4	2017	Update Only	Refer to Previous Study.
Reserve Study	2	2015	Update Only	Refer to Previous Study.

REPLACEMENT COST

30 YEAR RESERVE FUNDING PLAN

Major Component	No Trespassing Signs	Misc Wood Signage	Reserve Study				
Quantity	1	1	1				
Unit of Measure	Fund	Fund	Each				
Unit Cost	2,300.00	1,000.00	1,400				
Replacement Cost	\$2,300	\$1,000	\$1,400				
Useful Life	15	15	3				
Remaining Life	4	4	2				
Annual Reserves	\$153	\$67	\$467				
Accrued Reserves	\$1,687	\$733	\$467				
Next Disbursement	2017	2017	2015				
2014	-	-	-				
2015	-	-	\$1,442				
2016	-	-	-				
2017	\$2,513	\$1,093	-				
2018	-	-	\$1,576				
2019	-	-	-				
2020	-	-	-				
2021	-	-	\$1,722				
2022	-	-	-				
2023	-	-	-				
2024	-	-	\$1,881				
2025	-	-	-				
2026	-	-	-				
2027	-	-	\$2,056				
2028	-	-	-				
2029	-	-	-				
2030	-	-	\$2,247				
2031	-	-	-				
2032	\$3,916	\$1,702	-				
2033	-	-	\$2,455				
2034	-	-	-				
2035	-	-	-				
2036	-	-	\$2,683				
2037	-	-	-				
2038	-	-	-				
2039	-	-	\$2,931				
2040	-	-	-				
2041	-	-	-				
2042	-	-	\$3,203				
2043	-	-	-				

2013 High Sierra Property Owners Association

Physical Analysis Worksheet

Replacement Cost	\$124,251
Annual Reserve	\$10,093
Monthly Reserve	\$841
Accrued Reserve	\$52,933
Reserve Account Balance	\$45,641
Percent Funded	86%

Annual Reserve/Required based on straight line (replacement cost divided by life expectancy)

Monthly Reserve (Annual reserves divided 12 months)

Accrued Balance is a total of each reserve components annual reserve

Estimated Reserve Balance as of FYE December 31, 2013 (Balance as of June 30, 2013 \$45,641 + \$0 Annual Assessments)

Category	Sub-Category Description	Estimated Quantity (+/-)	Unit of Measure	Unit Cost	Replacement Cost	Annual Reserve (straight line)	Monthly Reserve (straight line)	Accrued Reserve (straight line)	Average Life Expectancy	Last Known Installation/ Replacement Date	Estimated Remaining Life	Next Replacement Date	Visual Condition	Visual Inspection Notes
Pavement	Road Repairs	286,720	Sq. Ft.	0.01	\$2,867	\$956	\$80	\$1,911	3	Unknown	1	2014	Update Only	Refer to Previous Study. Maintenance deferred.
Pavement	Asphalt Slurry Seal	49,120	Sq. Ft.	0.20	\$10,000	\$2,000	\$167	\$8,000	5	2008	1	2014	Update Only	Refer to Previous Study.
Pavement	Asphalt Overlay	49,120	Sq. Ft.	1.51	\$0	\$0	\$0	\$0	20	Not Funded	9	2022	Update Only	Refer to Previous Study.
Roofing	Lower Pump House Shingle Roof @ Pool	136	Sq. Ft.	3.50	\$476	\$32	\$3	\$254	15	Unknown	7	2020	Update Only	Refer to Previous Study.
Roofing	Upper Pump House Metal Roof	136	Sq. Ft.	3.50	\$476	\$24	\$2	\$95	20	2008	16	2029	Update Only	Refer to Previous Study.
Roofing	Storage Shed Shingle Roof @ Pond	248	Sq. Ft.	3.50	\$868	\$58	\$5	\$463	15	Unknown	7	2020	Update Only	Refer to Previous Study.
Roofing	Kiosk Metal Roof @ Entry	40	Sq. Ft.	4	\$140	\$7	\$1	\$7	20	2012	19	2032	Update Only	Refer to Previous Study.
Exterior Building	Lower Pump House -repair/replace	96	Sq. Ft.	25	\$2,400	\$69	\$6	\$1,234	35	Unknown	17	2030	Update Only	Refer to Previous Study.
Exterior Building	Upper Pump House -repair/replace	96	Sq. Ft.	25.00	\$2,400	\$69	\$6	\$274	35	Unknown	31	2044	Update Only	Refer to Previous Study.
Exterior Building	Storage Shed -repair/replace	192	Sq. Ft.	25.00	\$4,800	\$137	\$11	\$3,154	35	Unknown	12	2025	Update Only	Refer to Previous Study.
Exterior Building	Kiosk -repair/replace	1	Each	1,000.00	\$1,000	\$29	\$2	\$657	35	Unknown	12	2025	Update Only	Refer to Previous Study.
Balconies & Decks	Dock - refurbish	225	Each	8.00	\$1,800	\$180	\$15	\$0	10	2013	10	2023	Update Only	Docks were refurbished in 2013 for \$1806.17, a total of \$406.17 was donated therefore association spent
Railings	Metal Hand & Stair Railings-replace	60	Ln. Ft.	50.00	\$3,000	\$100	\$8	\$1,800	30	Unknown	12	2025	Update Only	Refer to Previous Study.
Gates & Fences	Wood & Barbed Wire Fencing	8,475	Ln. Ft.	0.07	\$600	\$200	\$17	\$200	3	2012	2	2015	Update Only	Refer to Previous Study.
Gates & Fences	Wood Propane Fencing	72	Ln. Ft.	15.00	\$1,080	\$72	\$6	\$432	15	2012	9	2022	Update Only	Refer to Previous Study.
Gates & Fences	Front & Back Swing Gates	2	Each	1,000.00	\$2,000	\$67	\$6	\$1,200	30	Unknown	12	2025	Update Only	Refer to Previous Study.
Gates & Fences	Wood Sign Post	1	Fund	500.00	\$500	\$100	\$8	\$400	5	Ongoing	1	2014	Update Only	Refer to Previous Study. Maintenance deferred.

2013 High Sierra Property Owners Association

Physical Analysis Worksheet

Replacement Cost	\$124,251
Annual Reserve	\$10,093
Monthly Reserve	\$841
Accrued Reserve	\$52,933
Reserve Account Balance	\$45,641
Percent Funded	86%

Annual Reserve/Required based on straight line (replacement cost divided by life expectancy)

Monthly Reserve (Annual reserves divided 12 months)

Accrued Balance is a total of each reserve components annual reserve

Estimated Reserve Balance as of FYE December 31, 2013 (Balance as of June 30, 2013 \$45,641 + \$0 Annual Assessments)

Category	Sub-Category Description	Estimated Quantity (+/-)	Unit of Measure	Unit Cost	Replacement Cost	Annual Reserve (straight line)	Monthly Reserve (straight line)	Accrued Reserve (straight line)	Average Life Expectancy	Last Known Installation/Replacement Date	Estimated Remaining Life	Next Replacement Date	Visual Condition	Visual Inspection Notes
Painting	Paint Metal Gates (Front & Back)	2	Each	150.00	\$300	\$60	\$5	\$60	5	2012	4	2017	Update Only	Refer to Previous Study.
Painting	Paint W/ Stair Railings	1	Fund	150.00	\$150	\$30	\$3	\$30	5	2012	4	2017	Update Only	Refer to Previous Study.
Painting	Sealing of Wood Signs & Benches	1	Fund	500.00	\$500	\$100	\$8	\$100	5	2012	4	2017	Update Only	Refer to Previous Study.
Painting	Paint A-Frame Entry Sign	1	Each	500.00	\$500	\$100	\$8	\$100	5	2012	4	2017	Update Only	Refer to Previous Study.
Painting	Paint Upper & Lower Pump House	640	Sq. Ft.	1.20	\$768	\$154	\$13	\$614	5	Unknown	1	2014	Update Only	Refer to Previous Study.
Painting	Paint Storage Shed	448	Sq. Ft.	1.20	\$538	\$108	\$9	\$430	5	Unknown	1	2014	Update Only	Refer to Previous Study.
Painting	Stain/Seal Wood Propane Fences	360	Sq. Ft.	0.75	\$270	\$54	\$5	\$216	5	None	1	2014	Update Only	Refer to Previous Study, Maintenance deferred.
Painting	Paint Kiosk Center	1	Each	150.00	\$150	\$30	\$3	\$120	5	Unknown	1	2014	Update Only	Refer to Previous Study, Maintenance deferred.
Flooring	Concrete Slabs & Stairs/Landings	548	Sq. Ft.	6.00	\$3,288	\$110	\$9	\$548	30	2008	25	2038	Update Only	Refer to Previous Study.
Flooring	Dock Recovering- Carpet	225	Sq. Ft.	0.53	\$120	\$12	\$1	\$24	10	2010	8	2021	Update Only	Refer to Previous Study.
Furnishings & Appliances	Furnishings (Recreational & Benches)	1	Fund	1,000.00	\$1,000	\$83	\$7	\$250	12	2012	9	2022	Update Only	Refer to Previous Study.
Mechanical	Solar Power System	1	Fund	12,110.00	\$12,110	\$404	\$34	\$2,018	30	2007	25	2038	Update Only	Refer to Previous Study.
Mechanical	Water Tank	1	Each	33,000.00	\$33,000	\$660	\$55	\$9,240	50	1999	36	2049	Update Only	Refer to Previous Study.
Mechanical	Lower Generator	1	Each	9,950.00	\$9,950	\$498	\$41	\$1,990	20	2008	16	2029	Update Only	Refer to Previous Study.
Mechanical	Upper Generator	1	Each	9,950.00	\$9,950	\$498	\$41	\$7,463	20	Varies/2012	5	2018	Update Only	Refer to Previous Study.
Mechanical	Lower Well Pumps	1	Each	3,850.00	\$3,850	\$770	\$64	\$0	5	May 2013	5	2018	Update Only	Lower Well Pump replaced May 2013 for \$3,805.80
Mechanical	Upper Well Pumps	2	Each	3,850.00	\$7,700	\$1,540	\$128	\$6,160	5	2008	1	2014	Update Only	Refer to Previous Study.

2013 High Sierra Property Owners Association

Physical Analysis Worksheet

Replacement Cost	\$124,251
Annual Reserve	\$10,093
Monthly Reserve	\$841
Accrued Reserve	\$52,933
Reserve Account Balance	\$45,641
Percent Funded	86%

Annual Reserve/Required based on straight line (replacement cost divided by life expectancy)

Monthly Reserve (Annual reserves divided 12 months)

Accrued Reserve is a total of each reserve components annual reserve

Estimated Reserve Balance as of FYE December 31, 2013 (Balance as of June 30, 2013 \$45,641 + \$0 Annual Assessments)

Category	Sub-Category Description	Estimated Quantity (+/-)	Unit of Measure	Unit Cost	Replacement Cost	Annual Reserve (straight line)	Monthly Reserve (straight line)	Accrued Reserve (straight line)	Average Life Expectancy	Last Known Installation/ Replacement Date	Estimated Remaining Life	Next Replacement Date	Visual Condition	Visual Inspection Notes
Mailboxes & Signage	Misc Metal Signage	1	Fund	1,000.00	\$1,000	\$100	\$8	\$600	10	Varies	4	2017	Update Only	Refer to Previous Study.
Mailboxes & Signage	No Trespassing Signs	1	Fund	2,300.00	\$2,300	\$153	\$13	\$1,687	15	2012	4	2017	Update Only	Refer to Previous Study.
Mailboxes & Signage	Misc Wood Signage	1	Fund	1,000.00	\$1,000	\$67	\$6	\$733	15	Unknown	4	2017	Update Only	Refer to Previous Study.
Other	Reserve Study	1	Each	1,400.00	\$1,400	\$467	\$39	\$467	3	2012	2	2015	Update Only	Refer to Previous Study.

High Sierra Property Owners Association

Assessment Analysis By Category

Total Replacement Cost	\$124,251
Total Annual Reserve Contribution	\$10,093
Accrued Amount	\$52,933
Estimated Reserve Account Balance	\$45,641
Percent Funded Based on Straight Line	86%

Component/Maintenance	Replacement Cost	Annual Reserve (straight line)	Monthly Reserve (straight line)	Accrued Reserve (straight line)	Average Life Expectancy	Estimated Remaining Life	Next Replacement Date
TOTAL	\$124,251	\$10,093	\$841	\$52,933			

Pavement	Road Repairs	\$2,867	\$956	\$80	\$1,911	3	1	2014
	Asphalt Slurry Seal	\$10,000	\$2,000	\$167	\$8,000	5	1	2014
	Asphalt Overlay	\$0	\$0	\$0	\$0	20	9	2022
Pavement Total		\$12,868	\$2,956	\$246	\$9,912			
Roofing	Lower Pump House Shingle Roof @ Por	\$476	\$32	\$3	\$254	15	7	2020
	Upper Pump House Metal Roof	\$476	\$24	\$2	\$95	20	16	2029
	Storage Shed Shingle Roof @ Pond	\$868	\$58	\$5	\$463	15	7	2020
	Kiosk Metal Roof @ Entry	\$140	\$7	\$1	\$7	20	19	2032
Roofing Total		\$1,960	\$120	\$10	\$819			
Balconies & Decks	Dock - refurbish	\$1,800	\$180	\$15	\$0	10	10	2023
Balconies & Decks Total		\$1,800	\$180	\$15	\$0			
Railings	Metal Hand & Stair Railings-replace	\$3,000	\$100	\$8	\$1,800	30	12	2025
Railings Total		\$3,000	\$100	\$8	\$1,800			
Exterior Building	Lower Pump House -repair/replace	\$2,400	\$69	\$6	\$1,234	35	17	2030
	Upper Pump House -repair/replace	\$2,400	\$69	\$6	\$274	35	31	2044
	Storage Shed -repair/replace	\$4,800	\$137	\$11	\$3,154	35	12	2025
	Kiosk -repair/replace	\$1,000	\$29	\$2	\$657	35	12	2025
Exterior Building Total		\$10,600	\$303	\$25	\$5,320			
Gates & Fences	Wood & Barbed Wire Fencing	\$600	\$200	\$17	\$200	3	2	2015
	Wood Propane Fencing	\$1,080	\$72	\$6	\$432	15	9	2022
	Front & Back Swing Gates	\$2,000	\$67	\$6	\$1,200	30	12	2025
	Wood Sign Post	\$500	\$100	\$8	\$400	5	1	2014
Gates & Fences Total		\$4,180	\$439	\$37	\$2,232			

Painting	Paint Metal Gates (Front & Back)	\$300	\$60	\$5	\$60	5	4	2017
	Paint WI Stair Railings	\$150	\$30	\$3	\$30	5	4	2017
	Sealing of Wood Signs & Benches	\$500	\$100	\$8	\$100	5	4	2017
	Paint A-Frame Entry Sign	\$500	\$100	\$8	\$100	5	4	2017
	Paint Upper & Lower Pump House	\$768	\$154	\$13	\$614	5	1	2014
	Paint Storage Shed	\$538	\$108	\$9	\$430	5	1	2014
	Stain/Seal Wood Propane Fences	\$270	\$54	\$5	\$216	5	1	2014
	Paint Kiosk Center	\$150	\$30	\$3	\$120	5	1	2014
Painting Total		\$3,176	\$635	\$53	\$1,670			
Flooring	Concrete Slabs & Stairs/Landings	\$3,288	\$110	\$9	\$548	30	25	2038
	Dock Recovering- Carpet	\$120	\$12	\$1	\$24	10	8	2021
Flooring Total		\$3,408	\$122	\$10	\$572			
Furnishings & Appliances	Furnishings (Recreational & Benches)	\$1,000	\$83	\$7	\$250	12	9	2022
Furnishings & Appliances Total		\$1,000	\$83	\$7	\$250			
Mechanical	Solar Power System	\$12,110	\$404	\$34	\$2,018	30	25	2038
	Water Tank	\$33,000	\$660	\$55	\$9,240	50	36	2049
	Lower Generator	\$9,950	\$498	\$41	\$1,990	20	16	2029
	Upper Generator	\$9,950	\$498	\$41	\$7,463	20	5	2018
	Lower Well Pumps	\$3,850	\$770	\$64	\$0	5	5	2018
	Upper Well Pumps	\$7,700	\$1,540	\$128	\$6,160	5	1	2014
Mechanical Total		\$76,560	\$4,369	\$364	\$26,871			
Mailboxes & Signage	Misc Metal Signage	\$1,000	\$100	\$8	\$600	10	4	2017
	No Trespassing Signs	\$2,300	\$153	\$13	\$1,687	15	4	2017
	Misc Wood Signage	\$1,000	\$67	\$6	\$733	15	4	2017
Mailboxes & Signage Total		\$4,300	\$320	\$27	\$3,020			
Other	Reserve Study	\$1,400	\$467	\$39	\$467	3	2	2015
Other Total		\$1,400	\$467	\$39	\$467			
Grand Total		\$124,251	\$10,093	\$841	\$52,933			

2013 Annual Reserve Contribution \$5,070
 2014 Annual Reserve Contribution \$6,084

Description	Replacement Cost	Annual Reserve	Monthly Reserve	Accrued Reserve	% Based on Assessment	2013 Monthly Assessment Per Unit	2014 Monthly Assessment Per Unit
TOTAL	\$124,251	\$10,093	\$841	\$52,933	100%	\$2.50	\$3.00
Pavement	\$12,868	\$2,956	\$246	\$9,912	29.29%	\$0.73	\$0.88
Roofing	\$1,960	\$120	\$10	\$819	1.19%	\$0.03	\$0.04
Balconies & Decks	\$1,800	\$180	\$15	\$0	1.78%	\$0.04	\$0.05
Railings	\$3,000	\$100	\$8	\$1,800	0.99%	\$0.02	\$0.03
Gates & Fences	\$4,180	\$439	\$37	\$2,232	4.35%	\$0.11	\$0.13
Painting	\$3,176	\$635	\$53	\$1,670	6.29%	\$0.16	\$0.19
Flooring	\$3,408	\$122	\$10	\$572	1.20%	\$0.03	\$0.04
Exterior Building	\$10,600	\$303	\$25	\$5,320	3.00%	\$0.08	\$0.09
Furnishings & Appliance:	\$1,000	\$83	\$7	\$250	0.83%	\$0.02	\$0.02
Mechanical	\$76,560	\$4,369	\$364	\$26,871	43.28%	\$1.08	\$1.30
Mailboxes & Signage	\$4,300	\$320	\$27	\$3,020	3.17%	\$0.08	\$0.10
Other	\$1,400	\$467	\$39	\$467	4.62%	\$0.12	\$0.14

**2014
 Percentage
 Based on
 Replacement Cost**

