

High Sierra Property Owners Association

ANNUAL RESERVE SUMMARY UPDATE

For Fiscal Year Beginning January 1, 2015

Based On Fiscal Year Ending December 31, 2014

30 Year Maintenance Funding Plan For Fiscal Year 2015 - 2044

Prepared By
Brenda Ohm, RS, PRA
on

7/30/2014

Golden Consulting Group
965 East Yosemite Ave.
Suite 22
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	108%
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 30 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.

For more information: See Davis-Stirling.com

Reference by Adams Kessler, PLC

Board Alterations to Study and/or Updates

QUESTION: I'm on our board and we just completed reviewing our reserve study. There are items on the list with a life that equals or exceeds the estimated life of the buildings. We wanted them removed, but the analyst refused. Doesn't our board have the authority to remove components?

ANSWER: Not really. That's like asking an attorney to change his legal opinion because the board disagrees with it. Or telling a CPA to change his audit report because directors don't like what he found. A reserve specialist is a professional who prepares a report based on his own observations and calculations--it's his report to the board.

Adjustments. Accordingly, boards have no "right" to dictate changes to an independent professional's report. However, adjustments can be made to draft opinions/reports by attorneys, CPAs and reserve specialists if the adjustments are reasonable and the professional agrees. For example if something is unclear or is missing and needs to be addressed by the professional, it can be included in the final report.

Funding. Although reserve specialists establish the list of major components, the board can choose not to fund particular items if it complies with Davis-Stirling disclosure requirements, i.e., the report must disclose:

Whether the board of directors of the association has determined to defer or not undertake repairs or replacement of any major component with a remaining life of 30 years or less, including a justification for the deferral or decision not to undertake the repairs or replacement. (Civ. Code §5300(b)(4))

Accordingly, a reserve study could list components in the inventory and then eliminate them from funding calculations with a note that funding was removed at the board's request.

30-Year+ Life. Including components in the Study with useful life of over 30 years with no funding creates a "marker" for future inclusion in the funding plan when the life expectancy falls below 30 years. This is especially important when it comes to plumbing systems since they are hidden in walls and frequently overlooked by boards--until they fail and large special assessments are needed.

High Sierra Property Owners Association

Percent Funding of Reserves

The percent funded for **High Sierra Property Owners Association** is estimated at FYE, **December 31, 2014 is 108%** 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			108%
Estimated Inflation Factor Rate			3%
Estimated Reserve Balance as of FYE December 31, 2014			\$45,694
Estimated Accrual Reserve Balance as of FYE December 31, 2014			\$42,328
Estimated Reserve Balance	<input type="checkbox"/> Deficit	<input checked="" type="checkbox"/> Surplus	\$3,366
Estimated Reserve Balance Based On A Per Unit Basis	<input type="checkbox"/> Deficit	<input checked="" type="checkbox"/> Surplus	\$20
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, 2014** and any future reserve contributions.

Estimated Reserve Account Balance as of: May 31, 2014		\$45,694
Estimated Reserve Contribution for Fiscal Year 2014	Paid Annually \$6,084	\$0
Estimated Reserve Balance Sub Total		\$45,694
Anticipated Reserve Expenditures by Fiscal Year End		\$0
Estimated Reserve Account Balance		\$45,694

Based on the physical analysis reserve worksheet the annual straight line reserves for Fiscal Year Ending, December 31, 2014 is \$10,093. The recommended annual reserve contribution for beginning fiscal year, January 1, 2015 should increase from \$46,644 to \$50,700 or \$48 per unit per year.

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 **2015** and continuing thru fiscal year **2044**.

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 it's 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	2015	Estimated Costs
Wood & Barbed Wire Fencing	\$600	
Paint Upper & Lower Pump House	\$768	
Paint Storage Shed	\$538	
Stain/Seal Wood Propane Fences	\$270	
Paint Kiosk Center	\$100	
Reserve Study	\$1,400	

High Sierra Property Owners Association

Assessment and Reserve Funding Disclosure Summary

Based On Fiscal Year Ending December 31, 2014

California Civil Code section §5530(e) requires that this Assessment and Reserve Funding Disclosure Summary be prepared pursuant to section §5570, shall accompany each annual budget report or summary of the annual budget report that is delivered pursuant to this article.

Equal Assessment

Average Assessment

1. The Regular Assessment is: <i>(Includes operating & reserves)</i>	\$161.00 Per Unit/Per Year
The Operating Assessment	\$125.00 Per Unit/Per Year
The Reserve Assessment	\$36.00 Per Unit/Per Year

The Monthly Variable Assessment is as follows:

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
Based On Fiscal Year Ending December 31, 2014

6. Based on the method of calculation in paragraph (4) of subdivision (b) of Section §5570, the estimated amount required in the reserve fund at the end of the current fiscal year is: \$42,328 based in whole or in part on the last reserve study or update prepared by Golden Consulting Group as of 7/30/2014. The projected reserve fund cash balance is \$45,694 resulting in the reserves being 108% at this date.

7. Based on the method of calculation in paragraph (4) of subdivision (b) of Section §5570 of the Civil Code, the estimated amount required in the reserve fund at the end of each of the next five budget years 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
2015	\$6,084	\$47,872	\$51,936	92%
2016	\$6,760	\$54,496	\$57,867	94%
2017	\$7,436	\$57,997	\$67,474	86%
2018	\$8,112	\$52,528	\$73,614	71%
2019	\$8,788	\$44,111	\$71,272	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.

FUNDING DISCLOSURE SUMMARY

[Civil Code §5570(b)]

(b) For purposes of preparing a summary pursuant to this section:

1. "Estimated remaining useful life" means the time reasonably calculated to remain before a major component will require replacement.
2. "Major component" has the meaning used in section 55530. 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 section §5300 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.

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.

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

30-YEAR FUNDING RESERVE UPDATE WORKSHEET

2014

For Fiscal Year Beginning January 1, 2015

Based on Fiscal Year Ending December 31, 2014

Reserve Study Type:		Update Only
Fiscal Year		January 1st thru December 31st
Built Date:		1972
Number Of Units		169
Last Reserve Study Prepared:		2010
Estimated Reserve Balance as of FYE December 31, 2014	(Balance as of May 31, 2014 is \$45,694 (\$6084 Paid Annual for 2014))	\$45,694
Estimated Accrual Reserve Balance as of FYE December 31, 2014		\$42,328
Estimated Reserve Balance	<input type="checkbox"/> Deficit <input checked="" type="checkbox"/> Surplus	\$3,366
Estimated Reserve Balance Based On A Per Unit Basis	<input type="checkbox"/> Deficit <input checked="" type="checkbox"/> Surplus	\$20
PERCENT FUNDED <small>Based Upon Straight Line</small>		108%
Reserve Status		Funded
2014 CPI Inflation Factor		3.00%
2014 Annual Reserve Contribution		\$6,084
2015 Reserves Based on Straight Line		\$9,607
2015 Annual Reserve Contribution		\$6,084
2015 Annual Reserve Contribution Per Unit		\$36

30 YEAR RESERVE FUNDING PLAN

Fiscal Year	Projected Annual Reserve Contribution	Average Annual Reserve Per Unit	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>
2015	\$6,084	36.00	\$3,786	\$120	\$47,872	\$51,936	92%
2016	\$6,760	40.00	\$0	\$137	\$54,496	\$57,867	94%
2017	\$7,436	44.00	\$3,789	\$145	\$57,997	\$67,474	86%
2018	\$8,112	48.00	\$13,450	\$132	\$52,528	\$73,614	71%
2019	\$8,788	52.00	\$17,095	\$111	\$44,111	\$71,272	62%
2020	\$9,464	56.00	\$16,223	\$93	\$37,258	\$66,133	56%
2021	\$10,140	60.00	\$2,608	\$112	\$44,679	\$62,153	72%
2022	\$10,816	64.00	\$8,842	\$117	\$46,536	\$69,641	67%
2023	\$11,492	68.00	\$11,113	\$117	\$46,798	\$72,268	65%
2024	\$12,168	72.00	\$22,505	\$91	\$36,369	\$73,358	50%
2025	\$12,844	76.00	\$17,269	\$80	\$31,864	\$66,219	48%
2026	\$13,520	80.00	\$4,088	\$103	\$41,193	\$63,351	65%
2027	\$14,196	84.00	\$3,818	\$129	\$51,442	\$70,091	73%
2028	\$14,872	88.00	\$0	\$166	\$66,148	\$77,098	86%
2029	\$15,548	92.00	\$43,684	\$95	\$37,917	\$86,705	44%
2030	\$16,224	96.00	\$22,106	\$80	\$31,955	\$68,273	47%
2031	\$16,900	100.00	\$199	\$122	\$48,535	\$64,105	76%
2032	\$16,900	100.00	\$7,843	\$144	\$57,447	\$73,592	78%
2033	\$16,900	100.00	\$13,414	\$152	\$60,780	\$78,592	77%
2034	\$16,900	100.00	\$28,439	\$123	\$49,118	\$80,550	61%
2035	\$16,900	100.00	\$10,951	\$138	\$54,930	\$74,411	74%
2036	\$16,900	100.00	\$3,832	\$170	\$67,827	\$78,131	87%
2037	\$16,900	100.00	\$9,828	\$187	\$74,712	\$85,738	87%
2038	\$16,900	100.00	\$57,356	\$86	\$34,170	\$90,366	38%
2039	\$16,900	100.00	\$35,062	\$40	\$15,968	\$71,758	22%
2040	\$16,900	100.00	\$20,219	\$32	\$12,617	\$64,619	20%
2041	\$16,900	100.00	\$6,636	\$57	\$22,824	\$64,851	35%
2042	\$16,900	100.00	\$8,237	\$79	\$31,408	\$71,471	44%
2043	\$16,900	100.00	\$13,315	\$87	\$34,906	\$77,478	45%
2044	\$16,900	100.00	\$48,577	\$8	\$3,221	\$81,435	4%

High Sierra Property Owners Association

MAJOR COMPONENTS LIFE ANALYSIS

Major Component	Estimated Life Remaining	Next Replacement Date	Update Only	Notes: Based on Previous Study
Road Repairs	3	2017	Good	Per Board: Improved portions of the roads slurry sealed at a cost of \$14,246
Asphalt Slurry Seal	5	2019	New	Per Board: Improved portions of the roads slurry sealed at a cost of \$14,246
Asphalt Overlay	8	2022	Update Only	Refer to Previous Study.
Lower Pump House Shingle Roof @ Pond	6	2020	Update Only	Refer to Previous Study.
Upper Pump House Metal Roof	15	2029	Update Only	Refer to Previous Study.
Storage Shed Shingle Roof @ Pond	6	2020	Update Only	Refer to Previous Study.
Kiosk Metal Roof @ Entry	18	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	0.29	2	3.50	3.50	3.50	4
Replacement Cost	\$2,867	\$14,246	\$0	\$476	\$476	\$868	\$140
Useful Life	3	5	20	15	20	15	20
Remaining Life	3	5	8	6	15	6	18
Annual Reserves	\$956	\$2,849	\$0	\$32	\$24	\$58	\$7
Accrued Reserves	\$0	\$0	\$0	\$286	\$119	\$521	\$14
Next Disbursement	2017	2019	2022	2020	2029	2020	2032
2015	-	-	-	-	-	-	-
2016	-	-	-	-	-	-	-
2017	\$3,042	-	-	-	-	-	-
2018	-	-	-	-	-	-	-
2019	-	\$16,034	-	-	-	-	-
2020	\$3,324	-	-	\$552	-	\$1,006	-
2021	-	-	-	-	-	-	-
2022	-	-	-	-	-	-	-
2023	\$3,632	-	-	-	-	-	-
2024	-	\$18,588	-	-	-	-	-
2025	-	-	-	-	-	-	-
2026	\$3,969	-	-	-	-	-	-
2027	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-
2029	\$4,337	\$21,548	-	-	\$720	-	-
2030	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-
2032	\$4,739	-	-	-	-	-	\$231
2033	-	-	-	-	-	-	-
2034	-	\$24,980	-	-	-	-	-
2035	\$5,178	-	-	\$860	-	\$1,568	-
2036	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-
2038	\$5,659	-	-	-	-	-	-
2039	-	\$28,959	-	-	-	-	-
2040	-	-	-	-	-	-	-
2041	\$6,183	-	-	-	-	-	-
2042	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-
2044	\$6,757	\$33,572	-	-	-	-	-

High Sierra Property Owners Association

MAJOR COMPONENTS LIFE ANALYSIS

Major Component	Estimated Life Remaining	Next Replacement Date	Update Only	Notes: Based on Previous Study
Lower Pump House -repair/replace	16	2030	Update Only	Refer to Previous Study.
Upper Pump House -repair/replace	30	2044	Update Only	Refer to Previous Study.
Storage Shed -repair/replace	11	2025	Update Only	Refer to Previous Study.
Kiosk -repair/replace	11	2025	Update Only	Refer to Previous Study.
Dock - refurbish	9	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	11	2025	Update Only	Refer to Previous Study.
Wood & Barbed Wire Fencing	1	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	16	30	11	11	9	11	1
Annual Reserves	\$69	\$69	\$137	\$29	\$180	\$100	\$200
Accrued Reserves	\$1,303	\$343	\$3,291	\$686	\$180	\$1,900	\$400
Next Disbursement	2030	2044	2025	2025	2023	2025	2015
2015	-	-	-	-	-	-	\$600
2016	-	-	-	-	-	-	-
2017	-	-	-	-	-	-	-
2018	-	-	-	-	-	-	\$656
2019	-	-	-	-	-	-	-
2020	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	\$716
2022	-	-	-	-	-	-	-
2023	-	-	-	-	\$2,280	-	-
2024	-	-	-	-	-	-	\$783
2025	-	-	\$6,451	\$1,344	-	\$4,032	-
2026	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	\$855
2028	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-
2030	\$3,739	-	-	-	-	-	\$935
2031	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-
2033	-	-	-	-	\$3,064	-	\$1,022
2034	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	\$1,116
2037	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	\$1,220
2040	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	\$1,333
2043	-	-	-	-	\$4,118	-	-
2044	-	\$5,656	-	-	-	-	-

High Sierra Property Owners Association

MAJOR COMPONENTS LIFE ANALYSIS

Major Component	Estimated Life Remaining	Next Replacement Date	Update Only	Notes: Based on Previous Study
Wood Propane Fencing	8	2022	Update Only	Refer to Previous Study.
Front & Back Swing Gates	11	2025	Update Only	Refer to Previous Study.
Wood Sign Post	5	2019	Update Only	Refer to Previous Study. Maintenance deferred.
Paint Metal Gates (Front & Back)	3	2017	Update Only	Refer to Previous Study.
Paint WI Stair Railings	3	2017	Update Only	Refer to Previous Study.
Sealing of Wood Signs & Benches	3	2017	Update Only	Refer to Previous Study.
Paint A-Frame Entry Sign	3	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	100.00	100.00	200.00	100
Replacement Cost	\$1,080	\$2,000	\$500	\$200	\$100	\$200	\$100
Useful Life	15	30	5	5	5	5	5
Remaining Life	8	11	5	3	3	3	3
Annual Reserves	\$72	\$67	\$100	\$40	\$20	\$40	\$20
Accrued Reserves	\$504	\$1,267	\$0	\$80	\$40	\$80	\$40
Next Disbursement	2022	2025	2019	2017	2017	2017	2017
2015	-	-	-	-	-	-	-
2016	-	-	-	-	-	-	-
2017	-	-	-	\$212	\$106	\$212	\$106
2018	-	-	-	-	-	-	-
2019	-	-	\$563	-	-	-	-
2020	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-
2022	\$1,328	-	-	\$246	\$123	\$246	\$123
2023	-	-	-	-	-	-	-
2024	-	-	\$652	-	-	-	-
2025	-	\$2,688	-	-	-	-	-
2026	-	-	-	-	-	-	-
2027	-	-	-	\$285	\$143	\$285	\$143
2028	-	-	-	-	-	-	-
2029	-	-	\$756	-	-	-	-
2030	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-
2032	-	-	-	\$331	\$165	\$331	\$165
2033	-	-	-	-	-	-	-
2034	-	-	\$877	-	-	-	-
2035	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-
2037	\$2,069	-	-	\$383	\$192	\$383	\$192
2038	-	-	-	-	-	-	-
2039	-	-	\$1,016	-	-	-	-
2040	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-
2042	-	-	-	\$444	\$222	\$444	\$222
2043	-	-	-	-	-	-	-
2044	-	-	\$1,178	-	-	-	-

High Sierra Property Owners Association

MAJOR COMPONENTS LIFE ANALYSIS

Major Component	Estimated Life Remaining	Next Replacement Date	Update Only	Notes: Based on Previous Study
Paint Upper & Lower Pump House	1	2016	Deferred	Refer to Previous Study. Maintenance deferred.
Paint Storage Shed	1	2016	Deferred	Refer to Previous Study. Maintenance deferred.
Stain/Seal Wood Propane Fences	1	2016	Deferred	Refer to Previous Study. Maintenance deferred.
Paint Kiosk Center	1	2016	Deferred	Refer to Previous Study. Maintenance deferred.
Concrete Slabs & Stairs/Landings	24	2038	Update Only	Refer to Previous Study.
Dock Recovering- Carpet	7	2021	Update Only	Refer to Previous Study.
Furnishings (Recreational & Benches)	8	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	100.00	6.00	0.53	1,000
Replacement Cost	\$768	\$538	\$270	\$100	\$3,288	\$120	\$1,000
Useful Life	5	5	5	5	30	10	12
Remaining Life	1	1	1	1	24	7	8
Annual Reserves	\$154	\$108	\$54	\$20	\$110	\$12	\$83
Accrued Reserves	\$614	\$430	\$216	\$80	\$658	\$36	\$333
Next Disbursement	2015	2015	2015	2015	2038	2021	2022
2015	\$768	\$538	\$270	\$100	-	-	-
2016	-	-	-	-	-	-	-
2017	-	-	-	-	-	-	-
2018	-	-	-	-	-	-	-
2019	-	-	-	-	-	-	-
2020	\$890	\$623	\$313	\$116	-	-	-
2021	-	-	-	-	-	\$143	-
2022	-	-	-	-	-	-	\$1,230
2023	-	-	-	-	-	-	-
2024	-	-	-	-	-	-	-
2025	\$1,032	\$722	\$363	\$134	-	-	-
2026	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-
2030	\$1,197	\$838	\$421	\$156	-	-	-
2031	-	-	-	-	-	\$193	-
2032	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	\$1,754
2035	\$1,387	\$971	\$488	\$181	-	-	-
2036	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-
2038	-	-	-	-	\$6,489	-	-
2039	-	-	-	-	-	-	-
2040	\$1,608	\$1,126	\$565	\$209	-	-	-
2041	-	-	-	-	-	\$259	-
2042	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-

High Sierra Property Owners Association

MAJOR COMPONENTS LIFE ANALYSIS

Major Component	Estimated Life Remaining	Next Replacement Date	Update Only	Notes: Based on Previous Study
Solar Power System	24	2038	Update Only	Refer to Previous Study.
Water Tank	35	2049	Update Only	Refer to Previous Study.
Lower Generator	15	2029	Update Only	Refer to Previous Study.
Upper Generator	4	2018	Update Only	Refer to Previous Study.
Lower Well Pumps	9	2023	Update Only	Lower Well Pump replaced May 2013 for \$3,805.80
Upper Well Pumps	6	2020	Update Only	The wells are in good condition, extended life expectancy and remaining life.
Misc Metal Signage	8	2022	Varies	Various signs replaced: Adj remaining life +5

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	10	10	10
Remaining Life	24	35	15	4	9	6	8
Annual Reserves	\$404	\$660	\$498	\$498	\$385	\$770	\$100
Accrued Reserves	\$2,422	\$9,900	\$2,488	\$7,960	\$385	\$3,080	\$200
Next Disbursement	2038	2049	2029	2018	2023	2020	2022
2015	-	-	-	-	-	-	-
2016	-	-	-	-	-	-	-
2017	-	-	-	-	-	-	-
2018	-	-	-	\$10,873	-	-	-
2019	-	-	-	-	-	-	-
2020	-	-	-	-	-	\$8,926	-
2021	-	-	-	-	-	-	-
2022	-	-	-	-	-	-	\$1,230
2023	-	-	-	-	\$4,877	-	-
2024	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-
2029	-	-	\$15,050	-	-	-	-
2030	-	-	-	-	-	\$11,996	-
2031	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	\$1,653
2033	-	-	-	-	\$6,554	-	-
2034	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-
2038	\$23,900	-	-	\$19,637	-	-	-
2039	-	-	-	-	-	-	-
2040	-	-	-	-	-	\$16,122	-
2041	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	\$2,221
2043	-	-	-	-	\$8,809	-	-
2044	-	-	-	-	-	-	-

High Sierra Property Owners Association

MAJOR COMPONENTS LIFE ANALYSIS

Major Component	Estimated Life Remaining	Next Replacement Date	Update Only	Notes: Based on Previous Study
No Trespassing Signs	8	2022	Varies	Various signs replaced: Adj remaining life +5
Misc Wood Signage	8	2022	Varies	Various signs replaced: Adj remaining life +5
Reserve Study	1	2015	N/A	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	8	8	1				
Annual Reserves	\$153	\$67	\$467				
Accrued Reserves	\$1,073	\$467	\$933				
Next Disbursement	2022	2022	2015				
2015	-	-	\$1,400				
2016	-	-	-				
2017	-	-	-				
2018	-	-	\$1,530				
2019	-	-	-				
2020	-	-	-				
2021	-	-	\$1,672				
2022	\$2,829	\$1,230	-				
2023	-	-	-				
2024	-	-	\$1,827				
2025	-	-	-				
2026	-	-	-				
2027	-	-	\$1,996				
2028	-	-	-				
2029	-	-	-				
2030	-	-	\$2,181				
2031	-	-	-				
2032	-	-	-				
2033	-	-	\$2,383				
2034	-	-	-				
2035	-	-	-				
2036	-	-	\$2,604				
2037	\$4,407	\$1,916	-				
2038	-	-	-				
2039	-	-	\$2,846				
2040	-	-	-				
2041	-	-	-				
2042	-	-	\$3,110				
2043	-	-	-				
2044	-	-	-				

2014 High Sierra Property Owners Association

Replacement Cost	\$127,597	Number of Units	169
Annual Reserve	\$9,607	Annual Reserve/Required based on straight line (replacement cost divided by life expectancy)	
Monthly Reserve	\$801	Monthly Reserve based on straight line (Annual reserves divided 12 months)	
Monthly Per Unit	\$4.74	Monthly Reserve Per Unit based on straight line (Monthly reserves divided Units)	
Accrued Reserve	\$42,328	Accrued Balance is a total of each reserve components annual reserve	
Reserve Account Balance	\$45,694	Estimated Reserve Balance as of FYE December 31, 2014	(Balance as of May 31, 2014 is \$45,694 (\$6084 Paid Annual for 2014))
Percent Funded	108%	Percent Funded as of Fiscal Year Ending December 31, 2014	

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	Update Only	Notes: Based on Previous Study
Pavement	Road Repairs	286,720	Sq. Ft.	0.01	\$2,867	\$956	\$80	\$0	3	2014	3	2017	Good	Per Board: Improved portions of the roads slurry sealed at a cost of \$14,246
Pavement	Asphalt Slurry Seal	49,120	Sq. Ft.	0.29	\$14,246	\$2,849	\$237	\$0	5	2008 / 2014	5	2019	New	Per Board: Improved portions of the roads slurry sealed at a cost of \$14,246
Pavement	Asphalt Overlay	49,120	Sq. Ft.	1.51	\$0	\$0	\$0	\$0	20	Not Funded	8	2022	Update Only	Refer to Previous Study.
Roofing	Lower Pump House Shingle Roof @ Po	136	Sq. Ft.	3.50	\$476	\$32	\$3	\$286	15	Unknown	6	2020	Update Only	Refer to Previous Study.
Roofing	Upper Pump House Metal Roof	136	Sq. Ft.	3.50	\$476	\$24	\$2	\$119	20	2008	15	2029	Update Only	Refer to Previous Study.
Roofing	Storage Shed Shingle Roof @ Pond	248	Sq. Ft.	3.50	\$868	\$58	\$5	\$521	15	Unknown	6	2020	Update Only	Refer to Previous Study.
Roofing	Kiosk Metal Roof @ Entry	40	Sq. Ft.	3.50	\$140	\$7	\$1	\$14	20	2012	18	2032	Update Only	Refer to Previous Study.
Exterior Building	Lower Pump House -repair/replace	96	Sq. Ft.	25.00	\$2,400	\$69	\$6	\$1,303	35	Unknown	16	2030	Update Only	Refer to Previous Study.
Exterior Building	Upper Pump House -repair/replace	96	Sq. Ft.	25.00	\$2,400	\$69	\$6	\$343	35	Unknown	30	2044	Update Only	Refer to Previous Study.
Exterior Building	Storage Shed -repair/replace	192	Sq. Ft.	25.00	\$4,800	\$137	\$11	\$3,291	35	Unknown	11	2025	Update Only	Refer to Previous Study.
Exterior Building	Kiosk -repair/replace	1	Each	1,000.00	\$1,000	\$29	\$2	\$686	35	Unknown	11	2025	Update Only	Refer to Previous Study.
Balconies & Decks	Dock - refurbish	225	Each	8.00	\$1,800	\$180	\$15	\$180	10	2013	9	2023	Update Only	Decks were returned 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	\$1,900	30	Unknown	11	2025	Update Only	Refer to Previous Study.
Gates & Fences	Wood & Barbed Wire Fencing	8,475	Ln. Ft.	0.07	\$600	\$200	\$17	\$400	3	2012	1	2015	Update Only	Refer to Previous Study.
Gates & Fences	Wood Propane Fencing	72	Ln. Ft.	15.00	\$1,080	\$72	\$6	\$504	15	2012	8	2022	Update Only	Refer to Previous Study.
Gates & Fences	Front & Back Swing Gates	2	Each	1,000.00	\$2,000	\$67	\$6	\$1,267	30	Unknown	11	2025	Update Only	Refer to Previous Study.
Gates & Fences	Wood Sign Post	1	Fund	500.00	\$500	\$100	\$8	\$0	5	Ongoing	5	2019	Update Only	Refer to Previous Study. Maintenance deferred.
Painting	Paint Metal Gates (Front & Back)	2	Each	100.00	\$200	\$40	\$3	\$80	5	2012	3	2017	Update Only	Refer to Previous Study.
Painting	Paint WI Stair Railings	1	Fund	100.00	\$100	\$20	\$2	\$40	5	2012	3	2017	Update Only	Refer to Previous Study.
Painting	Sealing of Wood Signs & Benches	1	Fund	200.00	\$200	\$40	\$3	\$80	5	2012	3	2017	Update Only	Refer to Previous Study.

2014 High Sierra Property Owners Association

Physical Analysis Worksheet

Replacement Cost	\$127,597	Number of Units	169
Annual Reserve	\$9,607	Annual Reserve/Required based on straight line (replacement cost divided by life expectancy)	
Monthly Reserve	\$801	Monthly Reserve based on straight line (Annual reserves divided 12 months)	
Monthly Per Unit	\$4.74	Monthly Reserve Per Unit based on straight line (Monthly reserves divided Units)	
Accrued Reserve	\$42,328	Accrued Balance is a total of each reserve components annual reserve	
Reserve Account Balance	\$45,694	Estimated Reserve Balance as of FYE December 31, 2014 (Balance as of May 31, 2014 is \$45,694 (\$6084 Paid Annual for 2014))	
Percent Funded	108%	Percent Funded as of Fiscal Year Ending December 31, 2014	

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	Update Only	Notes: Based on Previous Study
Painting	Paint A-Frame Entry Sign	1	Each	100.00	\$100	\$20	\$2	\$40	5	2012	3	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	2016	Deferred	Refer to Previous Study. Maintenance deferred.
Painting	Paint Storage Shed	448	Sq. Ft.	1.20	\$538	\$108	\$9	\$430	5	Unknown	1	2016	Deferred	Refer to Previous Study. Maintenance deferred.
Painting	Stain/Seal Wood Propane Fences	360	Sq. Ft.	0.75	\$270	\$54	\$5	\$216	5	None	1	2016	Deferred	Refer to Previous Study. Maintenance deferred.
Painting	Paint Kiosk Center	1	Each	100.00	\$100	\$20	\$2	\$80	5	Unknown	1	2016	Deferred	Refer to Previous Study. Maintenance deferred.
Flooring	Concrete Slabs & Stairs/Landings	548	Sq. Ft.	6.00	\$3,288	\$110	\$9	\$658	30	2008	24	2038	Update Only	Refer to Previous Study.
Flooring	Dock Recovering- Carpet	225	Sq. Ft.	0.53	\$120	\$12	\$1	\$36	10	2010	7	2021	Update Only	Refer to Previous Study.
Furnishings & Appliances	Furnishings (Recreational & Benches)	1	Fund	1,000.00	\$1,000	\$83	\$7	\$333	12	2012	8	2022	Update Only	Refer to Previous Study.
Mechanical	Solar Power System	1	Fund	12,110.00	\$12,110	\$404	\$34	\$2,422	30	2007	24	2038	Update Only	Refer to Previous Study.
Mechanical	Water Tank	1	Each	33,000.00	\$33,000	\$660	\$55	\$9,900	50	1999	35	2049	Update Only	Refer to Previous Study.
Mechanical	Lower Generator	1	Each	9,950.00	\$9,950	\$498	\$41	\$2,488	20	2008	15	2029	Update Only	Refer to Previous Study.
Mechanical	Upper Generator	1	Each	9,950.00	\$9,950	\$498	\$41	\$7,960	20	Varies/2012	4	2018	Update Only	Refer to Previous Study.
Mechanical	Lower Well Pumps	1	Each	3,850.00	\$3,850	\$385	\$32	\$385	10	May 2013	9	2023	Update Only	Lower Well Pump replaced May 2013 for \$3,805.80
Mechanical	Upper Well Pumps	2	Each	3,850.00	\$7,700	\$770	\$64	\$3,080	10	2008	6	2020	Update Only	The wells are in good condition, extended life expectancy and remaining life.
Mailboxes & Signage	Misc Metal Signage	1	Fund	1,000.00	\$1,000	\$100	\$8	\$200	10	Varies / 2014	8	2022	Varies	Various signs replaced: Adj remaining life +5
Mailboxes & Signage	No Trespassing Signs	1	Fund	2,300.00	\$2,300	\$153	\$13	\$1,073	15	2012 / 2014	8	2022	Varies	Various signs replaced: Adj remaining life +5
Mailboxes & Signage	Misc Wood Signage	1	Fund	1,000.00	\$1,000	\$67	\$6	\$467	15	Unknown / 2014	8	2022	Varies	Various signs replaced: Adj remaining life +5
Other	Reserve Study	1	Each	1,400.00	\$1,400	\$467	\$39	\$933	3	2012	1	2015	N/A	Refer to Previous Study.

High Sierra Property Owners Association

Assessment Analysis By Category

Total Replacement Cost	\$127,597
Total Annual Reserve Contribution	\$9,607
Accrued Amount	\$42,328
Estimated Reserve Account Balance	\$45,694
Percent Funded Based on Straight Line	108%

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	\$127,597	\$9,607	\$801	\$42,328			

Pavement	Road Repairs	\$2,867	\$956	\$80	\$0	3	3	2017
	Asphalt Slurry Seal	\$14,246	\$2,849	\$237	\$0	5	5	2019
	Asphalt Overlay	\$0	\$0	\$0	\$0	20	8	2022
Pavement Total		\$17,113	\$3,805	\$317	\$0			
Roofing	Lower Pump House Shingle Roof @ Por	\$476	\$32	\$3	\$286	15	6	2020
	Upper Pump House Metal Roof	\$476	\$24	\$2	\$119	20	15	2029
	Storage Shed Shingle Roof @ Pond	\$868	\$58	\$5	\$521	15	6	2020
	Kiosk Metal Roof @ Entry	\$140	\$7	\$1	\$14	20	18	2032
Roofing Total		\$1,960	\$120	\$10	\$939			
Balconies & Decks	Dock - refurbish	\$1,800	\$180	\$15	\$180	10	9	2023
Balconies & Decks Total		\$1,800	\$180	\$15	\$180			
Railings	Metal Hand & Stair Railings-replace	\$3,000	\$100	\$8	\$1,900	30	11	2025
Railings Total		\$3,000	\$100	\$8	\$1,900			
Exterior Building	Lower Pump House -repair/replace	\$2,400	\$69	\$6	\$1,303	35	16	2030
	Upper Pump House -repair/replace	\$2,400	\$69	\$6	\$343	35	30	2044
	Storage Shed -repair/replace	\$4,800	\$137	\$11	\$3,291	35	11	2025
	Kiosk -repair/replace	\$1,000	\$29	\$2	\$686	35	11	2025
Exterior Building Total		\$10,600	\$303	\$25	\$5,623	35	30	2044
Gates & Fences	Wood & Barbed Wire Fencing	\$600	\$200	\$17	\$400	3	1	2015
	Wood Propane Fencing	\$1,080	\$72	\$6	\$504	15	8	2022
	Front & Back Swing Gates	\$2,000	\$67	\$6	\$1,267	30	11	2025
	Wood Sign Post	\$500	\$100	\$8	\$0	5	5	2019
Gates & Fences Total		\$4,180	\$439	\$37	\$2,171			
Painting	Paint Metal Gates (Front & Back)	\$200	\$40	\$3	\$80	5	3	2017
	Paint WI Stair Railings	\$100	\$20	\$2	\$40	5	3	2017
	Sealing of Wood Signs & Benches	\$200	\$40	\$3	\$80	5	3	2017

High Sierra Property Owners Association

Assessment Analysis By Category

Total Replacement Cost	\$127,597
Total Annual Reserve Contribution	\$9,607
Accrued Amount	\$42,328
Estimated Reserve Account Balance	\$45,694
Percent Funded Based on Straight Line	108%

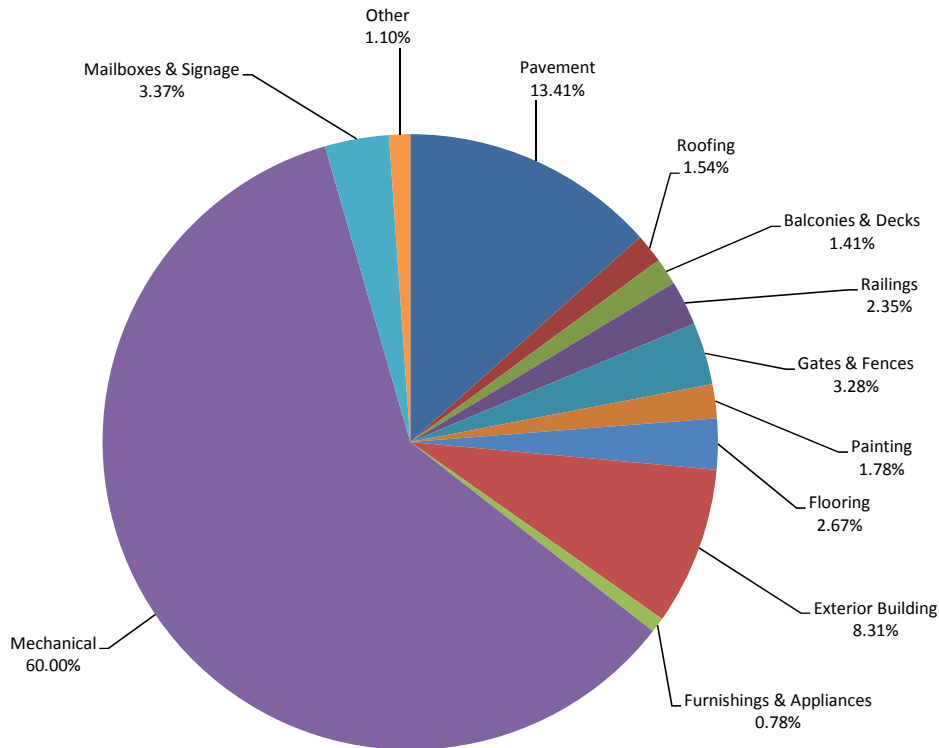
Component/Maintenance	Replacement Cost	Annual Reserve (straight line)	Monthly Reserve (straight line)	Accrued Reserve (straight line)	Average Life Expectancy	Estimated Remaining Life	Next Replacement Date
TOTAL	\$127,597	\$9,607	\$801	\$42,328			

Painting	Paint A-Frame Entry Sign	\$100	\$20	\$2	\$40	5	3	2017
	Paint Upper & Lower Pump House	\$768	\$154	\$13	\$614	5	1	2016
	Paint Storage Shed	\$538	\$108	\$9	\$430	5	1	2016
	Stain/Seal Wood Propane Fences	\$270	\$54	\$5	\$216	5	1	2016
	Paint Kiosk Center	\$100	\$20	\$2	\$80	5	1	2016
Painting Total		\$2,276	\$455	\$38	\$1,580			
Flooring	Concrete Slabs & Stairs/Landings	\$3,288	\$110	\$9	\$658	30	24	2038
	Dock Recovering- Carpet	\$120	\$12	\$1	\$36	10	7	2021
Flooring Total		\$3,408	\$122	\$10	\$694			
Furnishings & Appliances	Furnishings (Recreational & Benches)	\$1,000	\$83	\$7	\$333	12	8	2022
Furnishings & Appliances Total		\$1,000	\$83	\$7	\$333			
Mechanical	Solar Power System	\$12,110	\$404	\$34	\$2,422	30	24	2038
	Water Tank	\$33,000	\$660	\$55	\$9,900	50	35	2049
	Lower Generator	\$9,950	\$498	\$41	\$2,488	20	15	2029
	Upper Generator	\$9,950	\$498	\$41	\$7,960	20	4	2018
	Lower Well Pumps	\$3,850	\$385	\$32	\$385	10	9	2023
	Upper Well Pumps	\$7,700	\$770	\$64	\$3,080	10	6	2020
Mechanical Total		\$76,560	\$3,214	\$268	\$26,235			
Mailboxes & Signage	Misc Metal Signage	\$1,000	\$100	\$8	\$200	10	8	2022
	No Trespassing Signs	\$2,300	\$153	\$13	\$1,073	15	8	2022
	Misc Wood Signage	\$1,000	\$67	\$6	\$467	15	8	2022
Mailboxes & Signage Total		\$4,300	\$320	\$27	\$1,740			
Other	Reserve Study	\$1,400	\$467	\$39	\$933	3	1	2015
Other Total		\$1,400	\$467	\$39	\$933			
Grand Total		\$127,597	\$9,607	\$801	\$42,328			

2014 Annual Reserve Contribution \$6,084
 2015 Annual Reserve Contribution \$6,084

Description	Replacement Cost	Annual Reserve	Monthly Reserve	Accrued Reserve	% Based on Assessment	2013 Annual Assessment Per Unit	2014 Annual Assessment Per Unit
TOTAL	\$127,597	\$9,607	\$801	\$42,328	100%	\$36.00	\$36.00
Pavement	\$17,113	\$3,805	\$317	\$0	39.60%	\$14.26	\$14.26
Roofing	\$1,960	\$120	\$10	\$939	1.25%	\$0.45	\$0.45
Balconies & Decks	\$1,800	\$180	\$15	\$180	1.87%	\$0.67	\$0.67
Railings	\$3,000	\$100	\$8	\$1,900	1.04%	\$0.37	\$0.37
Gates & Fences	\$4,180	\$439	\$37	\$2,171	4.57%	\$1.64	\$1.64
Painting	\$2,276	\$455	\$38	\$1,580	4.74%	\$1.71	\$1.71
Flooring	\$3,408	\$122	\$10	\$694	1.27%	\$0.46	\$0.46
Exterior Building	\$10,600	\$303	\$25	\$5,623	3.15%	\$1.13	\$1.13
Furnishings & Appliance	\$1,000	\$83	\$7	\$333	0.87%	\$0.31	\$0.31
Mechanical	\$76,560	\$3,214	\$268	\$26,235	33.45%	\$12.04	\$12.04
Mailboxes & Signage	\$4,300	\$320	\$27	\$1,740	3.33%	\$1.20	\$1.20
Other	\$1,400	\$467	\$39	\$933	4.86%	\$1.75	\$1.75

**2015
 Percentage
 Based on
 Replacement Cost**



High Sierra Property Owners Association

Anticipated Reserve Expenses By Year

Replacement Cost Based on Inflation Factor

3%

2015

Component/Maintenance	Replacement Cost
Subtotal	\$3,676
Contingency Factor 3%	\$110
Total	\$3,786
Wood & Barbed Wire Fencing	\$600
Paint Upper & Lower Pump House	\$768
Paint Storage Shed	\$538
Stain/Seal Wood Propane Fences	\$270
Paint Kiosk Center	\$100
Reserve Study	\$1,400

2016

Component/Maintenance	Replacement Cost
Subtotal	\$0
Contingency Factor 3%	\$0
Total	\$0

High Sierra Property Owners Association

Anticipated Reserve Expenses By Year

Replacement Cost Based on Inflation Factor

3%

2017

Component/Maintenance	Replacement Cost
Subtotal	\$3,678
Contingency Factor 3%	\$110
Total	\$3,789
Road Repairs	3041.81248
Paint Metal Gates (Front & Back)	212.18
Paint WI Stair Railings	106.09
Sealing of Wood Signs & Benches	212.18
Paint A-Frame Entry Sign	106.09

2018

Component/Maintenance	Replacement Cost
Subtotal	\$13,058
Contingency Factor 3%	\$392
Total	\$13,450
Wood & Barbed Wire Fencing	\$656
Upper Generator	\$10,873
Reserve Study	\$1,530

High Sierra Property Owners Association

Anticipated Reserve Expenses By Year

Replacement Cost Based on Inflation Factor

3%

2019	
Component/Maintenance	Replacement Cost
Subtotal	\$16,597
Contingency Factor 3%	\$498
Total	\$17,095
Asphalt Slurry Seal	\$16,034
Wood Sign Post	\$563

2020	
Component/Maintenance	Replacement Cost
Subtotal	\$15,751
Contingency Factor 3%	\$473
Total	\$16,223
Road Repairs	\$3,324
Lower Pump House Shingle Roof @ Pond	\$552
Storage Shed Shingle Roof @ Pond	\$1,006
Paint Upper & Lower Pump House	\$890
Paint Storage Shed	\$623
Stain/Seal Wood Propane Fences	\$313
Paint Kiosk Center	\$116
Upper Well Pumps	\$8,926

High Sierra Property Owners Association

Anticipated Reserve Expenses By Year

Replacement Cost Based on Inflation Factor

3%

2021	
Component/Maintenance	Replacement Cost
Subtotal	\$2,532
Contingency Factor 3%	\$76
Total	\$2,608
Wood & Barbed Wire Fencing	\$716
Dock Recovering- Carpet	\$143
Reserve Study	\$1,672

2022	
Component/Maintenance	Replacement Cost
Subtotal	\$8,585
Contingency Factor 3%	\$258
Total	\$8,842
Wood Propane Fencing	\$1,328
Paint Metal Gates (Front & Back)	\$246
Paint WI Stair Railings	\$123
Sealing of Wood Signs & Benches	\$246
Paint A-Frame Entry Sign	\$123
Furnishings (Recreational & Benches)	\$1,230
Misc Metal Signage	\$1,230
No Trespassing Signs	\$2,829
Misc Wood Signage	\$1,230

High Sierra Property Owners Association

Anticipated Reserve Expenses By Year

Replacement Cost Based on Inflation Factor

3%

2023

Component/Maintenance	Replacement Cost
Subtotal	\$10,789
Contingency Factor 3%	\$324
Total	\$11,113
Road Repairs	\$3,632
Dock - refurbish	\$2,280
Lower Well Pumps	\$4,877

2024

Component/Maintenance	Replacement Cost
Subtotal	\$21,850
Contingency Factor 3%	\$655
Total	\$22,505
Asphalt Slurry Seal	\$18,588
Wood & Barbed Wire Fencing	\$783
Wood Sign Post	\$652
Reserve Study	\$1,827

High Sierra Property Owners Association

Anticipated Reserve Expenses By Year

Replacement Cost Based on Inflation Factor

3%

2025	
Component/Maintenance	Replacement Cost
Subtotal	\$16,766
Contingency Factor 3%	\$503
Total	\$17,269
Storage Shed -repair/replace	\$6,451
Kiosk -repair/replace	\$1,344
Metal Hand & Stair Railings-replace	\$4,032
Front & Back Swing Gates	\$2,688
Paint Upper & Lower Pump House	\$1,032
Paint Storage Shed	\$722
Stain/Seal Wood Propane Fences	\$363
Paint Kiosk Center	\$134

2026	
Component/Maintenance	Replacement Cost
Subtotal	\$3,969
Contingency Factor 3%	\$119
Total	\$4,088
Road Repairs	\$3,969

High Sierra Property Owners Association

Anticipated Reserve Expenses By Year

Replacement Cost Based on Inflation Factor

3%

2027

Component/Maintenance	Replacement Cost
Subtotal	\$3,707
Contingency Factor 3%	\$111
Total	\$3,818
Wood & Barbed Wire Fencing	\$855
Paint Metal Gates (Front & Back)	\$285
Paint WI Stair Railings	\$143
Sealing of Wood Signs & Benches	\$285
Paint A-Frame Entry Sign	\$143
Reserve Study	\$1,996

2028

Component/Maintenance	Replacement Cost
Subtotal	\$0
Contingency Factor 3%	\$0
Total	\$0

High Sierra Property Owners Association

Anticipated Reserve Expenses By Year

Replacement Cost Based on Inflation Factor

3%

2029

Component/Maintenance	Replacement Cost
Subtotal	\$42,412
Contingency Factor 3%	\$1,272
Total	\$43,684
Road Repairs	\$4,337
Asphalt Slurry Seal	\$21,548
Upper Pump House Metal Roof	\$720
Wood Sign Post	\$756
Lower Generator	\$15,050

2030

Component/Maintenance	Replacement Cost
Subtotal	\$21,462
Contingency Factor 3%	\$644
Total	\$22,106
Lower Pump House -repair/replace	\$3,739
Wood & Barbed Wire Fencing	\$935
Paint Upper & Lower Pump House	\$1,197
Paint Storage Shed	\$838
Stain/Seal Wood Propane Fences	\$421
Paint Kiosk Center	\$156
Upper Well Pumps	\$11,996
Reserve Study	\$2,181

High Sierra Property Owners Association

Anticipated Reserve Expenses By Year

Replacement Cost Based on Inflation Factor

3%

2031	
Component/Maintenance	Replacement Cost
Subtotal	\$193
Contingency Factor 3%	\$6
Total	\$199
Dock Recovering- Carpet	\$193

2032	
Component/Maintenance	Replacement Cost
Subtotal	\$7,615
Contingency Factor 3%	\$228
Total	\$7,843
Road Repairs	\$4,739
Kiosk Metal Roof @ Entry	\$231
Paint Metal Gates (Front & Back)	\$331
Paint WI Stair Railings	\$165
Sealing of Wood Signs & Benches	\$331
Paint A-Frame Entry Sign	\$165
Misc Metal Signage	\$1,653

High Sierra Property Owners Association

Anticipated Reserve Expenses By Year

Replacement Cost Based on Inflation Factor

3%

2033

Component/Maintenance	Replacement Cost
Subtotal	\$13,024
Contingency Factor 3%	\$391
Total	\$13,414
Dock - refurbish	\$3,064
Wood & Barbed Wire Fencing	\$1,022
Lower Well Pumps	\$6,554
Reserve Study	\$2,383

2034

Component/Maintenance	Replacement Cost
Subtotal	\$27,611
Contingency Factor 3%	\$828
Total	\$28,439
Asphalt Slurry Seal	\$24,980
Wood Sign Post	\$877
Furnishings (Recreational & Benches)	\$1,754

High Sierra Property Owners Association

Anticipated Reserve Expenses By Year

Replacement Cost Based on Inflation Factor

3%

2035

Component/Maintenance	Replacement Cost
Subtotal	\$10,632
Contingency Factor 3%	\$319
Total	\$10,951
Road Repairs	\$5,178
Lower Pump House Shingle Roof @ Pond	\$860
Storage Shed Shingle Roof @ Pond	\$1,568
Paint Upper & Lower Pump House	\$1,387
Paint Storage Shed	\$971
Stain/Seal Wood Propane Fences	\$488
Paint Kiosk Center	\$181

2036

Component/Maintenance	Replacement Cost
Subtotal	\$3,721
Contingency Factor 3%	\$112
Total	\$3,832
Wood & Barbed Wire Fencing	\$1,116
Reserve Study	\$2,604

High Sierra Property Owners Association

Anticipated Reserve Expenses By Year

Replacement Cost Based on Inflation Factor

3%

2037

Component/Maintenance	Replacement Cost
Subtotal	\$9,542
Contingency Factor 3%	\$286
Total	\$9,828
Wood Propane Fencing	\$2,069
Paint Metal Gates (Front & Back)	\$383
Paint WI Stair Railings	\$192
Sealing of Wood Signs & Benches	\$383
Paint A-Frame Entry Sign	\$192
No Trespassing Signs	\$4,407
Misc Wood Signage	\$1,916

2038

Component/Maintenance	Replacement Cost
Subtotal	\$55,685
Contingency Factor 3%	\$1,671
Total	\$57,356
Road Repairs	\$5,659
Concrete Slabs & Stairs/Landings	\$6,489
Solar Power System	\$23,900
Upper Generator	\$19,637

High Sierra Property Owners Association

Anticipated Reserve Expenses By Year

Replacement Cost Based on Inflation Factor

3%

2039

Component/Maintenance	Replacement Cost
Subtotal	\$34,041
Contingency Factor 3%	\$1,021
Total	\$35,062
Asphalt Slurry Seal	\$28,959
Wood & Barbed Wire Fencing	\$1,220
Wood Sign Post	\$1,016
Reserve Study	\$2,846

2040

Component/Maintenance	Replacement Cost
Subtotal	\$19,630
Contingency Factor 3%	\$589
Total	\$20,219
Paint Upper & Lower Pump House	\$1,608
Paint Storage Shed	\$1,126
Stain/Seal Wood Propane Fences	\$565
Paint Kiosk Center	\$209
Upper Well Pumps	\$16,122

High Sierra Property Owners Association

Anticipated Reserve Expenses By Year

Replacement Cost Based on Inflation Factor

3%

2041	
Component/Maintenance	Replacement Cost
Subtotal	\$6,442
Contingency Factor 3%	\$193
Total	\$6,636
Road Repairs	\$6,183
Dock Recovering- Carpet	\$259

2042	
Component/Maintenance	Replacement Cost
Subtotal	\$7,997
Contingency Factor 3%	\$240
Total	\$8,237
Wood & Barbed Wire Fencing	\$1,333
Paint Metal Gates (Front & Back)	\$444
Paint WI Stair Railings	\$222
Sealing of Wood Signs & Benches	\$444
Paint A-Frame Entry Sign	\$222
Misc Metal Signage	\$2,221
Reserve Study	\$3,110

High Sierra Property Owners Association

Anticipated Reserve Expenses By Year

Replacement Cost Based on Inflation Factor

3%

2043	
Component/Maintenance	Replacement Cost
Subtotal	\$12,927
Contingency Factor 3%	\$388
Total	\$13,315
Dock - refurbish	\$4,118
Lower Well Pumps	\$8,809

2044	
Component/Maintenance	Replacement Cost
Subtotal	\$47,162
Contingency Factor 3%	\$1,415
Total	\$48,577
Road Repairs	\$6,757
Asphalt Slurry Seal	\$33,572
Upper Pump House -repair/replace	\$5,656
Wood Sign Post	\$1,178