

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

RESERVE SUMMARY/UPDATE ANNUAL DISCLOSURE

For Fiscal Year Beginning January 1, 2019

Based On Fiscal Year Ending December 31, 2018

30 Year Maintenance Funding Plan For Fiscal Year 2019 - 2048



Prepared By
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on
7/20/2018



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HIGH SIERRA PROPERTY OWNERS ASSOCIATION

General Association Information

This Reserve Study and Cash Flow Analysis have been prepared for the board and their members. HIGH SIERRA PROPERTY OWNERS ASSOCIATION located in Madera county in the city of Arnold Meadow, CA. Each 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 study and/or update summary 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
City of Association	Arnold Meadow
County of Association	Madera
Number of Units	169
Built Date	1972
Fiscal Year	January 1 - December 31
Last Reserve Study	2015
General Budget/Reserves	Shared Operating and Reserve Expenses
Reserve Study Type	Update Only
Reserve Percent Funded	76%
Overall Condition	Well 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 study or update with any requested changes, errors or discrepancies within the report. Golden Consulting Group will act within 48 hours to address any requested changes, errors or discrepancies within the study or update. The reserve study or update should be reviewed and approved by the board within 45 days of the receipt of the report.

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 & Reprinted 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 HIGH SIERRA PROPERTY OWNERS ASSOCIATION was originally built and/or renovated in 1972 became an active Homeowner Association in 1972. An on-site visual inspection of the common reserve components was performed on 6/21/2018 by Golden Consulting Group.

The percent funded for HIGH SIERRA PROPERTY OWNERS ASSOCIATION is estimated at Fiscal Year End, December 31, 2018 is 76%. Golden Consulting Group has based this method of calculation by dividing the actual reserve account balance as of fiscal year end by the estimated amount required in the reserve fund at the end of the current fiscal year. Based on the enclosed current 30 Year Reserve Study Funding Plan it is estimated that the reserve account balance SHOULD 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.

However in order to ensure the association's projected reserve expenditures the association should approve annual increases starting in fiscal year 2019 and continuing thru fiscal year 2047. By using the enclosed 30 Year Reserve Study Funding Plan, a Special Assessment WILL NOT likely be necessary to fund the reserves.

In general, the HIGH SIERRA PROPERTY OWNERS ASSOCIATION is overall in GOOD-FAIR CONDITION and its recommended to inspect and repair or replace any reserve components that starting to fail. The baseline funding strategy sets a funding goal of keeping enough cash to maintain the association's reserve components always. The approximate replacement/repair costs for Association is estimated at approximately \$136,318.

Golden Consulting Group has estimated the projected average future cost of repairs and replacement of those components for the Association. The annual reserves are based on a straight- line approach: Replacement Costs divided by Life Expectancy per each component. Based upon the Golden Consulting Group's calculations the annual reserve contribution would be approximately \$10,183 a year. The estimated fully funded accrued amount or the aged components is approximately \$70,797. This is calculated Life Expectancy minus Remaining Life times (x) annual reserve contribution. The recommended annual reserve contribution for fiscal year beginning, January 1, 2019 should be increased from \$6,422 to \$6,591 or \$39.00 per unit per year a 2.6% increase from previous year with annual increases of \$3.60 per unit per year each year starting in fiscal year 2019 to ensure the capital improvements/maintenance obligations of the Association.

Golden Consulting Group uses a 2.5% annual cpi inflation rate to calculate the 30 year funding maintenance plan. However, based on the inflation rates listed below the average inflation rate over the last 18 years is 2.2%.

PERCENT FUNDED	76%
Current US Inflation Rates: 1999-2017	2.50%
Estimated Interest Rate Reserve Account	0.10%
Annual Reserves Required (Based on Straight Line Funding Method)	\$10,183
Reserve Account Balance as of February 28, 2018	\$49,800
2018 Reserve Contribution (Collected Annually)	\$0
2018 Average Interest Rate on Reserve Account @ .10%	\$50
2018 Reserve Expenditures (Asphalt Repairs)	-\$5,050
Estimated Reserve Balance as of FYE December 31, 2018	\$53,522
Fully Funded Accrued Reserve Amount as of FYE, December 31, 2018	\$70,797
Reserve Balance - Fully Funded Balance Deficit:	-\$17,275
Reserve Balance - Fully Funded Balance Deficit Per Unit	-\$102

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 February 28, 2018 and any future reserve contributions minus any anticipated reserve expenditures.

The enclosed reserve study/update is not a maintenance manual but it does provide some general guidelines regarding the association maintenance obligations. This Reserve Study is a good faith estimate from either plans prior to construction and/or completion and/or existing historical data. The association should conduct or should have conducted a reserve study after its first year of operation to adjust the reserve funding plan for any changes which may have taken place during construction. Although some components may be inspected, serviced and maintained by the Association, it's always advised to have a qualified licensed professional perform the maintenance and care of the product. If you are unsure of the maintenance, please refer to the manufactures user guide.

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 enclosed reserve study/update should act as a long-term budgeting tool that evaluates the current financial status and helps develop a maintenance plan for future spending due to the aging and deterioration of the association's reserve components.

During an on-site visual inspection of the reserve components, Golden Consulting Group will visually examined both the both physical appearance and working condition of the component(s). Normally only those components which have an estimated useful life of less than 30 years will be included in the study, in which the Association would be responsible for the maintenance (repaired, replaced, or service).

Any component that is scheduled to be repaired or replaced annually should be included in the operating budget unless the Board of Directors specifies otherwise. This reserve study is not intended to be used to perform an audit, an analysis of quality, a forensic study or a background check of the historical records. No destructive testing has been undertaken nor will the study address any latent defects or life expectancies which are abnormally short due to either improper design and/or installation, unless the Association or members has contracted with an independent consulting to examine and report the findings on specific components. The reserve study is solely based upon the visual condition, maintenance, service and/or the replacement of the reserve components rather than the reconstruction, renovation, or remodeling of the component(s). 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. It's always recommended and advised to have a qualified licensed professional perform the maintenance and care of the components. If you are unsure of the maintenance of a specific reserve component, please refer to the manufacturer guide.

Per Civil Code §5300(b)(4)) The board of directors of the association must disclose if they 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.

For Fiscal Year Ending 2018: The board HAS chosen to defer maintenance and/or replacement of the anticipated reserve expenditures. (see study for more information)

The Anticipated Reserve Expenditures were as follows for Fiscal Year: 2018

Road Repairs	Scheduled
Wood & Barbed Wire Fencing	Inspected and Repaired Annually
Upper Generator	Deferred

Maintenance will only be deferred 1 Year unless the Board of Directors specifies otherwise.

It is our recommendation that all anticipated reserve expenditures scheduled for fiscal year 2019 be inspected, repaired or replaced as indicated by a professional. Fully funded reserve components are components that have reached its useful life and/or exceeded its average life expectancy. The board should inspect and review each component before approving deferment, replacement and/or repair of the reserve components.

The Anticipated Reserve Expenditures are as follows for Fiscal Year: 2019

Wood & Barbed Wire Fencing	\$500
Upper Generator	\$10,455
Wood Sign Post	\$55
Reserve Study	\$1,050

Anticipated Reserve Expenditure Total For FYE: 2019 \$12,060

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

Assessment and Reserve Funding Disclosure Summary

Based On Fiscal Year Ending December 31, 2018

Civil Code §5570

California Civil Code Section §5570 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 California Civil Code section 5300.

1. The Regular Assessment is:	includes operating & reserves	\$275.00 Per Month
The Operating Assessment Per Unit Per Month is		\$237.00 Per Month
The Reserve Assessment Per Unit Per Month is		\$38.00 Per Month

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, 2018

Civil Code §5570

6. Based on the method of calculation in (4) of subdivision (b) of Section §5570, the estimated amount required in the reserve fund at the end of the current fiscal year is: \$70,797 based in whole or in part on the last reserve study or update prepared by Golden Consulting Group as of July 2018. The projected reserve fund cash balance is \$53,522 resulting in the reserves being 76% at this date.

7. Based on the method of calculation in (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
2019	\$6,591	\$48,101	\$80,458	60%
2020	\$7,199	\$42,789	\$80,545	53%
2021	\$7,808	\$28,350	\$78,428	36%
2022	\$8,416	\$27,905	\$67,134	42%
2023	\$9,025	\$29,857	\$69,112	43%

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 0.10% per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was 2.50% per year.

FUNDING DISCLOSURE SUMMARY

[Civil Code §5300(e)]

(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 above is not, and cannot be, guaranteed. Depending upon the accuracy of the present and future assumptions used in providing the information and conclusions set forth in said 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.

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 MAINTENANCE & FUNDING RESERVE WORKSHEET

For Fiscal Year Beginning January 1, 2019

Based on Fiscal Year Ending December 31, 2018

Reserve Study Type:	Reserve Study with On-Site Inspection	Annual Reserves Required (Based on Straight Line Funding Meth	\$10,183
Fiscal Year	January 1 - December 31	Estimated Reserve Balance as of FYE, December 31, 2018	\$53,522
Built Date:	1972	Fully Funded Accrued Reserve Amount for Aged Components	\$70,797
Number Of Units	169	Reserve Balance - Fully Funded Balance Deficit:	-\$17,275
Current US Inflation Rates: 1999-2017	2.5%	Reserve Balance - Fully Funded Balance Deficit Per Unit	-\$102
2018 Annual Reserve Contribution	\$6,422	PERCENT FUNDED	76%
Reserve Account Balance as of February 28, 2018	\$49,800	RECOMMENDED	
2018 Reserve Contribution (Collected Annually)	\$0	2019 Annual Reserve Contribution	\$6,591
2018 Average Interest Rate on Reserve Account @ .10%	\$49.80	2019 Annual Contribution Per Unit	\$39
2018 Reserve Expenditures (Asphalt Repairs)	-\$5,050.00	2019 Annual Reserve Contribution (Increase/Decrease)	3%
Estimated Reserve Balance as of FYE, December 31, 2018	\$53,522		

30 YEAR FINANCIAL RESERVE FUNDING

Fiscal Year Ending 31-Dec	Reserve Contribution \$3.60 Per Unit	Projected Per Unit Per Year	Anticipated Reserve Expenditures	Estimated Interest 0.10%	Estimated Reserve Account Balance @ FYE	Estimated Fully Funded Balance	Estimated Reserve % Funded
2019	\$6,591	39.00	\$12,060	\$48	\$48,101	\$80,458	60%
2020	\$7,199	42.60	\$12,554	\$43	\$42,789	\$80,545	53%
2021	\$7,808	46.20	\$22,275	\$28	\$28,350	\$78,428	36%
2022	\$8,416	49.80	\$8,889	\$28	\$27,905	\$67,134	42%
2023	\$9,025	53.40	\$7,103	\$30	\$29,857	\$69,112	43%
2024	\$9,633	57.00	\$7,116	\$32	\$32,406	\$72,954	44%
2025	\$10,241	60.60	\$17,661	\$25	\$25,011	\$76,945	33%
2026	\$10,850	64.20	\$594	\$35	\$35,302	\$71,772	49%
2027	\$11,458	67.80	\$7,596	\$39	\$39,203	\$81,697	48%
2028	\$12,067	71.40	\$20,628	\$31	\$30,673	\$85,745	36%
2029	\$12,675	75.00	\$14,738	\$29	\$28,638	\$79,252	36%
2030	\$13,283	78.60	\$25,005	\$17	\$16,933	\$77,889	22%
2031	\$13,892	82.20	\$2,085	\$29	\$28,769	\$68,792	42%
2032	\$14,500	85.80	\$2,341	\$41	\$40,970	\$77,641	53%
2033	\$15,109	89.40	\$17,195	\$39	\$38,922	\$86,338	45%
2034	\$15,717	93.00	\$7,460	\$47	\$47,226	\$84,302	56%
2035	\$16,325	96.60	\$28,392	\$35	\$35,195	\$89,460	39%
2036	\$16,934	100.20	\$9,486	\$43	\$42,685	\$80,294	53%
2037	\$17,542	103.80	\$9,598	\$51	\$50,680	\$84,342	60%
2038	\$18,151	107.40	\$26,665	\$42	\$42,208	\$88,472	48%
2039	\$18,759	111.00	\$27,020	\$34	\$33,981	\$81,813	42%
2040	\$19,367	114.60	\$19,949	\$33	\$33,433	\$75,088	45%
2041	\$19,976	118.20	\$861	\$53	\$52,600	\$73,351	72%
2042	\$20,584	121.80	\$39,265	\$34	\$33,953	\$83,276	41%
2043	\$21,193	125.40	\$13,538	\$42	\$41,649	\$70,906	59%
2044	\$21,801	129.00	\$2,475	\$61	\$61,036	\$73,671	83%
2045	\$22,409	132.60	\$16,099	\$67	\$67,414	\$82,741	81%
2046	\$23,018	136.20	\$5,064	\$85	\$85,452	\$84,495	101%
2047	\$23,626	139.80	\$998	\$108	\$108,188	\$92,267	117%
2048	\$24,235	143.40	\$12,758	\$120	\$119,785	\$102,193	117%

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date	Visual Condition
Road Repairs	3	2018	3	2021	Fair-Poor
Asphalt Slurry Seal	7	2014	3	2021	Fair-Poor
Asphalt Overlay	20	Not Funded	4	2022	Fair-Poor
Concrete Slabs & Stairs/Landings	30	2008	20	2038	Good
Lower Pump House Shingle Roof	15	Unknown	2	2020	Good
Upper Storage House Metal Roof	20	2008	11	2029	Good
Storage Shed Shingle Roof @ Pond	15	Unknown	2	2020	Good

Major Component	Road Repairs	Asphalt Slurry Seal	Asphalt Overlay	Concrete Slabs & Stairs/Landings	Lower Pump House Shingle Roof	Upper Storage House Metal Roof	Storage Shed Shingle Roof @ Pond
Quantity	286,720	49,120	49,120	548	136	136	248
Unit of Measure	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
Unit Cost	\$0.02	\$0.30	\$0.00	\$6.30	\$3.70	\$3.70	\$3.70
Replacement Cost	\$5,734	\$14,967	\$0	\$3,454	\$503	\$503	\$918
Useful Life	3	7	20	30	15	20	15
Remaining Life	3	3	4	20	2	11	2
Annual Reserves	\$1,911	\$2,138	\$0	\$115	\$34	\$25	\$61
Accrued Reserves	\$0	\$8,553	\$0	\$1,151	\$436	\$226	\$795
Next Disbursement	2021	2021	2022	2038	2020	2029	2020
2019	-	-	-	-	-	-	-
2020	-	-	-	-	\$516	-	\$941
2021	\$6,025	\$15,725	-	-	-	-	-
2022	-	-	-	-	-	-	-
2023	-	-	-	-	-	-	-
2024	\$6,488	-	-	-	-	-	-
2025	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-
2027	\$6,987	-	-	-	-	-	-
2028	-	\$18,692	-	-	-	-	-
2029	-	-	-	-	-	\$644	-
2030	\$7,524	-	-	-	-	-	-
2031	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-
2033	\$8,103	-	-	-	-	-	-
2034	-	-	-	-	-	-	-
2035	-	\$22,219	-	-	\$747	-	\$1,362
2036	\$8,726	-	-	-	-	-	-
2037	-	-	-	-	-	-	-
2038	-	-	-	\$5,522	-	-	-
2039	\$9,396	-	-	-	-	-	-
2040	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-
2042	\$10,119	\$26,411	-	-	-	-	-
2043	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-
2045	\$10,897	-	-	-	-	-	-
2046	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-
2048	\$11,735	-	-	-	-	-	-

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date	Visual Condition
Replace Kiosk Metal Roof	20	2012	14	2032	Good
Upper Pump Enclosure-repair/replace	35	Unknown	26	2044	Good
Kiosk -repair/replace	35	Unknown	7	2025	Good
Upper Storage House -repair/replace	35	Unknown	16	2034	Good
Lower Pump House -repair/replace	35	Unknown	12	2030	Good
Storage Shed -repair/ replace	35	Unknown	7	2025	Good
Paint Lower Pump House	5	2015	2	2020	Good-Fair

Major Component	Replace Kiosk Metal Roof	Upper Pump Enclosure-repair/replace	Kiosk - repair/replace	Upper Storage House - repair/replace	Lower Pump House - repair/replace	Storage Shed - repair/ replace	Paint Lower Pump House
Quantity	40	30	1	96	96	192	320
Unit of Measure	Sq. Ft.	Sq. Ft.	Each	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
Unit Cost	\$3.70	\$26.00	\$1,050.00	\$26.00	\$26.00	\$26.00	\$1.30
Replacement Cost	\$148	\$780	\$1,050	\$2,496	\$2,496	\$4,992	\$416
Useful Life	20	35	35	35	35	35	5
Remaining Life	14	26	7	16	12	7	2
Annual Reserves	\$7	\$22	\$30	\$71	\$71	\$143	\$83
Accrued Reserves	\$44	\$201	\$840	\$1,355	\$1,640	\$3,994	\$250
Next Disbursement	2032	2044	2025	2034	2030	2025	2020
2019	-	-	-	-	-	-	-
2020	-	-	-	-	-	-	\$426
2021	-	-	-	-	-	-	-
2022	-	-	-	-	-	-	-
2023	-	-	-	-	-	-	-
2024	-	-	-	-	-	-	-
2025	-	-	\$1,218	-	-	\$5,789	\$482
2026	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-
2030	-	-	-	-	\$3,275	-	\$546
2031	-	-	-	-	-	-	-
2032	\$204	-	-	-	-	-	-
2033	-	-	-	-	-	-	-
2034	-	-	-	\$3,615	-	-	-
2035	-	-	-	-	-	-	\$618
2036	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	\$699
2041	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-
2044	-	\$1,446	-	-	-	-	-
2045	-	-	-	-	-	-	\$791
2046	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date	Visual Condition
Paint Upper Storage House	5	2015	2	2020	Good-Fair
Paint Storage Shed	5	2015	2	2020	Good-Fair
Paint Kiosk Center	5	2015	2	2020	Good
Paint Metal Gates (Front & Back)	5	2015	2	2020	Good-Fair
Paint WI Stair Railings	5	2015	2	2020	Good
Stain/Seal Wood Propane Fences	5	2015	2	2020	Good-Fair
Sealing of Wood Signs & Benches	5	2015	2	2020	Fair

Major Component	Paint Upper Storage House	Paint Storage Shed	Paint Kiosk Center	Paint Metal Gates (Front & Back)	Paint WI Stair Railings	Stain/Seal Wood Propane Fences	Sealing of Wood Signs & Benches
Quantity	320	448	1	2	1	360	1
Unit of Measure	Sq. Ft.	Sq. Ft.	Each	Each	Fund	Sq. Ft.	Fund
Unit Cost	\$1.30	\$1.30	\$105.00	\$55.00	\$55.00	\$0.80	\$210.00
Replacement Cost	\$416	\$582	\$105	\$110	\$55	\$288	\$210
Useful Life	5	5	5	5	5	5	5
Remaining Life	2	2	2	2	2	2	2
Annual Reserves	\$83	\$116	\$21	\$22	\$11	\$58	\$42
Accrued Reserves	\$250	\$349	\$63	\$66	\$33	\$173	\$126
Next Disbursement	2020	2020	2020	2020	2020	2020	2020
2019	-	-	-	-	-	-	-
2020	\$426	\$597	\$108	\$113	\$56	\$295	\$215
2021	-	-	-	-	-	-	-
2022	-	-	-	-	-	-	-
2023	-	-	-	-	-	-	-
2024	-	-	-	-	-	-	-
2025	\$482	\$675	\$122	\$128	\$64	\$334	\$244
2026	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-
2030	\$546	\$764	\$138	\$144	\$72	\$378	\$276
2031	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-
2035	\$618	\$865	\$156	\$163	\$82	\$428	\$312
2036	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-
2040	\$699	\$978	\$176	\$185	\$92	\$484	\$353
2041	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-
2045	\$791	\$1,107	\$200	\$209	\$105	\$547	\$399
2046	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date	Visual Condition
Paint A-Frame Entry Sign	5	2015	2	2020	Good-Fair
Metal Hand & Stair Railings-replace	30	Unknown	7	2025	Good
Front & Back Swing Gates	30	Unknown	7	2025	Good
Wood & Barbed Wire Fencing	1	2018	1	2019	Fair
Wood Propane Fencing	15	2012	4	2022	Good
Solar Power System	30	2007	20	2038	Good
Water Tank	50	1999	33	2051	Good

Major Component	Paint A-Frame Entry Sign	Metal Hand & Stair Railings-replace	Front & Back Swing Gates	Wood & Barbed Wire Fencing	Wood Propane Fencing	Solar Power System	Water Tank
Quantity	1	60	2	8,475	72	1	1
Unit of Measure	Each	Ln. Ft.	Each	Ln. Ft.	Ln. Ft.	Fund	Each
Unit Cost	\$55.00	\$55.00	\$1,050.00	\$0.06	\$15.75	\$12,725.00	\$34,670.00
Replacement Cost	\$55	\$3,300	\$2,100	\$500	\$1,134	\$12,725	\$34,670
Useful Life	5	30	30	1	15	30	50
Remaining Life	2	7	7	1	4	20	33
Annual Reserves	\$11	\$110	\$70	\$500	\$76	\$424	\$693
Accrued Reserves	\$33	\$2,530	\$1,610	\$0	\$832	\$4,242	\$11,788
Next Disbursement	2020	2025	2025	2019	2022	2038	2051
2019	-	-	-	\$500	-	-	-
2020	\$56	-	-	\$513	-	-	-
2021	-	-	-	\$525	-	-	-
2022	-	-	-	\$538	\$1,221	-	-
2023	-	-	-	\$552	-	-	-
2024	-	-	-	\$566	-	-	-
2025	\$64	\$3,827	\$2,435	\$580	-	-	-
2026	-	-	-	\$594	-	-	-
2027	-	-	-	\$609	-	-	-
2028	-	-	-	\$624	-	-	-
2029	-	-	-	\$640	-	-	-
2030	\$72	-	-	\$656	-	-	-
2031	-	-	-	\$672	-	-	-
2032	-	-	-	\$689	-	-	-
2033	-	-	-	\$706	-	-	-
2034	-	-	-	\$724	-	-	-
2035	\$82	-	-	\$742	-	-	-
2036	-	-	-	\$761	-	-	-
2037	-	-	-	\$780	\$1,769	-	-
2038	-	-	-	\$799	-	\$20,343	-
2039	-	-	-	\$819	-	-	-
2040	\$92	-	-	\$840	-	-	-
2041	-	-	-	\$861	-	-	-
2042	-	-	-	\$882	-	-	-
2043	-	-	-	\$904	-	-	-
2044	-	-	-	\$927	-	-	-
2045	\$105	-	-	\$950	-	-	-
2046	-	-	-	\$974	-	-	-
2047	-	-	-	\$998	-	-	-
2048	-	-	-	\$1,023	-	-	-

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date	Visual Condition
Lower Generator	20	2008	11	2029	Good-Working
Upper Generator	20	Varies/2012	0	2019	Good-Working
Lower Well Pumps	10	May 2013	5	2023	Good-Working
Upper Well Pumps	10	2008	2	2020	Good-Working
Dock - refurbish	10	2013	5	2023	Good
Dock Recovering- Carpet	10	2010	0	2019	Good
Furnishings (Recreational & Benches)	12	2012	4	2022	Good

Major Component	Lower Generator	Upper Generator	Lower Well Pumps	Upper Well Pumps	Dock - refurbish	Dock Recovering-Carpet	Furnishings (Recreational & Benches)
Quantity	1	1	1	2	225	225	1
Unit of Measure	Each	Each	Each	Each	Each	Sq. Ft.	Fund
Unit Cost	\$10,455.00	\$10,455.00	\$4,045.00	\$4,045.00	\$8.40	\$0.00	\$1,050.00
Replacement Cost	\$10,455	\$10,455	\$4,045	\$8,090	\$1,890	\$0	\$1,050
Useful Life	20	20	10	10	10	10	12
Remaining Life	11	0	5	2	5	0	4
Annual Reserves	\$523	\$523	\$405	\$809	\$189	\$0	\$88
Accrued Reserves	\$4,705	\$10,455	\$2,023	\$6,472	\$945	\$0	\$700
Next Disbursement	2029	2019	2023	2020	2023	2019	2022
2019	-	\$10,455	-	-	-	-	-
2020	-	-	-	\$8,292	-	-	-
2021	-	-	-	-	-	-	-
2022	-	-	-	-	-	-	\$1,131
2023	-	-	\$4,465	-	\$2,086	-	-
2024	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-
2029	\$13,383	-	-	-	-	-	-
2030	-	-	-	\$10,615	-	-	-
2031	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-
2033	-	-	\$5,715	-	\$2,671	-	-
2034	-	-	-	-	-	-	\$1,521
2035	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-
2039	-	\$16,714	-	-	-	-	-
2040	-	-	-	\$13,588	-	-	-
2041	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-
2043	-	-	\$7,316	-	\$3,418	-	-
2044	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	\$2,045
2047	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date	Visual Condition
Wood Sign Post	5	Ongoing	1	2019	Good-Fair
Misc Wood Signage	15	Unknown / 2014	4	2022	Good-Fair
Misc Metal Signage	10	Varies / 2014	4	2022	Good-Fair
No Trespassing Signs	15	2012 / 2014	4	2022	Good
Reserve Study	3	2015	1	2019	N/A

Major Component	Wood Sign Post	Misc Wood Signage	Misc Metal Signage	No Trespassing Signs	Reserve Study		
Quantity	1	1	1	1	1		
Unit of Measure	Fund	Fund	Fund	Fund	Each		
Unit Cost	\$55.00	\$1,050.00	\$1,050.00	\$2,420.00	\$1,050.00		
Replacement Cost	\$55	\$1,050	\$1,050	\$2,420	\$1,050		
Useful Life	5	15	10	15	3		
Remaining Life	1	4	4	4	1		
Annual Reserves	\$11	\$70	\$105	\$161	\$350		
Accrued Reserves	\$44	\$770	\$630	\$1,775	\$700		
Next Disbursement	2019	2022	2022	2022	2019		
2019	\$55	-	-	-	\$1,050		
2020	-	-	-	-	-		
2021	-	-	-	-	-		
2022	-	\$1,131	\$1,131	\$2,606	\$1,131		
2023	-	-	-	-	-		
2024	\$62	-	-	-	-		
2025	-	-	-	-	\$1,218		
2026	-	-	-	-	-		
2027	-	-	-	-	-		
2028	-	-	-	-	\$1,311		
2029	\$70	-	-	-	-		
2030	-	-	-	-	-		
2031	-	-	-	-	\$1,412		
2032	-	-	\$1,447	-	-		
2033	-	-	-	-	-		
2034	\$80	-	-	-	\$1,521		
2035	-	-	-	-	-		
2036	-	-	-	-	-		
2037	-	\$1,638	-	\$3,774	\$1,638		
2038	-	-	-	-	-		
2039	\$90	-	-	-	-		
2040	-	-	-	-	\$1,764		
2041	-	-	-	-	-		
2042	-	-	\$1,853	-	-		
2043	-	-	-	-	\$1,899		
2044	\$102	-	-	-	-		
2045	-	-	-	-	-		
2046	-	-	-	-	\$2,045		
2047	-	-	-	-	-		
2048	-	-	-	-	-		

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

PHYSICAL AND FINANCIAL ANALYSIS WORKSHEET

Based on Fiscal Year Ending, December 31, 2018 for Fiscal Year Beginning January 1, 2019

Fiscal Year: **January 1 - December 31**
 Study Type: **Reserve Study with On-Site Inspection**
 Overall Condition: **Well Maintained**
 Management Company: **Self-Managed**
 Number of Units: **169**

Association Address North Meadow Lane & Forest Road
 Arnold Meado CA
 Madera County

Built Date: 1972 Active Date: 1972 Last Study Prepared: 2015 Age: 46

Estimated Replacement Cost	\$136,318
Annual Reserves (Based on Straight Line)	\$10,183
Annual Reserves Per Unit (Based on Straight Line)	\$60.25
Fully Funded Accrued Reserve Amount for Aged Components	\$70,797
Reserve Account Balance as of February 28, 2018	\$49,800
2018 Reserve Contribution (Collected Annually)	\$0
2018 Special Assessment for Asphalt Work	\$8,722
2018 Average Interest Rate on Reserve Account @ .10%	\$50
2018 Reserve Expenditures (Asphalt Repairs)	-\$5,050
Projected Reserve Account Balance	\$53,522
Percent Funded	76%

Estimated Total Replacement Costs of Reserve Components

Annual reserves funds based on straight line full-funding method (replacement cost divided by life expectancy)
 Annual Reserve Per Unit based on straight line (Annual reserves divided units)
 Fully Funded Accrued Reserve Amount as of FYE, December 31, 2018
 Reserve Account Balance as of February 28, 2018
 2018 Reserve Contribution \$6,422 Year \$38.00 Per Unit
 2018 Special Assessment for Asphalt Work
 2018 Average Interest Rate on Reserve Account 0.10%
 2018 Reserve Expenditures (Asphalt Repairs)
 Estimated Reserve Balance as of FYE, December 31, 2018
 Percent Funded as of FYE, December 31, 2018

Based on Straight Line is Calculated by the following:

Based on Straight Line = Replacement Cost divided by Average Life Expectancy = Annual Reserve Contribution Accrued Reserve = Average Life minus Remaining Life x Annual Reserve Contribution

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

No	Category	Sub-Category Description	Estimated Quantity Unit of Measure	Unit Cost	Replace Cost	Annual Reserve Amount	Monthly Reserve Amount	Fully Funded Amount	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date
1	Pavement	Road Repairs	286,720 Sq. Ft.	0.02	\$5,734	\$1,911	\$159	\$0	3	2018	3	2021
2	Pavement	Asphalt Slurry Seal	49,120 Sq. Ft.	0.30	\$14,967	\$2,138	\$178	\$8,553	7	2014	3	2021
3	Pavement	Asphalt Overlay	49,120 Sq. Ft.	0.00	\$0	\$0	\$0	\$0	20	Not Funded	4	2022
4	Pavement	Concrete Slabs & Stairs/Landings	548 Sq. Ft.	6.30	\$3,454	\$115	\$10	\$1,151	30	2008	20	2038
5	Roofing	Lower Pump House Shingle Roof	136 Sq. Ft.	3.70	\$503	\$34	\$3	\$436	15	Unknown	2	2020
6	Roofing	Upper Storage House Metal Roof	136 Sq. Ft.	3.70	\$503	\$25	\$2	\$226	20	2008	11	2029
7	Roofing	Storage Shed Shingle Roof @ Pond	248 Sq. Ft.	3.70	\$918	\$61	\$5	\$795	15	Unknown	2	2020
8	Roofing	Replace Kiosk Metal Roof	40 Sq. Ft.	3.70	\$148	\$7	\$1	\$44	20	2012	14	2032
9	Exterior Building	Upper Pump Enclosure-repair/replace	30 Sq. Ft.	26.00	\$780	\$22	\$2	\$201	35	Unknown	26	2044
10	Exterior Building	Kiosk -repair/replace	1 Each	1,050	\$1,050	\$30	\$3	\$840	35	Unknown	7	2025
11	Exterior Building	Upper Storage House - repair/replace	96 Sq. Ft.	26.00	\$2,496	\$71	\$6	\$1,355	35	Unknown	16	2034
12	Exterior Building	Lower Pump House -repair/replace	96 Sq. Ft.	26.00	\$2,496	\$71	\$6	\$1,640	35	Unknown	12	2030
13	Exterior Building	Storage Shed -repair/ replace	192 Sq. Ft.	26.00	\$4,992	\$143	\$12	\$3,994	35	Unknown	7	2025
14	Painting	Paint Lower Pump House	320 Sq. Ft.	1.30	\$416	\$83	\$7	\$250	5	2015	2	2020
15	Painting	Paint Upper Storage House	320 Sq. Ft.	1.30	\$416	\$83	\$7	\$250	5	2015	2	2020

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

No	Category	Sub-Category Description	Estimated Quantity Unit of Measure	Unit Cost	Replace Cost	Annual Reserve Amount	Monthly Reserve Amount	Fully Funded Amount	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date
16	Painting	Paint Storage Shed	448 Sq. Ft.	1.30	\$582	\$116	\$10	\$349	5	2015	2	2020
17	Painting	Paint Kiosk Center	1 Each	105.00	\$105	\$21	\$2	\$63	5	2015	2	2020
18	Painting	Paint Metal Gates (Front & Back)	2 Each	55.00	\$110	\$22	\$2	\$66	5	2015	2	2020
19	Painting	Paint WI Stair Railings	1 Fund	55.00	\$55	\$11	\$1	\$33	5	2015	2	2020
20	Painting	Stain/Seal Wood Propane Fences	360 Sq. Ft.	0.80	\$288	\$58	\$5	\$173	5	2015	2	2020
21	Painting	Sealing of Wood Signs & Benches	1 Fund	210.00	\$210	\$42	\$4	\$126	5	2015	2	2020
22	Painting	Paint A-Frame Entry Sign	1 Each	55.00	\$55	\$11	\$1	\$33	5	2015	2	2020
23	Fences, Gates, & Railings	Metal Hand & Stair Railings-replace	60 Ln. Ft.	55.00	\$3,300	\$110	\$9	\$2,530	30	Unknown	7	2025
24	Fences, Gates, & Railings	Front & Back Swing Gates	2 Each	1,050.00	\$2,100	\$70	\$6	\$1,610	30	Unknown	7	2025
25	Fences, Gates, & Railings	Wood & Barbed Wire Fencing	8,475 Ln. Ft.	0.06	\$500	\$500	\$42	\$0	1	2018	1	2019
26	Fences, Gates, & Railings	Wood Propane Fencing	72 Ln. Ft.	15.75	\$1,134	\$76	\$6	\$832	15	2012	4	2022
27	Mechanical	Solar Power System	1 Fund	12,725.00	\$12,725	\$424	\$35	\$4,242	30	2007	20	2038
28	Mechanical	Water Tank	1 Each	34,670.00	\$34,670	\$693	\$58	\$11,788	50	1999	33	2051
29	Mechanical	Lower Generator	1 Each	10,455.00	\$10,455	\$523	\$44	\$4,705	20	2008	11	2029
30	Mechanical	Upper Generator	1 Each	10,455.00	\$10,455	\$523	\$44	\$10,455	20	Varies/2012	0	2019
31	Mechanical	Lower Well Pumps	1 Each	4,045.00	\$4,045	\$405	\$34	\$2,023	10	May 2013	5	2023
32	Mechanical	Upper Well Pumps	2 Each	4,045.00	\$8,090	\$809	\$67	\$6,472	10	2008	2	2020
33	Recreational	Dock - refurbish	225 Each	8.40	\$1,890	\$189	\$16	\$945	10	2013	5	2023
34	Recreational	Dock Recovering- Carpet	225 Sq. Ft.	0.00	\$0	\$0	\$0	\$0	10	2010	0	2019
35	Recreational	Furnishings (Recreational & Benches)	1 Fund	1,050.00	\$1,050	\$88	\$7	\$700	12	2012	4	2022
36	Mailboxes & Signage	Wood Sign Post	1 Fund	55.00	\$55	\$11	\$1	\$44	5	Ongoing	1	2019
37	Mailboxes & Signage	Misc Wood Signage	1 Fund	1,050.00	\$1,050	\$70	\$6	\$770	15	Unknown / 2014	4	2022
38	Mailboxes & Signage	Misc Metal Signage	1 Fund	1,050.00	\$1,050	\$105	\$9	\$630	10	Varies / 2014	4	2022
39	Mailboxes & Signage	No Trespassing Signs	1 Fund	2,420.00	\$2,420	\$161	\$13	\$1,775	15	2012 / 2014	4	2022
40	Other	Reserve Study	1 Each	1,050.00	\$1,050	\$350	\$29	\$700	3	2015	1	2019

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

VISUAL ANALYSIS AND/OR COMMENTARY WORKSHEET

The visual condition of reserve components are based solely on the opinion of the reserve specialist inspector at the time of the on-site inspection of the property. It is recommended that all common area components should receive reasonable maintenance and care for their remaining life. The average useful life expectancy of components are based normally on industry standards and/or historical data from the association.

There are certain assumptions that have been made during the compilation of this report because of certain conditions such as weather, any deferred maintenance, substandard materials used during the construction or general workmanship of the component can decrease a component's useful life. Therefore, Golden Consulting Group recommends that reserve study update should be reviewed annually to make any necessary adjustments to the component and/or the reserve fund.

Next Replacement Date may be calculated by the following:

Current Year (2018) + Estimated Remaining Life (depends on adjustments) OR Last Known Placed In Service Date + Average Life Expectancy

No.	Sub-Category Description	Estimated Quantity Unit of Measure	Replace Cost	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date	Visual Condition	COMMENTS/NOTES
1	Road Repairs	286,720 Sq. Ft.	\$5,734	3	2018	3	2021	Fair-Poor	2018: Association plans to do asphalt repairs in 2018. 2017: Association has decided to defer maintenance at this time due to component being in working condition. 2015: Road that was repaired in 2014 good condition 2014: Repaired and paved sections of the road for \$14,246 in June 2012: There are section of approx 3 miles of road that are not funded for overlay & sealing. A repair fund is recommended for inspection and repairs of the 3 miles of associations roads in which the association is obligated to maintain. Approx \$1,000/yr for road repairs as needed
2	Asphalt Slurry Seal	49,120 Sq. Ft.	\$14,967	7	2014	3	2021	Fair-Poor	2018: This fund is for the resurfacing of the steep up-hill sections of the asphalt, association resurfaces every 7 years, last completed for approximately \$14,200. 2014: Repaired and paved sections of the road for \$14,246 in June 2014: Repaired and paved sections of the road for \$14,246 in June 2014 2012: There are section of approx 3 miles of road that are not funded for overlay & sealing. A repair fund is recommended for inspection and repairs of the 3 miles of associations roads in which the association is obligated to maintain.
3	Asphalt Overlay	49,120 Sq. Ft.	\$0	20	Not Funded	4	2022	Fair-Poor	2018: The asphalt is in fair to poor condition with many areas that are in need of repair, some of the areas that are in more need than others should be addressed first, inspect and repair as needed. 2015: The 49,120 Sq. Ft. of asphalt which is sealed the Overlay for the asphalt road is not funded. *See Asphalt Road Repair Fund
4	Concrete Slabs & Stairs/Landings	548 Sq. Ft.	\$3,454	30	2008	20	2038	Good	2018: The Stairs/landings and slabs are in good condition with no defects to note. inspect and repair as needed. 2015: Concrete stairs, slaps, and landings all in good condition no problems observed. 2012: This fund is for the inspection, repair and/or replacement of concrete slabs/stairs/landings: inspect/repair fix all trip hazards when needed
5	Lower Pump House Shingle Roof	136 Sq. Ft.	\$503	15	Unknown	2	2020	Good	2018: The shingles on the lower pump house appears to be in good condition with no visual missing shingles, inspect and repair as needed, 2015: The shingle roof is in good/fair condition - no major problems observed. 2012: This fund is for the shingle roof for the lower pump house: Last known roof replacement date is unknown
6	Upper Storage House Metal Roof	136 Sq. Ft.	\$503	20	2008	11	2029	Good	2018: The metal roof on the upper storage house appears to be in good condition with no visual defects, inspect and repair as needed, 2015: The shingle roof is in good/fair condition - no major problems observed 2015: The metal roof on the upper storage house is in good condition - No problems observed. (pump was moved in 2015) 2012: This fund is for the metal roof for the upper pump house: Last known roof replacement date is 2008
7	Storage Shed Shingle Roof @ Pond	248 Sq. Ft.	\$918	15	Unknown	2	2020	Good	2018: The shingles on the Storage shed roof appears to be in good condition with no visual missing shingles, inspect and repair as needed, 2015: The Storage Shed shingle roof appeared in good condition however there was 1 shingle lifting. 2012: This fund is for the shingle roof for the storage shed: Last known roof replacement date is unknown
8	Replace Kiosk Metal Roof	40 Sq. Ft.	\$148	20	2012	14	2032	Good	2018: The metal roof on the kiosk appears to be in good condition with no observed defects. inspect and repair as needed. 2015: The metal roof on the kiosk is in good condition - No problems observed. 2012: This fund is for the replacement/repair of the kiosk center Roof: Last known replacement is unknown
9	Upper Pump Enclosure-repair/replace	30 Sq. Ft.	\$780	35	Unknown	26	2044	Good	2018: The Upper pump enclosure appears to be in good to fair condition with some signs of aging due to the out door elements. Paint @ cycle 2015: The upper pump was moved in 2015 to a smaller area located in the meadow. The housing has a new tarp on the pump enclosure

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

VISUAL ANALYSIS AND/OR COMMENTARY WORKSHEET

The visual condition of reserve components are based solely on the opinion of the reserve specialist inspector at the time of the on-site inspection of the property. It is recommended that all common area components should receive reasonable maintenance and care for their remaining life. The average useful life expectancy of components are based normally on industry standards and/or historical data from the association.

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Next Replacement Date may be calculated by the following:

Current Year (2018) + Estimated Remaining Life (depends on adjustments) OR Last Known Placed In Service Date + Average Life Expectancy

No.	Sub-Category Description	Estimated Quantity Unit of Measure	Replace Cost	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date	Visual Condition	COMMENTS/NOTES
10	Kiosk -repair/replace	1 Each	\$1,050	35	Unknown	7	2025	Good	2018: The kiosk appears to be in good condition with no observed defects. inspect and repair as needed. 2015: It appears that the kiosk is in good condition - No wood rot or deterioration was noted. 2012: This fund is for the replacement/repair of the kiosk center: Last known replacement is unknown
11	Upper Storage House -repair/replace	96 Sq. Ft.	\$2,496	35	Unknown	16	2034	Good	2018: The upper storage house appears to be in good condition with no visual defects, inspect and repair as needed, 2015: It is noted that the pump was moved to the meadow and this upper pump house will be used for storage. The exterior of the building is scheduled to be inspected and painted in July 2015. 2012: This fund is for the replacement/repair of the upper pump house: Last known replacement is unknown
12	Lower Pump House -repair/replace	96 Sq. Ft.	\$2,496	35	Unknown	12	2030	Good	2018: The lower pump house appears to be in good condition with no signs of defects or dry rot, inspect and repair if needed. 2015: The exterior of the building is scheduled to be inspected and painted in July 2015. 2012: This fund is for the replacement/repair of the lower pump house: Last known replacement is unknown
13	Storage Shed -repair/ replace	192 Sq. Ft.	\$4,992	35	Unknown	7	2025	Good	2018: The storage Shed appears to be in good condition with no visual defects, inspect and repair as needed, 2015: The exterior of the building is scheduled to be inspected and painted in July 2015. The wood doors on the storage room shed is showing signs of wood rot and deterioration and a lifting roof shingle. 2012: This fund is for the replacement/repair of the storage shed: Last known replacement is unknown
14	Paint Lower Pump House	320 Sq. Ft.	\$416	5	2015	2	2020	Good-Fair	2018: The lower pump house appears to be in good to fair condition with some signs of aging due to the out door elements. Paint @ cycle 2015: The painting in scheduled to be completed July 2015.
15	Paint Upper Storage House	320 Sq. Ft.	\$416	5	2015	2	2020	Good-Fair	2018: The Upper Storage house appears to be in good to fair condition with some signs of aging due to the out door elements. Paint @ cycle 2015: The painting in scheduled to be completed July 2015.
16	Paint Storage Shed	448 Sq. Ft.	\$582	5	2015	2	2020	Good-Fair	2018: The Storage Shed house appears to be in good to fair condition with some signs of aging due to the out door elements. Paint @ cycle 2015: The painting in scheduled to be completed July 2015.
17	Paint Kiosk Center	1 Each	\$105	5	2015	2	2020	Good	2018: The kiosk appears to be in good condition with minimal fading due to the outdoor elements. Paint @ cycle. 2015: The painting in scheduled to be completed July 2015.
18	Paint Metal Gates (Front & Back)	2 Each	\$110	5	2015	2	2020	Good-Fair	2018: The front and back swing gates are in good working condition. with little to no fading, paint @ cycle. 2017: It is noted that the gates were painted in 2015 for \$50/each 2015: The painting of the gates are on a 5 year paint cycle. 2012: This fund is replace the Front and Back Swinging Gates: Paint regularly to prevent rust & corrosion. Replace when needed.
19	Paint WI Stair Railings	1 Fund	\$55	5	2015	2	2020	Good	2018: The WI stair railings are in good sturdy condition. with little to no fading, paint @ cycle. inspet and repiar as needed. 2017: It is noted that the gates were painted in 2015 for \$50 2015: The painting of the stair railings are on a 5 year paint cycle. 2012: This fund is for the painting of wrought iron railings: Last known painting is 2012
20	Stain/Seal Wood Propane Fences	360 Sq. Ft.	\$288	5	2015	2	2020	Good-Fair	2018: Wood fencing remains in like new condition, stain or seal to carry out UL, inspect and repair as needed and paint @ cycle. 2015: The painting in scheduled to be completed July 2015.
21	Sealing of Wood Signs & Benches	1 Fund	\$210	5	2015	2	2020	Fair	2018: Wood benches appear to be in fair condition and recommend a seal/paint to carry out the UL. 2017: It is noted that the signs and benches were completed in 2015 for \$50 2015: The wood signs & benches are on a 5 year paint cycle. 2012: This fund is for the painting of wood signs & benches: Last known painting is 2012 (new benches)

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

VISUAL ANALYSIS AND/OR COMMENTARY WORKSHEET

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Current Year (2018) + Estimated Remaining Life (depends on adjustments) OR Last Known Placed In Service Date + Average Life Expectancy

No.	Sub-Category Description	Estimated Quantity Unit of Measure	Replace Cost	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date	Visual Condition	COMMENTS/NOTES
22	Paint A-Frame Entry Sign	1 Each	\$55	5	2015	2	2020	Good-Fair	2018: The A-Frame Entry sign appears to be in good to fair condition with some fading due to the outdoor elements, inspect and repair as needed. 2017: Association has decided to defer maintenance at this time due to component being in working condition. 2015: The A-Frame Entry Sign is in good condition - paint cycle 5 years. 2012: This fund is for the painting of Wood A-Frame: Last known painting is 2012
23	Metal Hand & Stair Railings-replace	60 Ln. Ft.	\$3,300	30	Unknown	7	2025	Good	2018: The metal hand railing appear to be in good sturdy condition. Inspect and repair as needed. 2015: No major problems observed such as rust or corrosion - paint cycle 2012: This fund is for the painting of wrought iron railings: Last known painting is 2012
24	Front & Back Swing Gates	2 Each	\$2,100	30	Unknown	7	2025	Good	2018: The front and back swing gates are in good working condition. Inspect and repair as needed. 2015: The gates are in good working condition. 2012: This fund is for the painting of metal gates (back and front): Last known painting is 2012
25	Wood & Barbed Wire Fencing	8,475 Ln. Ft.	\$500	1	2018	1	2019	Fair	2018: The perimeter fencing is repaired twice a year in the spring and fall, when needed new stakes and wire is added. The wire sometimes is stretched for sagging areas. The work is performed by volunteers in the association. This fund is for supplies for the repairs. 2015: The wood fencing is inspected 2x a year - repair only 2012: This fund is repair/replace wood & barb wire fencing as needed: Inspected 2 x a year for repair and replacement. Maintain & repair - No full replacement (approx \$500/yr repairs)
26	Wood Propane Fencing	72 Ln. Ft.	\$1,134	15	2012	4	2022	Good	2018: Wood fencing remains in like new condition, stain or seal to carry out UL, inspect and repair as needed and paint @ cycle. 2015: The wood enclosure is in varies in condition it is noted that the paint/seal will be scheduled for July 2015. 2012: This fund is replace the wood propane fencing enclosure: Paint or treat regularly to prevent wood rot/termites: If not replace wood planks when needed. 2012 a new section of fencing was added to fencing enclosure.
27	Solar Power System	1 Fund	\$12,725	30	2007	20	2038	Good	2018: It appears the solar panel are in good condition, recommend regular inspection due to the outdoor elements. 2015: It is noted that the solar panels are in good working condition. 2012: This fund is for the repair/replacement of the solar system/panels: Last known replacement date is 2007
28	Water Tank	1 Each	\$34,670	50	1999	33	2051	Good	2018: Water tank remains in good working condition, there is nothing additional to note on this component. 2015: The water tank appears to be in good condition. It is noted that the association will be checking on some easement verification. 2012: This fund is to repair/replace the water tank/ inspect and repair when needed
29	Lower Generator	1 Each	\$10,455	20	2008	11	2029	Good-Working	2018: Lower generator is in good working condition, inspect and repair as needed. 2015: It is noted that the generators are in good working condition - inspect & repair regularly. 2012: This fund is for the repair/replacement of the lower generator: Last known replacement date is 2008
30	Upper Generator	1 Each	\$10,455	20	Varies/2012	0	2019	Good-Working	2018: Upper generator is in good working condition, inspect and repair as needed. 2015: It is noted that the generators are in good working condition - inspect & repair regularly. 2012: This fund is for the repair/replacement of the lower generator: Last known replacement date is unknown: Repair \$1,200 in 2012+3 years remaining
31	Lower Well Pumps	1 Each	\$4,045	10	May 2013	5	2023	Good-Working	2018: Lower well pumps is in good working condition, inspect and repair as needed. 2015: The well pump is in good working condition - inspect & repair regularly. 2013: Lower Well Pump replaced May 2013 for \$3,805.80 2012: This fund is for the repair/replacement of the upper well pump: Last known replacement date is 2008: Inspect & Repair or Replace as needed

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

VISUAL ANALYSIS AND/OR COMMENTARY WORKSHEET

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Next Replacement Date may be calculated by the following:

Current Year (2018) + Estimated Remaining Life (depends on adjustments) OR Last Known Placed In Service Date + Average Life Expectancy

No.	Sub-Category Description	Estimated Quantity Unit of Measure	Replace Cost	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date	Visual Condition	COMMENTS/NOTES
32	Upper Well Pumps	2 Each	\$8,090	10	2008	2	2020	Good-Working	2018: Upper well pumps is in good working condition, inspect and repair as needed. 2015: The well pump is in good working condition - inspect & repair regularly. 2012: This fund is for the repair/replacement of the upper well pump: Last known replacement date is 2008: Inspect & Repair or Replace as needed
33	Dock - refurbish	225 Each	\$1,890	10	2013	5	2023	Good	2018: Dock remains in good condition (according to mike, since GCG did not have access to Dock) 2015: Dock appeared to be in good condition - no carpet. (Check with Mike) 2013: Docks were refurbished in 2013 for \$1806.17, a total of \$406.17 was donated therefore association spent \$1,400.
34	Dock Recovering- Carpet	225 Sq. Ft.	\$0	10	2010	0	2019	Good	2018: Carpet located on dock remains in good condition (according to mike, since GCG did not have access to Dock) 2017: Association has decided to defer maintenance at this time due to component being in working condition. 2015: The dock was refurbished in 2013 - Dock did not have carpet. Verify with Mike if the Assoc is going to fund for carpet. 2012: This fund is for the deck recovering which is carpet: The last known replacement date of carpet was 2010 for \$116
35	Furnishings (Recreational & Benches)	1 Fund	\$1,050	12	2012	4	2022	Good	2018: Wood benches appear to be in fair condition and recommend a seal/paint to carry out the UL. 2015: Benches and recreational furnishings were locked up and stored away. Per Mike the furnishings are still in good condition. 2012: This fund is to replace furnishings/benches: Benches replaced in 2012 & folding tables were furnished in 2012
36	Wood Sign Post	1 Fund	\$55	5	Ongoing	1	2019	Good-Fair	2018: Replacing signage is on going as needed. overall signage is in good condition. inspect and repair fading or deteriorating signage. 2015: It is noted that some wood sign post have been replaced. Ongoing: This fund is replace the wood rotted sign post: Inspect regularly and replace those that are needed. (Approx \$100/year for wood post replacement)
37	Misc Wood Signage	1 Fund	\$1,050	15	Unknown / 2014	4	2022	Good-Fair	2018: Replacing signage is on going as needed. overall signage is in good condition. inspect and repair fading or deteriorating signage. 2015: it is noted that some signs have been replaced 2014/2015 - good condition. 2014: Various signs replaced: Adj remaining life +5 2012: This reserve funding is for the "No Trespassing signs which need to go around the perimeter of the property lines; (One sign at each entry gate and a sign 600' apart around the perimeter fencing.)
38	Misc Metal Signage	1 Fund	\$1,050	10	Varies / 2014	4	2022	Good-Fair	2018: Replacing signage is on going as needed. overall signage is in good condition. inspect and repair fading or deteriorating signage. 2015: it is noted that some signs have been replaced 2014/2015 - good condition. 2014: Various signs replaced: Adj remaining life +5 2012: This fund is to replace the metal signs when needed: Condition of metal signs varies
39	No Trespassing Signs	1 Fund	\$2,420	15	2012 / 2014	4	2022	Good	2018: Replacing signage is on going as needed. overall signage is in good condition. inspect and repair fading or deteriorating signage. 2015: it is noted that some signs have been replaced 2014/2015 - good condition. 2014: Various signs replaced: Adj remaining life +5 2012: This reserve funding is for the "No Trespassing signs which need to go around the perimeter of the property lines; (One sign at each entry gate and a sign 600' apart around the perimeter fencing.)
40	Reserve Study	1 Each	\$1,050	3	2015	1	2019	N/A	2018: On-site inspection was completed in June 21, 2018. 2015: Reserve Study On-site Inspection completed June 17, 2015 (Reduce price from \$1,400 to \$1,000) 2012: Reserve Study On-site inspection was completed in October 13, 2012

HIGH SIERRA PROPERTY OWNERS ASSOCIATION
ASSESSMENT ANALYSIS BY CATEGORY

Estimated Replacement Cost	\$136,318	Units	169
Annual Reserves (Based on Straight Line)	\$10,183	Annual Reserves Required (Based on Straight Line Funding Method)	
Annual Reserves Per Unit (Based on Straight Line)	\$60.25	Annual Reserve Per Unit based on straight line (Annual reserves divided units)	
Fully Funded Accrued Reserve Amount as of FYE, December 31, 2018	\$70,797	Fully Funded Accrued Reserve Amount as of FYE, December 31, 2018	
Estimated Reserve Balance as of FYE, December 31, 2018	\$53,522	Estimated Reserve Balance as of FYE, December 31, 2018	
Percent Funded as of FYE, December 31, 2018	76%	Percent Funded as of FYE, December 31, 2018	

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

Component/Maintenance		Replace Cost	Annual Reserve	Monthly Reserve	Fully Funded Amount	Average Life Expectancy	Estimated Remaining Life	Next Replace Date
TOTAL		\$136,318	\$10,183	\$849	\$70,797			
Pavement	Road Repairs	\$5,734	\$1,911	\$159	\$0	3	3	2021
	Asphalt Slurry Seal	\$14,967	\$2,138	\$178	\$8,553	7	3	2021
	Asphalt Overlay	\$0	\$0	\$0	\$0	20	4	2022
	Concrete Slabs & Stairs/Landings	\$3,454	\$115	\$10	\$1,151	30	20	2038
Pavement Total		\$24,156	\$4,165	\$347	\$9,704			
Roofing	Lower Pump House Shingle Roof	\$503	\$34	\$3	\$436	15	2	2020
	Upper Storage House Metal Roof	\$503	\$25	\$2	\$226	20	11	2029
	Storage Shed Shingle Roof @ Pond	\$918	\$61	\$5	\$795	15	2	2020
	Replace Kiosk Metal Roof	\$148	\$7	\$1	\$44	20	14	2032
Roofing Total		\$2,072	\$127	\$11	\$1,502			
Exterior Building	Upper Pump Enclosure-repair/replace	\$780	\$22	\$2	\$201	35	26	2044
	Kiosk -repair/replace	\$1,050	\$30	\$3	\$840	35	7	2025
	Upper Storage House -repair/replace	\$2,496	\$71	\$6	\$1,355	35	16	2034
	Lower Pump House -repair/replace	\$2,496	\$71	\$6	\$1,640	35	12	2030
	Storage Shed -repair/ replace	\$4,992	\$143	\$12	\$3,994	35	7	2025
Exterior Building Total		\$11,814	\$338	\$28	\$8,029			
Painting	Paint Lower Pump House	\$416	\$83	\$7	\$250	5	2	2020
	Paint Upper Storage House	\$416	\$83	\$7	\$250	5	2	2020
	Paint Storage Shed	\$582	\$116	\$10	\$349	5	2	2020
	Paint Kiosk Center	\$105	\$21	\$2	\$63	5	2	2020
	Paint Metal Gates (Front & Back)	\$110	\$22	\$2	\$66	5	2	2020
	Paint WI Stair Railings	\$55	\$11	\$1	\$33	5	2	2020
	Stain/Seal Wood Propane Fences	\$288	\$58	\$5	\$173	5	2	2020

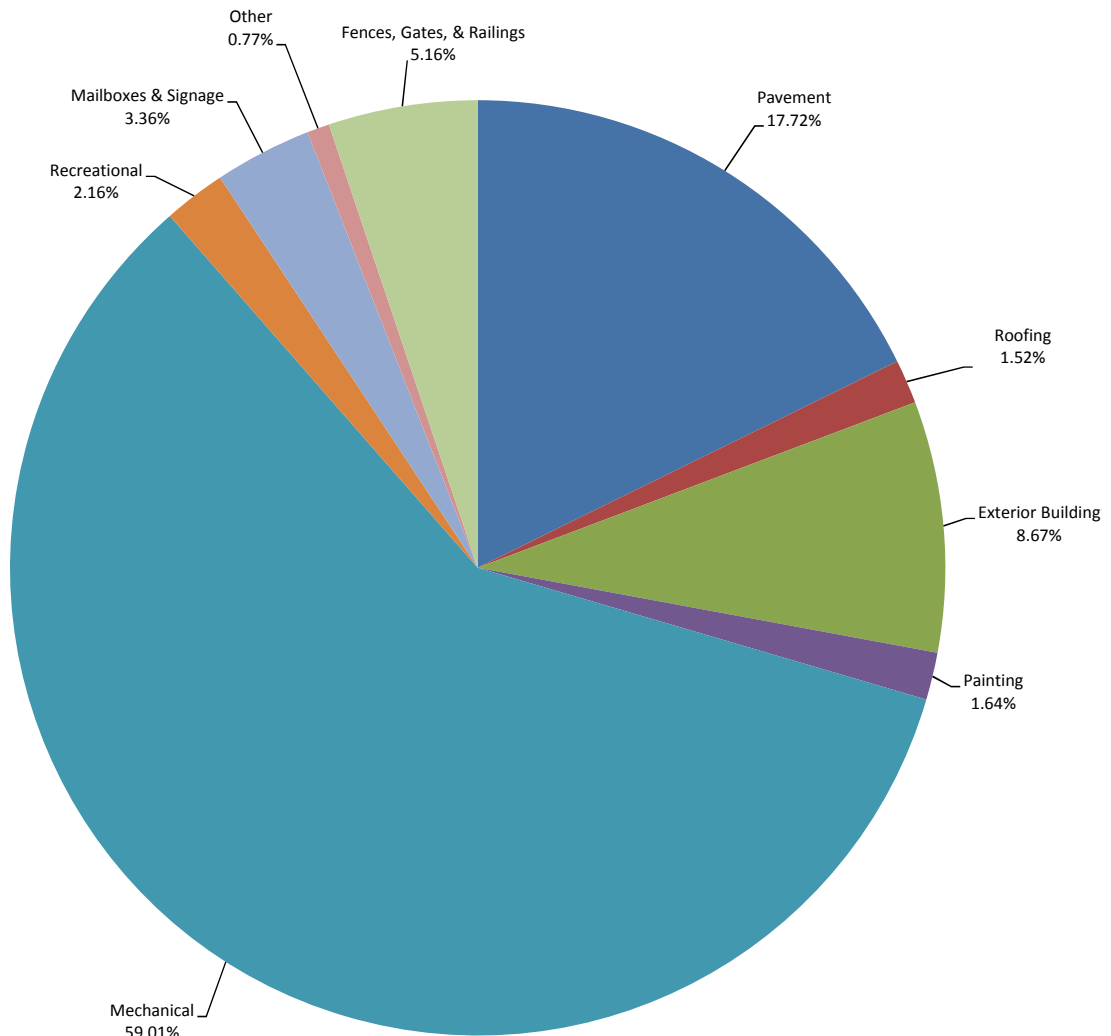
HIGH SIERRA PROPERTY OWNERS ASSOCIATION

Component/Maintenance		Replace Cost	Annual Reserve	Monthly Reserve	Fully Funded Amount	Average Life Expectancy	Estimated Remaining Life	Next Replace Date
TOTAL		\$136,318	\$10,183	\$849	\$70,797			
Painting	Sealing of Wood Signs & Benches	\$210	\$42	\$4	\$126	5	2	2020
	Paint A-Frame Entry Sign	\$55	\$11	\$1	\$33	5	2	2020
Painting Total		\$2,237	\$447	\$37	\$1,342			
Mechanical	Solar Power System	\$12,725	\$424	\$35	\$4,242	30	20	2038
	Water Tank	\$34,670	\$693	\$58	\$11,788	50	33	2051
	Lower Generator	\$10,455	\$523	\$44	\$4,705	20	11	2029
	Upper Generator	\$10,455	\$523	\$44	\$10,455	20	0	2019
	Lower Well Pumps	\$4,045	\$405	\$34	\$2,023	10	5	2023
	Upper Well Pumps	\$8,090	\$809	\$67	\$6,472	10	2	2020
Mechanical Total		\$80,440	\$3,377	\$281	\$39,684			
Recreational	Dock - refurbish	\$1,890	\$189	\$16	\$945	10	5	2023
	Dock Recovering- Carpet	\$0	\$0	\$0	\$0	10	0	2019
	Furnishings (Recreational & Benches)	\$1,050	\$88	\$7	\$700	12	4	2022
Recreational Total		\$2,940	\$277	\$23	\$1,645	12	5	2023
Mailboxes & Signage	Wood Sign Post	\$55	\$11	\$1	\$44	5	1	2019
	Misc Wood Signage	\$1,050	\$70	\$6	\$770	15	4	2022
	Misc Metal Signage	\$1,050	\$105	\$9	\$630	10	4	2022
	No Trespassing Signs	\$2,420	\$161	\$13	\$1,775	15	4	2022
Mailboxes & Signage Total		\$4,575	\$347	\$29	\$3,219			
Other	Reserve Study	\$1,050	\$350	\$29	\$700	3	1	2019
Other Total		\$1,050	\$350	\$29	\$700			
Fences, Gates, & Railings	Metal Hand & Stair Railings-replace	\$3,300	\$110	\$9	\$2,530	30	7	2025
	Front & Back Swing Gates	\$2,100	\$70	\$6	\$1,610	30	7	2025
	Wood & Barbed Wire Fencing	\$500	\$500	\$42	\$0	1	1	2019
	Wood Propane Fencing	\$1,134	\$76	\$6	\$832	15	4	2022
Fences, Gates, & Railings Total		\$7,034	\$756	\$63	\$4,972			
Grand Total		\$136,318	\$10,183	\$849	\$70,797			

HIGH SIERRA PROPERTY OWNERS ASSOCIATION
PHYSICAL ANALYSIS BY CATEGORY SUMMARY

						2018	2019
					Annual Reserve Contribution	\$6,422	\$6,591
Description	Replacement Cost	Annual Reserve	Monthly Reserve	Fully Funded Amount	% Based on Assessment	Annual Assessment Per Unit	Annual Assessment Per Unit
TOTAL	\$136,318	\$10,183	\$849	\$70,797	100%	\$38.00	\$39.00
Pavement	\$24,156	\$4,165	\$347	\$9,704	40.90%	\$15.54	\$15.95
Roofing	\$2,072	\$127	\$11	\$1,502	1.25%	\$0.47	\$0.49
Exterior Building	\$11,814	\$338	\$28	\$8,029	3.31%	\$1.26	\$1.29
Painting	\$2,237	\$447	\$37	\$1,342	4.39%	\$1.67	\$1.71
Mechanical	\$80,440	\$3,377	\$281	\$39,684	33.16%	\$12.60	\$12.93
Recreational	\$2,940	\$277	\$23	\$1,645	2.72%	\$1.03	\$1.06
Mailboxes & Signage	\$4,575	\$347	\$29	\$3,219	3.41%	\$1.30	\$1.33
Other	\$1,050	\$350	\$29	\$700	3.44%	\$1.31	\$1.34
Fences, Gates, & Railings	\$7,034	\$756	\$63	\$4,972	7.42%	\$2.82	\$2.89

Percentage Based on Replacement Cost



HIGH SIERRA PROPERTY OWNERS ASSOCIATION

ANTICIPATED RESERVE EXPENDITURES BY YEAR

Current US Inflation Rates: 1999-2017

2.50%

Per Civil Code §5300(b)(4) The board of directors of the association must disclose if they 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.

It is our recommendation that all anticipated reserve expenditures to be completed by fiscal year ending be inspected, repaired and/or replaced as indicated by a professional before the board or managing agent approves deferment. The anticipated reserve expenditures by fiscal year ending are components that should be fully funded components and have reached its useful life or have exceeded its average life expectancy.

Anticipated Reserve Expenditures By Fiscal Year Ending

2019		2020	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$12,060	Total	\$12,554
Wood & Barbed Wire Fencing	\$500	Lower Pump House Shingle Roof	\$516
Upper Generator	\$10,455	Storage Shed Shingle Roof @ Pond	\$941
Wood Sign Post	\$55	Paint Lower Pump House	\$426
Reserve Study	\$1,050	Paint Upper Storage House	\$426
		Paint Storage Shed	\$597
		Paint Kiosk Center	\$108
		Paint Metal Gates (Front & Back)	\$113
		Paint WI Stair Railings	\$56
		Stain/Seal Wood Propane Fences	\$295
		Sealing of Wood Signs & Benches	\$215
		Paint A-Frame Entry Sign	\$56
		Wood & Barbed Wire Fencing	\$513
		Upper Well Pumps	\$8,292

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

ANTICIPATED RESERVE EXPENDITURES BY YEAR

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Anticipated Reserve Expenditures By Fiscal Year Ending

2021		2022	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$22,275	Total	\$8,889
Road Repairs	\$6,025	Wood & Barbed Wire Fencing	\$538
Asphalt Slurry Seal	\$15,725	Wood Propane Fencing	\$1,221
Wood & Barbed Wire Fencing	\$525	Furnishings (Recreational & Benches)	\$1,131
		Misc Wood Signage	\$1,131
		Misc Metal Signage	\$1,131
		No Trespassing Signs	\$2,606
		Reserve Study	\$1,131

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

ANTICIPATED RESERVE EXPENDITURES BY YEAR

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Anticipated Reserve Expenditures By Fiscal Year Ending

2023		2024	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$7,103	Total	\$7,116
Wood & Barbed Wire Fencing	\$552	Road Repairs	\$6,488
Lower Well Pumps	\$4,465	Wood & Barbed Wire Fencing	\$566
Dock - refurbish	\$2,086	Wood Sign Post	\$62

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

ANTICIPATED RESERVE EXPENDITURES BY YEAR

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2.50%

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Anticipated Reserve Expenditures By Fiscal Year Ending

2025		2026	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$17,661	Total	\$594
Kiosk -repair/replace	\$1,218	Wood & Barbed Wire Fencing	\$594
Storage Shed -repair/ replace	\$5,789		
Paint Lower Pump House	\$482		
Paint Upper Storage House	\$482		
Paint Storage Shed	\$675		
Paint Kiosk Center	\$122		
Paint Metal Gates (Front & Back)	\$128		
Paint WI Stair Railings	\$64		
Stain/Seal Wood Propane Fences	\$334		
Sealing of Wood Signs & Benches	\$244		
Paint A-Frame Entry Sign	\$64		
Metal Hand & Stair Railings-replace	\$3,827		
Front & Back Swing Gates	\$2,435		
Wood & Barbed Wire Fencing	\$580		
Reserve Study	\$1,218		