

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

RESERVE SUMMARY/UPDATE ANNUAL DISCLOSURE

Based On Fiscal Year Ending December 31, 2016
For Fiscal Year Beginning January 1, 2017
30 Year Maintenance Funding Plan For Fiscal Year 2017 - 2046



Prepared By
Brenda Ohm, RS, PRA
on
8/26/2016



Golden Consulting Group
965 East Yosemite Avenue
Suite 22
Manteca, Ca 95336
Phone: (877) 697-6977
Fax: (925) 264-2091

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	2012
General Budget/Reserves	Shared Operating and Reserve Expenses
Reserve Study Type	Update Only
Reserve Percent Funded	77%
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 percent funded for HIGH SIERRA PROPERTY OWNERS ASSOCIATION is estimated at Fiscal Year End, December 31, 2016 is 77%. 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 will be sufficient at the end of each year to meet the Association's obligation for repair and/or replacement of major components during the next 30 years. However in order to ensure the association's projected reserve expenditures the association should approve annual increases starting in fiscal year 2017 and continuing thru fiscal year 2046. By using the enclosed 30 Year Reserve Study Funding Plan, a Special Assessment will not likely 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.

PERCENT FUNDED	77%
Current US Inflation Rates: 1999-2015	2.23%
Estimated Interest Rate Reserve Account	0.25%
Annual Reserves Required (Based on Straight Line Funding Method)	\$9,483
Reserve Account Balance as of July 31, 2016	\$43,357
2016 Reserve Contribution (Paid Annually)	\$0
2016 Anticipated Reserve Interest @ .25%	\$108
2016 Reserve Expenditures	\$0
Estimated Reserve Balance as of FYE December 31, 2016	\$43,465
Fully Funded Reserve Balance as of Fiscal Year Ending December 31, 20	\$56,504
Reserve Balance - Fully Funded Balance Deficit:	-\$13,038
Reserve Balance - Fully Funded Balance Deficit Per Unit	-\$77

The information included in the reserve study was based on the information provided, the onsite visual inspection and any other supporting documents which would be included within the study. Based on the enclosed current reserve study worksheet funding plan in order to ensure the associations projected reserve expenditures the association should approve annual increases starting in fiscal year 2017 and continuing thru fiscal year 2046.

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 July 31, 2016 and any future reserve contributions minus any anticipated reserve expenditures.

Based on the physical analysis reserve worksheet the annual straight line reserves for FYE, December 31, 2016 is \$9,483. The recommended annual reserve contribution for beginning fiscal year, January 1, 2017 should increase from \$6,084 to \$6,422 or \$38/per year per lot.

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 2016: The board has not chosen to defer maintenance and/or replacement of the anticipated reserve expenditures. The anticipated reserve expenditures for 2016 were as follows:

The Anticipated Reserve Expenditures were as follows for Fiscal Year:	2016
None	0

It is our recommendation that all anticipated reserve expenditures scheduled for fiscal year 2017 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 deferral, replacement and/or repair of the reserve components.

The Anticipated Reserve Expenditures are as follows for Fiscal Year:	2017
Road Repairs	\$2,867
Paint Metal Gates (Front & Back)	\$200
Paint WI Stair Railings	\$100
Sealing of Wood Signs & Benches	\$200
Paint A-Frame Entry Sign	\$100
Anticipated Reserve Expenditure Total For FYE: 2017	\$3,467

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

Assessment and Reserve Funding Disclosure Summary

Based On Fiscal Year Ending December 31, 2016

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:	\$213.00 Per Year
The Operating Assessment Per Unit Per Year is	\$177.00 Per Year
The Reserve Assessment Per Unit Per Year is	\$36.00 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, 2016

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:56,504 based in whole or in part on the last reserve study or update prepared by Golden Consulting Group as of August 2016. The projected reserve fund cash balance is \$43,465 resulting in the reserves being 77% 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
2017	\$6,422	\$46,536	\$65,987	71%
2018	\$6,929	\$41,762	\$73,610	57%
2019	\$7,436	\$33,871	\$71,497	47%
2020	\$7,943	\$27,365	\$66,117	41%
2021	\$8,450	\$34,153	\$61,922	55%

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 0.22% per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was 2.23% 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.

Current US Inflation Rates: 1999-2015

sinflationcalculator.com/inflation/current-inflation-rates/

The Consumer Price Index (CPI) program produces monthly data on changes in the prices paid by urban consumers for a representative basket of goods and services.

Inflation has been defined as a process of continuously rising prices or equivalently, of a continuously falling value of money.

The latest inflation rate for the United States is 0.7% through the 12 months ended December 2015 as published by the US government in January 2016.

The chart, graph and table below displays annual US inflation rates for calendar years 1999-2015. Rates of inflation are calculated using the current Consumer Price Index published monthly by the Bureau of Labor Statistics (BLS). For 2016, when available, the most recent monthly data (12-month based) will be used in the chart and graph.

Table of Inflation Rates (%) by Month and Year (1999-2015)

Since figures below are 12-month periods, look to the December column to find inflation rates by calendar year. These also appear in the graph and chart above. For example, the rate of inflation in 2015 was 0.7%. The very last column, "Ave," shows the average inflation rate for each year. They are published by the BLS but are rarely discussed in news media, taking a back seat to a calendar year's actual rate of inflation.

Year	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Average
2015	-0.10	0.00	-0.10	-0.20	0.00	0.10	0.20	0.20	0.00	0.20	0.50	0.70	0.13
2014	1.60	1.10	1.50	2.00	2.10	2.10	2.00	1.70	1.70	1.70	1.30	0.80	1.60
2013	1.60	2.00	1.50	1.10	1.40	1.80	2.00	1.50	1.20	1.00	1.20	1.50	1.50
2012	2.90	2.90	2.70	2.30	1.70	1.70	1.40	1.70	2.00	2.20	1.80	1.70	2.10
2011	1.60	2.10	2.70	3.20	3.60	3.60	3.60	3.80	3.90	3.50	3.40	3.00	3.20
2010	2.60	2.10	2.30	2.20	2.00	1.10	1.20	1.10	1.10	1.20	1.10	1.50	1.60
2009	0.00	0.20	-0.40	-0.70	-1.30	-1.40	-2.10	-1.50	-1.30	-0.20	1.80	2.70	-0.40
2008	4.30	4.00	4.00	3.90	4.20	5.00	5.60	5.40	4.90	3.70	1.10	0.10	3.80
2007	2.10	2.40	2.80	2.60	2.70	2.70	2.40	2.00	2.80	3.50	4.30	4.10	2.80
2006	4.00	3.60	3.40	3.50	4.20	4.30	4.10	3.80	2.10	1.30	2.00	2.50	3.20
2005	3.00	3.00	3.10	3.50	2.80	2.50	3.20	3.60	4.70	4.30	3.50	3.40	3.40
2004	1.90	1.70	1.70	2.30	3.10	3.30	3.00	2.70	2.50	3.20	3.50	3.30	2.70
2003	2.60	3.00	3.00	2.20	2.10	2.10	2.10	2.20	2.30	2.00	1.80	1.90	2.30
2002	1.10	1.10	1.50	1.60	1.20	1.10	1.50	1.80	1.50	2.00	2.20	2.40	1.60
2001	3.70	3.50	2.90	3.30	3.60	3.20	2.70	2.70	2.60	2.10	1.90	1.60	2.80
2000	2.70	3.20	3.80	3.10	3.20	3.70	3.70	3.40	3.50	3.40	3.40	3.40	3.40
1999	1.70	1.60	1.70	2.30	2.10	2.00	2.10	2.30	2.60	2.60	2.60	2.70	2.20
15 Year Average:												2.23	

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

30-Year Funding Reserve Study Worksheet

Physical and Financial Analysis Worksheet

Visual Conditional/Comment Worksheet

Physical Analysis by Category

Assessment Analysis by Category Summary

Anticipated Reserve Expenses By Fiscal Year

Golden Consulting Group

Copyright 2016, Golden Consulting Group. All Rights Reserved.

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

30-YEAR MAINTENANCE & FUNDING RESERVE WORKSHEET

Based on Fiscal Year Ending December 31, 2016

For Fiscal Year Beginning January 1, 2017

Reserve Study Type:	Reserve Update Only	Annual Reserves Required (Based on Straight Line Funding Method)	\$9,483
Fiscal Year	January 1 - December 31	Estimated Reserve Balance as of FYE December 31, 2016	\$43,465
Built Date:	1972	Fully Funded Reserve Balance (Based on Straight Line Funding)	\$56,504
Number Of Units	169	Reserve Balance - Fully Funded Balance Deficit:	-\$13,038
Current US Inflation Rates: 1999-2015	2.23%	Reserve Balance - Fully Funded Balance Deficit Per Unit	-\$77
2016 Annual Reserve Contribution	\$6,084	PERCENT FUNDED	77%
Reserve Account Balance as of July 31, 2016	\$43,357		
2016 Reserve Contribution (Paid Annually)	\$0	2017 Annual Reserve Contribution	\$6,422
2016 Anticipated Reserve Interest @ .25%	\$108	2017 Annual Reserve Contribution Per Unit	\$38
2016 Reserve Expenditures	\$0.00	Annual Reserve Contribution (Increase)	6%
Estimated Reserve Balance as of FYE December 31, 2016	\$43,465		

30 YEAR FINANCIAL RESERVE FUNDING

Fiscal Year Ending 31-Dec	Reserve Contribution	Projected Per Unit Per Year	Anticipated Reserve Expenditures	Estimated Interest 0.25%	Estimated Reserve Account Balance @ FYE	Estimated Fully Funded Balance	Estimated Reserve % Funded
2017	\$6,422	38.00	\$3,467	\$116	\$46,536	\$65,987	71%
2018	\$6,929	41.00	\$11,808	\$104	\$41,762	\$73,610	57%
2019	\$7,436	44.00	\$15,411	\$84	\$33,871	\$71,497	47%
2020	\$7,943	47.00	\$14,517	\$68	\$27,365	\$66,117	41%
2021	\$8,450	50.00	\$1,748	\$85	\$34,153	\$61,922	55%
2022	\$8,957	53.00	\$7,794	\$88	\$35,404	\$69,981	51%
2023	\$9,464	56.00	\$9,723	\$88	\$35,233	\$72,540	49%
2024	\$9,971	59.00	\$19,076	\$65	\$26,193	\$73,528	36%
2025	\$10,478	62.00	\$14,884	\$54	\$21,841	\$66,512	33%
2026	\$10,985	65.00	\$3,497	\$73	\$29,402	\$63,453	46%
2027	\$11,492	68.00	\$2,743	\$95	\$38,246	\$70,217	54%
2028	\$11,999	71.00	\$0	\$126	\$50,371	\$77,663	65%
2029	\$12,506	74.00	\$36,540	\$66	\$26,403	\$87,358	30%
2030	\$13,013	77.00	\$17,820	\$54	\$21,650	\$68,388	32%
2031	\$13,520	80.00	\$0	\$88	\$35,258	\$64,409	55%
2032	\$14,027	83.00	\$6,415	\$107	\$42,978	\$74,104	58%
2033	\$14,534	86.00	\$10,320	\$118	\$47,310	\$79,089	60%
2034	\$15,041	89.00	\$22,913	\$99	\$39,536	\$81,372	49%
2035	\$15,548	92.00	\$8,757	\$116	\$46,442	\$74,969	62%
2036	\$16,055	95.00	\$2,433	\$150	\$60,214	\$78,646	77%
2037	\$16,562	98.00	\$7,743	\$173	\$69,206	\$86,705	80%
2038	\$17,069	101.00	\$44,847	\$104	\$41,532	\$91,309	45%
2039	\$17,576	104.00	\$26,561	\$81	\$32,628	\$72,159	45%
2040	\$18,083	107.00	\$15,575	\$88	\$35,224	\$65,144	54%
2041	\$18,590	110.00	\$4,869	\$122	\$49,067	\$65,254	75%
2042	\$19,097	113.00	\$5,556	\$157	\$62,765	\$72,018	87%
2043	\$19,604	116.00	\$10,028	\$181	\$72,522	\$78,441	92%
2044	\$20,111	119.00	\$37,674	\$137	\$55,096	\$82,360	67%
2045	\$20,618	122.00	\$6,076	\$174	\$69,812	\$70,828	99%
2046	\$21,125	125.00	\$1,896	\$223	\$89,263	\$77,175	116%

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	2014	1	2017	Update Only
Asphalt Slurry Seal	5	2008 / 2014	3	2019	Update Only
Asphalt Overlay	20	Not Funded	6	2022	Update Only
Concrete Slabs & Stairs/Landings	30	2008	22	2038	Update Only
Lower Pump House Shingle Roof	15	Unknown	4	2020	Update Only
Lower Pump House -repair/replace	35	Unknown	14	2030	Update Only
Paint Lower Pump House	5	2015	4	2020	Update Only

Major Component	Road Repairs	Asphalt Slurry Seal	Asphalt Overlay	Concrete Slabs & Stairs/Landings	Lower Pump House Shingle Roof	Lower Pump House - repair/replace	Paint Lower Pump House
Quantity	286,720	49,120	49,120	548	136	96	320
Unit of Measure	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
Unit Cost	\$0.01	\$0.29	\$0.00	\$6.00	\$3.50	\$25.00	\$1.20
Replacement Cost	\$2,867	\$14,246	\$0	\$3,288	\$476	\$2,400	\$384
Useful Life	3	5	20	30	15	35	5
Remaining Life	1	3	6	22	4	14	4
Annual Reserves	\$956	\$2,849	\$0	\$110	\$32	\$69	\$77
Accrued Reserves	\$1,911	\$5,698	\$0	\$877	\$349	\$1,440	\$77
Next Disbursement	2017	2019	2022	2038	2020	2030	2020
2017	\$2,867	-	-	-	-	-	-
2018	-	-	-	-	-	-	-
2019	-	\$14,889	-	-	-	-	-
2020	\$3,063	-	-	-	\$509	-	\$410
2021	-	-	-	-	-	-	-
2022	-	-	-	-	-	-	-
2023	\$3,273	-	-	-	-	-	-
2024	-	\$16,626	-	-	-	-	-
2025	-	-	-	-	-	-	\$458
2026	\$3,497	-	-	-	-	-	-
2027	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-
2029	\$3,736	\$18,565	-	-	-	-	-
2030	-	-	-	-	-	\$3,197	\$512
2031	-	-	-	-	-	-	-
2032	\$3,992	-	-	-	-	-	-
2033	-	-	-	-	-	-	-
2034	-	\$20,731	-	-	-	-	-
2035	\$4,265	-	-	-	\$708	-	\$571
2036	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-
2038	\$4,557	-	-	\$5,226	-	-	-
2039	-	\$23,149	-	-	-	-	-
2040	-	-	-	-	-	-	\$638
2041	\$4,869	-	-	-	-	-	-
2042	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-
2044	\$5,202	\$25,849	-	-	-	-	-
2045	-	-	-	-	-	-	\$712
2046	-	-	-	-	-	-	-

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
Upper Storage House Metal Roof	20	2008	13	2029	Update Only
Upper Storage House -repair/replace	35	Unknown	28	2044	Update Only
Paint Upper Storage House	5	2015	4	2020	Update Only
Storage Shed Shingle Roof @ Pond	15	Unknown	4	2020	Update Only
Storage Shed -repair/ replace	35	Unknown	9	2025	Update Only
Paint Storage Shed	5	2015	4	2020	Update Only
Upper Pump Enclosure-repair/replace	35	Unknown	28	2044	Update Only

Major Component	Upper Storage House Metal Roof	Upper Storage House - repair/replace	Paint Upper Storage House	Storage Shed Shingle Roof @ Pond	Storage Shed - repair/ replace	Paint Storage Shed	Upper Pump Enclosure-repair/replace
Quantity	136	96	320	248	192	448	30
Unit of Measure	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
Unit Cost	\$3.50	\$25.00	\$1.20	\$3.50	\$25.00	\$1.20	\$25.00
Replacement Cost	\$476	\$2,400	\$384	\$868	\$4,800	\$538	\$750
Useful Life	20	35	5	15	35	5	35
Remaining Life	13	28	4	4	9	4	28
Annual Reserves	\$24	\$69	\$77	\$58	\$137	\$108	\$21
Accrued Reserves	\$167	\$480	\$77	\$637	\$3,566	\$108	\$150
Next Disbursement	2029	2044	2020	2020	2025	2020	2044
2017	-	-	-	-	-	-	-
2018	-	-	-	-	-	-	-
2019	-	-	-	-	-	-	-
2020	-	-	\$410	\$927	-	\$574	-
2021	-	-	-	-	-	-	-
2022	-	-	-	-	-	-	-
2023	-	-	-	-	-	-	-
2024	-	-	-	-	-	-	-
2025	-	-	\$458	-	\$5,727	\$641	-
2026	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-
2029	\$620	-	-	-	-	-	-
2030	-	-	\$512	-	-	\$716	-
2031	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-
2035	-	-	\$571	\$1,291	-	\$800	-
2036	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-
2040	-	-	\$638	-	-	\$893	-
2041	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-
2044	-	\$4,355	-	-	-	-	\$1,361
2045	-	-	\$712	-	-	\$997	-
2046	-	-	-	-	-	-	-

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	16	2032	Update Only
Kiosk -repair/replace	35	Unknown	9	2025	Update Only
Paint Kiosk Center	5	2015	4	2020	Update Only
Front & Back Swing Gates	30	Unknown	9	2025	Update Only
Paint Metal Gates (Front & Back)	5	2012	1	2017	Update Only
Metal Hand & Stair Railings-replace	30	Unknown	9	2025	Update Only
Paint WI Stair Railings	5	2012	1	2017	Update Only

Major Component	Replace Kiosk Metal Roof	Kiosk - repair/replace	Paint Kiosk Center	Front & Back Swing Gates	Paint Metal Gates (Front & Back)	Metal Hand & Stair Railings-replace	Paint WI Stair Railings
Quantity	40	1	1	2	2	60	1
Unit of Measure	Sq. Ft.	Each	Each	Each	Each	Ln. Ft.	Fund
Unit Cost	\$3.50	\$1,000	\$100	\$1,000	\$100	\$50	\$100
Replacement Cost	\$140	\$1,000	\$100	\$2,000	\$200	\$3,000	\$100
Useful Life	20	35	5	30	5	30	5
Remaining Life	16	9	4	9	1	9	1
Annual Reserves	\$7	\$29	\$20	\$67	\$40	\$100	\$20
Accrued Reserves	\$28	\$743	\$20	\$1,400	\$160	\$2,100	\$80
Next Disbursement	2032	2025	2020	2025	2017	2025	2017
2017	-	-	-	-	\$200	-	\$100
2018	-	-	-	-	-	-	-
2019	-	-	-	-	-	-	-
2020	-	-	\$107	-	-	-	-
2021	-	-	-	-	-	-	-
2022	-	-	-	-	\$223	-	\$112
2023	-	-	-	-	-	-	-
2024	-	-	-	-	-	-	-
2025	-	\$1,193	\$119	\$2,386	-	\$3,579	-
2026	-	-	-	-	-	-	-
2027	-	-	-	-	\$249	-	\$125
2028	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-
2030	-	-	\$133	-	-	-	-
2031	-	-	-	-	-	-	-
2032	\$195	-	-	-	\$278	-	\$139
2033	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-
2035	-	-	\$149	-	-	-	-
2036	-	-	-	-	-	-	-
2037	-	-	-	-	\$311	-	\$155
2038	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-
2040	-	-	\$166	-	-	-	-
2041	-	-	-	-	-	-	-
2042	-	-	-	-	\$347	-	\$174
2043	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-
2045	-	-	\$185	-	-	-	-
2046	-	-	-	-	-	-	-

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 & Barbed Wire Fencing	3	2015	2	2018	Update Only
Wood Propane Fencing	15	2012	6	2022	Update Only
Stain/Seal Wood Propane Fences	5	2015	4	2020	Update Only
Solar Power System	30	2007	22	2038	Update Only
Water Tank	50	1999	35	2051	Update Only
Lower Generator	20	2008	13	2029	Update Only
Upper Generator	20	Varies/2012	2	2018	Update Only

Major Component	Wood & Barbed Wire Fencing	Wood Propane Fencing	Stain/Seal Wood Propane Fences	Solar Power System	Water Tank	Lower Generator	Upper Generator
Quantity	8,475	72	360	1	1	1	1
Unit of Measure	Ln. Ft.	Ln. Ft.	Sq. Ft.	Fund	Each	Each	Each
Unit Cost	\$0.07	\$15.00	\$0.75	\$12,110	\$33,000	\$9,950	\$9,950
Replacement Cost	\$600	\$1,080	\$270	\$12,110	\$33,000	\$9,950	\$9,950
Useful Life	3	15	5	30	50	20	20
Remaining Life	2	6	4	22	35	13	2
Annual Reserves	\$200	\$72	\$54	\$404	\$660	\$498	\$498
Accrued Reserves	\$200	\$648	\$54	\$3,229	\$9,900	\$3,483	\$8,955
Next Disbursement	2018	2022	2020	2038	2051	2029	2018
2017	-	-	-	-	-	-	-
2018	\$613	-	-	-	-	-	\$10,172
2019	-	-	-	-	-	-	-
2020	-	-	\$288	-	-	-	-
2021	\$655	-	-	-	-	-	-
2022	-	\$1,206	-	-	-	-	-
2023	-	-	-	-	-	-	-
2024	\$700	-	-	-	-	-	-
2025	-	-	\$322	-	-	-	-
2026	-	-	-	-	-	-	-
2027	\$748	-	-	-	-	-	-
2028	-	-	-	-	-	-	-
2029	-	-	-	-	-	\$12,967	-
2030	\$799	-	\$360	-	-	-	-
2031	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-
2033	\$854	-	-	-	-	-	-
2034	-	-	-	-	-	-	-
2035	-	-	\$402	-	-	-	-
2036	\$913	-	-	-	-	-	-
2037	-	\$1,679	-	-	-	-	-
2038	-	-	-	\$19,248	-	-	\$15,815
2039	\$975	-	-	-	-	-	-
2040	-	-	\$449	-	-	-	-
2041	-	-	-	-	-	-	-
2042	\$1,042	-	-	-	-	-	-
2043	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-
2045	\$1,113	-	\$501	-	-	-	-
2046	-	-	-	-	-	-	-

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 Well Pumps	10	May 2013	7	2023	Update Only
Upper Well Pumps	10	2008	4	2020	Update Only
Dock - refurbish	10	2013	7	2023	Update Only
Dock Recovering- Carpet	10	2010	0	2017	Deferred
Furnishings (Recreational & Benches)	12	2012	6	2022	Update Only
Sealing of Wood Signs & Benches	5	2012	1	2017	Update Only
Paint A-Frame Entry Sign	5	2012	1	2017	Update Only

Major Component	Lower Well Pumps	Upper Well Pumps	Dock - refurbish	Dock Recovering- Carpet	Furnishings (Recreational & Benches)	Sealing of Wood Signs & Benches	Paint A-Frame Entry Sign
Quantity	1	2	225	225	1	1	1
Unit of Measure	Each	Each	Each	Sq. Ft.	Fund	Fund	Each
Unit Cost	\$3,850	\$3,850	\$8	\$0	\$1,000	\$200	\$100
Replacement Cost	\$3,850	\$7,700	\$1,800	\$0	\$1,000	\$200	\$100
Useful Life	10	10	10	10	12	5	5
Remaining Life	7	4	7	0	6	1	1
Annual Reserves	\$385	\$770	\$180	\$0	\$83	\$40	\$20
Accrued Reserves	\$1,155	\$4,620	\$540	\$0	\$500	\$160	\$80
Next Disbursement	2023	2020	2023	2016	2022	2017	2017
2017	-	-	-	-	-	\$200	\$100
2018	-	-	-	-	-	-	-
2019	-	-	-	-	-	-	-
2020	-	\$8,227	-	-	-	-	-
2021	-	-	-	-	-	-	-
2022	-	-	-	-	\$1,117	\$223	\$112
2023	\$4,395	-	\$2,055	-	-	-	-
2024	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-
2027	-	-	-	-	-	\$249	\$125
2028	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-
2030	-	\$10,258	-	-	-	-	-
2031	-	-	-	-	-	-	-
2032	-	-	-	-	-	\$278	\$139
2033	\$5,480	-	\$2,562	-	-	-	-
2034	-	-	-	-	\$1,455	-	-
2035	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-
2037	-	-	-	-	-	\$311	\$155
2038	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-
2040	-	\$12,791	-	-	-	-	-
2041	-	-	-	-	-	-	-
2042	-	-	-	-	-	\$347	\$174
2043	\$6,833	-	\$3,195	-	-	-	-
2044	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-
2046	-	-	-	-	\$1,896	-	-

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	3	2019	Update Only
Misc Wood Signage	15	Unknown / 2014	6	2022	Update Only
Misc Metal Signage	10	Varies / 2014	6	2022	Update Only
No Trespassing Signs	15	2012 / 2014	6	2022	Update Only
Reserve Study	3	2015	2	2018	Update Only

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	\$500	\$1,000	\$1,000	\$2,300	\$1,000		
Replacement Cost	\$500	\$1,000	\$1,000	\$2,300	\$1,000		
Useful Life	5	15	10	15	3		
Remaining Life	3	6	6	6	2		
Annual Reserves	\$100	\$67	\$100	\$153	\$333		
Accrued Reserves	\$200	\$600	\$400	\$1,380	\$333		
Next Disbursement	2019	2022	2022	2022	2018		
2017	-	-	-	-	-		
2018	-	-	-	-	\$1,022		
2019	\$523	-	-	-	-		
2020	-	-	-	-	-		
2021	-	-	-	-	\$1,092		
2022	-	\$1,117	\$1,117	\$2,568	-		
2023	-	-	-	-	-		
2024	\$584	-	-	-	\$1,167		
2025	-	-	-	-	-		
2026	-	-	-	-	-		
2027	-	-	-	-	\$1,247		
2028	-	-	-	-	-		
2029	\$652	-	-	-	-		
2030	-	-	-	-	\$1,332		
2031	-	-	-	-	-		
2032	-	-	\$1,392	-	-		
2033	-	-	-	-	\$1,423		
2034	\$728	-	-	-	-		
2035	-	-	-	-	-		
2036	-	-	-	-	\$1,521		
2037	-	\$1,555	-	\$3,576	-		
2038	-	-	-	-	-		
2039	\$812	-	-	-	\$1,625		
2040	-	-	-	-	-		
2041	-	-	-	-	-		
2042	-	-	\$1,736	-	\$1,736		
2043	-	-	-	-	-		
2044	\$907	-	-	-	-		
2045	-	-	-	-	\$1,855		
2046	-	-	-	-	-		

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

PHYSICAL AND FINANCIAL ANALYSIS WORKSHEET

Based on Fiscal Year Ending 2016 for Fiscal Year Beginning 2017

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

Built Date: **1972** Active Date **2008** Last Study Prepared: **2012** Age: **44**

Estimated Replacement Cost	\$127,827	Estimated Total Replacement Costs Of Reserve Components
Estimated Annual Reserve Contribution	\$9,483	Annual required reserves funds based on straight line full-funding method (replacement cost divided by life expectancy)
Estimated Annual Contribution Per Unit	\$56.11	Monthly Reserve based on straight line (Annual reserves divided 12 months)
Fully Funded Reserve Balance	\$56,504	Fully Funded Reserve Balance as of Fiscal Year Ending December 31, 2016
Reserve Account Balance as of July 31, 2016	\$43,357	Reserve Account Balance as of July 31, 2016
2016 Reserve Contribution (Paid Annually)	\$0	2016 Reserve Contribution <u>\$6,084</u> Year <u>\$36</u> Annual Per Unit
2016 Anticipated Reserve Interest @ .25%	\$108.39	2016 Annual Reserve Interest Earned @ <u>0.25%</u>
2016 Reserve Expenditures	\$0	2016 Anticipated Reserve Expenditures
Projected Reserve Account Balance	\$43,465	Estimated Reserve Balance as of FYE December 31, 2016
Percent Funded	77%	Percent Funded as of Fiscal Year Ending December 31, 2016

Based on Straight Line is Calculated by the following:

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

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

Per National Reserve Study Requirements: The below table will show a list of the reserve components, quantities or identifying descriptions, useful or average life, remaining useful life, and the average current replacement cost.

All annual reserve updates will have a 2.23% annual increase added to the unit or replacement cost which has based on previous study/update replacement cost and any annual adjustments if applicable.

Average or Useful Life Expectancy is based on an average life of a component.

Many components can exceed their life expectancy if maintained regular such as inspecting annually, repairing when needed, regular painting and sealing cycles.

Next Replacement Date may be calculated by the following:

Current Year (2016) + Estimated Remaining Life (depends on adjustments) OR Last Known Placed In Service Date + Average Life Expectancy

No	Category	Sub-Category Description	Estimated Quantity	Unit	Replace Cost	Annual Reserve Amount	Monthly Reserve Amount	Fully Funded Amount Reserve	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date	
1	Pavement	Road Repairs	286,720	Sq. Ft	0.01	\$2,867	\$956	\$80	\$1,911	3	2014	1	2017
2	Pavement	Asphalt Slurry Seal	49,120	Sq. Ft	0.29	\$14,246	\$2,849	\$237	\$5,698	5	2008 / 2014	3	2019
3	Pavement	Asphalt Overlay	49,120	Sq. Ft	0.00	\$0	\$0	\$0	\$0	20	Not Funded	6	2022
4	Pavement	Concrete Slabs & Stairs/Landings	548	Sq. Ft	6.00	\$3,288	\$110	\$9	\$877	30	2008	22	2038
5	Roofing	Lower Pump House Shingle Roof	136	Sq. Ft	3.50	\$476	\$32	\$3	\$349	15	Unknown	4	2020
6	Exterior Building	Lower Pump House - repair/replace	96	Sq. Ft	25	\$2,400	\$69	\$6	\$1,440	35	Unknown	14	2030
7	Painting	Paint Lower Pump House	320	Sq. Ft	1.20	\$384	\$77	\$6	\$77	5	2015	4	2020
8	Roofing	Upper Storage House Metal Roof	136	Sq. Ft	3.50	\$476	\$24	\$2	\$167	20	2008	13	2029
9	Exterior Building	Upper Storage House - repair/replace	96	Sq. Ft	25	\$2,400	\$69	\$6	\$480	35	Unknown	28	2044
10	Painting	Paint Upper Storage House	320	Sq. Ft	1.20	\$384	\$77	\$6	\$77	5	2015	4	2020
11	Roofing	Storage Shed Shingle Roof @ Pond	248	Sq. Ft	3.50	\$868	\$58	\$5	\$637	15	Unknown	4	2020
12	Exterior Building	Storage Shed -repair/ replace	192	Sq. Ft	25	\$4,800	\$137	\$11	\$3,566	35	Unknown	9	2025
13	Painting	Paint Storage Shed	448	Sq. Ft	1.20	\$538	\$108	\$9	\$108	5	2015	4	2020

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

Per National Reserve Study Requirements: The below table will show a list of the reserve components, quantities or identifying descriptions, useful or average life, remaining useful life, and the average current replacement cost.

All annual reserve updates will have a 2.23% annual increase added to the unit or replacement cost which has based on previous study/update replacement cost and any annual adjustments if applicable.

Average or Useful Life Expectancy is based on an average life of a component.

Many components can exceed their life expectancy if maintained regular such as inspecting annually, repairing when needed, regular painting and sealing cycles.

Next Replacement Date may be calculated by the following:

Current Year (2016) + Estimated Remaining Life (depends on adjustments) OR Last Known Placed In Service Date + Average Life Expectancy

No	Category	Sub-Category Description	Estimated Quantity	Unit of Measure	Unit Cost	Replace Cost	Annual Reserve Amount	Monthly Reserve Amount	Fully Funded Amount Reserve	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date
14	Exterior Building	Upper Pump Enclosure-repair/replace	30	Sq. Ft	25	\$750	\$21	\$2	\$150	35	Unknown	28	2044
15	Roofing	Replace Kiosk Metal Roof	40	Sq. Ft	3.50	\$140	\$7	\$1	\$28	20	2012	16	2032
16	Exterior Building	Kiosk -repair/replace	1	Each	1,000	\$1,000	\$29	\$2	\$743	35	Unknown	9	2025
17	Painting	Paint Kiosk Center	1	Each	100	\$100	\$20	\$2	\$20	5	2015	4	2020
18	Fences, Gates, & Railings	Front & Back Swing Gates	2	Each	1,000	\$2,000	\$67	\$6	\$1,400	30	Unknown	9	2025
19	Painting	Paint Metal Gates (Front & Back)	2	Each	100	\$200	\$40	\$3	\$160	5	2012	1	2017
20	Fences, Gates, & Railings	Metal Hand & Stair Railings-replace	60	Ln. Ft	50	\$3,000	\$100	\$8	\$2,100	30	Unknown	9	2025
21	Painting	Paint WI Stair Railings	1	Fund	100	\$100	\$20	\$2	\$80	5	2012	1	2017
22	Fences, Gates, & Railings	Wood & Barbed Wire Fencing	8,475	Ln. Ft	0.07	\$600	\$200	\$17	\$200	3	2015	2	2018
23	Fences, Gates, & Railings	Wood Propane Fencing	72	Ln. Ft	15	\$1,080	\$72	\$6	\$648	15	2012	6	2022
24	Painting	Stain/Seal Wood Propane Fences	360	Sq. Ft	0.75	\$270	\$54	\$5	\$54	5	2015	4	2020
25	Mechanical	Solar Power System	1	Fund	12,110	\$12,110	\$404	\$34	\$3,229	30	2007	22	2038
26	Mechanical	Water Tank	1	Each	33,000	\$33,000	\$660	\$55	\$9,900	50	1999	35	2051
27	Mechanical	Lower Generator	1	Each	9,950	\$9,950	\$498	\$41	\$3,483	20	2008	13	2029
28	Mechanical	Upper Generator	1	Each	9,950	\$9,950	\$498	\$41	\$8,955	20	Varies/2012	2	2018
29	Mechanical	Lower Well Pumps	1	Each	3,850	\$3,850	\$385	\$32	\$1,155	10	May 2013	7	2023
30	Mechanical	Upper Well Pumps	2	Each	3,850	\$7,700	\$770	\$64	\$4,620	10	2008	4	2020
31	Recreational	Dock - refurbish	225	Each	8.00	\$1,800	\$180	\$15	\$540	10	2013	7	2023
32	Recreational	Dock Recovering- Carpet	225	Sq. Ft	0.00	\$0	\$0	\$0	\$0	10	2010	0	2017
33	Recreational	Furnishings (Recreational & Benches)	1	Fund	1,000	\$1,000	\$83	\$7	\$500	12	2012	6	2022
34	Painting	Sealing of Wood Signs & Benches	1	Fund	200	\$200	\$40	\$3	\$160	5	2012	1	2017
35	Painting	Paint A-Frame Entry Sign	1	Each	100	\$100	\$20	\$2	\$80	5	2012	1	2017
36	Mailboxes & Signage	Wood Sign Post	1	Fund	500	\$500	\$100	\$8	\$200	5	Ongoing	3	2019
37	Mailboxes & Signage	Misc Wood Signage	1	Fund	1,000	\$1,000	\$67	\$6	\$600	15	Unknown / 2014	6	2022
38	Mailboxes & Signage	Misc Metal Signage	1	Fund	1,000	\$1,000	\$100	\$8	\$400	10	Varies / 2014	6	2022
39	Mailboxes & Signage	No Trespassing Signs	1	Fund	2,300	\$2,300	\$153	\$13	\$1,380	15	2012 / 2014	6	2022
40	Other	Reserve Study	1	Each	1,000	\$1,000	\$333	\$28	\$333	3	2015	2	2018

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 (2016) + 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	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date	Visual Condition	COMMENTS/NOTES
1	Road Repairs	286,720 Sq. Ft.	3	2014	1	2017	Update Only	2015: Road that was repaired in 2014 good condition 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. Approx \$1,000/yr for road repairs as needed
2	Asphalt Slurry Seal	49,120 Sq. Ft.	5	2008 / 2014	3	2019	Update Only	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.	20	Not Funded	6	2022	Update Only	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.	30	2008	22	2038	Update Only	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.	15	Unknown	4	2020	Update Only	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	Lower Pump House -repair/replace	96 Sq. Ft.	35	Unknown	14	2030	Update Only	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
7	Paint Lower Pump House	320 Sq. Ft.	5	2015	4	2020	Update Only	2015: The painting in scheduled to be completed July 2015.
8	Upper Storage House Metal Roof	136 Sq. Ft.	20	2008	13	2029	Update Only	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
9	Upper Storage House -repair/replace	96 Sq. Ft.	35	Unknown	28	2044	Update Only	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
10	Paint Upper Storage House	320 Sq. Ft.	5	2015	4	2020	Update Only	2015: The painting in scheduled to be completed July 2015.
11	Storage Shed Shingle Roof @ Pond	248 Sq. Ft.	15	Unknown	4	2020	Update Only	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

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 (2016) + 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	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date	Visual Condition	COMMENTS/NOTES
12	Storage Shed -repair/ replace	192 Sq. Ft.	35	Unknown	9	2025	Update Only	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
13	Paint Storage Shed	448 Sq. Ft.	5	2015	4	2020	Update Only	2015: The painting in scheduled to be completed July 2015.
14	Upper Pump Enclosure-repair/replace	30 Sq. Ft.	35	Unknown	28	2044	Update Only	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
15	Replace Kiosk Metal Roof	40 Sq. Ft.	20	2012	16	2032	Update Only	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
16	Kiosk -repair/replace	1 Each	35	Unknown	9	2025	Update Only	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
17	Paint Kiosk Center	1 Each	5	2015	4	2020	Update Only	2015: The painting in scheduled to be completed July 2015.
18	Front & Back Swing Gates	2 Each	30	Unknown	9	2025	Update Only	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
19	Paint Metal Gates (Front & Back)	2 Each	5	2012	1	2017	Update Only	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.
20	Metal Hand & Stair Railings-replace	60 Ln. Ft.	30	Unknown	9	2025	Update Only	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
21	Paint WI Stair Railings	1 Fund	5	2012	1	2017	Update Only	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
22	Wood & Barbed Wire Fencing	8,475 Ln. Ft.	3	2015	2	2018	Update Only	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)
23	Wood Propane Fencing	72 Ln. Ft.	15	2012	6	2022	Update Only	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.

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 (2016) + 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	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date	Visual Condition	COMMENTS/NOTES
24	Stain/Seal Wood Propane Fences	360 Sq. Ft.	5	2015	4	2020	Update Only	2015: The painting is scheduled to be completed July 2015.
25	Solar Power System	1 Fund	30	2007	22	2038	Update Only	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
26	Water Tank	1 Each	50	1999	35	2051	Update Only	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
27	Lower Generator	1 Each	20	2008	13	2029	Update Only	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
28	Upper Generator	1 Each	20	Varies/2012	2	2018	Update Only	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
29	Lower Well Pumps	1 Each	10	May 2013	7	2023	Update Only	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
30	Upper Well Pumps	2 Each	10	2008	4	2020	Update Only	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
31	Dock - refurbish	225 Each	10	2013	7	2023	Update Only	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.
32	Dock Recovering- Carpet	225 Sq. Ft.	10	2010	0	2017	Deferred	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
33	Furnishings (Recreational & Benches)	1 Fund	12	2012	6	2022	Update Only	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
34	Sealing of Wood Signs & Benches	1 Fund	5	2012	1	2017	Update Only	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

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 (2016) + 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	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date	Visual Condition	COMMENTS/NOTES
35	Paint A-Frame Entry Sign	1 Each	5	2012	1	2017	Update Only	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
36	Wood Sign Post	1 Fund	5	Ongoing	3	2019	Update Only	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	15	Unknown / 2014	6	2022	Update Only	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	10	Varies / 2014	6	2022	Update Only	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	15	2012 / 2014	6	2022	Update Only	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	3	2015	2	2018	Update Only	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	\$127,827 Units	169
Estimated Annual Reserves Required	\$9,483 Annual Reserves Required (Based on Straight Line Funding Method)	
Estimated Monthly Reserves	\$790 Monthly Reserve based on straight line (Annual reserves divided 12 months)	
Estimated Monthly Reserve Per Unit	\$5 Monthly Reserve Per Unit based on straight line (Monthly reserves divided units)	
Fully Funded Reserve Balance	\$56,504 Fully Funded Reserve Balance as of Fiscal Year Ending December 31, 2016	
Projected Reserve Account Balance	\$43,465 Estimated Reserve Balance as of FYE December 31, 2016	
Percent Funded	77% Percent Funded as of Fiscal Year Ending December 31, 2016	

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

Component/Maintenance		Replace Cost	Annual Reserve	Monthly Reserve	Fully Funded Amount Reserve	Average Life Expectancy	Estimated Remaining Life	Next Replace Date
TOTAL		\$127,827	\$9,483	\$790	\$56,504			
Pavement	Road Repairs	\$2,867	\$956	\$80	\$1,911	3	1	2017
	Asphalt Slurry Seal	\$14,246	\$2,849	\$237	\$5,698	5	3	2019
	Asphalt Overlay	\$0	\$0	\$0	\$0	20	6	2022
	Concrete Slabs & Stairs/Landings	\$3,288	\$110	\$9	\$877	30	22	2038
Pavement Total		\$20,401	\$3,915	\$326	\$8,487			
Roofing	Lower Pump House Shingle Roof	\$476	\$32	\$3	\$349	15	4	2020
	Upper Storage House Metal Roof	\$476	\$24	\$2	\$167	20	13	2029
	Storage Shed Shingle Roof @ Pond	\$868	\$58	\$5	\$637	15	4	2020
	Replace Kiosk Metal Roof	\$140	\$7	\$1	\$28	20	16	2032
Roofing Total		\$1,960	\$120	\$10	\$1,180			
Exterior Building	Lower Pump House - repair/replace	\$2,400	\$69	\$6	\$1,440	35	14	2030
	Upper Storage House - repair/replace	\$2,400	\$69	\$6	\$480	35	28	2044
	Storage Shed -repair/ replace	\$4,800	\$137	\$11	\$3,566	35	9	2025
	Upper Pump Enclosure-repair/replace	\$750	\$21	\$2	\$150	35	28	2044
	Kiosk -repair/replace	\$1,000	\$29	\$2	\$743	35	9	2025
Exterior Building Total		\$11,350	\$324	\$27	\$6,379			
Fences, Gates, & Railings	Front & Back Swing Gates	\$2,000	\$67	\$6	\$1,400	30	9	2025
	Metal Hand & Stair Railings-replace	\$3,000	\$100	\$8	\$2,100	30	9	2025
	Wood & Barbed Wire Fencing	\$600	\$200	\$17	\$200	3	2	2018
	Wood Propane Fencing	\$1,080	\$72	\$6	\$648	15	6	2022
Fences, Gates, & Railings Total		\$6,680	\$439	\$37	\$4,348			
Painting	Paint Lower Pump House	\$384	\$77	\$6	\$77	5	4	2020
	Paint Upper Storage House	\$384	\$77	\$6	\$77	5	4	2020
	Paint Storage Shed	\$538	\$108	\$9	\$108	5	4	2020
	Paint Kiosk Center	\$100	\$20	\$2	\$20	5	4	2020
	Paint Metal Gates (Front & Back)	\$200	\$40	\$3	\$160	5	1	2017
	Paint WI Stair Railings	\$100	\$20	\$2	\$80	5	1	2017
	Stain/Seal Wood Propane Fences	\$270	\$54	\$5	\$54	5	4	2020
	Sealing of Wood Signs & Benches	\$200	\$40	\$3	\$160	5	1	2017
	Paint A-Frame Entry Sign	\$100	\$20	\$2	\$80	5	1	2017
Painting Total		\$2,276	\$455	\$38	\$815			

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

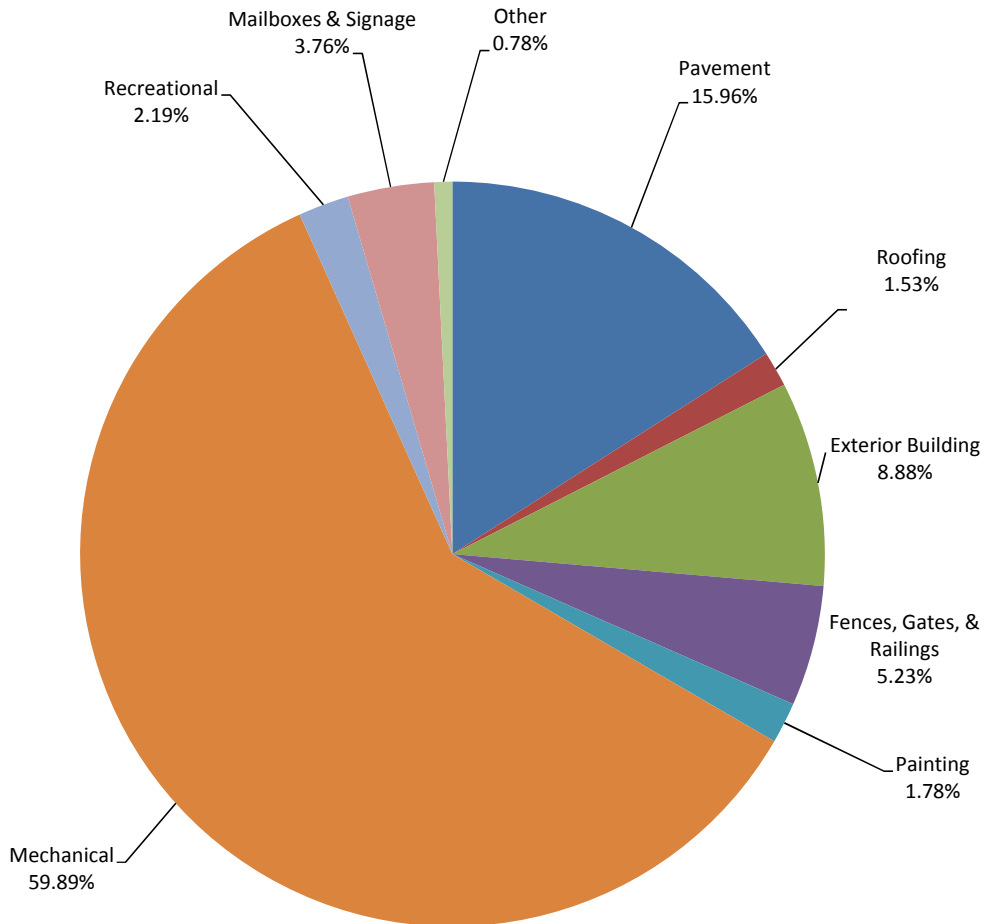
Component/Maintenance		Replace Cost	Annual Reserve	Monthly Reserve	Fully Funded Amount Reserve	Average Life Expectancy	Estimated Remaining Life	Next Replace Date
TOTAL		\$127,827	\$9,483	\$790	\$56,504			
Mechanical	Solar Power System	\$12,110	\$404	\$34	\$3,229	30	22	2038
	Water Tank	\$33,000	\$660	\$55	\$9,900	50	35	2051
	Lower Generator	\$9,950	\$498	\$41	\$3,483	20	13	2029
	Upper Generator	\$9,950	\$498	\$41	\$8,955	20	2	2018
	Lower Well Pumps	\$3,850	\$385	\$32	\$1,155	10	7	2023
	Upper Well Pumps	\$7,700	\$770	\$64	\$4,620	10	4	2020
Mechanical Total		\$76,560	\$3,214	\$268	\$31,342			
Recreational	Dock - refurbish	\$1,800	\$180	\$15	\$540	10	7	2023
	Dock Recovering- Carpet	\$0	\$0	\$0	\$0	10	0	2017
	Furnishings (Recreational & Benches)	\$1,000	\$83	\$7	\$500	12	6	2022
Recreational Total		\$2,800	\$263	\$22	\$1,040			
Mailboxes & Signage	Wood Sign Post	\$500	\$100	\$8	\$200	5	3	2019
	Misc Wood Signage	\$1,000	\$67	\$6	\$600	15	6	2022
	Misc Metal Signage	\$1,000	\$100	\$8	\$400	10	6	2022
	No Trespassing Signs	\$2,300	\$153	\$13	\$1,380	15	6	2022
Mailboxes & Signage Total		\$4,800	\$420	\$35	\$2,580			
Other	Reserve Study	\$1,000	\$333	\$28	\$333	3	2	2018
Other Total		\$1,000	\$333	\$28	\$333			
Grand Total		\$127,827	\$9,483	\$790	\$56,504			

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

PHYSICAL ANALYSIS BY CATEGORY SUMMARY

Description	Replacement Cost	Annual Reserve	Monthly Reserve	Fully Funded Amount Reserve	% Based on Assessment	2016	2017
						Annual Reserve Contribution	Annual Reserve Contribution
						\$6,084	\$6,422
						Monthly Assessment Per Unit	Monthly Assessment Per Unit
TOTAL	\$127,827	\$9,483	\$790	\$56,504	100%	\$3.00	\$3.17
Pavement	\$20,401	\$3,915	\$326	\$8,487	41.28%	\$1.24	\$1.31
Roofing	\$1,960	\$120	\$10	\$1,180	1.27%	\$0.04	\$0.04
Exterior Building	\$11,350	\$324	\$27	\$6,379	3.42%	\$0.10	\$0.11
Fences, Gates, & Railings	\$6,680	\$439	\$37	\$4,348	4.63%	\$0.14	\$0.15
Painting	\$2,276	\$455	\$38	\$815	4.80%	\$0.14	\$0.15
Mechanical	\$76,560	\$3,214	\$268	\$31,342	33.89%	\$1.02	\$1.07
Recreational	\$2,800	\$263	\$22	\$1,040	2.78%	\$0.08	\$0.09
Mailboxes & Signage	\$4,800	\$420	\$35	\$2,580	4.43%	\$0.13	\$0.14
Other	\$1,000	\$333	\$28	\$333	3.51%	\$0.11	\$0.11

Percentage Based on Replacement Cost



HIGH SIERRA PROPERTY OWNERS ASSOCIATION

ANTICIPATED RESERVE EXPENDITURES BY YEAR

Current US Inflation Rates: 1999-2015

2.23%

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

2017		2018	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$3,467	Total	\$11,808
Road Repairs	\$2,867	Wood & Barbed Wire Fencing	\$613
Paint Metal Gates (Front & Back)	\$200	Upper Generator	\$10,172
Paint WI Stair Railings	\$100	Reserve Study	\$1,022
Sealing of Wood Signs & Benches	\$200		
Paint A-Frame Entry Sign	\$100		

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

ANTICIPATED RESERVE EXPENDITURES BY YEAR

Current US Inflation Rates: 1999-2015

2.23%

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	\$15,411	Total	\$14,517
Asphalt Slurry Seal	\$14,889	Road Repairs	\$3,063
Wood Sign Post	\$523	Lower Pump House Shingle Roof	\$509
		Paint Lower Pump House	\$410
		Paint Upper Storage House	\$410
		Storage Shed Shingle Roof @ Pond	\$927
		Paint Storage Shed	\$574
		Paint Kiosk Center	\$107
		Stain/Seal Wood Propane Fences	\$288
		Upper Well Pumps	\$8,227

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

ANTICIPATED RESERVE EXPENDITURES BY YEAR

Current US Inflation Rates: 1999-2015

2.23%

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

2021		2022	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$1,748	Total	\$7,794
Wood & Barbed Wire Fencing	\$655	Paint Metal Gates (Front & Back)	\$223
Reserve Study	\$1,092	Paint WI Stair Railings	\$112
		Wood Propane Fencing	\$1,206
		Furnishings (Recreational & Benches)	\$1,117
		Sealing of Wood Signs & Benches	\$223
		Paint A-Frame Entry Sign	\$112
		Misc Wood Signage	\$1,117
		Misc Metal Signage	\$1,117
		No Trespassing Signs	\$2,568

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

ANTICIPATED RESERVE EXPENDITURES BY YEAR

Current US Inflation Rates: 1999-2015

2.23%

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

2023		2024	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$9,723	Total	\$19,076
Road Repairs	\$3,273	Asphalt Slurry Seal	\$16,626
Lower Well Pumps	\$4,395	Wood & Barbed Wire Fencing	\$700
Dock - refurbish	\$2,055	Wood Sign Post	\$584
		Reserve Study	\$1,167

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

ANTICIPATED RESERVE EXPENDITURES BY YEAR

Current US Inflation Rates: 1999-2015

2.23%

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

2025		2026	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$14,884	Total	\$3,497
Paint Lower Pump House	\$458	Road Repairs	\$3,497
Paint Upper Storage House	\$458		
Storage Shed -repair/ replace	\$5,727		
Paint Storage Shed	\$641		
Kiosk -repair/replace	\$1,193		
Paint Kiosk Center	\$119		
Front & Back Swing Gates	\$2,386		
Metal Hand & Stair Railings-replace	\$3,579		
Stain/Seal Wood Propane Fences	\$322		

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

ANTICIPATED RESERVE EXPENDITURES BY YEAR

Current US Inflation Rates: 1999-2015

2.23%

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

2027		2028	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$2,743	Total	\$0
Paint Metal Gates (Front & Back)	\$249		
Paint WI Stair Railings	\$125		
Wood & Barbed Wire Fencing	\$748		
Sealing of Wood Signs & Benches	\$249		
Paint A-Frame Entry Sign	\$125		
Reserve Study	\$1,247		

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

ANTICIPATED RESERVE EXPENDITURES BY YEAR

Current US Inflation Rates: 1999-2015

2.23%

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

2029		2030	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$36,540	Total	\$17,820
Road Repairs	\$3,736	Lower Pump House -repair/replace	\$3,197
Asphalt Slurry Seal	\$18,565	Paint Lower Pump House	\$512
Upper Storage House Metal Roof	\$620	Paint Upper Storage House	\$512
Lower Generator	\$12,967	Paint Storage Shed	\$716
Wood Sign Post	\$652	Paint Kiosk Center	\$133
		Wood & Barbed Wire Fencing	\$799
		Stain/Seal Wood Propane Fences	\$360
		Upper Well Pumps	\$10,258
		Reserve Study	\$1,332

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

ANTICIPATED RESERVE EXPENDITURES BY YEAR

Current US Inflation Rates: 1999-2015

2.23%

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

2031		2032	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$0	Total	\$6,415
		Road Repairs	\$3,992
		Replace Kiosk Metal Roof	\$195
		Paint Metal Gates (Front & Back)	\$278
		Paint WI Stair Railings	\$139
		Sealing of Wood Signs & Benches	\$278
		Paint A-Frame Entry Sign	\$139
		Misc Metal Signage	\$1,392

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

ANTICIPATED RESERVE EXPENDITURES BY YEAR

Current US Inflation Rates: 1999-2015

2.23%

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

2033		2034	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$10,320	Total	\$22,913
Wood & Barbed Wire Fencing	\$854	Asphalt Slurry Seal	\$20,731
Lower Well Pumps	\$5,480	Furnishings (Recreational & Benches)	\$1,455
Dock - refurbish	\$2,562	Wood Sign Post	\$728
Reserve Study	\$1,423		

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

ANTICIPATED RESERVE EXPENDITURES BY YEAR

Current US Inflation Rates: 1999-2015

2.23%

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

2035		2036	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$8,757	Total	\$2,433
Road Repairs	\$4,265	Wood & Barbed Wire Fencing	\$913
Lower Pump House Shingle Roof	\$708	Reserve Study	\$1,521
Paint Lower Pump House	\$571		
Paint Upper Storage House	\$571		
Storage Shed Shingle Roof @ Pond	\$1,291		
Paint Storage Shed	\$800		
Paint Kiosk Center	\$149		
Stain/Seal Wood Propane Fences	\$402		

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

ANTICIPATED RESERVE EXPENDITURES BY YEAR

Current US Inflation Rates: 1999-2015

2.23%

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

2037		2038	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$7,743	Total	\$44,847
Paint Metal Gates (Front & Back)	\$311	Road Repairs	\$4,557
Paint WI Stair Railings	\$155	Concrete Slabs & Stairs/Landings	\$5,226
Wood Propane Fencing	\$1,679	Solar Power System	\$19,248
Sealing of Wood Signs & Benches	\$311	Upper Generator	\$15,815
Paint A-Frame Entry Sign	\$155		
Misc Wood Signage	\$1,555		
No Trespassing Signs	\$3,576		

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

ANTICIPATED RESERVE EXPENDITURES BY YEAR

Current US Inflation Rates: 1999-2015

2.23%

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

2039		2040	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$26,561	Total	\$15,575
Asphalt Slurry Seal	\$23,149	Paint Lower Pump House	\$638
Wood & Barbed Wire Fencing	\$975	Paint Upper Storage House	\$638
Wood Sign Post	\$812	Paint Storage Shed	\$893
Reserve Study	\$1,625	Paint Kiosk Center	\$166
		Stain/Seal Wood Propane Fences	\$449
		Upper Well Pumps	\$12,791

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

ANTICIPATED RESERVE EXPENDITURES BY YEAR

Current US Inflation Rates: 1999-2015

2.23%

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

2041		2042	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$4,869	Total	\$5,556
Road Repairs	\$4,869	Paint Metal Gates (Front & Back)	\$347
		Paint WI Stair Railings	\$174
		Wood & Barbed Wire Fencing	\$1,042
		Sealing of Wood Signs & Benches	\$347
		Paint A-Frame Entry Sign	\$174
		Misc Metal Signage	\$1,736
		Reserve Study	\$1,736

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

ANTICIPATED RESERVE EXPENDITURES BY YEAR

Current US Inflation Rates: 1999-2015

2.23%

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

2043		2044	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$10,028	Total	\$37,674
Lower Well Pumps	\$6,833	Road Repairs	\$5,202
Dock - refurbish	\$3,195	Asphalt Slurry Seal	\$25,849
		Upper Storage House -repair/replace	\$4,355
		Upper Pump Enclosure- repair/replace	\$1,361
		Wood Sign Post	\$907

HIGH SIERRA PROPERTY OWNERS ASSOCIATION

ANTICIPATED RESERVE EXPENDITURES BY YEAR

Current US Inflation Rates: 1999-2015

2.23%

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

2045		2046	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$1,855	Total	\$1,896
Reserve Study	\$1,855	Furnishings (Recreational & Benches)	\$1,896