

# High Sierra Property Owners Association

## RESERVE SUMMARY/UPDATE ANNUAL DISCLOSURE

For Fiscal Year Beginning January 1, 2020

Based On Fiscal Year Ending December 31, 2019

30 Year Maintenance Funding Plan For Fiscal Year 2020 - 2049



Prepared By  
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9/23/2019



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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 Meadows, 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	66%
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](http://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 June 21, 2018 by Golden Consulting Group.

The percent funded for High Sierra Property Owners Association is estimated at Fiscal Year End, December 31, 2019 is 66%. 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 2020 and continuing thru fiscal year 2049. 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 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 \$140,189.

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 \$10,255 a year. The estimated fully funded accrued amount or the aged components is approximately \$80,987. This is calculated Life Expectancy minus Remaining Life times (x) annual reserve contribution. The annual reserve contribution for fiscal year beginning, January 1, 2020 can remain the same at \$10,647 or \$63 per unit per year a 0% increase from previous year with annual increases of \$2.50 per unit each year starting in fiscal year 2020 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%.

<b>PERCENT FUNDED</b>	<b>66%</b>
Current US Inflation Rates: 2000-2018	2.50%
Estimated Interest Rate Reserve Account	0.10%
<b>Annual Reserves Required (Based on Straight Line Funding Method)</b>	<b>\$10,255</b>
Reserve Account Balance as of July 31, 2019	\$53,369
2019 Reserve Contribution (Collected Annually)	\$0
2019 Average Interest Rate on Reserve Account @ .10%	\$53
<b>2019 Reserve Expenditures</b>	<b>\$0</b>
Estimated Reserve Balance as of FYE December 31, 2019	\$53,422
Fully Funded Accrued Reserve Amount as of FYE, December 31, 2019	\$80,987
Reserve Balance - Fully Funded Balance Deficit:	-\$27,565
Reserve Balance - Fully Funded Balance Deficit Per Unit	-\$163

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, 2019 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 2019: 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: 2019**

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Asphalt Slurry Seal	Scheduled for 2021
Wood & Barbed Wire Fencing	Repaired
Upper Generator	Deferred
Wood Sign Post	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 2020 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.

<b>The Anticipated Reserve Expenditures are as follows for Fiscal Year:</b>	<b>2020</b>
Lower Pump House Shingle Roof	\$517
Storage Shed Shingle Roof @ Pond	\$942
Paint Lower Pump House	\$432
Paint Upper Storage House	\$432
Paint Storage Shed	\$605
Paint Kiosk Center	\$110
Paint Metal Gates (Front & Back)	\$116
Paint WI Stair Railings	\$58
Stain/Seal Wood Propane Fences	\$306
Sealing of Wood Signs & Benches	\$215
Paint A-Frame Entry Sign	\$58
Wood & Barbed Wire Fencing	\$300
Upper Generator	\$11,000
<b>Anticipated Reserve Expenditure Total For FYE: 2020</b>	<b>\$15,091</b>

**High Sierra Property Owners Association**  
**Assessment and Reserve Funding Disclosure Summary**  
 Based On Fiscal Year Ending December 31, 2019  
 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 Yearly Assessment for Fiscal Year Beginning Jan 1, 2020	\$182.84 Per Year
The Operating Assessment Per Unit Per Year is	\$119.84 Per Year
The Reserve Assessment Per Unit Per Year is	\$63.00 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, 2019  
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: \$80,987 based in whole or in part on the last reserve study or update prepared by Golden Consulting Group as of September 2019. The projected reserve fund cash balance is \$53,422 resulting in the reserves being 66% 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
2020	\$10,647	\$40,219	\$90,592	44%
2021	\$11,070	\$29,758	\$78,879	38%
2022	\$11,492	\$32,622	\$67,830	48%
2023	\$11,915	\$37,698	\$69,892	54%
2024	\$12,337	\$43,418	\$73,858	59%

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, 2020

Based on Fiscal Year Ending December 31, 2019

Reserve Study Type:	<b>Reserve Study with On-Site Inspection</b>	Annual Reserves Required (Based on Straight Line Funding Meth	<b>\$10,255</b>
Fiscal Year	<b>January 1 - December 31</b>	Estimated Reserve Balance as of FYE, December 31, 2019	\$53,422
Built Date:	1972	Fully Funded Accrued Reserve Amount for Aged Components	\$80,987
Number Of Units	169	Reserve Balance - Fully Funded Balance Deficit:	<b>-\$27,565</b>
Current US Inflation Rates: 2000-2018	2.5%	Reserve Balance - Fully Funded Balance Deficit Per Unit	<b>-\$163</b>
2019 Annual Reserve Contribution	\$10,647	<b>PERCENT FUNDED</b>	<b>66%</b>
Reserve Account Balance as of July 31, 2019	\$53,369	<b>RECOMMENDED</b>	
2019 Reserve Contribution (Collected Annually)	\$0	2020 Annual Reserve Contribution	<b>\$10,647</b>
2019 Average Interest Rate on Reserve Account @ .10%	\$53.37	2020 Annual Reserve Contribution Per Unit	<b>\$63</b>
<b>2019 Reserve Expenditures</b>	<b>\$0.00</b>	2020 Annual Reserve Contribution (Increase/Decrease)	<b>0%</b>
Estimated Reserve Balance as of FYE, December 31, 2019	\$53,422		

### 30 YEAR FINANCIAL RESERVE FUNDING

Fiscal Year Ending 31-Dec	Reserve Contribution	Projected Per Unit Per Month	Anticipated Reserve Expenditures	Estimated Interest 0.10%	Estimated Reserve Account Balance @ FYE	Estimated Fully Funded Balance	Estimated Reserve % Funded
2020	\$10,647	63.00	\$23,891	\$40	\$40,219	\$90,592	44%
2021	\$11,070	65.50	\$21,560	\$30	\$29,758	\$78,879	38%
2022	\$11,492	68.00	\$8,660	\$33	\$32,622	\$67,830	48%
2023	\$11,915	70.50	\$6,876	\$38	\$37,698	\$69,892	54%
2024	\$12,337	73.00	\$6,661	\$43	\$43,418	\$73,858	59%
2025	\$12,760	75.50	\$15,982	\$40	\$40,236	\$78,184	51%
2026	\$13,182	78.00	\$348	\$53	\$53,123	\$74,204	72%
2027	\$13,605	80.50	\$7,173	\$60	\$59,614	\$84,407	71%
2028	\$14,027	83.00	\$19,951	\$54	\$53,743	\$88,733	61%
2029	\$14,450	85.50	\$14,758	\$53	\$53,489	\$82,459	65%
2030	\$14,872	88.00	\$25,399	\$43	\$43,004	\$80,858	53%
2031	\$15,295	90.50	\$1,804	\$56	\$56,551	\$71,018	80%
2032	\$15,717	93.00	\$2,054	\$70	\$70,285	\$80,120	88%
2033	\$16,140	95.50	\$16,707	\$70	\$69,787	\$89,065	78%
2034	\$16,562	98.00	\$7,260	\$79	\$79,168	\$87,154	91%
2035	\$16,985	100.50	\$30,673	\$65	\$65,545	\$92,398	71%
2036	\$17,407	103.00	\$8,958	\$74	\$74,068	\$81,188	91%
2037	\$17,830	105.50	\$9,271	\$83	\$82,709	\$85,514	97%
2038	\$18,252	108.00	\$26,326	\$75	\$74,709	\$89,780	83%
2039	\$18,675	110.50	\$9,647	\$84	\$83,821	\$82,989	101%
2040	\$19,097	113.00	\$38,059	\$65	\$64,923	\$87,315	74%
2041	\$19,520	115.50	\$504	\$84	\$84,023	\$73,731	114%
2042	\$19,942	118.00	\$38,063	\$66	\$65,968	\$83,935	79%
2043	\$20,365	120.50	\$13,164	\$73	\$73,242	\$71,783	102%
2044	\$20,787	123.00	\$2,062	\$92	\$92,059	\$74,648	123%
2045	\$21,210	125.50	\$16,415	\$97	\$96,950	\$83,990	115%
2046	\$21,632	128.00	\$4,656	\$114	\$114,040	\$85,413	134%
2047	\$22,055	130.50	\$584	\$136	\$135,646	\$93,413	145%
2048	\$22,477	133.00	\$12,048	\$146	\$146,222	\$103,616	141%
2049	\$22,900	135.50	\$57,078	\$112	\$112,155	\$107,942	104%



# 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	2	2021	Update Only
Asphalt Slurry Seal	7	2014	2	2021	Update Only
Asphalt Overlay	20	Not Funded	3	2022	Update Only
Concrete Slabs & Stairs/Landings	30	2008	19	2038	Update Only
Lower Pump House Shingle Roof	15	Unknown	1	2020	Update Only
Upper Storage House Metal Roof	20	2008	10	2029	Update Only
Storage Shed Shingle Roof @ Pond	15	Unknown	1	2020	Update Only

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
<b>Quantity</b>	286,720	49,120	49,120	548	136	136	248
<b>Unit of Measure</b>	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
<b>Unit Cost</b>	\$0.02	\$0	\$0	\$6	\$4	\$4	\$4
<b>Replacement Cost</b>	\$5,734	\$15,000	\$0	\$3,535	\$517	\$517	\$942
<b>Useful Life</b>	3	7	20	30	15	20	15
<b>Remaining Life</b>	2	2	3	19	1	10	1
<b>Annual Reserves</b>	\$1,911	\$2,143	\$0	\$118	\$34	\$26	\$63
<b>Accrued Reserves</b>	\$1,911	\$10,714	\$0	\$1,296	\$482	\$258	\$880
<b>Next Disbursement</b>	<b>2021</b>	<b>2021</b>	<b>2022</b>	<b>2038</b>	<b>2020</b>	<b>2029</b>	<b>2020</b>
2020	-	-	-	-	\$517	-	\$942
2021	\$5,878	\$15,375	-	-	-	-	-
2022	-	-	-	-	-	-	-
2023	-	-	-	-	-	-	-
2024	\$6,330	-	-	-	-	-	-
2025	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-
2027	\$6,816	-	-	-	-	-	-
2028	-	\$18,276	-	-	-	-	-
2029	-	-	-	-	-	\$645	-
2030	\$7,341	-	-	-	-	-	-
2031	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-
2033	\$7,905	-	-	-	-	-	-
2034	-	-	-	-	-	-	-
2035	-	\$21,724	-	-	\$748	-	\$1,365
2036	\$8,513	-	-	-	-	-	-
2037	-	-	-	-	-	-	-
2038	-	-	-	\$5,513	-	-	-
2039	\$9,167	-	-	-	-	-	-
2040	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-
2042	\$9,872	\$25,824	-	-	-	-	-
2043	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-
2045	\$10,631	-	-	-	-	-	-
2046	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-
2048	\$11,449	-	-	-	-	-	-
2049	-	\$30,696	-	-	-	\$1,058	-

# 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	13	2032	Update Only
Upper Pump Enclosure-repair/replace	35	Unknown	25	2044	Update Only
Kiosk -repair/replace	35	Unknown	6	2025	Update Only
Upper Storage House -repair/replace	35	Unknown	15	2034	Update Only
Lower Pump House -repair/replace	35	Unknown	11	2030	Update Only
Storage Shed -repair/ replace	35	Unknown	6	2025	Update Only
Paint Lower Pump House	5	2015	1	2020	Update Only

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
<b>Quantity</b>	40	30	1	96	96	192	320
<b>Unit of Measure</b>	Sq. Ft.	Sq. Ft.	Each	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
<b>Unit Cost</b>	\$4	\$28.00	\$1,075.00	\$28.00	\$28.00	\$28.00	\$1.35
<b>Replacement Cost</b>	\$152	\$840	\$1,075	\$2,688	\$2,688	\$5,376	\$432
<b>Useful Life</b>	20	35	35	35	35	35	5
<b>Remaining Life</b>	13	25	6	15	11	6	1
<b>Annual Reserves</b>	\$8	\$24	\$31	\$77	\$77	\$154	\$86
<b>Accrued Reserves</b>	\$53	\$240	\$891	\$1,536	\$1,843	\$4,454	\$346
<b>Next Disbursement</b>	<b>2032</b>	<b>2044</b>	<b>2025</b>	<b>2034</b>	<b>2030</b>	<b>2025</b>	<b>2020</b>
2020	-	-	-	-	-	-	\$432
2021	-	-	-	-	-	-	-
2022	-	-	-	-	-	-	-
2023	-	-	-	-	-	-	-
2024	-	-	-	-	-	-	-
2025	-	-	\$1,216	-	-	\$6,082	\$489
2026	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-
2030	-	-	-	-	\$3,441	-	\$553
2031	-	-	-	-	-	-	-
2032	\$204	-	-	-	-	-	-
2033	-	-	-	-	-	-	-
2034	-	-	-	\$3,798	-	-	-
2035	-	-	-	-	-	-	\$626
2036	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	\$708
2041	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-
2044	-	\$1,519	-	-	-	-	-
2045	-	-	-	-	-	-	\$801
2046	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-

# 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	1	2020	Update Only
Paint Storage Shed	5	2015	1	2020	Update Only
Paint Kiosk Center	5	2015	1	2020	Update Only
Paint Metal Gates (Front & Back)	5	2015	1	2020	Update Only
Paint WI Stair Railings	5	2015	1	2020	Update Only
Stain/Seal Wood Propane Fences	5	2015	1	2020	Update Only
Sealing of Wood Signs & Benches	5	2015	1	2020	Update Only

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
<b>Quantity</b>	320	448	1	2	1	360	1
<b>Unit of Measure</b>	Sq. Ft.	Sq. Ft.	Each	Each	Fund	Sq. Ft.	Fund
<b>Unit Cost</b>	\$1.35	\$1	\$110	\$58	\$58	\$1	\$215
<b>Replacement Cost</b>	\$432	\$605	\$110	\$116	\$58	\$306	\$215
<b>Useful Life</b>	5	5	5	5	5	5	5
<b>Remaining Life</b>	1	1	1	1	1	1	1
<b>Annual Reserves</b>	\$86	\$121	\$22	\$23	\$12	\$61	\$43
<b>Accrued Reserves</b>	\$346	\$484	\$88	\$93	\$46	\$245	\$172
<b>Next Disbursement</b>	<b>2020</b>	<b>2020</b>	<b>2020</b>	<b>2020</b>	<b>2020</b>	<b>2020</b>	<b>2020</b>
2020	\$432	\$605	\$110	\$116	\$58	\$306	\$215
2021	-	-	-	-	-	-	-
2022	-	-	-	-	-	-	-
2023	-	-	-	-	-	-	-
2024	-	-	-	-	-	-	-
2025	\$489	\$684	\$124	\$131	\$66	\$346	\$243
2026	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-
2030	\$553	\$774	\$141	\$148	\$74	\$392	\$275
2031	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-
2035	\$626	\$876	\$159	\$168	\$84	\$443	\$311
2036	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-
2040	\$708	\$991	\$180	\$190	\$95	\$501	\$352
2041	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-
2045	\$801	\$1,121	\$204	\$215	\$108	\$567	\$399
2046	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-

# 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	1	2020	Update Only
Metal Hand & Stair Railings-replace	30	Unknown	6	2025	Update Only
Front & Back Swing Gates	30	2019/ Unknown	16	2035	Update Only
Wood & Barbed Wire Fencing	1	2019	1	2020	Update Only
Wood Propane Fencing	15	2012	3	2022	Update Only
Solar Power System	30	2007	19	2038	Update Only
Water Tank	50	1999	32	2051	Update Only

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
<b>Quantity</b>	1	60	2	8,475	72	1	1
<b>Unit of Measure</b>	Each	Ln. Ft.	Each	Ln. Ft.	Ln. Ft.	Fund	Each
<b>Unit Cost</b>	\$58	\$58	\$800	\$0	\$16	\$13,045	\$35,540
<b>Replacement Cost</b>	\$58	\$3,480	\$1,600	\$300	\$1,163	\$13,045	\$35,540
<b>Useful Life</b>	5	30	30	1	15	30	50
<b>Remaining Life</b>	1	6	16	1	3	19	32
<b>Annual Reserves</b>	\$12	\$116	\$53	\$300	\$78	\$435	\$711
<b>Accrued Reserves</b>	\$46	\$2,784	\$747	\$0	\$930	\$4,783	\$12,794
<b>Next Disbursement</b>	<b>2020</b>	<b>2025</b>	<b>2035</b>	<b>2020</b>	<b>2022</b>	<b>2038</b>	<b>2051</b>
2020	\$58	-	-	\$300	-	-	-
2021	-	-	-	\$308	-	-	-
2022	-	-	-	\$315	\$1,222	-	-
2023	-	-	-	\$323	-	-	-
2024	-	-	-	\$331	-	-	-
2025	\$66	\$3,937	-	\$339	-	-	-
2026	-	-	-	\$348	-	-	-
2027	-	-	-	\$357	-	-	-
2028	-	-	-	\$366	-	-	-
2029	-	-	-	\$375	-	-	-
2030	\$74	-	-	\$384	-	-	-
2031	-	-	-	\$394	-	-	-
2032	-	-	-	\$403	-	-	-
2033	-	-	-	\$414	-	-	-
2034	-	-	-	\$424	-	-	-
2035	\$84	-	\$2,317	\$434	-	-	-
2036	-	-	-	\$445	-	-	-
2037	-	-	-	\$456	\$1,769	-	-
2038	-	-	-	\$468	-	\$20,346	-
2039	-	-	-	\$480	-	-	-
2040	\$95	-	-	\$492	-	-	-
2041	-	-	-	\$504	-	-	-
2042	-	-	-	\$516	-	-	-
2043	-	-	-	\$529	-	-	-
2044	-	-	-	\$543	-	-	-
2045	\$108	-	-	\$556	-	-	-
2046	-	-	-	\$570	-	-	-
2047	-	-	-	\$584	-	-	-
2048	-	-	-	\$599	-	-	-
2049	-	-	-	\$614	-	-	-

# 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	10	2029	Update Only
Upper Generator	20	Varies/2012	0	2020	Deferred
Lower Well Pumps	10	May 2013	4	2023	Update Only
Upper Well Pumps	10	2008	1	2020	Update Only
Dock - refurbish	10	2013	4	2023	Update Only
Dock Recovering- Carpet	10	2010	0	2019	Update Only
Furnishings (Recreational & Benches)	12	2012	3	2022	Update Only

Major Component	Lower Generator	Upper Generator	Lower Well Pumps	Upper Well Pumps	Dock - refurbish	Dock Recovering- Carpet	Furnishings (Recreational & Benches)
<b>Quantity</b>	1	1	1	2	225	225	1
<b>Unit of Measure</b>	Each	Each	Each	Each	Each	Sq. Ft.	Fund
<b>Unit Cost</b>	\$11,000	\$11,000	\$4,150	\$4,150	\$9	\$0.00	\$1,075.00
<b>Replacement Cost</b>	\$11,000	\$11,000	\$4,150	\$8,300	\$1,935	\$0	\$1,075
<b>Useful Life</b>	20	20	10	10	10	10	12
<b>Remaining Life</b>	10	0	4	1	4	0	3
<b>Annual Reserves</b>	\$550	\$550	\$415	\$830	\$194	\$0	\$90
<b>Accrued Reserves</b>	\$5,500	\$11,000	\$2,490	\$7,470	\$1,161	\$0	\$806
<b>Next Disbursement</b>	<b>2029</b>	<b>2020</b>	<b>2023</b>	<b>2020</b>	<b>2023</b>	<b>2020</b>	<b>2022</b>
2020	-	\$11,000	-	\$8,300	-	-	-
2021	-	-	-	-	-	-	-
2022	-	-	-	-	-	-	\$1,129
2023	-	-	\$4,469	-	\$2,084	-	-
2024	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-
2029	\$13,737	-	-	-	-	-	-
2030	-	-	-	\$10,625	-	-	-
2031	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-
2033	-	-	\$5,721	-	\$2,667	-	-
2034	-	-	-	-	-	-	\$1,519
2035	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-
2040	-	\$17,585	-	\$13,601	-	-	-
2041	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-
2043	-	-	\$7,323	-	\$3,415	-	-
2044	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	\$2,043
2047	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-
2049	\$22,510	-	-	-	-	-	-

# 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	0	2020	Deferred
Misc Wood Signage	15	Unknown / 2014	3	2022	Update Only
Misc Metal Signage	10	Varies / 2014	3	2022	Update Only
No Trespassing Signs	15	2012 / 2014	3	2022	Update Only
Reserve Study	3	2018	3	2022	Update Only

Major Component	Wood Sign Post	Misc Wood Signage	Misc Metal Signage	No Trespassing Signs	Reserve Study		
<b>Quantity</b>	1	1	1	1	1		
<b>Unit of Measure</b>	Fund	Fund	Fund	Fund	Each		
<b>Unit Cost</b>	\$500.00	\$1,075.00	\$1,075.00	\$2,480.00	\$1,075.00		
<b>Replacement Cost</b>	\$500	\$1,075	\$1,075	\$2,480	\$1,075		
<b>Useful Life</b>	5	15	10	15	3		
<b>Remaining Life</b>	0	3	3	3	3		
<b>Annual Reserves</b>	\$100	\$72	\$108	\$165	\$358		
<b>Accrued Reserves</b>	\$500	\$860	\$753	\$1,984	\$0		
<b>Next Disbursement</b>	<b>2020</b>	<b>2022</b>	<b>2022</b>	<b>2022</b>	<b>2022</b>		
2020	\$500	-	-	-	-		
2021	-	-	-	-	-		
2022	-	\$1,129	\$1,129	\$2,606	\$1,129		
2023	-	-	-	-	-		
2024	-	-	-	-	-		
2025	\$552	-	-	-	\$1,216		
2026	-	-	-	-	-		
2027	-	-	-	-	-		
2028	-	-	-	-	\$1,310		
2029	-	-	-	-	-		
2030	\$624	-	-	-	-		
2031	-	-	-	-	\$1,410		
2032	-	-	\$1,446	-	-		
2033	-	-	-	-	-		
2034	-	-	-	-	\$1,519		
2035	\$706	-	-	-	-		
2036	-	-	-	-	-		
2037	-	\$1,636	-	\$3,774	\$1,636		
2038	-	-	-	-	-		
2039	-	-	-	-	-		
2040	\$799	-	-	-	\$1,762		
2041	-	-	-	-	-		
2042	-	-	\$1,851	-	-		
2043	-	-	-	-	\$1,897		
2044	-	-	-	-	-		
2045	\$904	-	-	-	-		
2046	-	-	-	-	\$2,043		
2047	-	-	-	-	-		
2048	-	-	-	-	-		
2049	-	-	-	-	\$2,200		

# High Sierra Property Owners Association

## PHYSICAL AND FINANCIAL ANALYSIS WORKSHEET

Based on Fiscal Year Ending, December 31, 2019 for Fiscal Year Beginning January 1, 2020

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 Meadow CA  
 Madera County

Built Date: 1972 Active Date: 1972 Last Study Prepared: 2015 Age: 47

<b>Estimated Replacement Cost</b>	<b>\$140,189</b>
Annual Reserves (Based on Straight Line)	\$10,255
Monthly Reserves (Based on Straight Line)	\$855
Monthly Reserves Per Unit (Based on Straight Line)	\$5
<b>Fully Funded Accrued Reserve Amount for Aged Components</b>	<b>\$80,987</b>
Reserve Account Balance as of July 31, 2019	\$53,369
2019 Reserve Contribution (Collected Annually)	\$0
2019 Average Interest Rate on Reserve Account @ .10%	\$53
<b>2019 Reserve Expenditures</b>	<b>\$0</b>
<b>Projected Reserve Account Balance</b>	<b>\$53,422</b>
<b>Percent Funded</b>	<b>66%</b>

**Estimated Total Replacement Costs of Reserve Components**

Annual reserves funds based on straight line full-funding method (replacement cost divided by life expectancy)	\$10,255	Year	\$63.00	Per Unit
Monthly Reserve based on straight line (Annual reserves divided 12 months)	\$855			
Monthly Reserve Per Unit based on straight line (Monthly reserves divided units)	\$5			
Fully Funded Accrued Reserve Amount as of FYE, December 31, 2019	\$80,987			
Reserve Account Balance as of July 31, 2019	\$53,369			
2019 Reserve Contribution	\$0			
2019 Average Interest Rate on Reserve Account	0.10%			
2019 Reserve Expenditures	\$0			
Estimated Reserve Balance as of FYE, December 31, 2019	\$53,422			
Percent Funded as of FYE, December 31, 2019	66%			

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

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 2.5% 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 (2019) + 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	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	\$1,911	3	2018	2	2021
2	Pavement	Asphalt Slurry Seal	49,120 Sq. Ft.	0.31	\$15,000	\$2,143	\$179	\$10,714	7	2014	2	2021
3	Pavement	Asphalt Overlay	49,120 Sq. Ft.	0.00	\$0	\$0	\$0	\$0	20	Not Funded	3	2022
4	Pavement	Concrete Slabs & Stairs/Landings	548 Sq. Ft.	6.45	\$3,535	\$118	\$10	\$1,296	30	2008	19	2038
5	Roofing	Lower Pump House Shingle Roof	136 Sq. Ft.	3.80	\$517	\$34	\$3	\$482	15	Unknown	1	2020
6	Roofing	Upper Storage House Metal Roof	136 Sq. Ft.	3.80	\$517	\$26	\$2	\$258	20	2008	10	2029
7	Roofing	Storage Shed Shingle Roof @ Pond	248 Sq. Ft.	3.80	\$942	\$63	\$5	\$880	15	Unknown	1	2020
8	Roofing	Replace Kiosk Metal Roof	40 Sq. Ft.	3.80	\$152	\$8	\$1	\$53	20	2012	13	2032
9	Exterior Building	Upper Pump Enclosure-repair/replace	30 Sq. Ft.	28.00	\$840	\$24	\$2	\$240	35	Unknown	25	2044
10	Exterior Building	Kiosk -repair/replace	1 Each	1,075	\$1,075	\$31	\$3	\$891	35	Unknown	6	2025
11	Exterior Building	Upper Storage House -repair/replace	96 Sq. Ft.	28.00	\$2,688	\$77	\$6	\$1,536	35	Unknown	15	2034
12	Exterior Building	Lower Pump House -repair/replace	96 Sq. Ft.	28.00	\$2,688	\$77	\$6	\$1,843	35	Unknown	11	2030
13	Exterior Building	Storage Shed -repair/ replace	192 Sq. Ft.	28.00	\$5,376	\$154	\$13	\$4,454	35	Unknown	6	2025
14	Painting	Paint Lower Pump House	320 Sq. Ft.	1.35	\$432	\$86	\$7	\$346	5	2015	1	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 2.5% 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 (2019) + 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	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date
15	Painting	Paint Upper Storage House	320 Sq. Ft.	1.35	\$432	\$86	\$7	\$346	5	2015	1	2020
16	Painting	Paint Storage Shed	448 Sq. Ft.	1.35	\$605	\$121	\$10	\$484	5	2015	1	2020
17	Painting	Paint Kiosk Center	1 Each	110.00	\$110	\$22	\$2	\$88	5	2015	1	2020
18	Painting	Paint Metal Gates (Front & Back)	2 Each	58.00	\$116	\$23	\$2	\$93	5	2015	1	2020
19	Painting	Paint WI Stair Railings	1 Fund	58.00	\$58	\$12	\$1	\$46	5	2015	1	2020
20	Painting	Stain/Seal Wood Propane Fences	360 Sq. Ft.	0.85	\$306	\$61	\$5	\$245	5	2015	1	2020
21	Painting	Sealing of Wood Signs & Benches	1 Fund	215.00	\$215	\$43	\$4	\$172	5	2015	1	2020
22	Painting	Paint A-Frame Entry Sign	1 Each	58.00	\$58	\$12	\$1	\$46	5	2015	1	2020
23	Fences, Gates, & Railings	Metal Hand & Stair Railings-replace	60 Ln. Ft.	58.00	\$3,480	\$116	\$10	\$2,784	30	Unknown	6	2025
24	Fences, Gates, & Railings	Front & Back Swing Gates	2 Each	800.00	\$1,600	\$53	\$4	\$747	30	2019/ Unknown	16	2035
25	Fences, Gates, & Railings	Wood & Barbed Wire Fencing	8,475 Ln. Ft.	0.04	\$300	\$300	\$25	\$0	1	2019	1	2020
26	Fences, Gates, & Railings	Wood Propane Fencing	72 Ln. Ft.	16.15	\$1,163	\$78	\$6	\$930	15	2012	3	2022
27	Mechanical	Solar Power System	1 Fund	13,045	\$13,045	\$435	\$36	\$4,783	30	2007	19	2038
28	Mechanical	Water Tank	1 Each	35,540	\$35,540	\$711	\$59	\$12,794	50	1999	32	2051
29	Mechanical	Lower Generator	1 Each	11,000	\$11,000	\$550	\$46	\$5,500	20	2008	10	2029
30	Mechanical	Upper Generator	1 Each	11,000	\$11,000	\$550	\$46	\$11,000	20	Varies/2012	0	2020
31	Mechanical	Lower Well Pumps	1 Each	4,150	\$4,150	\$415	\$35	\$2,490	10	May 2013	4	2023
32	Mechanical	Upper Well Pumps	2 Each	4,150	\$8,300	\$830	\$69	\$7,470	10	2008	1	2020
33	Recreational	Dock - refurbish	225 Each	8.60	\$1,935	\$194	\$16	\$1,161	10	2013	4	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	1,075	\$1,075	\$90	\$7	\$806	12	2012	3	2022
36	Mailboxes & Signage	Wood Sign Post	1 Fund	500.00	\$500	\$100	\$8	\$500	5	Ongoing	0	2020
37	Mailboxes & Signage	Misc Wood Signage	1 Fund	1,075	\$1,075	\$72	\$6	\$860	15	Unknown / 2014	3	2022
38	Mailboxes & Signage	Misc Metal Signage	1 Fund	1,075	\$1,075	\$108	\$9	\$753	10	Varies / 2014	3	2022
39	Mailboxes & Signage	No Trespassing Signs	1 Fund	2,480	\$2,480	\$165	\$14	\$1,984	15	2012 / 2014	3	2022
40	Other	Reserve Study	1 Each	1,075	\$1,075	\$358	\$30	\$0	3	2018	3	2022



**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 (2019) + 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	2	2021	Update Only	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.	\$15,000	7	2014	2	2021	Update Only	2019: Slurry seal scheduled to be completed in 2021 for approximately \$15,000. 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	3	2022	Update Only	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.	\$3,535	30	2008	19	2038	Update Only	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.	\$517	15	Unknown	1	2020	Update Only	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.	\$517	20	2008	10	2029	Update Only	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.	\$942	15	Unknown	1	2020	Update Only	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

**High Sierra Property Owners Association**  
**VISUAL ANALYSIS AND/OR COMMENTARY WORKSHEET**

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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 (2019) + 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
8	Replace Kiosk Metal Roof	40 Sq. Ft.	\$152	20	2012	13	2032	Update Only	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.	\$840	35	Unknown	25	2044	Update Only	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
10	Kiosk -repair/replace	1 Each	\$1,075	35	Unknown	6	2025	Update Only	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.	\$2,688	35	Unknown	15	2034	Update Only	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.	\$2,688	35	Unknown	11	2030	Update Only	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.	\$5,376	35	Unknown	6	2025	Update Only	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.	\$432	5	2015	1	2020	Update Only	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.	\$432	5	2015	1	2020	Update Only	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.	\$605	5	2015	1	2020	Update Only	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	\$110	5	2015	1	2020	Update Only	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.

# 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 (2019) + 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
18	Paint Metal Gates (Front & Back)	2 Each	\$116	5	2015	1	2020	Update Only	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	\$58	5	2015	1	2020	Update Only	2018: The WI stair railings are in good sturdy condition. with little to no fading, paint @ cycle. inspet and repair 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.	\$306	5	2015	1	2020	Update Only	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	\$215	5	2015	1	2020	Update Only	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)
22	Paint A-Frame Entry Sign	1 Each	\$58	5	2015	1	2020	Update Only	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.	\$3,480	30	Unknown	6	2025	Update Only	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	\$1,600	30	2019/ Unknown	16	2035	Update Only	2019: The front gate was replaced in 2019 for \$800. Adjusted remaining life +10 years. 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.	\$300	1	2019	1	2020	Update Only	2019: Repairs completed in 2019 for \$300. 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)

**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 (2019) + 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
26	Wood Propane Fencing	72 Ln. Ft.	\$1,163	15	2012	3	2022	Update Only	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	\$13,045	30	2007	19	2038	Update Only	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	\$35,540	50	1999	32	2051	Update Only	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	\$11,000	20	2008	10	2029	Update Only	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	\$11,000	20	Varies/2012	0	2020	Deferred	2019: Maintenance has been deferred on the upper generator, as they have not started yet. 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	\$4,150	10	May 2013	4	2023	Update Only	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
32	Upper Well Pumps	2 Each	\$8,300	10	2008	1	2020	Update Only	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	\$1,935	10	2013	4	2023	Update Only	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.

**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 (2019) + 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
34	Dock Recovering- Carpet	225 Sq. Ft.	\$0	10	2010	0	2019	Update Only	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	\$1,075	12	2012	3	2022	Update Only	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	\$500	5	Ongoing	0	2020	Deferred	2019: Maintenance has not been started on the wood signs as of yet. 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	\$1,075	15	Unknown / 2014	3	2022	Update Only	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	\$1,075	10	Varies / 2014	3	2022	Update Only	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	\$2,480	15	2012 / 2014	3	2022	Update Only	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	\$1,075	3	2018	3	2022	Update Only	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	\$140,189	Units	169
Annual Reserves (Based on Straight Line)	\$10,255	Annual Reserves Required (Based on Straight Line Funding Method)	
Monthly Reserves (Based on Straight Line)	\$855	Monthly Reserve based on straight line (Annual reserves divided 12 months)	
Monthly Reserves Per Unit (Based on Straight Line)	\$5	Monthly Reserve Per Unit based on straight line (Monthly reserves divided units)	
Fully Funded Accrued Reserve Amount as of FYE, December 31, 2019	\$80,987	Fully Funded Accrued Reserve Amount as of FYE, December 31, 2019	
Estimated Reserve Balance as of FYE, December 31, 2019	\$53,422	Estimated Reserve Balance as of FYE, December 31, 2019	
Percent Funded as of FYE, December 31, 2019	66%	Percent Funded as of FYE, December 31, 2019	

**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
<b>TOTAL</b>		<b>\$140,189</b>	<b>\$10,255</b>	<b>\$855</b>	<b>\$80,987</b>			
Pavement	Road Repairs	\$5,734	\$1,911	\$159	\$1,911	3	2	2021
	Asphalt Slurry Seal	\$15,000	\$2,143	\$179	\$10,714	7	2	2021
	Asphalt Overlay	\$0	\$0	\$0	\$0	20	3	2022
	Concrete Slabs & Stairs/Landings	\$3,535	\$118	\$10	\$1,296	30	19	2038
<b>Pavement Total</b>		<b>\$24,269</b>	<b>\$4,172</b>	<b>\$348</b>	<b>\$13,922</b>			
Roofing	Lower Pump House Shingle Roof	\$517	\$34	\$3	\$482	15	1	2020
	Upper Storage House Metal Roof	\$517	\$26	\$2	\$258	20	10	2029
	Storage Shed Shingle Roof @ Pond	\$942	\$63	\$5	\$880	15	1	2020
	Replace Kiosk Metal Roof	\$152	\$8	\$1	\$53	20	13	2032
<b>Roofing Total</b>		<b>\$2,128</b>	<b>\$131</b>	<b>\$11</b>	<b>\$1,674</b>			
Exterior Building	Upper Pump Enclosure-repair/replace	\$840	\$24	\$2	\$240	35	25	2044
	Kiosk -repair/replace	\$1,075	\$31	\$3	\$891	35	6	2025
	Upper Storage House -repair/replace	\$2,688	\$77	\$6	\$1,536	35	15	2034
	Lower Pump House -repair/replace	\$2,688	\$77	\$6	\$1,843	35	11	2030
	Storage Shed -repair/ replace	\$5,376	\$154	\$13	\$4,454	35	6	2025
<b>Exterior Building Total</b>		<b>\$12,667</b>	<b>\$362</b>	<b>\$30</b>	<b>\$8,964</b>			
Painting	Paint Lower Pump House	\$432	\$86	\$7	\$346	5	1	2020
	Paint Upper Storage House	\$432	\$86	\$7	\$346	5	1	2020
	Paint Storage Shed	\$605	\$121	\$10	\$484	5	1	2020
	Paint Kiosk Center	\$110	\$22	\$2	\$88	5	1	2020
	Paint Metal Gates (Front & Back)	\$116	\$23	\$2	\$93	5	1	2020
	Paint WI Stair Railings	\$58	\$12	\$1	\$46	5	1	2020
	Stain/Seal Wood Propane Fences	\$306	\$61	\$5	\$245	5	1	2020
	Sealing of Wood Signs & Benches	\$215	\$43	\$4	\$172	5	1	2020
	Paint A-Frame Entry Sign	\$58	\$12	\$1	\$46	5	1	2020
<b>Painting Total</b>		<b>\$2,332</b>	<b>\$466</b>	<b>\$39</b>	<b>\$1,865</b>			

High Sierra Property Owners Association

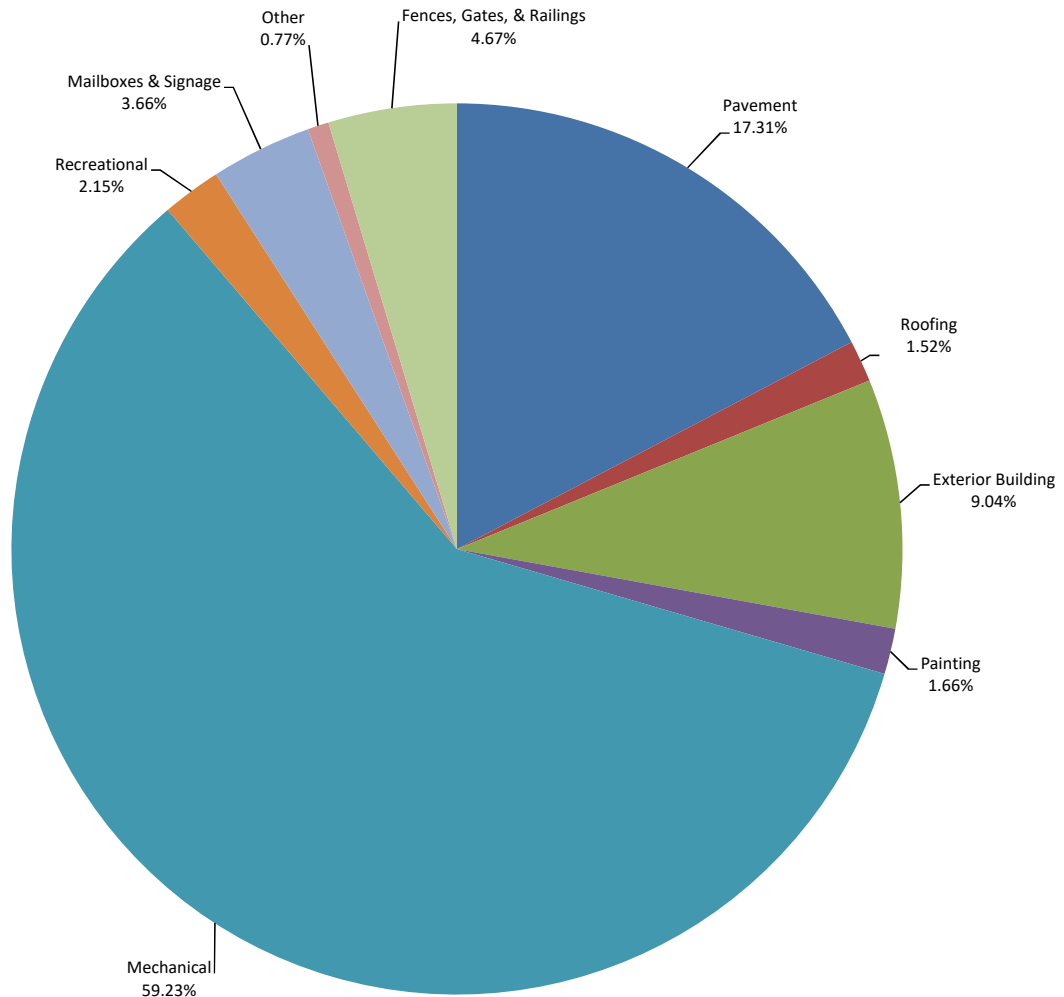
Component/Maintenance		Replace Cost	Annual Reserve	Monthly Reserve	Fully Funded Amount	Average Life Expectancy	Estimated Remaining Life	Next Replace Date
<b>TOTAL</b>		<b>\$140,189</b>	<b>\$10,255</b>	<b>\$855</b>	<b>\$80,987</b>			
Mechanical	Solar Power System	\$13,045	\$435	\$36	\$4,783	30	19	2038
	Water Tank	\$35,540	\$711	\$59	\$12,794	50	32	2051
	Lower Generator	\$11,000	\$550	\$46	\$5,500	20	10	2029
	Upper Generator	\$11,000	\$550	\$46	\$11,000	20	0	2020
	Lower Well Pumps	\$4,150	\$415	\$35	\$2,490	10	4	2023
	Upper Well Pumps	\$8,300	\$830	\$69	\$7,470	10	1	2020
<b>Mechanical Total</b>		<b>\$83,035</b>	<b>\$3,491</b>	<b>\$291</b>	<b>\$44,038</b>			
Recreational	Dock - refurbish	\$1,935	\$194	\$16	\$1,161	10	4	2023
	Dock Recovering- Carpet	\$0	\$0	\$0	\$0	10	0	2019
	Furnishings (Recreational & Benches)	\$1,075	\$90	\$7	\$806	12	3	2022
<b>Recreational Total</b>		<b>\$3,010</b>	<b>\$283</b>	<b>\$24</b>	<b>\$1,967</b>			
Mailboxes & Signage	Wood Sign Post	\$500	\$100	\$8	\$500	5	0	2020
	Misc Wood Signage	\$1,075	\$72	\$6	\$860	15	3	2022
	Misc Metal Signage	\$1,075	\$108	\$9	\$753	10	3	2022
	No Trespassing Signs	\$2,480	\$165	\$14	\$1,984	15	3	2022
<b>Mailboxes &amp; Signage Total</b>		<b>\$5,130</b>	<b>\$445</b>	<b>\$37</b>	<b>\$4,097</b>			
Other	Reserve Study	\$1,075	\$358	\$30	\$0	3	3	2022
<b>Other Total</b>		<b>\$1,075</b>	<b>\$358</b>	<b>\$30</b>	<b>\$0</b>			
Fences, Gates, & Railings	Metal Hand & Stair Railings-replace	\$3,480	\$116	\$10	\$2,784	30	6	2025
	Front & Back Swing Gates	\$1,600	\$53	\$4	\$747	30	16	2035
	Wood & Barbed Wire Fencing	\$300	\$300	\$25	\$0	1	1	2020
	Wood Propane Fencing	\$1,163	\$78	\$6	\$930	15	3	2022
<b>Fences, Gates, &amp; Railings Total</b>		<b>\$6,543</b>	<b>\$547</b>	<b>\$46</b>	<b>\$4,461</b>			
<b>Grand Total</b>		<b>\$140,189</b>	<b>\$10,255</b>	<b>\$855</b>	<b>\$80,987</b>			

## High Sierra Property Owners Association

### PHYSICAL ANALYSIS BY CATEGORY SUMMARY

		2019				2019	2020
			Annual Reserve Contribution			\$10,647	\$10,647
Description	Replacement Cost	Annual Reserve	Monthly Reserve	Fully Funded Amount	% Based on Assessment	Monthly Assessment Per Unit	Monthly Assessment Per Unit
<b>TOTAL</b>	<b>\$140,189</b>	<b>\$10,255</b>	<b>\$855</b>	<b>\$80,987</b>	<b>100%</b>	<b>\$5.25</b>	<b>\$5.25</b>
Pavement	\$24,269	\$4,172	\$348	\$13,922	40.69%	\$2.14	\$2.14
Roofing	\$2,128	\$131	\$11	\$1,674	1.27%	\$0.07	\$0.07
Exterior Building	\$12,667	\$362	\$30	\$8,964	3.53%	\$0.19	\$0.19
Painting	\$2,332	\$466	\$39	\$1,865	4.55%	\$0.24	\$0.24
Mechanical	\$83,035	\$3,491	\$291	\$44,038	34.04%	\$1.79	\$1.79
Recreational	\$3,010	\$283	\$24	\$1,967	2.76%	\$0.14	\$0.14
Mailboxes & Signage	\$5,130	\$445	\$37	\$4,097	4.33%	\$0.23	\$0.23
Other	\$1,075	\$358	\$30	\$0	3.49%	\$0.18	\$0.18
Fences, Gates, & Railings	\$6,543	\$547	\$46	\$4,461	5.33%	\$0.28	\$0.28

Percentage Based on Replacement Cost





# High Sierra Property Owners Association

## ANTICIPATED RESERVE EXPENDITURES BY YEAR

Current US Inflation Rates: 2000-2018

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

2020		2021	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
<b>Total</b>	<b>\$23,891</b>	<b>Total</b>	<b>\$21,560</b>
Lower Pump House Shingle Roof	\$517	Road Repairs	\$5,878
Storage Shed Shingle Roof @ Pond	\$942	Asphalt Slurry Seal	\$15,375
Paint Lower Pump House	\$432	Wood & Barbed Wire Fencing	\$308
Paint Upper Storage House	\$432		
Paint Storage Shed	\$605		
Paint Kiosk Center	\$110		
Paint Metal Gates (Front & Back)	\$116		
Paint WI Stair Railings	\$58		
Stain/Seal Wood Propane Fences	\$306		
Sealing of Wood Signs & Benches	\$215		
Paint A-Frame Entry Sign	\$58		
Wood & Barbed Wire Fencing	\$300		
Upper Generator	\$11,000		
Upper Well Pumps	\$8,300		
Wood Sign Post	\$500		

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### Anticipated Reserve Expenditures By Fiscal Year Ending

2022		2023	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
<b>Total</b>	<b>\$8,660</b>	<b>Total</b>	<b>\$6,876</b>
Wood & Barbed Wire Fencing	\$315	Wood & Barbed Wire Fencing	\$323
Wood Propane Fencing	\$1,222	Lower Well Pumps	\$4,469
Furnishings (Recreational & Benches)	\$1,129	Dock - refurbish	\$2,084
Misc Wood Signage	\$1,129		
Misc Metal Signage	\$1,129		
No Trespassing Signs	\$2,606		
Reserve Study	\$1,129		

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### Anticipated Reserve Expenditures By Fiscal Year Ending

2024		2025	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
<b>Total</b>	<b>\$6,661</b>	<b>Total</b>	<b>\$15,982</b>
Road Repairs	\$6,330	Kiosk -repair/replace	\$1,216
Wood & Barbed Wire Fencing	\$331	Storage Shed -repair/ replace	\$6,082
		Paint Lower Pump House	\$489
		Paint Upper Storage House	\$489
		Paint Storage Shed	\$684
		Paint Kiosk Center	\$124
		Paint Metal Gates (Front & Back)	\$131
		Paint WI Stair Railings	\$66
		Stain/Seal Wood Propane Fences	\$346
		Sealing of Wood Signs & Benches	\$243
		Paint A-Frame Entry Sign	\$66
		Metal Hand & Stair Railings-replace	\$3,937
		Wood & Barbed Wire Fencing	\$339
		Wood Sign Post	\$552
		Reserve Study	\$1,216