

IN THE SUPREME COURT OF THE STATE OF NEVADA

Supreme Court Case No.

Electronically Filed
Apr 09 2024 11:11 AM
Elizabeth A. Brown
Clerk of Supreme Court

MEI-GSR HOLDINGS, LLC, a Nevada corporation; AM-GSR HOLDINGS, LLC, a Nevada corporation; and GAGE VILLAGE COMMERCIAL DEVELOPMENT, LLC, a Nevada corporation,

Petitioners,

v.

THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF WASHOE, AND THE HONORABLE ELIZABETH GONZALEZ (RET.), SENIOR JUDGE, DEPARTMENT OJ41; AND RICHARD M. TEICHNER, RECEIVER,

Respondents,

and

ALBERT THOMAS, individually; JANE DUNLAP, individually; JOHN DUNLAP, individually; BARRY HAY, individually; MARIE-ANNE ALEXANDER, as Trustee of the MARIE-ANNIE ALEXANDER LIVING TRUST; MELISSA VAGUJHELYI and GEORGE VAGUJHELYI, as Trustees of the GEORGE VAGUJHELYI AND MELISSA VAGUJHELYI 2001 FAMILY TRUST AGREEMENT, U/T/A APRIL 13, 2001; D' ARCY NUNN, individually; HENRY NUNN, individually; MADELYN VAN DER BOKKE, individually; LEE VAN DER BOKKE, individually; DONALD SCHREIFELS, individually; ROBERT R. PEDERSON, individually and as Trustee of the PEDERSON 1990 TRUST; LOU ANN PEDERSON, individually and as Trustee of the PEDERSON 1990 TRUST; LORI ORDOVER, individually; WILLIAM A. HENDERSON, individually; CHRISTINE E. HENDERSON, individually; LOREN D. PARKER, individually; SUZANNE C. PARKER, individually; MICHAEL IZADY, individually; STEVEN TAKAKI, individually; FARAD TORABKHAN, individually; SAHAR TAVAKOL, individually; M&Y HOLDINGS, LLC; JL&YL HOLDINGS, LLC; SANDI RAINES, individually; R. RAGHURAM, individually; USHA RAGHURAM, individually; LORI K. TOKUTOMI, individually; GARRET TOM, individually; ANITA TOM, individually; RAMON FADRILAN, individually; FAYE FADRILAN, individually; PETER K. LEE and MONICA L. LEE, as Trustees of the LEE FAMILY 2002 REVOCABLE TRUST; DOMINIC YIN, individually; ELIAS SHAMIEH, individually; JEFFREY QUINN individually; BARBARA ROSE QUINN individually; KENNETH RICHE, individually; MAXINE RICHE, individually; NORMAN CHANDLER, individually; BENTON WAN, individually; TIMOTHY D. KAPLAN, individually; SILKSCAPE INC.; PETER CHENG, individually; ELISA CHENG, individually; GREG A. CAMERON, individually; TMI PROPERTY GROUP, LLC; RICHARD LUTZ, individually; SANDRA LUTZ,

individually; MARY A. KOSSICK, individually; MELVIN CHEAH, individually; DI SHEN, individually; NADINE'S REAL ESTATE INVESTMENTS, LLC; AJIT GUPTA, individually; SEEMA GUPTA, individually; FREDRICK FISH, individually; LISA FISH, individually; ROBERT A. WILLIAMS, individually; JACQUELIN PHAM, individually; MAY ANN HOM, as Trustee of the MAY ANN HOM TRUST; MICHAEL HURLEY, individually; DOMINIC YIN, individually; DUANE WINDHORST, individually; MARILYN WINDHORST, individually; VINOD BHAN, individually; ANNE BHAN, individually; GUY P. BROWNE, individually; GARTH A. WILLIAMS, individually; PAMELA Y. ARATANI, individually; DARLENE LINDGREN, individually; LAVERNE ROBERTS, individually; DOUG MECHAM, individually; CHRISINE MECHAM, individually; KWANGSOO SON, individually; SOO YEUN MOON, individually; JOHNSON AKINDODUNSE, individually; IRENE WEISS, as Trustee of the WEISS FAMILY TRUST; PRAVESH CHOPRA, individually; TERRY POPE, individually; NANCY POPE, individually; JAMES TAYLOR, individually; RYAN TAYLOR, individually; KI HAM, individually; YOUNG JA CHOI, individually; SANG DAE SOHN, individually; KUK HYUNG (CONNIE), individually; SANG (MIKE) YOO, individually; BRETT MENMUIR, as Trustee of the CAYENNE TRUST; WILLIAM MINER, JR., individually; CHANH TRUONG, individually; ELIZABETH ANDERS MECUA, individually; SHEPHERD MOUNTAIN, LLC; ROBERT BRUNNER, individually; AMY BRUNNER, individually; JEFF RIOPELLE, individually; PATRICIA M. MOLL, individually; DANIEL MOLL, individually;

Real Parties in Interest.

**APPENDIX IN SUPPORT OF PETITION FOR WRIT OF MANDAMUS
OR, IN THE ALTERNATIVE, PROHIBITION**

VOLUME 5 of 10

Jordan T. Smith, Esq., Bar No. 12097
Brianna Smith, Esq., Bar No. 11795
Daniel R. Brady, Esq., Bar No. 15508
PISANELLI BICE PLLC
400 South 7th Street, Suite 300
Las Vegas, Nevada 89101

Abran Vigil, Esq., Bar No. 7548
Ann Hall, Esq., Bar No. 5447
David C. McElhinney, Esq., Bar No. 33
MERUELO GROUP, LLC
Legal Services Department
5th Floor Executive Offices
2535 Las Vegas Boulevard South
Las Vegas, NV 89109

Attorneys for Petitioners

CHRONOLOGICAL INDEX

Description	Date	Vol. Nos.	Bates Nos.
Complaint	8/27/2012	1	PA0001-0022
Second Amended Complaint	3/26/2013	1	PA0023-0048
Answer to Second Amended Complaint and Counterclaim	5/23/2013	1	PA0049-0065
Order Granting Plaintiffs' Motion for Case-Terminating Sanctions	10/3/2014	1	PA0066-0078
Motion for Appointment of Receiver	10/16/2014	1-2	PA0079-0408
Defendants' Opposition to Plaintiffs' Motion for a Receiver	11/5/2014	2	PA0409-0415
Reply in Support of Motion for Appointment of Receiver	11/17/2014	2-3	PA0416-0460
Default	11/26/2014	3	PA0461-0462
Order Appointing Receiver and Directing Defendants' Compliance	1/7/2015	3	PA0463-0620
Notice of Entry of Order	1/7/2015	3	PA0621-0635
Findings of Fact, Conclusions of Law and Order	10/9/2015	3	PA0636-0659
Stipulation and Order Regarding the Court's Findings of Fact, Conclusions of Law and Judgment	11/3/2015	3	PA0660-0661
Defendants' Motion for Instructions to Receiver Regarding Reimbursement of Capital Expenditures	5/21/2020	3-4	PA0662-0704

Description	Date	Vol. Nos.	Bates Nos.
Opposition to Defendants' Motion for Instructions to Receiver Regarding Reimbursement of Capital Expenditures	6/18/2020	4	PA0705-0717
Defendants' Reply in Support of Motion for Instructions to Receiver Regarding Reimbursement of Capital Expenditures	7/10/2020	4-6	PA0718-1198
Reply in Support of Motion for Instructions to Receiver to Take Over Control of Rents, Dues, Revenues, and Bank Accounts	4/21/2021	6	PA1199-1236
Defendants' Motion for Instructions Regarding Reimbursement of 2020 Capital Expenditures	6/24/2021	6-7	PA1237-1559
Opposition to Defendants' Motion for Instructions Regarding Reimbursement of 2020 Capital Expenditures	10/11/2021	7-8	PA1560-1601
Defendants' Reply in Support of Motion for Instructions Regarding Reimbursement of 2020 Capital Expenditures	11/2/2021	8	PA1602-1629
Motion to Dismiss Pursuant to NRCP 41(e)	2/23/2022	8-9	PA1630-1893
Order	1/26/2023	9	PA1894-1896
Order	1/26/2023	9	PA1897-1899
Final Judgment	2/2/2023	9	PA1900-1903
Transcript of Proceedings – Bench Trial	6/6/2023	9	PA1904-1959
Transcript of Proceedings – Contempt Trial Day 2	6/7/2023	9	PA1960-1995
Transcript of Proceedings – Order to Show Cause	6/8/2023	9-10	PA1996-2069

Description	Date	Vol. Nos.	Bates Nos.
Transcript of Proceedings – Contempt Trial Day 4	6/9/2023	10	PA2070- 2123
Order Finding Defendants in Contempt	7/27/2023	10	PA2124- 2126
Motion for Attorneys' Fees Incurred for Order to Show Cause Trial	8/16/2023	10	PA2127- 2163
Opposition to Plaintiffs' Motion for Attorney's Fees Incurred for Order to Show Cause Trial	8/25/2023	10	PA2164- 2176
Reply in Support of Motion for Attorneys' Fees Incurred for Order to Show Cause Trial	9/5/2023	10	PA2177- 2202
Order	10/3/2023	10	PA2203- 2206
Amended Order	11/28/2023	10	PA2207- 2210
Order Granting in Part Plaintiffs' Fees	1/4/2024	10	PA2211- 2212

ALPHABETICAL INDEX

Description	Date	Vol. Nos.	Bates Nos.
Amended Order	11/28/2023	10	PA2207- 2210
Answer to Second Amended Complaint and Counterclaim	5/23/2013	1	PA0049- 0065
Complaint	8/27/2012	1	PA0001- 0022
Default	11/26/2014	3	PA0461- 0462

Description	Date	Vol. Nos.	Bates Nos.
Defendants' Motion for Instructions Regarding Reimbursement of 2020 Capital Expenditures	6/24/2021	6-7	PA1237-1559
Defendants' Motion for Instructions to Receiver Regarding Reimbursement of Capital Expenditures	5/21/2020	3-4	PA0662-0704
Defendants' Opposition to Plaintiffs' Motion for a Receiver	11/5/2014	2	PA0409-0415
Defendants' Reply in Support of Motion for Instructions Regarding Reimbursement of 2020 Capital Expenditures	11/2/2021	8	PA1602-1629
Defendants' Reply in Support of Motion for Instructions to Receiver Regarding Reimbursement of Capital Expenditures	7/10/2020	4-6	PA0718-1198
Final Judgment	2/2/2023	9	PA1900-1903
Findings of Fact, Conclusions of Law and Order	10/9/2015	3	PA0636-0659
Motion for Appointment of Receiver	10/16/2014	1-2	PA0079-0408
Motion for Attorneys' Fees Incurred for Order to Show Cause Trial	8/16/2023	10	PA2127-2163
Motion to Dismiss Pursuant to NRCP 41(e)	2/23/2022	8-9	PA1630-1893
Notice of Entry of Order	1/7/2015	3	PA0621-0635
Opposition to Defendants' Motion for Instructions Regarding Reimbursement of 2020 Capital Expenditures	10/11/2021	7-8	PA1560-1601
Opposition to Defendants' Motion for Instructions to Receiver Regarding Reimbursement of Capital Expenditures	6/18/2020	4	PA0705-0717

Description	Date	Vol. Nos.	Bates Nos.
Opposition to Plaintiffs' Motion for Attorney's Fees Incurred for Order to Show Cause Trial	8/25/2023	10	PA2164-2176
Order	1/26/2023	9	PA1894-1896
Order	1/26/2023	9	PA1897-1899
Order	10/3/2023	10	PA2203-2206
Order Appointing Receiver and Directing Defendants' Compliance	1/7/2015	3	PA0463-0620
Order Finding Defendants in Contempt	7/27/2023	10	PA2124-2126
Order Granting in Part Plaintiffs' Fees	1/4/2024	10	PA2211-2212
Order Granting Plaintiffs' Motion for Case-Terminating Sanctions	10/3/2014	1	PA0066-0078
Reply in Support of Motion for Appointment of Receiver	11/17/2014	2-3	PA0416-0460
Reply in Support of Motion for Attorneys' Fees Incurred for Order to Show Cause Trial	9/5/2023	10	PA2177-2202
Reply in Support of Motion for Instructions to Receiver to Take Over Control of Rents, Dues, Revenues, and Bank Accounts	4/21/2021	6	PA1199-1236
Second Amended Complaint	3/26/2013	1	PA0023-0048
Stipulation and Order Regarding the Court's Findings of Fact, Conclusions of Law and Judgment	11/3/2015	3	PA0660-0661
Transcript of Proceedings – Bench Trial	6/6/2023	9	PA1904-1959

Description	Date	Vol. Nos.	Bates Nos.
Transcript of Proceedings – Contempt Trial Day 2	6/7/2023	9	PA1960- 1995
Transcript of Proceedings – Contempt Trial Day 4	6/9/2023	10	PA2070- 2123
Transcript of Proceedings – Order to Show Cause	6/8/2023	9-10	PA1996- 2069

DATED this 8th day of April 2024.

PISANELLI BICE PLLC

By: /s/ Jordan T. Smith

Jordan T. Smith, Esq., #12097
 Brianna Smith, Esq., #11795
 Daniel R. Brady, Esq., #15508
 400 South 7th Street, Suite 300
 Las Vegas, Nevada 89101

Abran Vigil, Esq., # 7548
 Ann Hall, Esq., # 5447
 David C. McElhinney, Esq., # 33
 MERUELO GROUP, LLC
 Legal Services Department
 5th Floor Executive Offices
 2535 Las Vegas Boulevard South
 Las Vegas, NV 89109

Attorneys for Petitioners

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that I am an employee of PISANELLI BICE PLLC and that, on this 8th day of April 2024, I caused to be served via email (FTP) a true and correct copy of the above and foregoing **APPENDIX IN SUPPORT OF PETITION FOR WRIT OF MANDAMUS OR, IN THE ALTERNATIVE, PROHIBITION VOLUME 5 of 10** properly addressed to the following:

G. David Robertson, Esq., SBN 1001
Jarrad C. Miller, Esq., SBN 7093
Briana N. Collings, Esq., SBN 14694
ROBERSTON, JOHNSON, MILLER
& WILLIAMSON
50 West Liberty Street, Suite 600
Reno, Nevada 89501
jarrad@nvlawyers.com
briana@nvlawyers.com

Robert L. Eisenberg, Esq., SBN 0950
LEMONS, GRUNDY & EISENBERG
6005 Plumas Street, Third Floor
Reno, Nevada 89519
rle@lge.net

Attorneys for Real Parties in Interest

F. DeArmond Sharp, Esq., SBN 780
Stefanie T. Sharp, Esq. SBN 8661
ROBISON, SHARP, SULLIVAN &
BRUST
71 Washington Street
Reno, Nevada 89503
dsharp@rssblaw.com
ssharp@rssblaw.com

*Attorneys for the Respondent Receiver
Richard M. Teichner*

Hon. Elizabeth Gonzalez (Ret.)
Senior Judge, Dept. 10
Second Judicial District Court
75 Court Street,
Reno, NV 89501
srjgonzalez@nvcourts.nv.gov

Respondent

/s/ Cinda Towne
An employee of PISANELLI BICE PLLC

Recommended Reserve Contribution and Funding Levels - Concepts

Beginning of the Year Balance	Reserve Bank Account(s) Balance as of the Beginning of the year
Annual Transfer	Recommended Transfer or Annual Contribution to the Reserve Account
Monthly Contribution per Unit	An example of the amount of money that each unit owner would contribute to the Reserve Bank Account each month
Annual Expenditures	Estimated Expenditures based on the Component Evaluation
Investment Earnings	Dollar Amount of Interest contributed to the Reserve Account based on the percent interest rate on the Reserve Bank Account - Provided by the Management Company or Board of Directors.
Income Tax	Estimated Income Tax - 30% of the Reserve Bank Account(s) earned interest
End of the Year Balance	Recommended Reserve Bank Account Ending Balance at the end of the Fiscal Year
% Funded	A Measure of the financial health of the Association based on funding the depreciation of each Component. The chart below indicates the financial position based on the Percent Funded.
Fully Funded- 100% Funded	Funding of 100% of the depreciation of each Component.

0% - 40% Funded is considered to be a "weak" financial position. Associations that fall into this category must take action to bring the funding levels to a proper level by raising the monthly/ annual contribution or a Special Reserve Assessment.

40% - 74% Funded is considered to be a "fair" financial position. This does not represent financial strength and stability. The likelihood of a Special Assessment is still possible. The Association should make every effort to continue strengthening the financial position of the Reserve Fund.

75% - 99% Funded is considered a "strong" financial position. This indicates financial strength of a Reserve Fund and every attempt to maintain this level should be a goal of the Association.

100% Funded or Greater is the "ideal" financial position. This means that the Association has the funds in the Reserve Account in order to repair, replace, restore or maintain the Common Elements based on their depreciation. Some Reserve Studies will fund the Reserves up to 130% Funded. In some instances, the Reserve Fund may be over the 100% funding mark in order to prepare for larger costs that will impact the Reserve Account in the future.

Grand Sierra Resort - Hotel Related Components

Start Date: 01/01/2018

Recommended Reserve Contribution

Year Funded	Beginning of Year Balance	Annual Transfer	Member Monthly Pmt	Annual Expenditures	Interest Earned	Income Tax	End of Year Balance	% Funded	Fully Funded (100%) Balance
2018	\$2,000,000.00	\$1,000,000.00	\$83,333.33	\$510,000.00	\$40,000.00	\$12,000.00	\$2,518,000.00	43.48	\$5,790,781.45
2019	\$2,518,000.00	\$1,600,000.00	\$133,333.33	\$2,841,812.50	\$50,360.00	\$15,108.00	\$1,311,439.50	32.62	\$4,020,344.11
2020	\$1,311,439.50	\$1,500,000.00	\$125,000.00	\$2,637,068.76	\$26,229.00	\$7,868.70	\$192,731.04	7.81	\$2,468,105.04
2021	\$192,731.04	\$1,400,000.00	\$116,666.67	\$886,496.37	\$3,855.00	\$1,156.50	\$708,933.17	26.75	\$2,650,191.49
2022	\$708,933.17	\$1,400,000.00	\$116,666.67	\$13,797.66	\$14,179.00	\$4,253.70	\$2,105,060.81	56.64	\$3,716,303.49
2023	\$2,105,060.81	\$1,400,000.00	\$116,666.67	\$74,672.94	\$42,101.00	\$12,630.30	\$3,459,858.57	72.77	\$4,754,836.29
2024	\$3,459,858.57	\$1,400,000.00	\$116,666.67	\$1,745,338.59	\$69,197.00	\$20,759.10	\$3,162,957.88	75.50	\$4,189,222.78
2025	\$3,162,957.88	\$1,300,000.00	\$108,333.33	\$1,791,943.77	\$63,259.00	\$18,977.70	\$2,715,295.41	75.30	\$3,605,781.30
2026	\$2,715,295.41	\$1,300,000.00	\$108,333.33	\$203,716.97	\$54,306.00	\$16,291.80	\$3,849,592.64	83.57	\$4,606,703.36
2027	\$3,849,592.64	\$1,300,000.00	\$108,333.33	\$114,895.40	\$76,992.00	\$23,097.60	\$5,088,591.64	88.82	\$5,728,952.56
2028	\$5,088,591.64	\$1,300,000.00	\$108,333.33	\$16,001.06	\$101,772.00	\$30,531.60	\$6,443,830.98	92.29	\$6,982,026.36
2029	\$6,443,830.98	\$1,300,000.00	\$108,333.33	\$2,986,309.24	\$128,877.00	\$38,663.10	\$4,847,735.64	90.44	\$5,360,132.32
2030	\$4,847,735.64	\$1,300,000.00	\$108,333.33	\$2,985,653.19	\$96,955.00	\$29,086.50	\$3,229,950.95	85.78	\$3,765,429.44
2031	\$3,229,950.95	\$1,300,000.00	\$108,333.33	\$124,341.71	\$64,599.00	\$19,379.70	\$4,450,828.54	88.97	\$5,002,758.79
2032	\$4,450,828.54	\$1,300,000.00	\$108,333.33	\$777,135.60	\$89,017.00	\$26,705.10	\$5,036,004.84	89.29	\$5,639,847.16
2033	\$5,036,004.84	\$1,300,000.00	\$108,333.33	\$14,482.98	\$100,720.00	\$30,216.00	\$6,392,025.86	90.52	\$7,061,478.82
2034	\$6,392,025.86	\$1,300,000.00	\$108,333.33	\$2,237,892.23	\$127,841.00	\$38,352.30	\$5,543,622.33	87.35	\$6,346,226.30
2035	\$5,543,622.33	\$1,300,000.00	\$108,333.33	\$2,375,246.10	\$110,872.00	\$33,261.60	\$4,545,986.63	82.19	\$5,531,340.71
2036	\$4,545,986.63	\$1,300,000.00	\$108,333.33	\$198,388.62	\$90,920.00	\$27,276.00	\$5,711,242.01	82.96	\$6,884,309.47
2037	\$5,711,242.01	\$1,300,000.00	\$108,333.33	\$147,875.15	\$114,225.00	\$34,267.50	\$6,943,324.36	83.35	\$8,330,022.04
2038	\$6,943,324.36	\$1,400,000.00	\$116,666.67	\$81,930.82	\$138,866.00	\$41,659.80	\$8,358,599.74	84.58	\$9,882,823.90
2039	\$8,358,599.74	\$1,400,000.00	\$116,666.67	\$3,728,671.71	\$167,172.00	\$50,151.60	\$6,146,948.43	77.75	\$7,906,369.46
2040	\$6,146,948.43	\$1,400,000.00	\$116,666.67	\$3,826,192.43	\$122,939.00	\$36,881.70	\$3,806,813.30	64.88	\$5,867,421.98
2041	\$3,806,813.30	\$1,700,000.00	\$141,666.67	\$227,987.71	\$76,136.00	\$22,840.80	\$5,332,120.79	72.16	\$7,389,157.48
2042	\$5,332,120.79	\$1,700,000.00	\$141,666.67	\$18,087.26	\$106,642.00	\$31,992.60	\$7,088,682.93	77.34	\$9,165,769.06
2043	\$7,088,682.93	\$1,700,000.00	\$141,666.67	\$950,146.35	\$141,774.00	\$42,532.20	\$7,937,778.38	78.78	\$10,075,789.05
2044	\$7,937,778.38	\$1,800,000.00	\$150,000.00	\$3,506,040.04	\$158,756.00	\$47,626.80	\$6,342,867.54	74.38	\$8,527,547.82
2045	\$6,342,867.54	\$1,800,000.00	\$150,000.00	\$2,931,439.03	\$126,857.00	\$38,057.10	\$5,300,228.41	69.90	\$7,582,714.43
2046	\$5,300,228.41	\$1,900,000.00	\$158,333.33	\$1,286,142.11	\$106,005.00	\$31,801.50	\$5,988,289.80	72.23	\$8,291,111.05
2047	\$5,988,289.80	\$2,100,000.00	\$175,000.00	\$1,326,071.99	\$119,766.00	\$35,929.80	\$6,846,054.01	75.98	\$9,010,190.83
Total:		\$43,500,000.00		\$40,565,778.29	2,731,189.00	\$819,356.70			

Better Reserve Consultants

Version 1.01 - October 27, 2017

Reserve Budget Summary

Homeowners,

This Summary meets the NRS 116.31151 requirement of the Annual distribution to units' owners of operating and reserve budgets. It is provided to all individual homeowners as a recap of the Reserve Study that has been adopted by the Board of Directors.

A Full Reserve Study with a site inspection is required at least every 5 years by Nevada law. The Reserve Study should be updated each year with the estimated Reserve Bank Account Balance, Real Component Costs and actual time frames. Adjustments to the Association's funding plan should be made to provide adequate funding for the required reserves.

NRS 116.31152 Study of reserves; duties of executive board regarding study; person who conducts study required to hold permit; contents of study; submission of summary of study to Division; use of money credited against residential construction tax for upkeep of park facilities and related improvements identified in study.

1. The executive board shall:

(a) At least once every 5 years, cause to be conducted a study of the reserves required to repair, replace and restore the major components of the common elements;

(b) At least annually, review the results of that study to determine whether those reserves are sufficient; and

(c) At least annually, make any adjustments to the association's funding plan which the executive board deems necessary to provide adequate funding for the required reserves.

A copy of the entire Reserve Study is available by contacting the Community Management Company.

Reserve Study Start Date: 01/01/2018

Reserve Bank Balance as of Fiscal Year Start Date: \$2,000,000.00

Recommended Annual Contribution to the Reserve Account: \$1,000,000.00

Estimated Expenditures: \$510,000.00

Projected Reserve Bank Balance at the End of the Fiscal Year: \$2,518,000.00

Planned Special Reserve Assessments: \$0.00

Study Method: Threshold Funding

Reserve Study Completed By: Reserve Study Specialist: RSS Mari Jo Betterley, 0000025, Better Reserve Consultants

**Major Components of the Common Elements to be
Repaired, Replaced, Restored or Maintained**

Component	Today's Cost	Estimated Remaining Useful Life	Estimated Life When New
<u>Common Area</u>			
Common Area - Elevator Modernization Phase 01 (Mid Rise)	500,000.00	0	25
Common Area - Elevator Modernization Phase 02 (High Rise)	500,000.00	3	25
Common Area - Elevator Modernization Phase 03 (Low Rise)	300,000.00	1	25
Common Area - Escalator Refurbishment Phase 01	250,000.00	1	30
Common Area - Escalator Refurbishment Phase 02	250,000.00	2	30
Common Area - Escalator Refurbishment Phase 03	250,000.00	3	30
<u>Fitness Center</u>			
Fitness Center - Component: Cabinet- Water, Towels, Laundry	2,500.00	13	15
Fitness Center - Component: Carpet Replacement	2,400.00	3	5
Fitness Center - Component: Ceiling Fans, Electrical and Lighting Contingency	2,500.00	8	10
Fitness Center - Component: Door Replacement	2,000.00	9	20
Fitness Center - Component: Elliptical Trainer with Touch Screen	27,000.00	3	5
Fitness Center - Component: Interior Painting	2,500.00	3	5
Fitness Center - Component: Key Fob Security System	2,500.00	1	3
Fitness Center - Component: Precore Benches	1,000.00	3	5
Fitness Center - Component: Precore Exercise Bike with Touch Screen	7,000.00	3	5
Fitness Center - Component: Sound System	1,500.00	8	10
Fitness Center - Component: Stairmaster with Touch Screen	3,500.00	3	5
Fitness Center - Component: Treadmill with Touch Screen	18,000.00	3	5
Fitness Center - Component: TV Replacement	1,800.00	3	5
Fitness Center - Component: Weight Machine	10,000.00	13	15
Fitness Center - Component: Weights and Stand	2,000.00	13	15
<u>Hallways</u>			
Hallways - Artwork, Decorations and Furniture Phase 01	65,000.00	1	5
Hallways - Artwork, Decorations and Furniture Phase 02	65,000.00	2	5
Hallways - Flooring Phase 01	1,430,000.00	1	5
Hallways - Flooring Phase 02	1,430,000.00	2	5
Hallways - Lighting and Electrical Phase 01	65,000.00	1	10
Hallways - Lighting and Electrical Phase 02	65,000.00	2	10
Hallways - Painting and Wall Covering Phase 01	650,000.00	1	10
Hallways - Painting and Wall Covering Phase 02	650,000.00	2	10
<u>Lobby</u>			
Lobby - Front Desk Renovation	50,000.00	8	10
<u>Pool Area</u>			
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	10,000.00	0	1
Better Reserve Consultants	Version 1.01 - October 27, 2017		23

Pool Area - Component: Ice Rink Replacement (Future)	500,000.00	14	15
Pool Area - Furniture Replacement	40,000.00	2	3
Pool Area - Pool Resurface (Future)	50,000.00	9	10
Pool Area - Restroom Remodel (Future)	30,000.00	9	10
Pool Area - Spa Resurface (Future)	16,000.00	5	6
<hr/>			
Total:	7,252,200.00		

Projected Expenses By Year - Decade 1 of 3

Common Area

Component	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Common Area - Elevator Modernization Phase 01 (Mid Rise)	500,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Elevator Modernization Phase 02 (High Rise)	0.00	0.00	0.00	538,445.31	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Elevator Modernization Phase 03 (Low Rise)	0.00	307,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Escalator Refurbishment Phase 01	0.00	256,250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Projected Expenses By Year - Decade 1 of 3

Common Area - Escalator Refurbishment Phase 02	0.00	0.00	262,656.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Escalator Refurbishment Phase 03	0.00	0.00	0.00	269,222.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	500,000.00	563,750.00	262,656.25	807,667.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Fitness Center

Component	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Fitness Center - Component: Cabinet-Water, Towels, Laundry	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fitness Center - Component: Carpet Replacement	0.00	0.00	0.00	2,584.54	0.00	0.00	0.00	0.00	2,924.17	0.00
Fitness Center - Component: Ceiling Fans, Electrical and Lighting Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,046.01	0.00
Fitness Center - Component: Door Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,497.73

Projected Expenses By Year - Decade 1 of 3

Fitness Center - Component: Elliptical Trainer with Touch Screen	0.00	0.00	0.00	29,076.05	0.00	0.00	0.00	0.00	0.00	32,896.88	0.00
Fitness Center - Component: Interior Painting	0.00	0.00	0.00	2,692.23	0.00	0.00	0.00	0.00	0.00	3,046.01	0.00
Fitness Center - Component: Key Fob Security System	0.00	2,562.50	0.00	0.00	2,759.53	0.00	0.00	0.00	2,971.71	0.00	0.00
Fitness Center - Component: Precore Benches	0.00	0.00	0.00	1,076.89	0.00	0.00	0.00	0.00	0.00	1,218.40	0.00
Fitness Center - Component: Precore Exercise Bike with Touch Screen	0.00	0.00	0.00	7,538.23	0.00	0.00	0.00	0.00	0.00	8,528.82	0.00
Fitness Center - Component: Sound System	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,827.60	0.00
Fitness Center - Component: Stairmaster with Touch Screen	0.00	0.00	0.00	3,769.12	0.00	0.00	0.00	0.00	0.00	4,264.41	0.00
Fitness Center - Component: Treadmill with Touch Screen	0.00	0.00	0.00	19,384.03	0.00	0.00	0.00	0.00	0.00	21,931.25	0.00
Fitness Center - Component: TV Replacement	0.00	0.00	0.00	1,938.40	0.00	0.00	0.00	0.00	0.00	2,193.13	0.00
Fitness Center - Component: Weight Machine	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fitness Center - Component: Weights and Stand	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0.00	2,562.50	0.00	68,059.49	2,759.53	0.00	0.00	0.00	2,971.71	81,876.68	2,497.73

Projected Expenses By Year - Decade 1 of 3

Hallways

Component	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Hallways - Artwork, Decorations and Furniture Phase 01	0.00	66,625.00	0.00	0.00	0.00	0.00	75,380.07	0.00	0.00	0.00
Hallways - Artwork, Decorations and Furniture Phase 02	0.00	0.00	68,290.63	0.00	0.00	0.00	0.00	77,264.57	0.00	0.00
Hallways - Flooring Phase 01	0.00	1,465,750.00	0.00	0.00	0.00	0.00	1,658,361.59	0.00	0.00	0.00
Hallways - Flooring Phase 02	0.00	0.00	1,502,393.75	0.00	0.00	0.00	0.00	1,699,820.63	0.00	0.00
Hallways - Lighting and Electrical Phase 01	0.00	66,625.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hallways - Lighting and Electrical Phase 02	0.00	0.00	68,290.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hallways - Painting and Wall Covering Phase 01	0.00	666,250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hallways - Painting and Wall Covering Phase 02	0.00	0.00	682,906.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0.00	2,265,250.00	2,321,881.26	0.00	0.00	0.00	1,733,741.66	1,777,085.20	0.00	0.00

Projected Expenses By Year - Decade 1 of 3

Lobby

Component	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Lobby - Front Desk Renovation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60,920.14	0.00
Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60,920.14	0.00

Pool Area

Component	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	10,000.00	10,250.00	10,506.25	10,768.91	11,038.13	11,314.08	11,596.93	11,886.96	12,184.03	12,488.63
Pool Area - Component: Ice Rink Replacement (Future)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pool Area - Furniture Replacement	0.00	0.00	42,025.00	0.00	0.00	45,256.33	0.00	0.00	48,736.12	0.00
Pool Area - Pool Resurface (Future)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	62,443.15

Projected Expenses By Year - Decade 1 of 3

Pool Area - Restroom Remodel (Future)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37,465.89
Pool Area - Spa Resurface (Future)	0.00	0.00	0.00	0.00	0.00	18,102.53	0.00	0.00	0.00	0.00	0.00
Subtotal	10,000.00	10,250.00	52,531.25	10,768.91	11,038.13	74,672.94	11,596.93	11,886.86	60,920.15	112,397.67	

Total	510,000.00	2,841,812.50	2,637,068.76	886,496.37	13,797.66	74,672.94	1,745,338.59	1,791,943.77	203,716.97	114,895.40
--------------	-------------------	---------------------	---------------------	-------------------	------------------	------------------	---------------------	---------------------	-------------------	-------------------

Projected Expenses By Year - Decade 2 of 3

Common Area

Component	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37
Common Area - Elevator Modernization Phase 01 (Mid Rise)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Elevator Modernization Phase 02 (High Rise)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Elevator Modernization Phase 03 (Low Rise)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Escalator Refurbishment Phase 01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Projected Expenses By Year - Decade 2 of 3

Common Area - Escalator Refurbishment Phase 02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Escalator Refurbishment Phase 03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Fitness Center

Component	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37
Fitness Center - Component: Cabinet- Water, Towels, Laundry	0.00	0.00	0.00	0.00	3,446.28	0.00	0.00	0.00	0.00	0.00
Fitness Center - Component: Carpet Replacement	0.00	0.00	0.00	0.00	3,308.43	0.00	0.00	0.00	0.00	3,743.18
Fitness Center - Component: Ceiling Fans, Electrical and Lighting Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,899.15
Fitness Center - Component: Door Replacement	2,497.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Projected Expenses By Year - Decade 2 of 3

Fitness Center - Component: Elliptical Trainer with Touch Screen	0.00	0.00	0.00	0.00	0.00	37,219.80	0.00	0.00	0.00	0.00	0.00	42,110.79
Fitness Center - Component: Interior Painting	0.00	0.00	0.00	0.00	0.00	3,446.28	0.00	0.00	0.00	0.00	0.00	3,899.15
Fitness Center - Component: Key Fob Security System	0.00	3,200.21	0.00	0.00	0.00	3,446.28	0.00	0.00	0.00	3,711.26	0.00	0.00
Fitness Center - Component: Precore Benches	0.00	0.00	0.00	0.00	0.00	1,378.51	0.00	0.00	0.00	0.00	0.00	1,559.66
Fitness Center - Component: Precore Exercise Bike with Touch Screen	0.00	0.00	0.00	0.00	0.00	9,649.58	0.00	0.00	0.00	0.00	0.00	10,917.61
Fitness Center - Component: Sound System	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,339.49
Fitness Center - Component: Stairmaster with Touch Screen	0.00	0.00	0.00	0.00	0.00	4,824.79	0.00	0.00	0.00	0.00	0.00	5,458.81
Fitness Center - Component: Treadmill with Touch Screen	0.00	0.00	0.00	0.00	0.00	24,813.20	0.00	0.00	0.00	0.00	0.00	28,073.86
Fitness Center - Component: TV Replacement	0.00	0.00	0.00	0.00	0.00	2,481.32	0.00	0.00	0.00	0.00	0.00	2,807.39
Fitness Center - Component: Weight Machine	0.00	0.00	0.00	0.00	0.00	13,785.11	0.00	0.00	0.00	0.00	0.00	0.00
Fitness Center - Component: Weights and Stand	0.00	0.00	0.00	0.00	0.00	2,757.02	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	2,497.73	3,200.21	0.00	0.00	0.00	110,556.60	0.00	0.00	0.00	3,711.26	0.00	104,809.09

Projected Expenses By Year - Decade 2 of 3

Hallways

Component	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37
Hallways - Artwork, Decorations and Furniture Phase 01	0.00	0.00	85,285.63	0.00	0.00	0.00	0.00	96,492.87	0.00	0.00
Hallways - Artwork, Decorations and Furniture Phase 02	0.00	0.00	0.00	87,417.77	0.00	0.00	0.00	0.00	98,905.19	0.00
Hallways - Flooring Phase 01	0.00	0.00	1,876,283.92	0.00	0.00	0.00	0.00	2,122,843.04	0.00	0.00
Hallways - Flooring Phase 02	0.00	0.00	0.00	1,923,191.02	0.00	0.00	0.00	0.00	2,175,914.11	0.00
Hallways - Lighting and Electrical Phase 01	0.00	0.00	85,285.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hallways - Lighting and Electrical Phase 02	0.00	0.00	0.00	87,417.77	0.00	0.00	0.00	0.00	0.00	0.00
Hallways - Painting and Wall Covering Phase 01	0.00	0.00	852,856.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hallways - Painting and Wall Covering Phase 02	0.00	0.00	0.00	874,177.74	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0.00	0.00	2,899,711.51	2,972,204.30	0.00	0.00	0.00	2,219,335.91	2,274,819.30	0.00

Projected Expenses By Year - Decade 2 of 3

Lobby

Component	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37
Lobby - Front Desk Renovation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	77,982.94
Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	77,982.94

Pool Area

Component	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	12,488.63	12,800.85	13,120.87	13,448.89	13,785.11	14,129.74	14,482.98	14,845.06	15,216.18	15,596.59
Pool Area - Component: Ice Rink Replacement (Future)	0.00	0.00	0.00	0.00	0.00	706,486.91	0.00	0.00	0.00	0.00
Pool Area - Furniture Replacement	0.00	0.00	52,483.47	0.00	0.00	56,518.95	0.00	0.00	60,864.73	0.00
Pool Area - Pool Resurface (Future)	62,443.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Projected Expenses By Year - Decade 2 of 3

Pool Area - Restroom Remodel (Future)	37,465.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pool Area - Spa Resurface (Future)	0.00	0.00	20,993.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24,345.89	0.00
Subtotal	112,397.67	12,800.85	86,597.73	13,448.89	13,785.11	777,135.60	14,482.98	14,845.06	100,426.80	15,596.59		

Total	114,895.40	16,001.06	2,986,309.24	2,985,653.19	124,341.71	777,135.60	14,482.98	2,237,892.23	2,375,246.10	198,388.62
--------------	------------	-----------	--------------	--------------	------------	------------	-----------	--------------	--------------	------------

Projected Expenses By Year - Decade 3 of 3

Common Area

Component	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	Total
Common Area - Elevator Modernization Phase 01 (Mid Rise)	0.00	0.00	0.00	0.00	0.00	0.00	926,972.05	0.00	0.00	0.00	1,426,972.05
Common Area - Elevator Modernization Phase 02 (High Rise)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	998,247.51	1,536,692.82
Common Area - Elevator Modernization Phase 03 (Low Rise)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	570,087.81	0.00	0.00	877,587.81
Common Area - Escalator Refurbishment Phase 01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	256,250.00

Projected Expenses By Year - Decade 3 of 3

Common Area - Escalator Refurbishment Phase 02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	262,656.25
Common Area - Escalator Refurbishment Phase 03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	269,222.66
Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	998,247.51	4,629,381.59	

Fitness Center

Component	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	Total
Fitness Center - Component: Cabinet- Water, Towels, Laundry	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,991.24	8,437.52
Fitness Center - Component: Carpet Replacement	0.00	0.00	0.00	0.00	4,235.07	0.00	0.00	0.00	0.00	4,791.59	21,586.98
Fitness Center - Component: Ceiling Fans, Electrical and Lighting Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,991.24	11,936.40
Fitness Center - Component: Door Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,995.46

Grand Sierra Resort - Hotel Related Components

Start Date: 01/01/2018

Projected Expenses By Year - Decade 3 of 3

Fitness Center - Component: Elliptical Trainer with Touch Screen	0.00	0.00	0.00	0.00	47,644.49	0.00	0.00	0.00	0.00	0.00	53,905.37	242,853.38
Fitness Center - Component: Interior Painting	0.00	0.00	0.00	0.00	4,411.53	0.00	0.00	0.00	0.00	0.00	4,991.24	22,486.44
Fitness Center - Component: Key Fob Security System	3,996.63	0.00	0.00	0.00	4,303.93	0.00	0.00	4,634.86	0.00	0.00	4,991.24	36,578.15
Fitness Center - Component: Precore Benches	0.00	0.00	0.00	0.00	1,764.61	0.00	0.00	0.00	0.00	0.00	1,996.50	8,994.57
Fitness Center - Component: Precore Exercise Bike with Touch Screen	0.00	0.00	0.00	0.00	12,352.27	0.00	0.00	0.00	0.00	0.00	13,975.47	62,961.98
Fitness Center - Component: Sound System	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,994.74	7,161.83
Fitness Center - Component: Stairmaster with Touch Screen	0.00	0.00	0.00	0.00	6,176.14	0.00	0.00	0.00	0.00	0.00	6,987.73	31,481.00
Fitness Center - Component: Treadmill with Touch Screen	0.00	0.00	0.00	0.00	31,762.99	0.00	0.00	0.00	0.00	0.00	35,936.91	161,902.24
Fitness Center - Component: TV Replacement	0.00	0.00	0.00	0.00	3,176.30	0.00	0.00	0.00	0.00	0.00	3,593.69	16,190.23
Fitness Center - Component: Weight Machine	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19,964.95	33,750.06
Fitness Center - Component: Weights and Stand	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,992.99	6,750.01
Subtotal	3,996.63	0.00	0.00	0.00	4,303.93	111,523.40	0.00	4,634.86	0.00	0.00	168,104.90	678,066.25

Better Reserve Consultants

Version 1.01 - October 27, 2017

39

Projected Expenses By Year - Decade 3 of 3

Hallways

Component	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	Total
Hallways - Artwork, Decorations and Furniture Phase 01	0.00	0.00	109,172.82	0.00	0.00	0.00	0.00	123,519.03	0.00	0.00	556,475.42
Hallways - Artwork, Decorations and Furniture Phase 02	0.00	0.00	0.00	111,902.14	0.00	0.00	0.00	0.00	126,607.00	0.00	570,387.30
Hallways - Flooring Phase 01	0.00	0.00	2,401,802.05	0.00	0.00	0.00	0.00	2,717,418.56	0.00	0.00	12,242,459.16
Hallways - Flooring Phase 02	0.00	0.00	0.00	2,461,847.10	0.00	0.00	0.00	0.00	2,785,354.03	0.00	12,548,520.64
Hallways - Lighting and Electrical Phase 01	0.00	0.00	109,172.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	261,083.45
Hallways - Lighting and Electrical Phase 02	0.00	0.00	0.00	111,902.14	0.00	0.00	0.00	0.00	0.00	0.00	267,610.54
Hallways - Painting and Wall Covering Phase 01	0.00	0.00	1,091,728.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,610,834.53
Hallways - Painting and Wall Covering Phase 02	0.00	0.00	0.00	1,119,021.41	0.00	0.00	0.00	0.00	0.00	0.00	2,676,105.40
Subtotal	0.00	0.00	3,711,875.89	3,804,672.79	0.00	0.00	0.00	2,840,937.59	2,911,961.03	0.00	31,733,476.44

Projected Expenses By Year - Decade 3 of 3

Lobby

Component	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	Total
Lobby - Front Desk Renovation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	99,824.75	238,727.83
Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	99,824.75	238,727.83

Pool Area

Component	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	Total
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	15,986.50	16,386.16	16,795.82	17,215.71	17,646.11	18,087.26	18,539.44	19,002.93	19,478.00	19,964.95	431,051.60
Pool Area - Component: Ice Rink Replacement (Future)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	706,486.91
Pool Area - Furniture Replacement	0.00	65,544.66	0.00	0.00	70,584.43	0.00	0.00	76,011.71	0.00	0.00	518,025.40
Pool Area - Pool Resurface (Future)	79,932.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	204,818.81

Grand Sierra Resort - Hotel Related Components

Start Date: 01/01/2018

Projected Expenses By Year - Decade 3 of 3

Pool Area - Restroom Remodel (Future)	47,959.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	122,891.29
Pool Area - Spa Resurface (Future)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	91,675.58
Subtotal	143,878.52	81,930.82	16,795.82	17,215.71	116,464.31	18,087.26	18,539.44	95,014.64	19,478.00	19,964.95	2,074,949.59		

Total	147,875.15	81,930.82	3,728,671.71	3,826,192.43	227,987.71	18,087.26	950,146.35	3,506,040.04	2,931,439.03	1,286,142.11	39,354,601.70		
--------------	-------------------	------------------	---------------------	---------------------	-------------------	------------------	-------------------	---------------------	---------------------	---------------------	----------------------	--	--

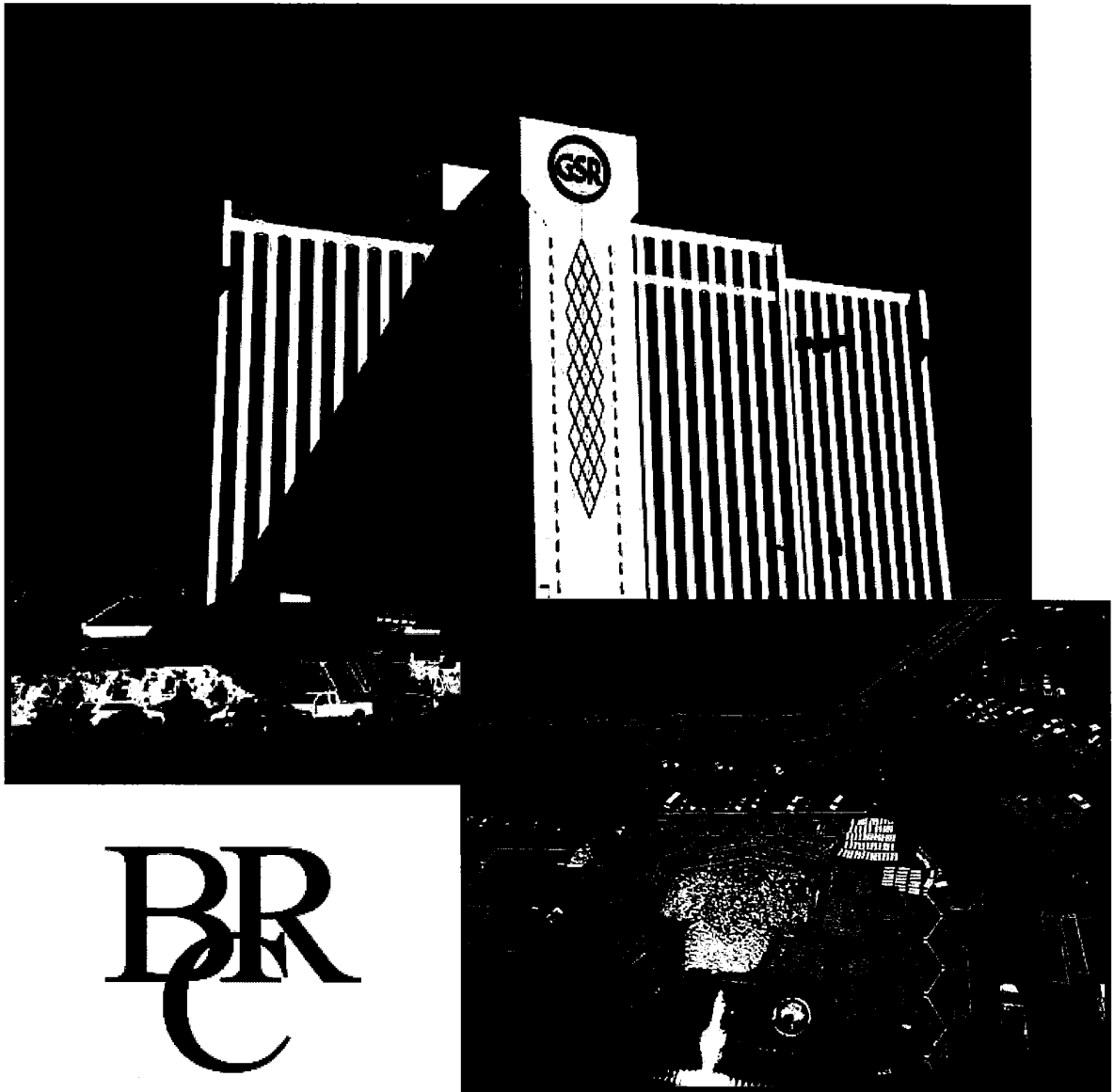
Tab 9

Tab 9

Grand Sierra Resort - Common Area

Annual Review Without Site Visit

Start Date: 01/01/2018



Better Reserve Consultants

RSS Mari Jo Betterley, RSS 0000025

Important InformationReserve Study / Fiscal Year Start Date: 01/01/2018Number of Assessment Paying Members/ Units: 1

Reserve Bank Accounts Interest Rate and Balance as of: 01/01/2018

Reserve Bank Account	3.0%	<u>\$8,500,000.00</u>
----------------------	------	-----------------------

Total: \$8,500,000.00

Inflation Rate: 2.50% (Based on the average over the last 20 years)Income Tax Rate: 30.00% on Reserve Bank Account Interest OnlyCurrent Annual Reserve Contribution/ Transfer From Operating: \$2,000,000.00Total estimated current replacement costs of the major component inventory: \$25,368,665.70Special Reserve Assessment Recommended: \$0.00



The Pool Area is considered a Hotel Common Area. Future Renovation has been included in this Study.



The Casino, Restaurants, Stage, Nightclub, Movie Theatre, Banquet Rooms, etc. have not been included in the Study because they are not provided by the Hotel, any customer may pay to use them.



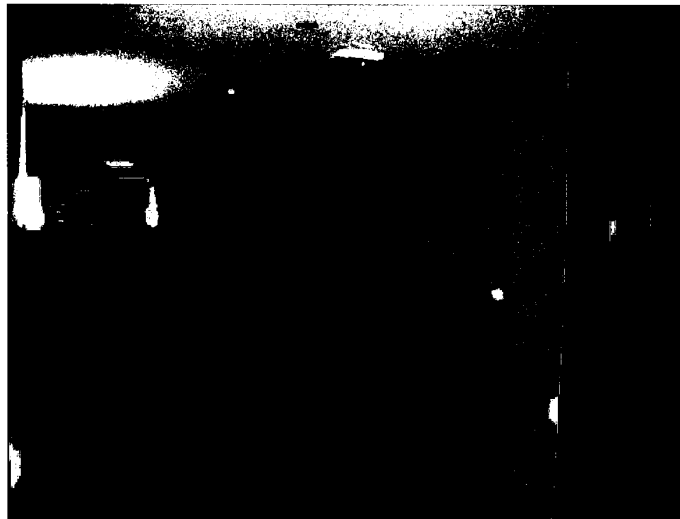
The Hotel Front Desk Area Maintenance Has been included with the "Hotel Halls and Elevators" Full Study. The Traffic Area in front of the Desk is considered Hotel Common Area.



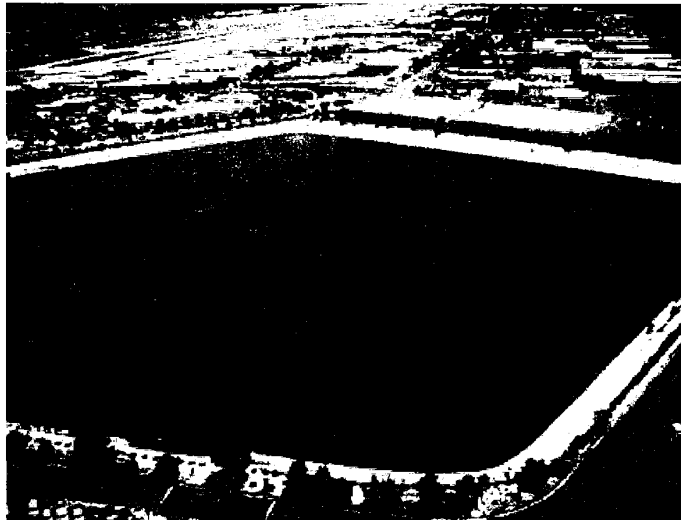
"Traffic Areas" around the Casino are considered Hotel Common Area because they are shared with Hotel Guests and Casino Customers.



Doors 8- Spa, 9-South, 1-Main, and 2-NW Entrances are considered Hotel Common Area. Most surfaces such as the Tile Flooring and Columns, have an estimated useful life of more than 30 years. Painting and Electrical and Lighting have been included in the Study.



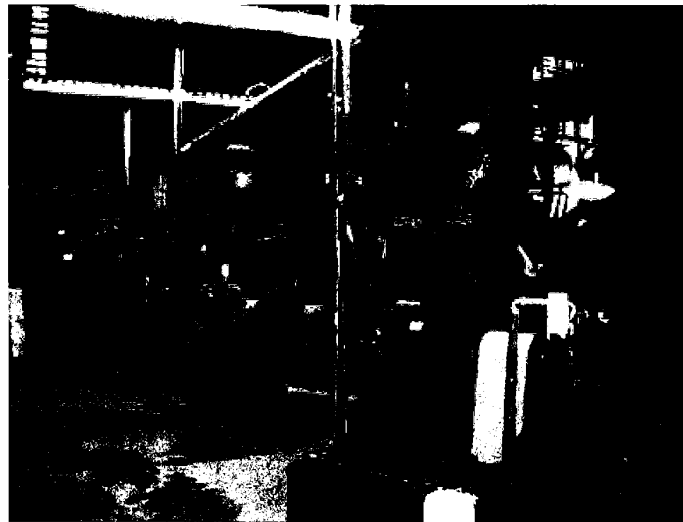
The Hallways and Elevators have been included in a Separate Study because they are for Hotel Guests only.



The Pond and Golf Arena is not included as a Hotel Common Area because it is an amenity that the public must pay for and is not restricted to Hotel Customers only.



All Utility, Mechanical and Systems have been included in the Study including the Water Pumps, Condensing Pumps, Elevators, Escalators, Boilers, Power Systems, Cooling Towers, etc.



The Estimated Replacement Costs and Useful Life was provided by Mike Gilbert, Director of Property Operations, Grand Sierra Resort, Reno, Nevada.



The Asphalt Road Maintenance Schedule includes the Surface Maintenance Treatment, Overlay, Crack Seal, Concrete Curbing Repairs and Striping and Curb Painting. This Schedule is an estimation only and should be updated when work is done.



The Asphalt Roads and Parking are considered Hotel Common Area because they are used by Hotel Guests as well as Casino Guests.

Tab 10

Tab 10

Component Evaluation - Concepts

Common Element

The Association CC&Rs typically define what a common element is. Usually, this is property owned in common by all the homeowners (rather than by an individual homeowner).

Component

A Major Component of the common elements is any component of the common elements, including, without limitation, any amenity, improvement, furnishing, fixture, finish, system or equipment, that may, within 30 years after its original installation, require repair, replacement or restoration in excess of routine annual maintenance which is included in the annual operating budget of an association.

Units

A quantity chosen as a standard in terms of measurement. For Example, Square Footage, Linear Footage, a Condominium Unit, a Roof, etc.

Date Last Repaired/ Replaced:

Estimated date when the Component was last Replaced, Repaired, Restored or Maintained

Cost Per Unit

How much each unit of measurement costs to repair, replace, restore, or maintain

Today's Cost:

Total Estimated Cost to Repair, Replace, Maintain or Restore the Component
This may be a calculation of Costs per Unit x Number of Units or it may be a set value.

Estimated Life When New

Estimated Time Frame that the Component should last before it is Repaired, Replaced, Restored or Maintained. This may be based on a Warranty, Historical Life Span, Manufactures/ Contractors opinion, location, etc.

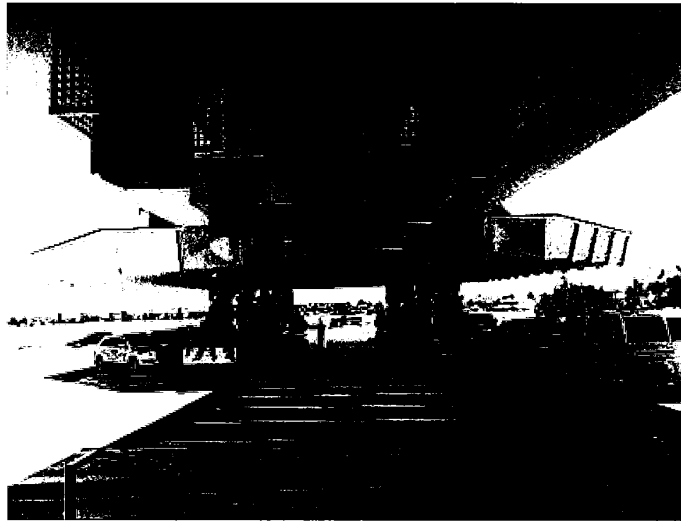
Estimated Remaining Useful Life:

The Estimated amount of time that the component will actually last from today
This may be a calculation based on Estimated Useful Life When New minus the actual age or it could be based on other factors such as wear, condition, climate etc.



Building Exterior

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Building Exterior - Painting	2020	all	750000.00	750000.00	2	20
Building Exterior - Roof 27th Floor	2018	1 unit	56000.00	56000.00	0	20
Building Exterior - Roof Ballroom	2020	1 unit	330000.00	330000.00	2	20
Building Exterior - Roof Casino	2019	1 unit	380000.00	380000.00	1	20
Building Exterior - Roof East Roof	2019	1 unit	125000.00	125000.00	1	20
Building Exterior - Roof Main Dock	2018	1 unit	80000.00	80000.00	0	20
Building Exterior - Roof Main Summit Pavilion	2023	1 unit	200000.00	200000.00	5	20
Building Exterior - Roof North Way Roof	2023	1 unit	35000.00	35000.00	5	20
Building Exterior - Roof Restaurant Row	2018	1 unit	300000.00	300000.00	0	20
Building Exterior - Roof South Roof	2018	1 unit	70000.00	70000.00	0	20
Building Exterior - Roof Theatre	2019	1 unit	10000.00	10000.00	1	20
Building Exterior - Window Replacement	Annual	as needed	25000.00	25000.00	0	1



Common Area

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Common Area - Component: Airport Vehicles	2018	2 units	120000.00/unit	240000.00	0	5
Common Area - Component: Equipment Contingency	Annual	as needed	20000.00	20000.00	0	1
Common Area - Component: Exterior Entrance Area Painting/ Renovation (Doors 1, 2, 8 and 9) (Done 2016)	2026	4 units	10000.00/unit	40000.00	8	10
Common Area - Component: Interior Equipment Contingency	Annual	as needed	3000.00	3000.00	0	1
Common Area - Component: Traffic Areas Remodel Contingency	Annual	as needed	50000.00	50000.00	0	1
Common Area - Landscaping Renovation Contingency	2018	as needed	100000.00	100000.00	0	5
Common Area - Lighting and Electrical Contingency	2022	as needed	10000.00	10000.00	4	5
Common Area - Security Fire System Upgrade	2023	1 unit	3500000.00	3500000.00	5	30
Common Area - Security Monitoring System	2023	1 unit	1000000.00	1000000.00	5	30

Common Area (Continued)

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Common Area - Signage (Directional Exterior)	2018	as needed	60000.00	60000.00	0	10
Common Area - Signage Marquis at Freeway (Done 2017)	2027	as needed	1300000.00	1300000.00	9	10
Common Area - Signage Parking Lot Monument Signage (35 Units)	2018	as needed	40000.00	40000.00	0	10



Roads and Parking

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Roads and Parking - Removal and Reconstruction Area 1 (Pink)	2020	117050 sq ft	2.50/sq ft	292625.00	2	20
Roads and Parking - Removal and Reconstruction Area 2 (Red)	2022	211463 sq ft	2.50/sq ft	528657.50	4	20
Roads and Parking - Removal and Reconstruction Area 3 (Blue)	2023	326799 sq ft	2.50/sq ft	816997.50	5	20
Roads and Parking - Removal and Reconstruction Area 4 (Orange)	2032	176167 sq ft	2.50/sq ft	440417.50	14	20
Roads and Parking - Removal and Reconstruction Area 5 (White)	2022	363282 sq ft	2.50/sq ft	908205.00	4	20
Roads and Parking - Removal and Reconstruction Area 6 (Yellow)	2022	239143 sq ft	2.50/sq ft	597857.50	4	20
Roads and Parking - Removal and Reconstruction Area 7 (Brown)	2023	70432 sq ft	2.50/sq ft	176080.00	5	20

Roads and Parking (Continued)

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Roads and Parking - Removal and Reconstruction Area 8 (Green)	2019	189749 sq ft	2.50/sq ft	474372.50	1	20
Roads and Parking - Removal and Reconstruction Area Ring Road (Purple)(Done 2016)	2036	630606 sq ft	2.50/sq ft	1576515.00	18	20
Roads and Parking - Surface Maintenance Treatment Area 1 (Pink)	2020	117050 sq ft	0.20/sq ft	23410.00	2	5
Roads and Parking - Surface Maintenance Treatment Area 2 (Red)	2020	211463 sq ft	0.20/sq ft	42292.60	2	5
Roads and Parking - Surface Maintenance Treatment Area 3 (Blue)	2020	326799 sq ft	0.20/sq ft	65359.80	2	5
Roads and Parking - Surface Maintenance Treatment Area 4 (Orange)	2020	176167 sq ft	0.20/sq ft	35233.40	2	5
Roads and Parking - Surface Maintenance Treatment Area 5 (White)	2021	363282 sq ft	0.20/sq ft	72656.40	3	5
Roads and Parking - Surface Maintenance Treatment Area 6 (Yellow)	2021	239143 sq ft	0.20/sq ft	47828.60	3	5
Roads and Parking - Surface Maintenance Treatment Area 7 (Brown)	2021	70432 sq ft	0.20/sq ft	14086.40	3	5
Roads and Parking - Surface Maintenance Treatment Area 8 (Green)	2020	189749 sq ft	0.20/sq ft	37949.80	2	5
Roads and Parking - Surface Maintenance Treatment Ring Road (Overlay Done 2016)	2022	630606 sq ft	0.20/sq ft	126121.20	4	5



Utilities/ Mechanical/ Systems

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Utilities/ Mechanical/ Systems - Boiler	Annual	1 unit	15000.00	15000.00	0	1
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 1	2019	1 unit	100000.00	100000.00	1	30
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 2	2020	1 unit	100000.00	100000.00	2	30
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 3	2021	1 unit	100000.00	100000.00	3	30
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 4	2022	1 unit	100000.00	100000.00	4	30
Utilities/ Mechanical/ Systems - Component: Air Handlers	2018	as needed	42000.00	1092000.00	0	20
Utilities/ Mechanical/ Systems - Component: Building Management System (Done 2016)	2036	1 unit	90000.00	90000.00	18	20
Utilities/ Mechanical/ Systems - Component: Chiller 1	2027	1 unit	1800000.00	1800000.00	9	30
Utilities/ Mechanical/ Systems - Component: Chiller 2	2027	1 unit	1800000.00	1800000.00	9	30

Utilities/ Mechanical/ Systems (Continued)

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Utilities/ Mechanical/ Systems - Component: Chiller 3	2022	1 unit	1800000.00	1800000.00	4	30
Utilities/ Mechanical/ Systems - Component: Cooling Towers Media	2020	1 unit	170000.00	170000.00	2	5
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pump Valves	2018	1 unit	300000.00	300000.00	0	10
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pumps (Replaced 2011)	2022	1 unit	130000.00	130000.00	4	10
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pumps Back Up	2019	3 units	125000.00/unit	375000.00	1	20
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Elevator	2022	1 unit	150000.00	150000.00	4	30
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Tower 01	2018	1 unit	100000.00	100000.00	0	30
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Tower 02	2018	1 unit	150000.00	150000.00	0	30
Utilities/ Mechanical/ Systems - Component: Power Feed Phase 1 & 2	2046	1 unit	43000.00	43000.00	28	30
Utilities/ Mechanical/ Systems - Component: Power Feed Phase 3	2018	1 unit	18000.00	18000.00	0	30
Utilities/ Mechanical/ Systems - Component: Power Transfer Switches for Emergency (Done 2016)	2046	1 unit	50000.00	50000.00	28	30
Utilities/ Mechanical/ Systems - Component: Soft Water System	2019	1 unit	40000.00	40000.00	1	12
Utilities/ Mechanical/ Systems - Component: Thermostats (Done 2016)	2036	1 unit	600000.00	600000.00	18	20

Utilities/ Mechanical/ Systems (Continued)

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Utilities/ Mechanical/ Systems - Component: Water Pumps- Chilled, Left, 2 Riser Pumps, Soft Starters on 2 Chillers	2036	1 unit	450000.00	450000.00	18	20
Utilities/ Mechanical/ Systems - Component: Water Pumps- Condensing (Done 2016)	2046	1 unit	750000.00	750000.00	28	30
Utilities/ Mechanical/ Systems - Water Domestic VFD's Replacement	2032	1 unit	45000.00	45000.00	14	15

Tab 11

Tab 11

5 Year Planned Expenditures*This is where you will spend your money in the next 5 years***2018**

Building Exterior - Roof 27th Floor	\$56,000.00
Building Exterior - Roof Main Dock	\$80,000.00
Building Exterior - Roof Restaurant Row	\$300,000.00
Building Exterior - Roof South Roof	\$70,000.00
Building Exterior - Window Replacement	\$25,000.00
Common Area - Component: Airport Vehicles	\$240,000.00
Common Area - Component: Equipment Contingency	\$20,000.00
Common Area - Component: Interior Equipment Contingency	\$3,000.00
Common Area - Component: Traffic Areas Remodel Contingency	\$50,000.00
Common Area - Landscaping Renovation Contingency	\$100,000.00
Common Area - Signage (Directional Exterior)	\$60,000.00
Common Area - Signage Parking Lot Monument Signage (35 Units)	\$40,000.00
Utilities/ Mechanical/ Systems - Boiler	\$15,000.00
Utilities/ Mechanical/ Systems - Component: Air Handlers	\$1,092,000.00
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pump Valves	\$300,000.00
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Tower 01	\$100,000.00
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Tower 02	\$150,000.00
Utilities/ Mechanical/ Systems - Component: Power Feed Phase 3	\$18,000.00
Total	\$2,719,000.00

2019

Building Exterior - Roof Casino	\$389,500.00
Building Exterior - Roof East Roof	\$128,125.00
Building Exterior - Roof Theatre	\$10,250.00
Building Exterior - Window Replacement	\$25,625.00
Common Area - Component: Equipment Contingency	\$20,500.00
Common Area - Component: Interior Equipment Contingency	\$3,075.00
Common Area - Component: Traffic Areas Remodel Contingency	\$51,250.00
Roads and Parking - Removal and Reconstruction Area 8 (Green)	\$486,231.81
Utilities/ Mechanical/ Systems - Boiler	\$15,375.00
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 1	\$102,500.00
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pumps Back Up	\$384,375.00
Utilities/ Mechanical/ Systems - Component: Soft Water System	\$41,000.00
Total	\$1,657,806.81

2020

Building Exterior - Painting	\$787,968.75
Building Exterior - Roof Ballroom	\$346,706.25
Building Exterior - Window Replacement	\$26,265.63
Common Area - Component: Equipment Contingency	\$21,012.50
Common Area - Component: Interior Equipment Contingency	\$3,151.88
Common Area - Component: Traffic Areas Remodel Contingency	\$52,531.25
Roads and Parking - Removal and Reconstruction Area 1 (Pink)	\$307,439.14
Roads and Parking - Surface Maintenance Treatment Area 1 (Pink)	\$24,595.13
Roads and Parking - Surface Maintenance Treatment Area 2 (Red)	\$44,433.66
Roads and Parking - Surface Maintenance Treatment Area 3 (Blue)	\$68,668.64
Roads and Parking - Surface Maintenance Treatment Area 4 (Orange)	\$37,017.09
Roads and Parking - Surface Maintenance Treatment Area 8 (Green)	\$39,871.01
Utilities/ Mechanical/ Systems - Boiler	\$15,759.38
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 2	\$105,062.50
Utilities/ Mechanical/ Systems - Component: Cooling Towers Media	\$178,606.25

Total	\$2,059,089.06
--------------	-----------------------

2021

Building Exterior - Window Replacement	\$26,922.27
Common Area - Component: Equipment Contingency	\$21,537.81
Common Area - Component: Interior Equipment Contingency	\$3,230.67
Common Area - Component: Traffic Areas Remodel Contingency	\$53,844.53
Roads and Parking - Surface Maintenance Treatment Area 5 (White)	\$78,243.00
Roads and Parking - Surface Maintenance Treatment Area 6 (Yellow)	\$51,506.17
Roads and Parking - Surface Maintenance Treatment Area 7 (Brown)	\$15,169.51
Utilities/ Mechanical/ Systems - Boiler	\$16,153.36
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 3	\$107,689.06

Total	\$374,296.38
--------------	---------------------

2022

Building Exterior - Window Replacement	\$27,595.32
Common Area - Component: Equipment Contingency	\$22,076.26
Common Area - Component: Interior Equipment Contingency	\$3,311.44
Common Area - Component: Traffic Areas Remodel Contingency	\$55,190.64
Common Area - Lighting and Electrical Contingency	\$11,038.13
Roads and Parking - Removal and Reconstruction Area 2 (Red)	\$583,538.96
Roads and Parking - Removal and Reconstruction Area 5 (White)	\$1,002,488.39
Roads and Parking - Removal and Reconstruction Area 6 (Yellow)	\$659,922.82
Roads and Parking - Surface Maintenance Treatment Ring Road (Overlay Done 2016)	\$139,214.21
Utilities/ Mechanical/ Systems - Boiler	\$16,557.19
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 4	\$110,381.29
Utilities/ Mechanical/ Systems - Component: Chiller 3	\$1,986,863.20
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pumps (Replaced 2011)	\$143,495.68
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Elevator	\$165,571.93
Total	\$4,927,245.46

Tab 12

Tab 12

Recommended Reserve Contribution and Funding Levels - Concepts

Beginning of the Year Balance	Reserve Bank Account(s) Balance as of the Beginning of the year
Annual Transfer	Recommended Transfer or Annual Contribution to the Reserve Account
Monthly Contribution per Unit	An example of the amount of money that each unit owner would contribute to the Reserve Bank Account each month
Annual Expenditures	Estimated Expenditures based on the Component Evaluation
Investment Earnings	Dollar Amount of Interest contributed to the Reserve Account based on the percent interest rate on the Reserve Bank Account - Provided by the Management Company or Board of Directors.
Income Tax	Estimated Income Tax - 30% of the Reserve Bank Account(s) earned interest
End of the Year Balance	Recommended Reserve Bank Account Ending Balance at the end of the Fiscal Year
% Funded	A Measure of the financial health of the Association based on funding the depreciation of each Component. The chart below indicates the financial position based on the Percent Funded.
Fully Funded- 100% Funded	Funding of 100% of the depreciation of each Component.

0% - 40% Funded is considered to be a "weak" financial position. Associations that fall into this category must take action to bring the funding levels to a proper level by raising the monthly/ annual contribution or a Special Reserve Assessment.

40% - 74% Funded is considered to be a "fair" financial position. This does not represent financial strength and stability. The likelihood of a Special Assessment is still possible. The Association should make every effort to continue strengthening the financial position of the Reserve Fund.

75% - 99% Funded is considered a "strong" financial position. This indicates financial strength of a Reserve Fund and every attempt to maintain this level should be a goal of the Association.

100% Funded or Greater is the "ideal" financial position. This means that the Association has the funds in the Reserve Account in order to repair, replace, restore or maintain the Common Elements based on their depreciation. Some Reserve Studies will fund the Reserves up to 130% Funded. In some instances, the Reserve Fund may be over the 100% funding mark in order to prepare for larger costs that will impact the Reserve Account in the future.

Recommended Reserve Contribution

Year Funded	Beginning of Year Balance	Annual Transfer	Member Monthly Pmt	Annual Expenditures	Interest Earned	Income Tax	End of Year Balance	% Funded	Fully Funded (100%) Balance
2018	\$8,500,000.00	\$2,000,000.00	\$166,666.67	\$2,719,000.00	\$170,000.00	\$51,000.00	\$7,900,000.00	47.86	\$16,505,390.55
2019	\$7,900,000.00	\$2,000,000.00	\$166,666.67	\$1,657,806.81	\$158,000.00	\$47,400.00	\$8,352,793.19	50.10	\$16,671,534.58
2020	\$8,352,793.19	\$2,000,000.00	\$166,666.67	\$2,059,089.06	\$167,056.00	\$50,116.80	\$8,410,643.33	51.02	\$16,484,050.07
2021	\$8,410,643.33	\$2,000,000.00	\$166,666.67	\$374,296.38	\$168,213.00	\$50,463.90	\$10,154,096.05	56.45	\$17,988,949.29
2022	\$10,154,096.05	\$2,000,000.00	\$166,666.67	\$4,927,245.46	\$203,082.00	\$60,924.60	\$7,369,007.99	48.89	\$15,071,334.19
2023	\$7,369,007.99	\$2,000,000.00	\$166,666.67	\$6,993,321.84	\$147,380.00	\$44,214.00	\$2,478,852.15	24.43	\$10,147,606.32
2024	\$2,478,852.15	\$2,000,000.00	\$166,666.67	\$131,045.36	\$49,577.00	\$14,873.10	\$4,382,510.69	36.58	\$11,981,715.46
2025	\$4,382,510.69	\$2,000,000.00	\$166,666.67	\$579,181.91	\$87,650.00	\$26,295.00	\$5,864,683.78	43.64	\$13,439,998.20
2026	\$5,864,683.78	\$2,500,000.00	\$208,333.33	\$350,377.82	\$117,294.00	\$35,188.20	\$8,096,411.76	53.32	\$15,184,018.61
2027	\$8,096,411.76	\$2,500,000.00	\$208,333.33	\$6,430,546.80	\$161,928.00	\$48,578.40	\$4,279,214.56	38.83	\$11,020,409.80
2028	\$4,279,214.56	\$2,500,000.00	\$208,333.33	\$1,091,912.10	\$85,584.00	\$25,675.20	\$5,747,211.26	47.37	\$12,132,867.35
2029	\$5,747,211.26	\$2,500,000.00	\$208,333.33	\$148,265.79	\$114,944.00	\$34,483.20	\$8,179,406.27	57.45	\$14,238,662.12
2030	\$8,179,406.27	\$2,500,000.00	\$208,333.33	\$655,291.17	\$163,588.00	\$49,076.40	\$10,138,626.70	63.68	\$15,920,827.50
2031	\$10,138,626.70	\$2,500,000.00	\$208,333.33	\$396,420.35	\$202,773.00	\$60,831.90	\$12,384,147.45	69.08	\$17,927,928.65
2032	\$12,384,147.45	\$2,500,000.00	\$208,333.33	\$1,221,570.56	\$247,683.00	\$74,304.90	\$13,835,954.99	72.07	\$19,197,937.89
2033	\$13,835,954.99	\$2,500,000.00	\$208,333.33	\$656,079.06	\$276,719.00	\$83,015.70	\$15,873,579.23	75.26	\$21,092,210.05
2034	\$15,873,579.23	\$2,500,000.00	\$208,333.33	\$167,749.13	\$317,472.00	\$95,241.60	\$18,428,060.50	78.29	\$23,537,110.84
2035	\$18,428,060.50	\$2,500,000.00	\$208,333.33	\$741,401.79	\$368,561.00	\$110,568.30	\$20,444,651.41	80.19	\$25,493,750.10
2036	\$20,444,651.41	\$2,500,000.00	\$208,333.33	\$4,685,349.54	\$408,893.00	\$122,667.90	\$18,545,526.97	78.42	\$23,650,349.50
2037	\$18,545,526.97	\$3,000,000.00	\$250,000.00	\$2,476,502.88	\$370,911.00	\$111,273.30	\$19,328,661.79	80.43	\$24,030,527.34
2038	\$19,328,661.79	\$3,000,000.00	\$250,000.00	\$4,016,248.90	\$386,573.00	\$115,971.90	\$18,583,013.99	80.90	\$22,969,390.18
2039	\$18,583,013.99	\$3,000,000.00	\$250,000.00	\$2,481,368.04	\$371,660.00	\$111,498.00	\$19,361,807.95	82.47	\$23,477,467.43
2040	\$19,361,807.95	\$3,000,000.00	\$250,000.00	\$3,201,900.02	\$387,236.00	\$116,170.80	\$19,430,973.13	83.20	\$23,354,167.23
2041	\$19,430,973.13	\$3,000,000.00	\$250,000.00	\$436,867.13	\$388,619.00	\$116,585.70	\$22,266,139.30	85.58	\$26,018,348.42
2042	\$22,266,139.30	\$3,000,000.00	\$250,000.00	\$4,365,977.22	\$445,323.00	\$133,596.90	\$21,211,888.18	85.13	\$24,916,571.85
2043	\$21,211,888.18	\$3,000,000.00	\$250,000.00	\$3,190,781.45	\$424,238.00	\$127,271.40	\$21,318,073.33	85.13	\$25,040,940.08
2044	\$21,318,073.33	\$3,000,000.00	\$250,000.00	\$214,733.08	\$426,361.00	\$127,908.30	\$24,401,792.95	86.63	\$28,167,234.35
2045	\$24,401,792.95	\$3,000,000.00	\$250,000.00	\$949,056.99	\$488,036.00	\$146,410.80	\$26,794,361.16	87.36	\$30,672,332.62
2046	\$26,794,361.16	\$3,000,000.00	\$250,000.00	\$2,257,180.18	\$535,887.00	\$160,766.10	\$27,912,301.88	87.26	\$31,985,684.18
2047	\$27,912,301.88	\$3,000,000.00	\$250,000.00	\$3,262,221.40	\$558,246.00	\$167,473.80	\$28,040,852.68	86.53	\$32,404,856.75
Total:		\$76,500,000.00		\$62,838,788.22	\$8,399,487.00	\$2,519,846.10			

Reserve Budget Summary

Homeowners,

This Summary meets the NRS 116.31151 requirement of the Annual distribution to units' owners of operating and reserve budgets. It is provided to all individual homeowners as a recap of the Reserve Study that has been adopted by the Board of Directors.

A Full Reserve Study with a site inspection is required at least every 5 years by Nevada law. The Reserve Study should be updated each year with the estimated Reserve Bank Account Balance, Real Component Costs and actual time frames. Adjustments to the Association's funding plan should be made to provide adequate funding for the required reserves.

NRS 116.31152 Study of reserves; duties of executive board regarding study; person who conducts study required to hold permit; contents of study; submission of summary of study to Division; use of money credited against residential construction tax for upkeep of park facilities and related improvements identified in study.

1. The executive board shall:

(a) At least once every 5 years, cause to be conducted a study of the reserves required to repair, replace and restore the major components of the common elements;

(b) At least annually, review the results of that study to determine whether those reserves are sufficient; and

(c) At least annually, make any adjustments to the association's funding plan which the executive board deems necessary to provide adequate funding for the required reserves.

A copy of the entire Reserve Study is available by contacting the Community Management Company.

Reserve Study Start Date: 01/01/2018

Reserve Bank Balance as of Fiscal Year Start Date: \$8,500,000.00

Recommended Annual Contribution to the Reserve Account: \$2,000,000.00

Estimated Expenditures: \$2,719,000.00

Projected Reserve Bank Balance at the End of the Fiscal Year: \$7,900,000.00

Planned Special Reserve Assessments: \$0.00

Study Method: Threshold Funding

Reserve Study Completed By: Reserve Study Specialist: RSS Mari Jo Betterley, 0000025, Better Reserve Consultants

**Major Components of the Common Elements to be
Repaired, Replaced, Restored or Maintained**

Component	Today's Cost	Estimated Remaining Useful Life	Estimated Life When New
<u>Building Exterior</u>			
Building Exterior - Painting	750,000.00	2	20
Building Exterior - Roof 27th Floor	56,000.00	0	20
Building Exterior - Roof Ballroom	330,000.00	2	20
Building Exterior - Roof Casino	380,000.00	1	20
Building Exterior - Roof East Roof	125,000.00	1	20
Building Exterior - Roof Main Dock	80,000.00	0	20
Building Exterior - Roof Main Summit Pavilion	200,000.00	5	20
Building Exterior - Roof North Way Roof	35,000.00	5	20
Building Exterior - Roof Restaurant Row	300,000.00	0	20
Building Exterior - Roof South Roof	70,000.00	0	20
Building Exterior - Roof Theatre	10,000.00	1	20
Building Exterior - Window Replacement	25,000.00	0	1
<u>Common Area</u>			
Common Area - Component: Airport Vehicles	240,000.00	0	5
Common Area - Component: Equipment Contingency	20,000.00	0	1
Common Area - Component: Exterior Entrance Area Painting/ Renovation (Doors 1, 2, 8 and 9) (Done 2016)	40,000.00	8	10
Common Area - Component: Interior Equipment Contingency	3,000.00	0	1
Common Area - Component: Traffic Areas Remodel Contingency	50,000.00	0	1
Common Area - Landscaping Renovation Contingency	100,000.00	0	5
Common Area - Lighting and Electrical Contingency	10,000.00	4	5
Common Area - Security Fire System Upgrade	3,500,000.00	5	30
Common Area - Security Monitoring System	1,000,000.00	5	30
Common Area - Signage (Directional Exterior)	60,000.00	0	10
Common Area - Signage Marquis at Freeway (Done 2017)	1,300,000.00	9	10
Common Area - Signage Parking Lot Monument Signage (35 Units)	40,000.00	0	10
<u>Roads and Parking</u>			
Roads and Parking - Removal and Reconstruction Area 1 (Pink)	292,625.00	2	20
Roads and Parking - Removal and Reconstruction Area 2 (Red)	528,657.50	4	20
Roads and Parking - Removal and Reconstruction Area 3 (Blue)	816,997.50	5	20
Roads and Parking - Removal and Reconstruction Area 4 (Orange)	440,417.50	14	20
Roads and Parking - Removal and Reconstruction Area 5 (White)	908,205.00	4	20
Roads and Parking - Removal and Reconstruction Area 6 (Yellow)	597,857.50	4	20
Roads and Parking - Removal and Reconstruction Area 7 (Brown)	176,080.00	5	20
Roads and Parking - Removal and Reconstruction Area 8 (Green)	474,372.50	1	20

Roads and Parking - Removal and Reconstruction Area Ring Road (Purple)(Done 2016)	1,576,515.00	18	20
Roads and Parking - Surface Maintenance Treatment Area 1 (Pink)	23,410.00	2	5
Roads and Parking - Surface Maintenance Treatment Area 2 (Red)	42,292.60	2	5
Roads and Parking - Surface Maintenance Treatment Area 3 (Blue)	65,359.80	2	5
Roads and Parking - Surface Maintenance Treatment Area 4 (Orange)	35,233.40	2	5
Roads and Parking - Surface Maintenance Treatment Area 5 (White)	72,656.40	3	5
Roads and Parking - Surface Maintenance Treatment Area 6 (Yellow)	47,828.60	3	5
Roads and Parking - Surface Maintenance Treatment Area 7 (Brown)	14,086.40	3	5
Roads and Parking - Surface Maintenance Treatment Area 8 (Green)	37,949.80	2	5
Roads and Parking - Surface Maintenance Treatment Ring Road (Overlay Done 2016)	126,121.20	4	5

Utilities/ Mechanical/ Systems

Utilities/ Mechanical/ Systems - Boiler	15,000.00	0	1
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 1	100,000.00	1	30
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 2	100,000.00	2	30
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 3	100,000.00	3	30
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 4	100,000.00	4	30
Utilities/ Mechanical/ Systems - Component: Air Handlers	1,092,000.00	0	20
Utilities/ Mechanical/ Systems - Component: Building Management System (Done 2016)	90,000.00	18	20
Utilities/ Mechanical/ Systems - Component: Chiller 1	1,800,000.00	9	30
Utilities/ Mechanical/ Systems - Component: Chiller 2	1,800,000.00	9	30
Utilities/ Mechanical/ Systems - Component: Chiller 3	1,800,000.00	4	30
Utilities/ Mechanical/ Systems - Component: Cooling Towers Media	170,000.00	2	5
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pump Valves	300,000.00	0	10
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pumps (Replaced 2011)	130,000.00	4	10
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pumps Back Up	375,000.00	1	20
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Elevator	150,000.00	4	30
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Tower 01	100,000.00	0	30
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Tower 02	150,000.00	0	30
Utilities/ Mechanical/ Systems - Component: Power Feed Phase 1 & 2	43,000.00	28	30
Utilities/ Mechanical/ Systems - Component: Power Feed Phase 3	18,000.00	0	30
Utilities/ Mechanical/ Systems - Component: Power Transfer Switches for Emergency (Done 2016)	50,000.00	28	30
Utilities/ Mechanical/ Systems - Component: Soft Water System	40,000.00	1	12
Utilities/ Mechanical/ Systems - Component: Thermostats (Done 2016)	600,000.00	18	20
Utilities/ Mechanical/ Systems - Component: Water Pumps- Chilled, Left, 2 Riser Pumps, Soft Starters on 2 Chillers	450,000.00	18	20
Utilities/ Mechanical/ Systems - Component: Water Pumps- Condensing (Done 2016)	750,000.00	28	30

Utilities/ Mechanical/ Systems - Water Domestic VFD's
Replacement

45,000.00

14

15

Total: 25,368,665.70

Projected Expenses By Year - Decade 1 of 3

Building Exterior

Component	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Building Exterior - Painting	0.00	0.00	787,968.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Roof 27th Floor	56,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Roof Ballroom	0.00	0.00	346,706.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Roof Casino	0.00	389,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Roof East Roof	0.00	128,125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Roof Main Dock	80,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Roof Main Summit Pavilion	0.00	0.00	0.00	0.00	0.00	226,281.64	0.00	0.00	0.00	0.00
Building Exterior - Roof North Way Roof	0.00	0.00	0.00	0.00	0.00	39,599.29	0.00	0.00	0.00	0.00
Building Exterior - Roof Restaurant Row	300,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Roof South Roof	70,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Projected Expenses By Year - Decade 1 of 3

Building Exterior - Roof Theatre	0.00	10,250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Window Replacement	25,000.00	25,625.00	26,265.63	26,922.27	27,595.32	28,285.21	28,992.34	29,717.14	30,460.07	31,221.57			
Subtotal	531,000.00	553,500.00	1,160,940.63	26,922.27	27,595.32	294,166.14	28,992.34	29,717.14	30,460.07	31,221.57			

Common Area

Component	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Common Area - Component: Airport Vehicles	240,000.00	0.00	0.00	0.00	0.00	271,537.97	0.00	0.00	0.00	0.00
Common Area - Component: Equipment Contingency	20,000.00	20,500.00	21,012.50	21,537.81	22,076.26	22,628.16	23,193.87	23,773.72	24,368.06	24,977.26
Common Area - Component: Exterior Entrance Area Painting/ Renovation (Doors 1, 2, 8 and 9) (Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	48,736.12	0.00
Common Area - Component: Interior Equipment Contingency	3,000.00	3,075.00	3,151.88	3,230.67	3,311.44	3,394.22	3,479.08	3,566.06	3,655.21	3,746.59
Common Area - Component: Traffic Areas Remodel Contingency	50,000.00	51,250.00	52,531.25	53,844.53	55,190.64	56,570.41	57,984.67	59,434.29	60,920.14	62,443.15

Projected Expenses By Year - Decade 1 of 3

Common Area - Landscaping Renovation Contingency	100,000.00	0.00	0.00	0.00	0.00	0.00	113,140.82	0.00	0.00	0.00	0.00	0.00
Common Area - Lighting and Electrical Contingency	0.00	0.00	0.00	0.00	11,038.13	0.00	0.00	0.00	0.00	0.00	0.00	12,488.63
Common Area - Security Fire System Upgrade	0.00	0.00	0.00	0.00	0.00	3,959,928.75	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Security Monitoring System	0.00	0.00	0.00	0.00	0.00	1,131,408.21	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Signage (Directional Exterior)	60,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Signage Marquis at Freeway (Done 2017)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,623,521.86	0.00
Common Area - Signage Parking Lot Monument Signage (35 Units)	40,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	513,000.00	74,825.00	76,695.63	78,613.01	91,616.47	5,558,608.54	84,657.62	86,774.07	137,679.53	1,727,177.49		

Projected Expenses By Year - Decade 1 of 3

Roads and Parking

Component	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Roads and Parking - Removal and Reconstruction Area 1 (Pink)	0.00	0.00	307,439.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roads and Parking - Removal and Reconstruction Area 2 (Red)	0.00	0.00	0.00	0.00	583,538.96	0.00	0.00	0.00	0.00	0.00

Projected Expenses By Year - Decade 1 of 3

Roads and Parking - Removal and Reconstruction Area 3 (Blue)	0.00	0.00	0.00	0.00	0.00	0.00	924,357.68	0.00	0.00	0.00	0.00
Roads and Parking - Removal and Reconstruction Area 4 (Orange)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roads and Parking - Removal and Reconstruction Area 5 (White)	0.00	0.00	0.00	0.00	1,002,488.39	0.00	0.00	0.00	0.00	0.00	0.00
Roads and Parking - Removal and Reconstruction Area 6 (Yellow)	0.00	0.00	0.00	0.00	659,922.82	0.00	0.00	0.00	0.00	0.00	0.00
Roads and Parking - Removal and Reconstruction Area 7 (Brown)	0.00	0.00	0.00	0.00	0.00	199,218.36	0.00	0.00	0.00	0.00	0.00
Roads and Parking - Removal and Reconstruction Area 8 (Green)	0.00	486,231.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roads and Parking - Removal and Reconstruction Area Ring Road (Purple)(Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roads and Parking - Surface Maintenance Treatment Area 1 (Pink)	0.00	0.00	24,595.13	0.00	0.00	0.00	0.00	0.00	27,827.13	0.00	0.00
Roads and Parking - Surface Maintenance Treatment Area 2 (Red)	0.00	0.00	44,433.66	0.00	0.00	0.00	0.00	0.00	50,272.61	0.00	0.00

Projected Expenses By Year - Decade 1 of 3

Roads and Parking - Surface Maintenance Treatment Area 3 (Blue)	0.00	0.00	68,668.64	0.00	0.00	0.00	0.00	0.00	77,692.26	0.00	0.00	0.00
Roads and Parking - Surface Maintenance Treatment Area 4 (Orange)	0.00	0.00	37,017.09	0.00	0.00	0.00	0.00	0.00	41,881.44	0.00	0.00	0.00
Roads and Parking - Surface Maintenance Treatment Area 5 (White)	0.00	0.00	0.00	78,243.00	0.00	0.00	0.00	0.00	0.00	88,524.77	0.00	0.00
Roads and Parking - Surface Maintenance Treatment Area 6 (Yellow)	0.00	0.00	0.00	51,506.17	0.00	0.00	0.00	0.00	0.00	58,274.50	0.00	0.00
Roads and Parking - Surface Maintenance Treatment Area 7 (Brown)	0.00	0.00	0.00	15,169.51	0.00	0.00	0.00	0.00	0.00	17,162.91	0.00	0.00
Roads and Parking - Surface Maintenance Treatment Area 8 (Green)	0.00	0.00	39,871.01	0.00	0.00	0.00	0.00	0.00	45,110.39	0.00	0.00	0.00
Roads and Parking - Surface Maintenance Treatment Ring Road (Overlay Done 2016)	0.00	0.00	0.00	0.00	139,214.21	0.00	0.00	0.00	0.00	0.00	0.00	157,508.10
Subtotal	0.00	486,231.81	522,024.67	144,918.68	2,385,164.38	1,123,576.04	0.00	242,783.83	163,962.18	157,508.10	0.00	0.00

Projected Expenses By Year - Decade 1 of 3

Utilities/ Mechanical/ Systems

Component	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Utilities/ Mechanical/ Systems - Boiler	15,000.00	15,375.00	15,759.38	16,153.36	16,557.19	16,971.12	17,395.40	17,830.29	18,276.04	18,732.94
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 1	0.00	102,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 2	0.00	0.00	105,062.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 3	0.00	0.00	0.00	107,699.06	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 4	0.00	0.00	0.00	0.00	110,381.29	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Air Handlers	1,092,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Building Management System (Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Chiller 1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,247,953.35
Utilities/ Mechanical/ Systems - Component: Chiller 2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,247,953.35

Projected Expenses By Year - Decade 1 of 3

Utilities/ Mechanical/ Systems - Component: Chiller 3	0.00	0.00	0.00	0.00	1,986,863.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Cooling Towers Media	0.00	0.00	178,606.25	0.00	0.00	0.00	0.00	202,076.58	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pump Valves	300,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pumps (Replaced 2011)	0.00	0.00	0.00	0.00	143,495.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pumps Back Up	0.00	384,375.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Elevator	0.00	0.00	0.00	0.00	165,571.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Tower 01	100,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Tower 02	150,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Projected Expenses By Year - Decade 1 of 3

Utilities/ Mechanical/ Systems - Component: Power Feed Phase 1 & 2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Power Feed Phase 3	18,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Power Transfer Switches for Emergency (Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Soft Water System	0.00	41,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Thermostats (Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Water Pumps- Chilled, Left, 2 Riser Pumps, Soft Starters on 2 Chillers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Water Pumps- Condensing (Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Water Domestic VFD's Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Grand Sierra Resort - Common Area

Start Date: 01/01/2018

Projected Expenses By Year - Decade 1 of 3

Subtotal	1,675,000.00	543,250.00	299,428.13	123,842.42	2,422,869.29	16,971.12	17,395.40	219,906.87	18,276.04	4,514,639.64
----------	--------------	------------	------------	------------	--------------	-----------	-----------	------------	-----------	--------------

Total	2,719,000.00	1,657,806.81	2,059,089.06	374,296.38	4,927,245.46	6,983,321.84	131,045.36	579,181.91	350,377.82	6,430,546.80
-------	--------------	--------------	--------------	------------	--------------	--------------	------------	------------	------------	--------------

Projected Expenses By Year - Decade 2 of 3

Building Exterior

Component	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37
Building Exterior - Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Roof 27th Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Roof Ballroom	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Roof Casino	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Roof East Roof	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Roof Main Dock	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Roof Main Summit Pavilion	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Roof North Way Roof	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Roof Restaurant Row	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Roof South Roof	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Projected Expenses By Year - Decade 2 of 3

	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37
Building Exterior - Roof Theatre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Window Replacement	31,221.57	32,002.11	32,802.17	33,622.22	34,462.78	35,324.35	36,207.45	37,112.64	38,040.46	38,991.47
Subtotal	31,221.57	32,002.11	32,802.17	33,622.22	34,462.78	35,324.35	36,207.45	37,112.64	38,040.46	38,991.47

Common Area

Component	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37
Common Area - Component: Airport Vehicles	0.00	307,220.29	0.00	0.00	0.00	0.00	347,591.56	0.00	0.00	0.00
Common Area - Component: Equipment Contingency	24,977.26	25,601.69	26,241.73	26,897.78	27,570.22	28,259.48	28,965.96	29,690.11	30,432.37	31,193.17
Common Area - Component: Exterior Entrance Area Painting/Renovation (Doors 1, 2, 8 and 9) (Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	62,386.35
Common Area - Component: Interior Equipment Contingency	3,746.59	3,840.25	3,936.26	4,034.67	4,135.53	4,238.92	4,344.89	4,453.52	4,564.85	4,678.98
Common Area - Component: Traffic Areas Remodel Contingency	62,443.15	64,004.23	65,604.33	67,244.44	68,925.55	70,648.69	72,414.91	74,225.28	76,080.91	77,982.94

Projected Expenses By Year - Decade 2 of 3

Common Area - Landscaping Renovation Contingency	0.00	128,008.45	0.00	0.00	0.00	0.00	0.00	0.00	144,829.82	0.00	0.00	0.00
Common Area - Lighting and Electrical Contingency	12,488.63	0.00	0.00	0.00	0.00	14,129.74	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Security Fire System Upgrade	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Security Monitoring System	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Signage (Directional Exterior)	0.00	76,805.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Signage Marquis at Freeway (Done 2017)	1,623,521.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Signage Parking Lot Monument Signage (35 Units)	0.00	51,203.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	1,727,177.49	656,683.36	95,782.32	98,176.89	100,631.30	117,276.83	598,147.14	108,368.91	111,078.13	176,241.44		

Projected Expenses By Year - Decade 2 of 3

Roads and Parking

Component	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37
Roads and Parking - Removal and Reconstruction Area 1 (Pink)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roads and Parking - Removal and Reconstruction Area 2 (Red)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Projected Expenses By Year - Decade 2 of 3

Roads and Parking - Removal and Reconstruction Area 3 (Blue)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roads and Parking - Removal and Reconstruction Area 4 (Orange)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	622,298.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roads and Parking - Removal and Reconstruction Area 5 (White)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roads and Parking - Removal and Reconstruction Area 6 (Yellow)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roads and Parking - Removal and Reconstruction Area 7 (Brown)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roads and Parking - Removal and Reconstruction Area 8 (Green)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,458,825.36	0.00
Roads and Parking - Surface Maintenance Treatment Area 1 (Pink)	0.00	0.00	0.00	0.00	0.00	31,483.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,621.08	0.00	0.00
Roads and Parking - Surface Maintenance Treatment Area 2 (Red)	0.00	0.00	0.00	0.00	0.00	56,878.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	64,353.19	0.00	0.00

Projected Expenses By Year - Decade 2 of 3

Roads and Parking - Surface Maintenance Treatment Area 3 (Blue)	0.00	0.00	0.00	87,901.66	0.00	0.00	0.00	0.00	0.00	99,452.67	0.00
Roads and Parking - Surface Maintenance Treatment Area 4 (Orange)	0.00	0.00	0.00	47,385.01	0.00	0.00	0.00	0.00	0.00	53,611.78	0.00
Roads and Parking - Surface Maintenance Treatment Area 5 (White)	0.00	0.00	0.00	0.00	100,157.65	0.00	0.00	0.00	0.00	0.00	113,319.19
Roads and Parking - Surface Maintenance Treatment Area 6 (Yellow)	0.00	0.00	0.00	0.00	65,932.25	0.00	0.00	0.00	0.00	0.00	74,596.29
Roads and Parking - Surface Maintenance Treatment Area 7 (Brown)	0.00	0.00	0.00	0.00	19,418.26	0.00	0.00	0.00	0.00	0.00	21,969.98
Roads and Parking - Surface Maintenance Treatment Area 8 (Green)	0.00	0.00	0.00	51,038.26	0.00	0.00	0.00	0.00	0.00	57,745.11	0.00
Roads and Parking - Surface Maintenance Treatment Ring Road (Overlay Done 2016)	157,508.10	0.00	0.00	0.00	0.00	178,205.95	0.00	0.00	0.00	0.00	0.00
Subtotal	157,508.10	0.00	0.00	274,687.63	185,508.16	800,504.35	0.00	0.00	0.00	310,783.83	2,668,710.82

Projected Expenses By Year - Decade 2 of 3

Utilities/ Mechanical/ Systems

Component	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37
Utilities/ Mechanical/ Systems - Boiler	18,732.94	19,201.27	19,681.30	20,173.33	20,677.67	21,194.61	21,724.47	22,267.58	22,824.27	23,394.88
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Air Handlers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Building Management System (Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	140,369.28
Utilities/ Mechanical/ Systems - Component: Chiller 1	2,247,953.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Chiller 2	2,247,953.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Projected Expenses By Year - Decade 2 of 3

Utilities/ Mechanical/ Systems - Component: Chiller 3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Cooling Towers Media	0.00	0.00	0.00	228,631.10	0.00	0.00	0.00	0.00	0.00	258,675.10	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pump Valves	0.00	384,025.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pumps (Replaced 2011)	0.00	0.00	0.00	0.00	0.00	183,686.60	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pumps Back Up	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Tower 01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Tower 02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Projected Expenses By Year - Decade 2 of 3

Utilities/ Mechanical/ Systems - Component: Power Feed Phase 1 & 2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Power Feed Phase 3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Power Transfer Switches for Emergency (Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Soft Water System	0.00	0.00	0.00	0.00	0.00	55,140.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Thermostats (Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	935,795.23	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Water Pumps- Chilled, Left, 2 Riser Pumps, Soft Starters on 2 Chillers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	701,846.42	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Water Pumps- Condensing (Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Water Domestic VFD s Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	63,583.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Projected Expenses By Year - Decade 2 of 3

Subtotal	4,514,639.64	403,226.63	19,681.30	248,804.43	75,818.11	268,465.03	21,724.47	22,267.58	281,499.37	1,801,405.81
----------	--------------	------------	-----------	------------	-----------	------------	-----------	-----------	------------	--------------

Total	6,430,546.80	1,091,912.10	148,265.79	655,291.17	396,420.35	1,221,570.56	656,079.06	167,749.13	741,401.79	4,685,349.54
-------	--------------	--------------	------------	------------	------------	--------------	------------	------------	------------	--------------

Projected Expenses By Year - Decade 3 of 3

Building Exterior

Component	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	Total
Building Exterior - Painting	0.00	0.00	0.00	1,291,178.55	0.00	0.00	0.00	0.00	0.00	0.00	2,079,147.30
Building Exterior - Roof 27th Floor	0.00	91,762.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	147,762.52
Building Exterior - Roof Ballroom	0.00	0.00	0.00	568,118.56	0.00	0.00	0.00	0.00	0.00	0.00	914,824.81
Building Exterior - Roof Casino	0.00	0.00	638,241.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,027,741.10
Building Exterior - Roof East Roof	0.00	0.00	209,947.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	338,072.73
Building Exterior - Roof Main Dock	0.00	131,089.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	211,089.32
Building Exterior - Roof Main Summit Pavilion	0.00	0.00	0.00	0.00	0.00	0.00	370,788.82	0.00	0.00	0.00	597,070.46
Building Exterior - Roof North Way Roof	0.00	0.00	0.00	0.00	0.00	0.00	64,888.04	0.00	0.00	0.00	104,487.33
Building Exterior - Roof Restaurant Row	0.00	491,584.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	791,584.93
Building Exterior - Roof South Roof	0.00	114,703.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	184,703.15

Grand Sierra Resort - Common Area

Start Date: 01/01/2018

Projected Expenses By Year - Decade 3 of 3

Building Exterior - Roof Theatre	0.00	0.00	16,795.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27,045.82
Building Exterior - Window Replacement	39,966.25	40,965.41	41,969.55	43,039.28	44,115.27	45,218.15	46,348.60	47,507.32	48,695.00	49,912.38		1,077,628.98
Subtotal	39,966.25	870,105.33	906,974.20	1,902,336.39	44,115.27	45,218.15	482,025.46	47,507.32	48,695.00	49,912.38		7,501,158.45

Common Area

Component	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	Total
Common Area - Component: Airport Vehicles	0.00	393,267.95	0.00	0.00	0.00	0.00	444,946.58	0.00	0.00	0.00	2,004,564.35
Common Area - Component: Equipment Contingency	31,973.00	32,772.33	33,591.64	34,431.43	35,292.21	36,174.52	37,078.88	38,005.85	38,956.00	39,929.90	862,103.17
Common Area - Component: Exterior Entrance Area Painting/ Renovation (Doors 1, 2, 8 and 9) (Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	79,859.80	190,982.27
Common Area - Component: Interior Equipment Contingency	4,795.95	4,915.85	5,038.75	5,164.71	5,293.83	5,426.18	5,561.63	5,700.88	5,843.40	5,989.49	129,315.48
Common Area - Component: Traffic Areas Remodel Contingency	79,932.51	81,930.82	83,979.09	86,078.57	88,230.53	90,436.30	92,697.20	95,014.64	97,390.00	99,824.75	2,155,257.92

Grand Sierra Resort - Common Area

Start Date: 01/01/2018

Projected Expenses By Year - Decade 3 of 3

Common Area - Landscaping Renovation Contingency	0.00	163,861.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	835,235.14
Common Area - Lighting and Electrical Contingency	15,986.50	0.00	0.00	0.00	0.00	18,087.26	0.00	0.00	0.00	0.00	0.00	84,218.89
Common Area - Security Fire System Upgrade	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,959,928.75
Common Area - Security Monitoring System	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,131,408.21
Common Area - Signage (Directional Exterior)	0.00	98,316.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	235,122.06
Common Area - Signage Marquis at Freeway (Done 2017)	2,078,245.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,325,288.96
Common Area - Signage Parking Lot Monument Signage (35 Units)	0.00	65,544.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	156,748.04
Subtotal	2,210,933.20	840,610.24	122,609.48	125,674.71	128,816.57	150,124.26	765,678.90	138,721.37	142,189.40	225,603.94	17,070,173.24	

Projected Expenses By Year - Decade 3 of 3

Roads and Parking

Component	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	Total
Roads and Parking - Removal and Reconstruction Area 1 (Pink)	0.00	0.00	0.00	503,774.83	0.00	0.00	0.00	0.00	0.00	0.00	811,213.97
Roads and Parking - Removal and Reconstruction Area 2 (Red)	0.00	0.00	0.00	0.00	0.00	956,196.54	0.00	0.00	0.00	0.00	1,539,735.50

Projected Expenses By Year - Decade 3 of 3

Roads and Parking - Removal and Reconstruction Area 3 (Blue)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,439,025.37
Roads and Parking - Removal and Reconstruction Area 4 (Orange)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	622,298.40
Roads and Parking - Removal and Reconstruction Area 5 (White)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,645,182.34
Roads and Parking - Removal and Reconstruction Area 6 (Yellow)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,741,283.19
Roads and Parking - Removal and Reconstruction Area 7 (Brown)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	525,660.84
Roads and Parking - Removal and Reconstruction Area 8 (Green)	0.00	0.00	0.00	796,747.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,282,979.25
Roads and Parking - Removal and Reconstruction Area Ring Road (Purple)(Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,458,825.36
Roads and Parking - Surface Maintenance Treatment Area 1 (Pink)	0.00	0.00	0.00	0.00	40,301.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45,598.00	0.00	205,427.18
Roads and Parking - Surface Maintenance Treatment Area 2 (Red)	0.00	0.00	0.00	0.00	72,809.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	82,377.53	0.00	371,125.57

Projected Expenses By Year - Decade 3 of 3

Roads and Parking - Surface Maintenance Treatment Area 3 (Blue)	0.00	0.00	0.00	112,521.56	0.00	0.00	0.00	0.00	0.00	0.00	127,307.82	0.00	573,544.61
Roads and Parking - Surface Maintenance Treatment Area 4 (Orange)	0.00	0.00	0.00	60,656.81	0.00	0.00	0.00	0.00	0.00	0.00	68,627.62	0.00	309,179.75
Roads and Parking - Surface Maintenance Treatment Area 5 (White)	0.00	0.00	0.00	0.00	128,210.26	0.00	0.00	0.00	0.00	0.00	0.00	145,058.14	653,513.01
Roads and Parking - Surface Maintenance Treatment Area 6 (Yellow)	0.00	0.00	0.00	0.00	84,398.86	0.00	0.00	0.00	0.00	0.00	0.00	95,489.56	430,197.63
Roads and Parking - Surface Maintenance Treatment Area 7 (Brown)	0.00	0.00	0.00	0.00	24,857.01	0.00	0.00	0.00	0.00	0.00	0.00	28,123.43	126,701.10
Roads and Parking - Surface Maintenance Treatment Area 8 (Green)	0.00	0.00	0.00	65,333.29	0.00	0.00	0.00	0.00	0.00	0.00	73,918.62	0.00	333,016.68
Roads and Parking - Surface Maintenance Treatment Ring Road (Overlay Done 2016)	201,623.68	0.00	0.00	0.00	0.00	228,118.69	0.00	0.00	0.00	0.00	0.00	0.00	1,062,178.73
Subtotal	201,623.68	0.00	796,747.44	855,398.21	237,466.13	3,908,369.55	1,841,110.17	0.00	0.00	397,829.59	268,671.13	18,131,088.48	

Projected Expenses By Year - Decade 3 of 3

Utilities/ Mechanical/ Systems

Component	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	Total
Utilities/ Mechanical/ Systems - Boiler	23,979.75	24,579.25	25,193.73	25,823.57	26,469.16	27,130.89	27,809.16	28,504.39	29,217.00	29,947.43	646,577.37
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	102,500.00
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	105,062.50
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	107,689.06
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	110,381.29
Utilities/ Mechanical/ Systems - Component: Air Handlers	0.00	1,789,369.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,881,369.15
Utilities/ Mechanical/ Systems - Component: Building Management System (Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	140,369.28
Utilities/ Mechanical/ Systems - Component: Chiller 1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,495,906.70
Utilities/ Mechanical/ Systems - Component: Chiller 2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,495,906.70

Projected Expenses By Year - Decade 3 of 3

Utilities/ Mechanical/ Systems - Component: Chiller 3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,986,863.20
Utilities/ Mechanical/ Systems - Component: Cooling Towers Media	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	331,126.00	1,491,782.17
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pump Valves	0.00	491,584.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,175,610.29
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pumps (Replaced 2011)	0.00	0.00	0.00	0.00	0.00	0.00	235,134.37	0.00	0.00	0.00	0.00	562,316.65
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pumps Back Up	0.00	0.00	629,843.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,014,218.19
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	165,571.93
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Tower 01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100,000.00
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Tower 02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150,000.00

Projected Expenses By Year - Decade 3 of 3

Utilities/ Mechanical/ Systems - Component: Power Feed Phase 1 & 2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	85,849.29	85,849.29
Utilities/ Mechanical/ Systems - Component: Power Feed Phase 3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,000.00	18,000.00
Utilities/ Mechanical/ Systems - Component: Power Transfer Switches for Emergency (Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	99,824.75	99,824.75	99,824.75
Utilities/ Mechanical/ Systems - Component: Soft Water System	0.00	0.00	0.00	0.00	0.00	0.00	0.00	74,157.76	0.00	0.00	170,298.20	170,298.20
Utilities/ Mechanical/ Systems - Component: Thermostats (Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	935,795.23	935,795.23
Utilities/ Mechanical/ Systems - Component: Water Pumps- Chilled, Left, 2 Riser Pumps, Soft Starters on 2 Chillers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	701,846.42	701,846.42
Utilities/ Mechanical/ Systems - Component: Water Pumps- Condensing (Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,497,371.26	1,497,371.26	1,497,371.26
Utilities/ Mechanical/ Systems - Component: Water Domestic VFD's Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	63,583.82	63,583.82

Projected Expenses By Year - Decade 3 of 3

Subtotal	23,979.75	2,305,533.33	655,036.92	318,490.71	26,469.16	262,265.26	101,966.92	28,504.39	360,343.00	1,712,992.73	23,304,693.45
Total	2,476,502.88	4,016,248.90	2,481,368.04	3,201,900.02	436,867.13	4,365,977.22	3,190,781.45	214,733.08	949,056.99	2,257,180.18	36,007,113.62

FILED
Electronically
CV12-02222
2020-07-10 01:55:55 PM
Jacqueline Bryant
Clerk of the Court
Transaction # 7965365 : bblough

Exhibit 3

Exhibit 3

Grand Sierra Resort

Annual Review Without Site Visit

Start Date: 01/01/2019



Better Reserve Consultants

RSS Mari Jo Betterley, RSS 0000025

Table of Contents

Grand Sierra Resort 2019 Reserve Study Update without Site Visit

<u>Subject</u>	<u>Tab</u>
Hotel Related Introduction	1
Hotel Related Important Info and Photos	2
Hotel Related Component List and 5 Year Expenses	3
Hotel Related Funding and 30 Year Plan	4
Common Area Introduction	5
Common Area Important Info and Photos	6
Common Area Component List and 5 Year Expenses	7
Common Area Funding and 30 Year Plan	8
FF&E Introduction	9
FF&E Important Info and Photos	10
FF&E Component List and 5 Year Expenses	11
FF&E Funding and 30 Year Plan	12

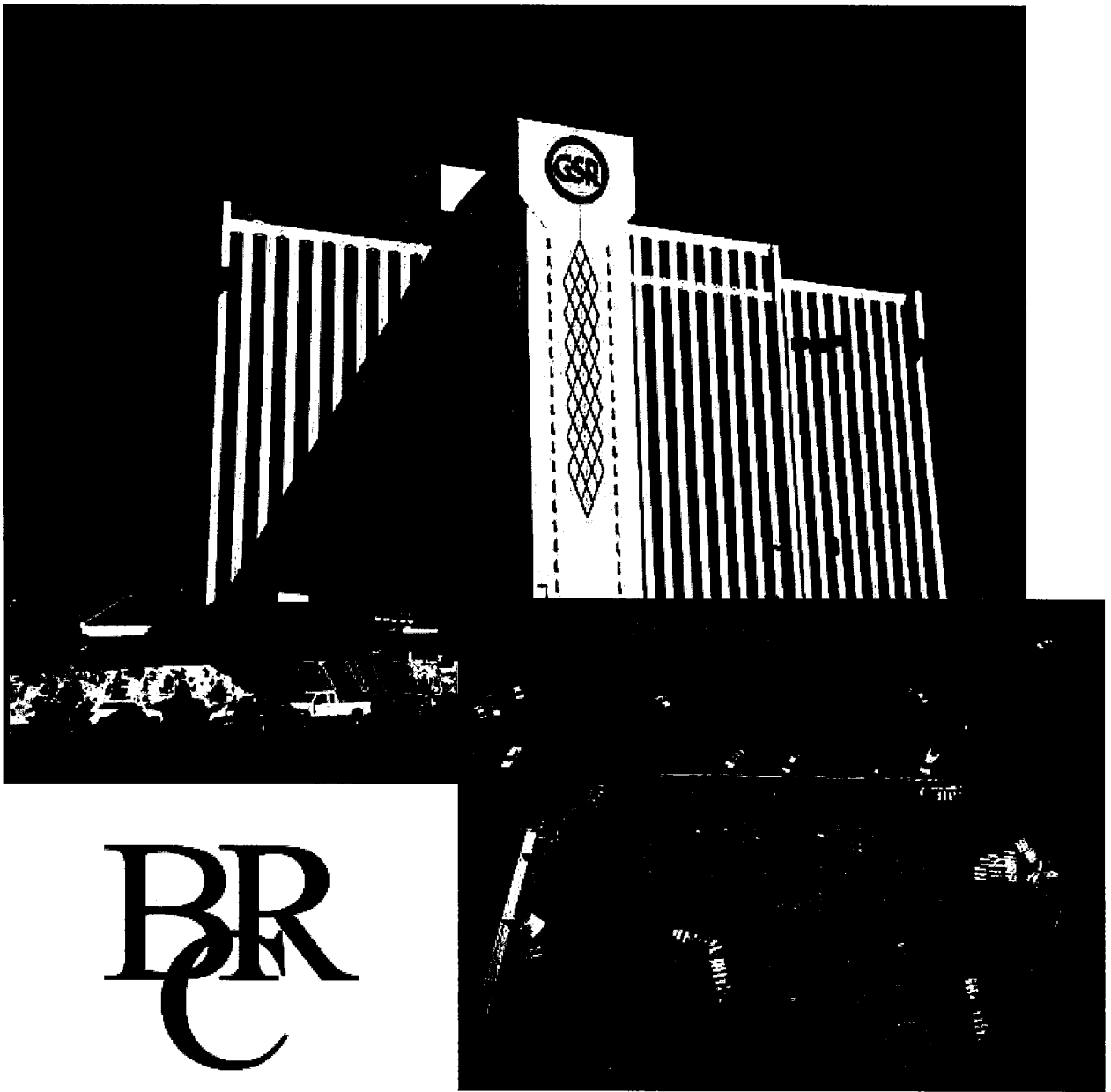
Tab 1

Tab 1

Grand Sierra Resort - Hotel Related Components

Annual Review Without Site Visit

Start Date: 01/01/2019



BR
C

Better Reserve Consultants

RSS Mari Jo Betterley, RSS 0000025

Table of Contents

Introduction	Page 3
Important Information	Page 10
Pictures	Page 11
Concepts	Page 17
Component Evaluation	Page 18
5-Year Planned Expenditures	Page 24
Recommended Reserve Contribution Concepts	Page 27
Recommended Reserve Contribution Details	Page 28
Reserve Budget Summary	Page 29
Projected Expenses by Year	Page 32



Better Reserve Consultants

4132 S. Rainbow Blvd, Suite 290
Las Vegas, Nevada 89103
(702) 605-1200

4111 Rancheria Drive
Fallon, Nevada 89406
(775) 427-1617

BetterReserves@cccomm.net
Mari Jo Betterley RSS. 0000025

September 20, 2018

Grand Sierra Resort - Hotel Related Components
Grand Sierra Resort 2500 East Second Street

Reno, NV 89502

Grand Sierra Resort - Hotel Related Components Executive Board of Directors,

Thank you for this opportunity to complete a Reserve Study for your Association. A Reserve Study is the most important document that determines where "hundreds of thousands or millions" of your individual homeowner's dollars will be spent. The Study is a planning tool that will plan the maintenance of your Association and affect your property value now and in the future.

A Study with a Site Inspection is required every 5 years. The Reserve Study should be reviewed at least annually and any adjustments to the Association's funding plan should be made to provide adequate funding for the required reserves. It is important to complete a Reserve Study Update each year to ensure adequate funding of the Reserves while keeping the assessments as low as possible.

Reserve Study with Site Inspection

Most Recent Reserve Study with Site Inspection: January 1, 2017

Next Reserve Study with Site Inspection: January 1, 2022, should be completed in the fall of 2021, prior to 2022 Budget

Reserve Study Update: Should be completed each year in the Fall, prior to Budget

NRS 116.31152 Study of Reserves; Duties of Executive Board Regarding Study:

1. The executive board shall:

- (a) At least once every 5 years, cause to be conducted a study of the reserves required to repair, replace and restore the major components of the common elements;
- (b) At least annually, review the results of that study to determine whether those reserves are sufficient; and
- (c) At least annually, make any adjustments to the association's funding plan which the executive board deems necessary to provide adequate funding for the required reserves.

Project Description

The Grand Sierra Resort - Hotel Related Components include the Fitness Center, Hallways, Elevators and Lobby. Other areas of the Casino and Hotel have been listed on Separate Reserve Studies.

What is a Reserve Study?

A Reserve Study is a financial planning tool that identifies the current status of the Reserve Fund and provides a Funding Tool for Repair, Replacement, Restoration or Maintenance of the Major Components of the Common Elements. A Major component of the common elements is any component of the common elements, including, without limitation, any amenity, improvement, furnishing, fixture, finish, system or equipment, that may, within 30 years after its original installation, require repair, replacement or restoration in excess of routine annual maintenance which is included in the annual operating budget of an association.

Why have a Reserve Study?

A Reserve Study is required by the State of Nevada.

*A Reserve Study provides important annual disclosures to association members and prospective buyers regarding the condition of common area components.

* If you are selling your home or if you are a potential buyer, many financial institutions will not lend money on a home in an association without a properly funded Reserve Study.

* A Reserve Study focuses on ensuring that the property is in good condition, yet "reserves" your Association's money properly so that there are no needs for "Special Assessments" or huge increases in assessments in the future.

*And most important, a Reserve Study ensures that your Association will be a better place to live, now and in the future.

The Reserve Study is prepared by an outside independent consultant for the benefit of the Board of Directors of a property with multiple owners, such as Homeowners Association, containing an assessment of the Estimated Useful Life and Replacement Costs of the commonly owned property components as determined by the particular association's CC&Rs and bylaws. This Study evaluates the current condition of the Components and the Estimated Remaining Useful Life. The Replacement Cost is based on actual historical costs from Invoices or Bids or Estimates from Experts in the Field. Reserve studies however are not limited only to condominiums and can be created for other properties such as time shares, resorts, hotels, apartment buildings, office parks, worship facilities, swimming pools, private (golf/social) clubs, and private schools.

NRS 116.3115 Assessments for common expenses; funding of adequate reserves; collection of interest on past due assessments; calculation of assessments for particular types of common expenses; notice of meetings regarding assessments for capital improvements....

(a) All common expenses, including the reserves, must be assessed against all the units in accordance with the allocations set forth in the declaration pursuant to subsections 1 and 2 of NRS 116.2107.

(b) The association shall establish adequate reserves, funded on a reasonable basis, for the repair, replacement and restoration of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore. The reserves may be used only for those purposes, including, without limitation, repairing, replacing and restoring roofs, roads and sidewalks, and must not be used for daily maintenance. The association may comply with the provisions of this paragraph through a funding plan that is designed to allocate the costs for the repair, replacement and restoration of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore.

Levels of Service:

There are three types of a Reserve Study:

1. Full Reserve Study:

Component Inventory-- An actual field inspection of the common elements with representative sampling;

Condition Assessment (based upon on-site visual observations)

Life and Valuation Estimates

Fund Status

Funding Plan

2. Update, With-Site-Visit/On-Site Review: (May be an update on a Reserve Study Completed by this Reserve Study Specialist or an Update to another Reserve Study Specialist's report).

Component Inventory (verification only, not quantification)

Condition Assessment (based on on-site visual observations)

Life and Valuation Estimates

Fund Status

Funding Plan

3. Update, No-Site-Visit/Off Site Review: (May be an update on a Reserve Study Completed by this Reserve Study Specialist or an Update to another Reserve Study Specialist's report).

Life and Valuation Estimates

Fund Status

Funding Plan

For updated reserve studies, quantities of major components as reported in previous reserve studies are deemed to be accurate and reliable. The reserve study relies upon the validity of previous reserve studies.

In many cases, it is better to complete a new, Full Study rather than ask the Reserve Study Specialist to update a Study prepared by another company. The Reserve Study Specialist must rely on the previous Study 's information, measurements, estimated useful life and replacement costs.

Utilities and Asbestos

Future Utility Line Major Repairs and Replacement such as Water Lines, Sewer Lines and Electrical Upgrades should be included in the Study. Expert evaluation of all Utilities is strongly recommended to ensure the accurate Repair or Replacement Costs and well as the Estimated Remaining Useful Life of each Component. If there is Asbestos present in the property, the Asbestos Abatement Costs and Time Frames should be included in the Study. Because a Reserve Study is not a Structural or Home Inspection, the Reserve Specialist may not be aware of Utility Line Issues or Asbestos. The Board of Directors and the Community Manager must inform the Specialist of any issues that may be present.

Reserve Study Specialist Experience and Qualifications

Mari Jo Betterley, RSS. 0000025

*National Association of Professional Reserve Analysts Certified RS #2331

*Community Association Institute Certified RS #169

*Community Association Institute Business Partner

*Over 3500 Reserve Studies and Reserve Study Updates completed worldwide.

*Reserve Study Specialist 2004-Present

*Graduate- University of Nevada Reno- 1983

*Attendance 800+ Homeowner Association Executive Board Meetings and HOA Meetings

* Instructor Continuing Education Classes:

"Reserve Studies - Working With the Experts in the Field -Pavement Engineer" - CE.0166500-CAM "

"Manager's Role/ How to Read and Interpret a Reserve Study"- CE.0166000-CAM

" Reserve Studies- Meet the Experts- Painting and Surface Treatment"- C.E.0166600-CAM

"Reserve Studies From Start to Finish- Fundamentals" – CE.0166400-CAM

Conflict of Interest

There is no relationship with this Association that could result in actual or perceived conflicts of interest. The Reserve Study Specialist does not expect to receive any direct or indirect compensation or profits from any person who will perform services for the client.

There is no affiliation with, or financial interest in the association for which the reserve study specialist will prepare the reserve study; and The Reserve Study Specialist does not have a personal relationship with any unit's owner, member of the executive board of the association for which the reserve study specialist will prepare the reserve study.

Sources Relied Upon in Determining the Component Estimated Useful Life, Remaining Useful Life and today's cost

Better Reserve Consultants uses "real costs and numbers" whenever possible. We rely on the Management Company and the Board of Directors to provide actual bids, invoices and estimates for the Component Measurements, Replacement Costs and Estimated time frames. If the Management Company does not have the "history" of the component information, we may ask a third party Contractor to evaluate and measure the property. Any consultants and other persons with expertise used to assist in the preparation of the reserve study names have been included in this Study.

Initial Reserve Bank Balance

The Beginning Reserve Balance for this Reserve Study has been provided by the Management Company/ Board of Directors. If the Reserve Study Site Inspection Date is not the date that the Reserve Study was prepared, the Initial Reserves may be an estimation of a future Reserve Bank Account Balance.

Board of Directors Responsibility

The Board of the Directors, the Management Company and the Reserve Study Specialist must work hand in hand to complete an accurate Reserve Study.

The Board of Directors must take full ownership in the Reserve Study. They should be involved in the process every step of the way. The Board of Directors or Manager should walk the property with the Reserve Study Specialist and discuss the "history" of the components as well as the Board's future plans for the Association. If the walkthrough is not possible, then a phone conversation to discuss the details of the Association may be adequate.

When the preliminary Study is provided, the Board of Directors should read it carefully and ensure that all information is correct. The Board of Directors should attend a Workshop or Board Meeting to discuss the Study in detail with the Reserve Study Specialist to ensure accuracy and understanding.

When the Study is adopted by the Board, the Board of Directors should think of it as a real tool to plan the future condition of the Association. Some Board Members say that they carry the Study with them to every meeting, reviewing the plans and updating the study at each meeting. By NRS requirements, the Study is to be reviewed on an annual basis. I always tell the Board of Directors to think of themselves as "Pioneers" for their Association. It doesn't matter if the Association is 3 years old or 30 years old. What you do now will affect the future condition of the Association.

Calculations

This Study Fully Funded Balance is based upon the National Standards set forth through the Community Association Institute. The Fully Funded Balance (FFB) is defined as: Total Accrued Depreciation-An indicator against which Actual (or projected) Reserve balance can be compared. The Reserve balance is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost. This number is calculated for each component, then summed together for an association total. Two formulas can be utilized depending on the provider's sensitivity to interest and inflation effects. Note: Both yield identical results when interest and inflation are equivalent. $FFB = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$ or $FFB = (\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) + [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Interest Rate})^{\text{Remaining Life}}] - [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Inflation Rate})^{\text{Remaining Life}}]$.

Threshold Funding Method

This Reserve Study is based on the Threshold Funding Method: Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Other Funding Methods include the Baseline Funding and Full Funding Methods.

An Update or a Full Reserve Study should be completed at least every year or if any of the following situations occur: If there are changes in the Management Company, Interest Rates, Changes in Inflation, or the Economy, after any major project completion or prior to beginning a major project (such as Roofing, Painting, Overlay, etc.), after a catastrophic event such as a fire or flood. The Study is a "working tool" or "living document" that should evolve and be updated with real costs and numbers.

NRS 116.31144--Audit and review of financial statements. 1. Except as otherwise provided in subsection 2, the executive board shall: (a) If the annual budget of the association is \$45,000 or more but less than \$75,000, cause the financial statement of the association to be reviewed by an independent certified public accountant during the year immediately preceding the year in which a study of the reserves of the association is to be conducted pursuant to NRS 116.31152. (b) If the annual budget of the association is \$75,000 or more but less than \$150,000, cause the financial statement of the association to be reviewed by an independent certified public accountant every fiscal year. (c) If the annual budget of the association is \$150,000 or more, cause the financial statement of the association to be audited by an independent certified public accountant every fiscal year.

Disclosures

The Initial Reserve Fund Bank Account Balance and Interest Rate was provided by the Management Company or Board of Directors. The Reserve Study Specialist did not verify or audit this fund.

There are no guarantees, express or implied, with the predictions of the cost or life expectancy of any of the major components. Information provided to the preparer of a reserve study by an official representative of the association regarding financial, historical, physical, quantitative or reserve project issues will be deemed reliable by the preparer.

A reserve study will be a reflection of information provided to the preparer of the reserve study. The total of actual or projected reserves required as presented in the reserve study is based upon information provided that was not audited. A reserve study is not intended to be used to perform an audit, an analysis of quality, a forensic study or a background check of historical records. An on-site inspection conducted in conjunction with a reserve study should not be deemed to be a project audit or quality or structural inspection.

Material issues which (including Defects in Design or Construction), if not disclosed, would cause the condition of the association to be misrepresented. The Client Inventory List is based on the Site Inspection, Previous Reserve Study and Information provided by the Community Manager and Board of Directors. It is the responsibility of the client to verify that all components are listed correctly.

The Reserve Study Specialist will not perform invasive testing. The Condition of the Components may be based on Representative Sampling.

The projected life expectancy of the major components and the funding needs of the reserves of the association are based upon the association performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and dramatically increase the funding needs of the reserves of the association.

Funding Summary

The Reserve Study Funding Plan is based on the assumption that there are no unforeseen circumstances that would alter the components Repair, Replacement, Restoration or Maintenance Costs and Estimated Remaining or Useful Life. The Recommended Reserve Contribution and Funding Levels chart, included in this Study, must be followed.

Funding Status

The Grand Sierra Resort - Hotel Related, is adequately funded as long as the Recommended Reserve Contribution Funding Chart is followed and there are no unforeseen circumstances that would affect the components useful life.

"Adequately Funded"

Nevada Revised Statute requires that the Association Reserve Fund is "Adequately Funded." NAC 116.425 Reserve study: Contents. (NRS 116.31152, 116.615)

2. ... "adequately funded reserve" means the funds sufficient to maintain the common elements:

- (a) At the level described in the governing documents and in a reserve study; and
- (b) Without using the funds from the operating budget or without special assessments, except for occurrences that are a result of unforeseen catastrophic events.

A Reserve Study is considered a "working tool" and should be re-evaluated every year. What is accurate this year, may not be accurate in future years. Each year the Reserve Study should be updated with recent history and actual costs along with future costs and revised plans. The Reserve Study should "evolve" and change so that it is a "living document" that the Board of Directors follows and believes in.

Thank you for this opportunity to EARN your business. It has been our pleasure to complete this Reserve Study for your Homeowners Association. Better Reserve Consultants takes pride in completing an accurate Reserve Study that is very "customized" to your Association. We are happy to attend Board Meetings, Workshops or Conference Calls at no additional cost. It is our goal that you have a Reserve Study that you will actually use as a tool - a Study that you will believe in!

Thank you,

Mari Jo Betterley, RSS
Better Reserve Consultants

Tab 2

Tab 2

Important InformationReserve Study / Fiscal Year Start Date: 01/01/2019Number of Assessment Paying Members/ Units: 1

Reserve Bank Accounts Interest Rate and Balance as of: 01/01/2019

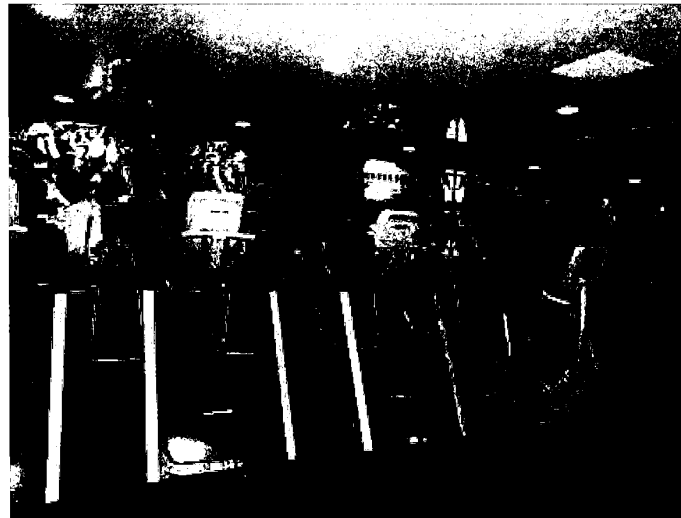
Reserve Bank Account	5.0%	<u>\$3,094,245.00</u>
----------------------	------	-----------------------

Total: \$3,094,245.00

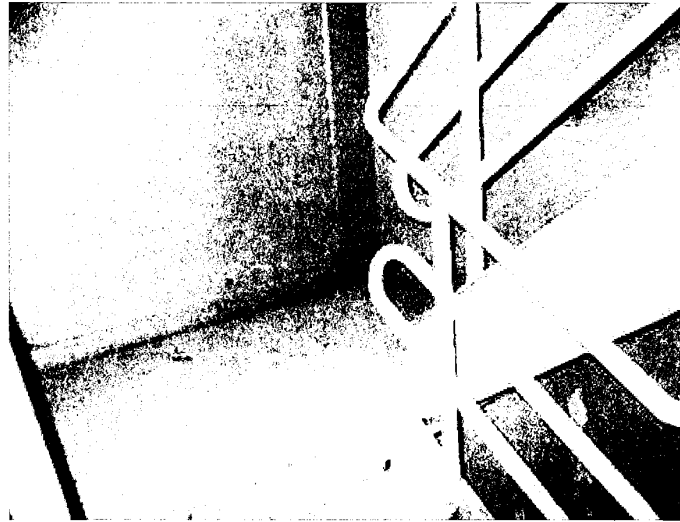
Inflation Rate: 2.50% (Based on the average over the last 20 years)Income Tax Rate: 30.00% on Reserve Bank Account Interest OnlyCurrent Annual Reserve Contribution/ Transfer From Operating: \$2,000,000.00Total estimated current replacement costs of the major component inventory: \$9,102,200.00Special Reserve Assessment Recommended: \$0.00



The Elevator Modernization has been included in the Study to be done in Phases beginning 2017.



The Fitness Center Components include the Flooring Replacement, Painting, Equipment Replacement, TV's and Lighting and Electrical.



Maintenance of the Stairway area is considered and Operational Expense and has not been included in this Study.



A complete Renovation of the Pool Area will be completed in the years 2016-2017. Future maintenance costs have been included as an estimation only.



The Casino Area, Restaurants, Theatre, Spa, Bowling Alley, Movie Theatre, etc. are not considered part of the Hotel Related Components.



The Front Desk Area Remodel has been included in this Study because it relates directly to the Hotel. This includes TV Replacement, Remodel, and Lighting and Electrical.



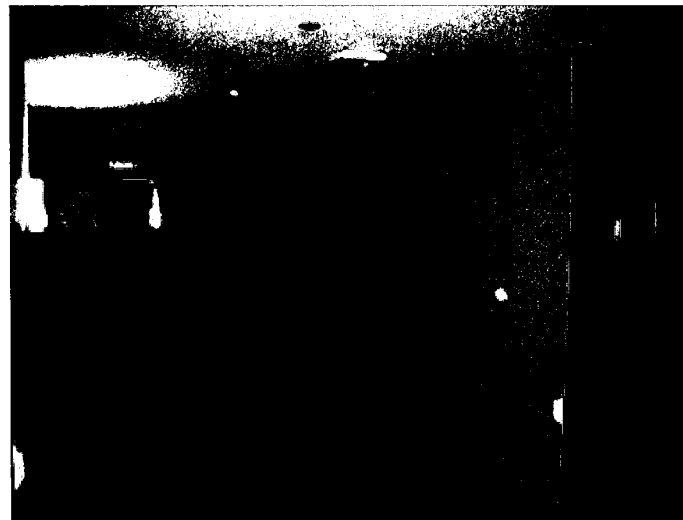
"Traffic Areas" have been included in the Common Area Reserve Study.



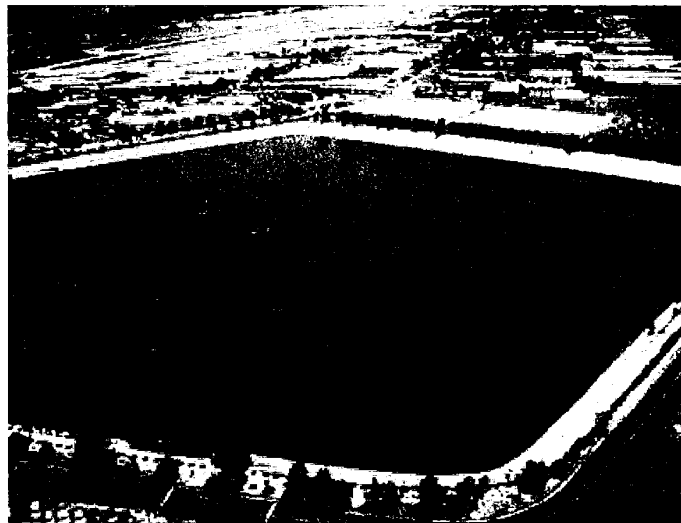
The Tile and Marble used at the Entrance Area to the Elevators are "life time" products that have an estimated useful life of more than 30 years. Replacement has not been included in this Study. Other products such as the veneer and furnishings have been included in the Study as a Renovation.



The Elevators Modernization has been included in the Study in Phases beginning in 2017.



The Hallway Renovation includes Painting, Wallpaper, New Furnishings, New Carpeting, Decorations and Lighting.



The Driving Range and Lake are not considered part of the Hotel. It is an amenity that is paid for separately by the customers.



Computer Equipment, Desks and Remodel of the Switchboard Room are considered and Operating Expense and have not been included in the Study.

Tab 3

Tab 3

Component Evaluation - Concepts

Common Element

The Association CC&Rs typically define what a common element is. Usually, this is property owned in common by all the homeowners (rather than by an individual homeowner).

Component

A Major Component of the common elements is any component of the common elements, including, without limitation, any amenity, improvement, furnishing, fixture, finish, system or equipment, that may, within 30 years after its original installation, require repair, replacement or restoration in excess of routine annual maintenance which is included in the annual operating budget of an association.

Units

A quantity chosen as a standard in terms of measurement. For Example, Square Footage, Linear Footage, a Condominium Unit, a Roof, etc.

Date Last Repaired/ Replaced:

Estimated date when the Component was last Replaced, Repaired, Restored or Maintained

Cost Per Unit

How much each unit of measurement costs to repair, replace, restore, or maintain

Today's Cost:

Total Estimated Cost to Repair, Replace, Maintain or Restore the Component
This may be a calculation of Costs per Unit x Number of Units or it may be a set value.

Estimated Life When New

Estimated Time Frame that the Component should last before it is Repaired, Replaced, Restored or Maintained. This may be based on a Warranty, Historical Life Span, Manufactures/ Contractors opinion, location, etc.

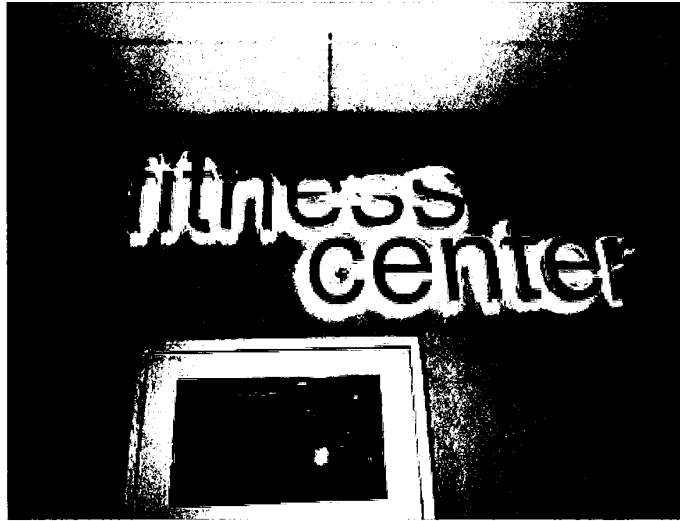
Estimated Remaining Useful Life:

The Estimated amount of time that the component will actually last from today
This may be a calculation based on Estimated Useful Life When New minus the actual age or it could be based on other factors such as wear, condition, climate etc.



Common Area

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Common Area - Elevator Modernization Phase 01A (Done 2018)	2043	as needed	250,000.00	250,000.00	24	25
Common Area - Elevator Modernization Phase 01B	2019	as needed	250,000.00	250,000.00	0	25
Common Area - Elevator Modernization Phase 02 (High Rise)	2021	5 units	100,000.00	500,000.00	2	25
Common Area - Elevator Modernization Phase 03 (Low Rise)	2020	3 units	100,000.00	300,000.00	1	25
Common Area - Escalator Refurbishment Phase 01	2020	as needed	250,000.00	250,000.00	1	30
Common Area - Escalator Refurbishment Phase 02	2021	as needed	250,000.00	250,000.00	2	30
Common Area - Escalator Refurbishment Phase 03	2022	as needed	250,000.00	250,000.00	3	30



Fitness Center

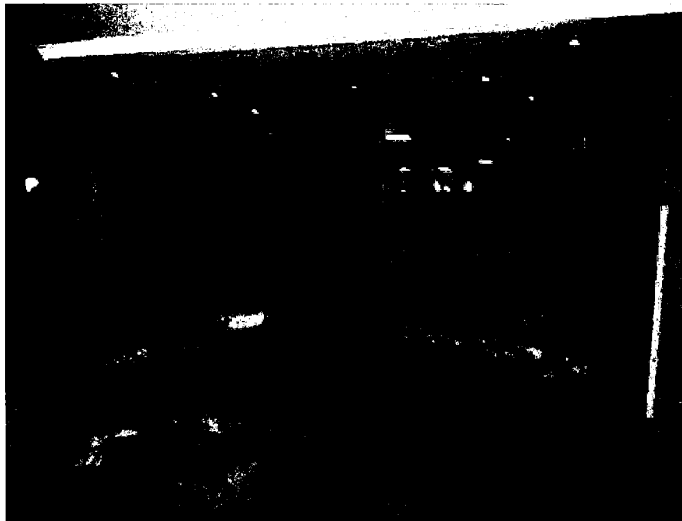
Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Fitness Center - Component: Cabinet-Water, Towels, Laundry	2031	1 unit	2,500.00	2,500.00	12	15
Fitness Center - Component: Carpet Replacement	2021	160 sq ft	15.00	2,400.00	2	5
Fitness Center - Component: Ceiling Fans, Electrical and Lighting Contingency	2026	1 unit	2,500.00	2,500.00	7	10
Fitness Center - Component: Door Replacement	2027	1 unit	2,000.00	2,000.00	8	20
Fitness Center - Component: Elliptical Trainer with Touch Screen	2021	6 units	4,500.00	27,000.00	2	5
Fitness Center - Component: Interior Painting	2021	1 unit	2,500.00	2,500.00	2	5
Fitness Center - Component: Key Fob Security System	2020	1 unit	2,500.00	2,500.00	1	3
Fitness Center - Component: Precore Benches	2021	2 units	500.00	1,000.00	2	5
Fitness Center - Component: Precore Exercise Bike with Touch Screen	2021	2 units	3,500.00	7,000.00	2	5

Grand Sierra Resort - Hotel Related Components

Start Date: 01/01/2019

Fitness Center (Continued)

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Fitness Center - Component: Sound System	2026	1 unit	1,500.00	1,500.00	7	10
Fitness Center - Component: Stairmaster with Touch Screen	2021	1 unit	3,500.00	3,500.00	2	5
Fitness Center - Component: Treadmill with Touch Screen	2021	4 units	4,500.00	18,000.00	2	5
Fitness Center - Component: TV Replacement	2021	4 units	450.00	1,800.00	2	5
Fitness Center - Component: Weight Machine	2031	1 unit	10,000.00	10,000.00	12	15
Fitness Center - Component: Weights and Stand	2031	1 unit	2,000.00	2,000.00	12	15



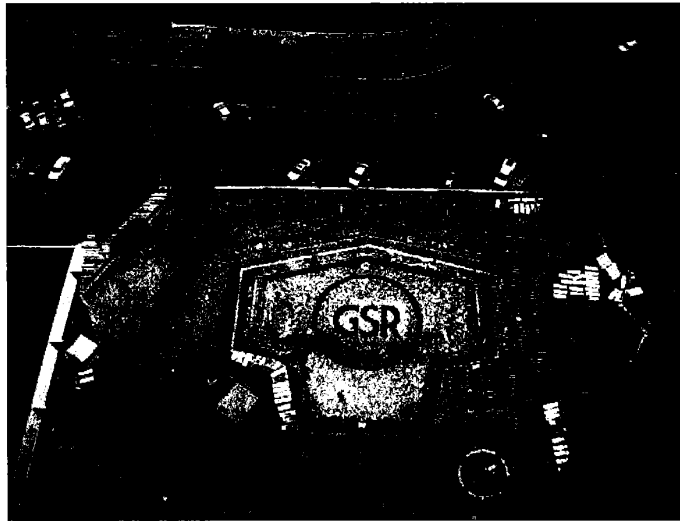
Hallways

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Hallways - Artwork, Decorations and Furniture Phase 01	2020	13 units	5,000.00	65,000.00	1	5
Hallways - Artwork, Decorations and Furniture Phase 02	2021	13 units	5,000.00	65,000.00	2	5
Hallways - Flooring Phase 01	2020	13 units	110,000.00	1,430,000.00	1	5
Hallways - Flooring Phase 02	2021	13 units	110,000.00	1,430,000.00	2	5
Hallways - Lighting and Electrical Phase 01	2020	as needed	5,000.00	65,000.00	1	10
Hallways - Lighting and Electrical Phase 02	2021	as needed	5,000.00	65,000.00	2	10
Hallways - Painting and Wall Covering Phase 01	2020	13 units	50,000.00	650,000.00	1	10
Hallways - Painting and Wall Covering Phase 02	2021	13 units	50,000.00	650,000.00	2	10



Lobby

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Lobby - Front Desk Renovation (Done 2018)	2028	as needed	400,000.00	400,000.00	9	10
Lobby - Remodel	2019	as needed	1,500,000.00	1,500,000.00	0	10



Pool Area

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	Annual	as needed	10,000.00	10,000.00	0	1
Pool Area - Component: Ice Rink Replacement (Future)	2032	1 unit	500,000.00	500,000.00	13	15
Pool Area - Furniture Replacement	2020	as needed	40,000.00	40,000.00	1	3
Pool Area - Pool Resurface (Future)	2027	2 units	25,000.00	50,000.00	8	10
Pool Area - Restroom Remodel (Future)	2027	2 units	15,000.00	30,000.00	8	10
Pool Area - Spa Resurface (Future)	2023	2 units	8,000.00	16,000.00	4	6

5 Year Planned Expenditures*This is where you will spend your money in the next 5 years***2019**

Common Area - Elevator Modernization Phase 01B	\$250,000.00
Lobby - Remodel	\$1,500,000.00
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$10,000.00

Total	\$1,760,000.00
--------------	-----------------------

2020

Common Area - Elevator Modernization Phase 03 (Low Rise)	\$307,500.00
Common Area - Escalator Refurbishment Phase 01	\$256,250.00
Fitness Center - Component: Key Fob Security System	\$2,562.50
Hallways - Artwork, Decorations and Furniture Phase 01	\$66,625.00
Hallways - Flooring Phase 01	\$1,465,750.00
Hallways - Lighting and Electrical Phase 01	\$66,625.00
Hallways - Painting and Wall Covering Phase 01	\$666,250.00
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$10,250.00
Pool Area - Furniture Replacement	\$41,000.00

Total	\$2,882,812.50
--------------	-----------------------

2021

Common Area - Elevator Modernization Phase 02 (High Rise)	\$525,312.50
Common Area - Escalator Refurbishment Phase 02	\$262,656.25
Fitness Center - Component: Carpet Replacement	\$2,521.50
Fitness Center - Component: Elliptical Trainer with Touch Screen	\$28,366.88
Fitness Center - Component: Interior Painting	\$2,626.56
Fitness Center - Component: Precore Benches	\$1,050.63
Fitness Center - Component: Precore Exercise Bike with Touch Screen	\$7,354.38
Fitness Center - Component: Stairmaster with Touch Screen	\$3,677.19
Fitness Center - Component: Treadmill with Touch Screen	\$18,911.25
Fitness Center - Component: TV Replacement	\$1,891.13
Hallways - Artwork, Decorations and Furniture Phase 02	\$68,290.63
Hallways - Flooring Phase 02	\$1,502,393.75
Hallways - Lighting and Electrical Phase 02	\$68,290.63
Hallways - Painting and Wall Covering Phase 02	\$682,906.25
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$10,506.25
Total	\$3,186,755.78

2022

Common Area - Escalator Refurbishment Phase 03	\$269,222.66
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$10,768.91
Total	\$279,991.57

2023

Fitness Center - Component: Key Fob Security System	\$2,759.53
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$11,038.13
Pool Area - Furniture Replacement	\$44,152.52
Pool Area - Spa Resurface (Future)	\$17,661.01
Total	\$75,611.19

Tab 4

Tab 4

Recommended Reserve Contribution and Funding Levels - Concepts

Beginning of the Year Balance	Reserve Bank Account(s) Balance as of the Beginning of the year
Annual Transfer	Recommended Transfer or Annual Contribution to the Reserve Account
Monthly Contribution per Unit	An example of the amount of money that each unit owner would contribute to the Reserve Bank Account each month
Annual Expenditures	Estimated Expenditures based on the Component Evaluation
Investment Earnings	Dollar Amount of Interest contributed to the Reserve Account based on the percent interest rate on the Reserve Bank Account - Provided by the Management Company or Board of Directors.
Income Tax	Estimated Income Tax - 30% of the Reserve Bank Account(s) earned interest
End of the Year Balance	Recommended Reserve Bank Account Ending Balance at the end of the Fiscal Year
% Funded	A Measure of the financial health of the Association based on funding the depreciation of each Component. The chart below indicates the financial position based on the Percent Funded.
Fully Funded- 100% Funded	Funding of 100% of the depreciation of each Component.

0% - 40% Funded is considered to be a "weak" financial position. Associations that fall into this category must take action to bring the funding levels to a proper level by raising the monthly/ annual contribution or a Special Reserve Assessment.

40% - 74% Funded is considered to be a "fair" financial position. This does not represent financial strength and stability. The likelihood of a Special Assessment is still possible. The Association should make every effort to continue strengthening the financial position of the Reserve Fund.

75% - 99% Funded is considered a "strong" financial position. This indicates financial strength of a Reserve Fund and every attempt to maintain this level should be a goal of the Association.

100% Funded or Greater is the "ideal" financial position. This means that the Association has the funds in the Reserve Account in order to repair, replace, restore or maintain the Common Elements based on their depreciation. Some Reserve Studies will fund the Reserves up to 130% Funded. In some instances, the Reserve Fund may be over the 100% funding mark in order to prepare for larger costs that will impact the Reserve Account in the future.

Grand Sierra Resort - Hotel Related Components

Start Date: 01/01/2019

Recommended Reserve Contribution

Year Funded	Beginning of Year Balance	Annual Transfer	Member Monthly Pmt	Annual Expenditures	Interest Earned	Income Tax	End of Year Balance	% Funded	Fully Funded (100%) Balance
2019	\$3,094,245.00	\$2,000,000.00	\$166,666.67	\$1,760,000.00	\$154,712.00	\$46,413.60	\$3,442,543.40	57.39	\$5,998,897.83
2020	\$3,442,543.40	\$2,000,000.00	\$166,666.67	\$2,882,812.50	\$172,127.00	\$51,638.10	\$2,680,219.80	61.23	\$4,377,643.45
2021	\$2,680,219.80	\$1,400,000.00	\$116,666.67	\$3,186,755.78	\$134,011.00	\$40,203.30	\$987,271.72	41.07	\$2,403,658.66
2022	\$987,271.72	\$1,400,000.00	\$116,666.67	\$279,991.57	\$49,364.00	\$14,809.20	\$2,141,834.95	64.36	\$3,327,860.88
2023	\$2,141,834.95	\$1,400,000.00	\$116,666.67	\$75,611.19	\$107,092.00	\$32,127.60	\$3,541,188.16	78.25	\$4,525,721.98
2024	\$3,541,188.16	\$1,400,000.00	\$116,666.67	\$11,314.08	\$177,059.00	\$53,117.70	\$5,053,815.38	86.12	\$5,868,565.75
2025	\$5,053,815.38	\$1,400,000.00	\$116,666.67	\$1,745,338.59	\$252,691.00	\$75,807.30	\$4,885,360.49	88.30	\$5,532,684.09
2026	\$4,885,360.49	\$1,400,000.00	\$116,666.67	\$1,919,370.88	\$244,268.00	\$73,280.40	\$4,536,977.21	90.14	\$5,033,044.60
2027	\$4,536,977.21	\$1,400,000.00	\$116,666.67	\$112,093.07	\$226,849.00	\$68,054.70	\$5,983,678.44	93.77	\$6,381,033.93
2028	\$5,983,678.44	\$1,400,000.00	\$116,666.67	\$512,033.82	\$299,184.00	\$89,755.20	\$7,081,073.42	95.53	\$7,412,385.59
2029	\$7,081,073.42	\$1,400,000.00	\$116,666.67	\$2,007,812.61	\$354,054.00	\$106,216.20	\$6,721,098.61	96.01	\$7,000,107.99
2030	\$6,721,098.61	\$1,400,000.00	\$116,666.67	\$2,912,832.38	\$336,055.00	\$100,816.50	\$5,443,504.73	95.82	\$5,681,134.14
2031	\$5,443,504.73	\$1,400,000.00	\$116,666.67	\$3,090,151.05	\$272,175.00	\$81,652.50	\$3,943,876.18	94.90	\$4,155,621.78
2032	\$3,943,876.18	\$1,400,000.00	\$116,666.67	\$761,627.35	\$197,194.00	\$59,158.20	\$4,720,284.63	95.04	\$4,966,416.29
2033	\$4,720,284.63	\$1,400,000.00	\$116,666.67	\$14,129.74	\$236,014.00	\$70,804.20	\$6,271,364.69	94.93	\$6,606,322.94
2034	\$6,271,364.69	\$1,400,000.00	\$116,666.67	\$14,482.98	\$313,568.00	\$94,070.40	\$7,876,379.31	94.30	\$8,352,728.15
2035	\$7,876,379.31	\$1,500,000.00	\$125,000.00	\$2,321,024.54	\$393,819.00	\$118,145.70	\$7,331,028.07	93.23	\$7,863,391.31
2036	\$7,331,028.07	\$1,500,000.00	\$125,000.00	\$2,392,288.23	\$366,551.00	\$109,965.30	\$6,695,325.54	91.51	\$7,316,613.18
2037	\$6,695,325.54	\$1,500,000.00	\$125,000.00	\$140,369.29	\$334,766.00	\$100,429.80	\$8,289,292.45	91.32	\$9,076,910.45
2038	\$8,289,292.45	\$1,500,000.00	\$125,000.00	\$723,389.21	\$414,465.00	\$124,339.50	\$9,356,028.74	90.30	\$10,361,621.94
2039	\$9,356,028.74	\$1,600,000.00	\$133,333.33	\$2,474,310.82	\$467,801.00	\$140,340.30	\$8,809,178.62	88.41	\$9,964,338.63
2040	\$8,809,178.62	\$1,600,000.00	\$133,333.33	\$3,728,671.71	\$440,459.00	\$132,137.70	\$6,988,828.21	84.05	\$8,315,358.50
2041	\$6,988,828.21	\$1,600,000.00	\$133,333.33	\$4,031,403.75	\$349,441.00	\$104,832.30	\$4,802,033.16	75.89	\$6,327,403.13
2042	\$4,802,033.16	\$1,900,000.00	\$158,333.33	\$17,646.11	\$240,102.00	\$72,030.60	\$6,852,458.45	81.77	\$8,380,123.53
2043	\$6,852,458.45	\$1,900,000.00	\$158,333.33	\$470,268.75	\$342,623.00	\$102,786.90	\$8,522,025.80	84.32	\$10,106,999.76
2044	\$8,522,025.80	\$1,900,000.00	\$158,333.33	\$560,818.08	\$426,101.00	\$127,830.30	\$10,159,478.42	85.62	\$11,865,589.46
2045	\$10,159,478.42	\$2,000,000.00	\$166,666.67	\$3,430,028.33	\$507,974.00	\$152,392.20	\$9,085,031.89	83.89	\$10,829,851.31
2046	\$9,085,031.89	\$2,000,000.00	\$166,666.67	\$4,064,474.30	\$454,252.00	\$136,275.60	\$7,338,533.99	80.17	\$9,154,134.71
2047	\$7,338,533.99	\$2,100,000.00	\$175,000.00	\$1,298,720.01	\$366,927.00	\$110,078.10	\$8,396,662.88	81.74	\$10,271,962.32
2048	\$8,396,662.88	\$2,200,000.00	\$183,333.33	\$839,027.03	\$419,833.00	\$125,949.90	\$10,051,518.95	84.05	\$11,958,657.75
Total:		\$48,400,000.00		\$47,778,797.75	9,051,531.00	2,715,459.30			

Better Reserve Consultants

Version 1.01 - September 20, 2018

28

Reserve Budget Summary

Homeowners,

This Summary meets the NRS 116.31151 requirement of the Annual distribution to units' owners of operating and reserve budgets. It is provided to all individual homeowners as a recap of the Reserve Study that has been adopted by the Board of Directors.

A Full Reserve Study with a site inspection is required at least every 5 years by Nevada law. The Reserve Study should be updated each year with the estimated Reserve Bank Account Balance, Real Component Costs and actual time frames. Adjustments to the Association's funding plan should be made to provide adequate funding for the required reserves.

NRS 116.31152 Study of reserves; duties of executive board regarding study; person who conducts study required to hold permit; contents of study; submission of summary of study to Division; use of money credited against residential construction tax for upkeep of park facilities and related improvements identified in study.

1. The executive board shall:

(a) At least once every 5 years, cause to be conducted a study of the reserves required to repair, replace and restore the major components of the common elements;

(b) At least annually, review the results of that study to determine whether those reserves are sufficient; and

(c) At least annually, make any adjustments to the association's funding plan which the executive board deems necessary to provide adequate funding for the required reserves.

A copy of the entire Reserve Study is available by contacting the Community Management Company.

Reserve Study Start Date: 01/01/2019

Reserve Bank Balance as of Fiscal Year Start Date: \$3,094,245.00

Recommended Annual Contribution to the Reserve Account: \$2,000,000.00

Estimated Expenditures: \$1,760,000.00

Projected Reserve Bank Balance at the End of the Fiscal Year: \$3,442,543.40

Planned Special Reserve Assessments: \$0.00

Study Method: Threshold Funding

Reserve Study Completed By: Reserve Study Specialist: RSS Mari Jo Betterley, 0000025, Better Reserve Consultants

**Major Components of the Common Elements to be
Repaired, Replaced, Restored or Maintained**

Component	Today's Cost	Estimated Remaining Useful Life	Estimated Life When New
<u>Common Area</u>			
Common Area - Elevator Modernization Phase 01A (Done 2018)	250,000.00	24	25
Common Area - Elevator Modernization Phase 01B	250,000.00	0	25
Common Area - Elevator Modernization Phase 02 (High Rise)	500,000.00	2	25
Common Area - Elevator Modernization Phase 03 (Low Rise)	300,000.00	1	25
Common Area - Escalator Refurbishment Phase 01	250,000.00	1	30
Common Area - Escalator Refurbishment Phase 02	250,000.00	2	30
Common Area - Escalator Refurbishment Phase 03	250,000.00	3	30
<u>Fitness Center</u>			
Fitness Center - Component: Cabinet- Water, Towels, Laundry	2,500.00	12	15
Fitness Center - Component: Carpet Replacement	2,400.00	2	5
Fitness Center - Component: Ceiling Fans, Electrical and Lighting Contingency	2,500.00	7	10
Fitness Center - Component: Door Replacement	2,000.00	8	20
Fitness Center - Component: Elliptical Trainer with Touch Screen	27,000.00	2	5
Fitness Center - Component: Interior Painting	2,500.00	2	5
Fitness Center - Component: Key Fob Security System	2,500.00	1	3
Fitness Center - Component: Precore Benches	1,000.00	2	5
Fitness Center - Component: Precore Exercise Bike with Touch Screen	7,000.00	2	5
Fitness Center - Component: Sound System	1,500.00	7	10
Fitness Center - Component: Stairmaster with Touch Screen	3,500.00	2	5
Fitness Center - Component: Treadmill with Touch Screen	18,000.00	2	5
Fitness Center - Component: TV Replacement	1,800.00	2	5
Fitness Center - Component: Weight Machine	10,000.00	12	15
Fitness Center - Component: Weights and Stand	2,000.00	12	15
<u>Hallways</u>			
Hallways - Artwork, Decorations and Furniture Phase 01	65,000.00	1	5
Hallways - Artwork, Decorations and Furniture Phase 02	65,000.00	2	5
Hallways - Flooring Phase 01	1,430,000.00	1	5
Hallways - Flooring Phase 02	1,430,000.00	2	5
Hallways - Lighting and Electrical Phase 01	65,000.00	1	10
Hallways - Lighting and Electrical Phase 02	65,000.00	2	10
Hallways - Painting and Wall Covering Phase 01	650,000.00	1	10
Hallways - Painting and Wall Covering Phase 02	650,000.00	2	10
<u>Lobby</u>			
Lobby - Front Desk Renovation (Done 2018)	400,000.00	9	10
Lobby - Remodel	1,500,000.00	0	10

Pool Area

Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	10,000.00	0	1
Pool Area - Component: Ice Rink Replacement (Future)	500,000.00	13	15
Pool Area - Furniture Replacement	40,000.00	1	3
Pool Area - Pool Resurface (Future)	50,000.00	8	10
Pool Area - Restroom Remodel (Future)	30,000.00	8	10
Pool Area - Spa Resurface (Future)	16,000.00	4	6
Total:	9,102,200.00		

Grand Sierra Resort - Hotel Related Components

Start Date: 01/01/2019

Projected Expenses By Year - Decade 1 of 3

Common Area

Component	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Common Area - Elevator Modernization Phase 01A (Done 2018)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Elevator Modernization Phase 01B	250,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Elevator Modernization Phase 02 (High Rise)	0.00	0.00	525,312.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Grand Sierra Resort - Hotel Related Components

Start Date: 01/01/2019

Projected Expenses By Year - Decade 1 of 3

Common Area - Elevator Modernization Phase 03 (Low Rise)	0.00	307,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Escalator Refurbishment Phase 01	0.00	256,250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Escalator Refurbishment Phase 02	0.00	0.00	262,656.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Escalator Refurbishment Phase 03	0.00	0.00	0.00	269,222.66	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	250,000.00	563,750.00	787,968.75	269,222.66	0.00	0.00	0.00	0.00	0.00	0.00

Fitness Center

Component	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Fitness Center - Component: Cabinet- Water, Towels, Laundry	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fitness Center - Component: Carpet Replacement	0.00	0.00	2,521.50	0.00	0.00	0.00	0.00	2,852.85	0.00	0.00

Grand Sierra Resort - Hotel Related Components

Start Date: 01/01/2019

Projected Expenses By Year - Decade 1 of 3

Fitness Center - Component: Ceiling Fans, Electrical and Lighting Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,971.71	0.00	0.00
Fitness Center - Component: Door Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,436.81	0.00
Fitness Center - Component: Elliptical Trainer with Touch Screen	0.00	0.00	28,366.88	0.00	0.00	0.00	0.00	32,094.52	0.00	0.00
Fitness Center - Component: Interior Painting	0.00	0.00	2,626.56	0.00	0.00	0.00	0.00	2,971.71	0.00	0.00
Fitness Center - Component: Key Fob Security System	0.00	2,562.50	0.00	0.00	2,759.53	0.00	0.00	2,971.71	0.00	0.00
Fitness Center - Component: Precore Benches	0.00	0.00	1,050.63	0.00	0.00	0.00	0.00	1,188.69	0.00	0.00
Fitness Center - Component: Precore Exercise Bike with Touch Screen	0.00	0.00	7,354.38	0.00	0.00	0.00	0.00	8,320.80	0.00	0.00
Fitness Center - Component: Sound System	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,783.03	0.00	0.00
Fitness Center - Component: Stairmaster with Touch Screen	0.00	0.00	3,677.19	0.00	0.00	0.00	0.00	4,160.40	0.00	0.00
Fitness Center - Component: Treadmill with Touch Screen	0.00	0.00	18,911.25	0.00	0.00	0.00	0.00	21,396.34	0.00	0.00
Fitness Center - Component: TV Replacement	0.00	0.00	1,891.13	0.00	0.00	0.00	0.00	2,139.63	0.00	0.00

Better Reserve Consultants

Version 1.01 - September 20, 2018

34

Grand Sierra Resort - Hotel Related Components

Start Date: 01/01/2019

Projected Expenses By Year - Decade 1 of 3

Fitness Center - Component: Weight Machine	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fitness Center - Component: Weights and Stand	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0.00	2,562.50	66,399.52	0.00	2,759.53	0.00	0.00	82,851.39	2,436.81	0.00

Hallways

Component	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Hallways - Artwork, Decorations and Furniture Phase 01	0.00	66,625.00	0.00	0.00	0.00	0.00	75,380.07	0.00	0.00	0.00
Hallways - Artwork, Decorations and Furniture Phase 02	0.00	0.00	68,290.63	0.00	0.00	0.00	0.00	77,264.57	0.00	0.00
Hallways - Flooring Phase 01	0.00	1,465,750.00	0.00	0.00	0.00	0.00	1,658,361.59	0.00	0.00	0.00
Hallways - Flooring Phase 02	0.00	0.00	1,502,393.75	0.00	0.00	0.00	0.00	1,699,820.63	0.00	0.00
Hallways - Lighting and Electrical Phase 01	0.00	66,625.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hallways - Lighting and Electrical Phase 02	0.00	0.00	68,290.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hallways - Painting and Wall Covering Phase 01	0.00	666,250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hallways - Painting and Wall Covering Phase 02	0.00	0.00	682,906.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Better Reserve Consultants

Version 1.01 - September 20, 2018

35

Grand Sierra Resort - Hotel Related Components

Start Date: 01/01/2019

Projected Expenses By Year - Decade 1 of 3

Subtotal	0.00	2,265,250.00	2,321,881.26	0.00	0.00	0.00	1,733,741.66	1,777,085.20	0.00	0.00
-----------------	------	--------------	--------------	------	------	------	--------------	--------------	------	------

Lobby

Component	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Lobby - Front Desk Renovation (Done 2018)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	499,545.19
Lobby - Remodel	1,500,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	1,500,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	499,545.19

Pool Area

Component	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Pool Area - Component: Filters, Pumps, UV	10,000.00	10,250.00	10,506.25	10,768.91	11,038.13	11,314.08	11,596.93	11,886.86	12,184.03	12,488.63

Better Reserve Consultants

Version 1.01 - September 20, 2018

36

Grand Sierra Resort - Hotel Related Components

Start Date: 01/01/2019

Projected Expenses By Year - Decade 1 of 3

Sterilizer, Brominator, Controllers, etc. (Future)										
Pool Area - Component: Ice Rink Replacement (Future)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pool Area - Furniture Replacement	0.00	41,000.00	0.00	0.00	44,152.52	0.00	0.00	47,547.43	0.00	0.00
Pool Area - Pool Resurface (Future)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60,920.14	0.00
Pool Area - Restroom Remodel (Future)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36,552.09	0.00
Pool Area - Spa Resurface (Future)	0.00	0.00	0.00	0.00	17,661.01	0.00	0.00	0.00	0.00	0.00
Subtotal	10,000.00	51,250.00	10,506.25	10,768.91	72,851.66	11,314.08	11,596.93	59,434.29	109,656.26	12,488.63

Total	1,760,000.00	2,862,812.50	3,186,755.78	279,991.57	75,611.19	11,314.08	1,745,338.59	1,919,370.88	112,093.07	512,033.82
--------------	---------------------	---------------------	---------------------	-------------------	------------------	------------------	---------------------	---------------------	-------------------	-------------------

Grand Sierra Resort - Hotel Related Components

Start Date: 01/01/2019

Projected Expenses By Year - Decade 2 of 3

Common Area

Component	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Common Area - Elevator Modernization Phase 01A (Done 2018)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Elevator Modernization Phase 01B	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Elevator Modernization Phase 02 (High Rise)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Grand Sierra Resort - Hotel Related Components

Start Date: 01/01/2019

Projected Expenses By Year - Decade 2 of 3

Common Area - Elevator Modernization Phase 03 (Low Rise)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Escalator Refurbishment Phase 01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Escalator Refurbishment Phase 02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Escalator Refurbishment Phase 03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Fitness Center

Component	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Fitness Center - Component: Cabinet- Water, Towels, Laundry	0.00	0.00	3,362.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fitness Center - Component: Carpet Replacement	0.00	0.00	3,227.73	0.00	0.00	0.00	0.00	3,651.88	0.00	0.00

Grand Sierra Resort - Hotel Related Components

Start Date: 01/01/2019

Projected Expenses By Year - Decade 2 of 3

Fitness Center - Component: Ceiling Fans, Electrical and Lighting Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,804.05	0.00	0.00
Fitness Center - Component: Door Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fitness Center - Component: Elliptical Trainer with Touch Screen	0.00	0.00	36,312.00	0.00	0.00	0.00	0.00	41,083.69	0.00	0.00
Fitness Center - Component: Interior Painting	0.00	0.00	3,362.22	0.00	0.00	0.00	0.00	3,804.05	0.00	0.00
Fitness Center - Component: Key Fob Security System	3,200.21	0.00	0.00	3,446.28	0.00	0.00	3,711.26	0.00	0.00	3,996.63
Fitness Center - Component: Precore Benches	0.00	0.00	1,344.89	0.00	0.00	0.00	0.00	1,521.62	0.00	0.00
Fitness Center - Component: Precore Exercise Bike with Touch Screen	0.00	0.00	9,414.22	0.00	0.00	0.00	0.00	10,651.33	0.00	0.00
Fitness Center - Component: Sound System	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,282.43	0.00	0.00
Fitness Center - Component: Stairmaster with Touch Screen	0.00	0.00	4,707.11	0.00	0.00	0.00	0.00	5,325.66	0.00	0.00
Fitness Center - Component: Treadmill with Touch Screen	0.00	0.00	24,208.00	0.00	0.00	0.00	0.00	27,389.13	0.00	0.00
Fitness Center - Component: TV Replacement	0.00	0.00	2,420.80	0.00	0.00	0.00	0.00	2,738.91	0.00	0.00

Better Reserve Consultants

Version 1.01 - September 20, 2018

40

Grand Sierra Resort - Hotel Related Components

Start Date: 01/01/2019

Projected Expenses By Year - Decade 2 of 3

Fitness Center - Component: Weight Machine	0.00	0.00	13,448.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fitness Center - Component: Weights and Stand	0.00	0.00	2,689.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	3,200.21	0.00	104,497.86	3,446.28	0.00	0.00	3,711.26	102,252.75	0.00	3,996.63

Hallways

Component	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Hallways - Artwork, Decorations and Furniture Phase 01	0.00	85,285.63	0.00	0.00	0.00	0.00	96,492.87	0.00	0.00	0.00
Hallways - Artwork, Decorations and Furniture Phase 02	0.00	0.00	87,417.77	0.00	0.00	0.00	0.00	98,905.19	0.00	0.00
Hallways - Flooring Phase 01	0.00	1,876,283.92	0.00	0.00	0.00	0.00	2,122,843.04	0.00	0.00	0.00
Hallways - Flooring Phase 02	0.00	0.00	1,923,191.02	0.00	0.00	0.00	0.00	2,175,914.11	0.00	0.00
Hallways - Lighting and Electrical Phase 01	0.00	85,285.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hallways - Lighting and Electrical Phase 02	0.00	0.00	87,417.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hallways - Painting and Wall Covering Phase 01	0.00	852,856.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hallways - Painting and Wall Covering Phase 02	0.00	0.00	874,177.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Better Reserve Consultants

Version 1.01 - September 20, 2018

41

Grand Sierra Resort - Hotel Related Components

Start Date: 01/01/2019

Projected Expenses By Year - Decade 2 of 3

Subtotal	0.00	2,899,711.51	2,972,204.30	0.00	0.00	0.00	2,219,335.91	2,274,819.30	0.00	0.00
-----------------	------	--------------	--------------	------	------	------	--------------	--------------	------	------

Lobby

Component	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Lobby - Front Desk Renovation (Done 2018)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	639,460.07
Lobby - Remodel	1,920,126.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	1,920,126.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	639,460.07

Pool Area

Component	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Pool Area - Component: Filters, Pumps, UV	12,800.85	13,120.87	13,448.89	13,785.11	14,129.74	14,482.98	14,845.06	15,216.18	15,596.59	15,986.50

Better Reserve Consultants

Version 1.01 - September 20, 2018

42

Grand Sierra Resort - Hotel Related Components

Start Date: 01/01/2019

Projected Expenses By Year - Decade 2 of 3

Sterilizer, Brominator, Controllers, etc. (Future)										
Pool Area - Component: Ice Rink Replacement (Future)	0.00	0.00	0.00	689,255.52	0.00	0.00	0.00	0.00	0.00	0.00
Pool Area - Furniture Replacement	51,203.38	0.00	0.00	55,140.44	0.00	0.00	59,380.22	0.00	0.00	63,946.01
Pool Area - Pool Resurface (Future)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	77,982.94	0.00
Pool Area - Restroom Remodel (Future)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46,789.76	0.00
Pool Area - Spa Resurface (Future)	20,481.35	0.00	0.00	0.00	0.00	0.00	23,752.09	0.00	0.00	0.00
Subtotal	84,485.58	13,120.87	13,448.89	758,181.07	14,129.74	14,482.98	97,977.37	15,216.18	140,369.29	79,932.51

Total	2,007,812.61	2,912,832.38	3,090,151.05	761,627.35	14,129.74	14,482.98	2,321,024.54	2,392,288.23	140,369.29	723,389.21
--------------	---------------------	---------------------	---------------------	-------------------	------------------	------------------	---------------------	---------------------	-------------------	-------------------

Grand Sierra Resort - Hotel Related Components

Start Date: 01/01/2019

Projected Expenses By Year - Decade 3 of 3

Common Area

Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	Total
Common Area - Elevator Modernization Phase 01A (Done 2018)	0.00	0.00	0.00	0.00	452,181.49	0.00	0.00	0.00	0.00	0.00	452,181.49
Common Area - Elevator Modernization Phase 01B	0.00	0.00	0.00	0.00	0.00	463,486.02	0.00	0.00	0.00	0.00	713,486.02
Common Area - Elevator Modernization Phase 02 (High Rise)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	973,900.01	0.00	0.00	1,499,212.51

Grand Sierra Resort - Hotel Related Components

Start Date: 01/01/2019

Projected Expenses By Year - Decade 3 of 3

Common Area - Elevator Modernization Phase 03 (Low Rise)	0.00	0.00	0.00	0.00	0.00	0.00	570,087.81	0.00	0.00	0.00	877,587.81
Common Area - Escalator Refurbishment Phase 01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	256,250.00
Common Area - Escalator Refurbishment Phase 02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	262,656.25
Common Area - Escalator Refurbishment Phase 03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	269,222.66
Subtotal	0.00	0.00	0.00	0.00	452,181.49	463,486.02	570,087.81	973,900.01	0.00	0.00	4,330,596.74

Fitness Center

Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	Total
Fitness Center - Component: Cabinet- Water, Towels, Laundry	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,869.50	0.00	0.00	8,231.72
Fitness Center - Component: Carpet Replacement	0.00	0.00	4,131.77	0.00	0.00	0.00	0.00	4,674.72	0.00	0.00	21,060.45

Better Reserve Consultants

Version 1.01 - September 20, 2018

45

Grand Sierra Resort - Hotel Related Components

Start Date: 01/01/2019

Projected Expenses By Year - Decade 3 of 3

Fitness Center - Component: Ceiling Fans, Electrical and Lighting Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,869.50	0.00	0.00	11,645.26
Fitness Center - Component: Door Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,992.99	0.00	6,429.80
Fitness Center - Component: Elliptical Trainer with Touch Screen	0.00	0.00	46,482.43	0.00	0.00	0.00	0.00	52,590.60	0.00	0.00	236,930.12
Fitness Center - Component: Interior Painting	0.00	0.00	4,303.93	0.00	0.00	0.00	0.00	4,869.50	0.00	0.00	21,937.97
Fitness Center - Component: Key Fob Security System	0.00	0.00	4,303.93	0.00	0.00	4,634.86	0.00	0.00	4,991.24	0.00	36,578.15
Fitness Center - Component: Precore Benches	0.00	0.00	1,721.57	0.00	0.00	0.00	0.00	1,947.80	0.00	0.00	8,775.20
Fitness Center - Component: Precore Exercise Bike with Touch Screen	0.00	0.00	12,051.00	0.00	0.00	0.00	0.00	13,634.60	0.00	0.00	61,426.33
Fitness Center - Component: Sound System	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,921.70	0.00	0.00	6,987.16
Fitness Center - Component: Stairmaster with Touch Screen	0.00	0.00	6,025.50	0.00	0.00	0.00	0.00	6,817.30	0.00	0.00	30,713.16
Fitness Center - Component: Treadmill with Touch Screen	0.00	0.00	30,988.29	0.00	0.00	0.00	0.00	35,060.40	0.00	0.00	157,953.41
Fitness Center - Component: TV Replacement	0.00	0.00	3,098.83	0.00	0.00	0.00	0.00	3,506.04	0.00	0.00	15,795.34

Better Reserve Consultants

Version 1.01 - September 20, 2018

46

Grand Sierra Resort - Hotel Related Components

Start Date: 01/01/2019

Projected Expenses By Year - Decade 3 of 3

Fitness Center - Component: Weight Machine	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19,478.00	0.00	0.00	32,926.89
Fitness Center - Component: Weights and Stand	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,895.60	0.00	0.00	6,585.38
Subtotal	0.00	0.00	113,107.25	0.00	0.00	4,634.86	0.00	159,135.26	8,984.23	0.00	663,976.34

Hallways

Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	Total
Hallways - Artwork, Decorations and Furniture Phase 01	0.00	109,172.82	0.00	0.00	0.00	0.00	123,519.03	0.00	0.00	0.00	556,475.42
Hallways - Artwork, Decorations and Furniture Phase 02	0.00	0.00	111,902.14	0.00	0.00	0.00	0.00	126,607.00	0.00	0.00	570,387.30
Hallways - Flooring Phase 01	0.00	2,401,802.05	0.00	0.00	0.00	0.00	2,717,418.56	0.00	0.00	0.00	12,242,459.16
Hallways - Flooring Phase 02	0.00	0.00	2,461,847.10	0.00	0.00	0.00	0.00	2,785,354.03	0.00	0.00	12,548,520.64
Hallways - Lighting and Electrical Phase 01	0.00	109,172.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	261,083.45
Hallways - Lighting and Electrical Phase 02	0.00	0.00	111,902.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	267,610.54
Hallways - Painting and Wall Covering Phase 01	0.00	1,091,728.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,610,834.53
Hallways - Painting and Wall Covering Phase 02	0.00	0.00	1,119,021.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,676,105.40

Better Reserve Consultants

Version 1.01 - September 20, 2018

47

Grand Sierra Resort - Hotel Related Components

Start Date: 01/01/2019

Projected Expenses By Year - Decade 3 of 3

Subtotal	0.00	3,711,875.89	3,804,672.79	0.00	0.00	0.00	2,840,937.59	2,911,961.03	0.00	0.00	31,733,476.44
-----------------	-------------	---------------------	---------------------	-------------	-------------	-------------	---------------------	---------------------	-------------	-------------	----------------------

Lobby

Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	Total
Lobby - Front Desk Renovation (Done 2018)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	818,562.96	1,957,568.22
Lobby - Remodel	2,457,924.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,878,051.48
Subtotal	2,457,924.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	818,562.96	7,835,619.70

Pool Area

Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	Total
Pool Area - Component: Filters, Pumps, UV	16,386.16	16,795.82	17,215.71	17,646.11	18,087.26	18,539.44	19,002.93	19,478.00	19,964.95	20,464.07	439,027.04

Better Reserve Consultants

Version 1.01 - September 20, 2018

48

Grand Sierra Resort - Hotel Related Components

Start Date: 01/01/2019

Projected Expenses By Year - Decade 3 of 3

Sterilizer, Brominator, Controllers, etc. (Future)											
Pool Area - Component: Ice Rink Replacement (Future)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	998,247.51	0.00	1,687,503.03
Pool Area - Furniture Replacement	0.00	0.00	68,862.86	0.00	0.00	74,157.76	0.00	0.00	79,859.80	0.00	585,250.42
Pool Area - Pool Resurface (Future)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	99,824.75	0.00	238,727.83
Pool Area - Restroom Remodel (Future)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	59,894.85	0.00	143,236.70
Pool Area - Spa Resurface (Future)	0.00	0.00	27,545.14	0.00	0.00	0.00	0.00	0.00	31,943.92	0.00	121,383.51
Subtotal	16,386.16	16,795.82	113,623.71	17,646.11	18,087.26	92,697.20	19,002.93	19,478.00	1,289,735.78	20,464.07	3,215,128.53

Total	2,474,310.82	3,728,671.71	4,031,403.75	17,646.11	470,268.75	560,818.08	3,430,028.33	4,064,474.30	1,298,720.01	839,027.03	47,778,797.75
--------------	---------------------	---------------------	---------------------	------------------	-------------------	-------------------	---------------------	---------------------	---------------------	-------------------	----------------------

Tab 5

Tab 5

Grand Sierra Resort - Common Area

Annual Review Without Site Visit

Start Date: 01/01/2019



Better Reserve Consultants

RSS Mari Jo Betterley, RSS 0000025



Better Reserve Consultants

4132 S. Rainbow Blvd, Suite 290
Las Vegas, Nevada 89103
(702) 605-1200

4111 Rancheria Drive
Fallon, Nevada 89406
(775) 427-1617

BetterReserves@cccomm.net
Mari Jo Betterley RSS: 0000025

September 20, 2018

Grand Sierra Resort - Common Area
Grand Sierra Resort 2500 East Second Street

Reno, NV 89502

Grand Sierra Resort - Common Area Executive Board of Directors,

Thank you for this opportunity to complete a Reserve Study for your Association. A Reserve Study is the most important document that determines where "hundreds of thousands or millions" of your individual homeowner's dollars will be spent. The Study is a planning tool that will plan the maintenance of your Association and affect your property value now and in the future.

A Study with a Site Inspection is required every 5 years. The Reserve Study should be reviewed at least annually and any adjustments to the Association's funding plan should be made to provide adequate funding for the required reserves. It is important to complete a Reserve Study Update each year to ensure adequate funding of the Reserves while keeping the assessments as low as possible.

Reserve Study with Site Inspection and Annual Updates

Most Recent Reserve Study with Site Inspection: January 1, 2017

Next Reserve Study with Site Inspection: January 1, 2022, should be completed in the fall of 2021, prior to 2022 Budget

Reserve Study Update: Should be completed each year in the Fall, prior to Budget

NRS 116.31152 Study of Reserves; Duties of Executive Board Regarding Study:

1. The executive board shall:

- (a) At least once every 5 years, cause to be conducted a study of the reserves required to repair, replace and restore the major components of the common elements;
- (b) At least annually, review the results of that study to determine whether those reserves are sufficient; and
- (c) At least annually, make any adjustments to the association's funding plan which the executive board deems necessary to provide adequate funding for the required reserves.

Project Description

The Grand Sierra Resort- Common Area includes the Building Exterior and Roofs, Traffic Areas, Security and Fire Upgrades, Signage, Roads and Parking Lots, Utilities and Mechanical Systems, Heating and Cooling and Water Systems.

What is a Reserve Study?

A Reserve Study is a financial planning tool that identifies the current status of the Reserve Fund and provides a Funding Tool for Repair, Replacement, Restoration or Maintenance of the Major Components of the Common Elements. A Major component of the common elements is any component of the common elements, including, without limitation, any amenity, improvement, furnishing, fixture, finish, system or equipment, that may, within 30 years after its original installation, require repair, replacement or restoration in excess of routine annual maintenance which is included in the annual operating budget of an association.

Why have a Reserve Study?

A Reserve Study is required by the State of Nevada.

*A Reserve Study provides important annual disclosures to association members and prospective buyers regarding the condition of common area components.

* If you are selling your home or if you are a potential buyer, many financial institutions will not lend money on a home in an association without a properly funded Reserve Study.

* A Reserve Study focuses on ensuring that the property is in good condition, yet "reserves" your Association's money properly so that there are no needs for "Special Assessments" or huge increases in assessments in the future.

*And most important, a Reserve Study ensures that your Association will be a better place to live, now and in the future.

The Reserve Study is prepared by an outside independent consultant for the benefit of the Board of Directors of a property with multiple owners, such as Homeowners Association, containing an assessment of the Estimated Useful Life and Replacement Costs of the commonly owned property components as determined by the particular association's CC&Rs and bylaws. This Study evaluates the current condition of the Components and the Estimated Remaining Useful Life. The Replacement Cost is based on actual historical costs from Invoices or Bids or Estimates from Experts in the Field. Reserve studies however are not limited only to condominiums and can be created for other properties such as time shares, resorts, hotels, apartment buildings, office parks, worship facilities, swimming pools, private (golf/social) clubs, and private schools.

NRS 116.3115 Assessments for common expenses; funding of adequate reserves; collection of interest on past due assessments; calculation of assessments for particular types of common expenses; notice of meetings regarding assessments for capital improvements....

(a) All common expenses, including the reserves, must be assessed against all the units in accordance with the allocations set forth in the declaration pursuant to subsections 1 and 2 of NRS 116.2107.

(b) The association shall establish adequate reserves, funded on a reasonable basis, for the repair, replacement and restoration of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore. The reserves may be used only for those purposes, including, without limitation, repairing, replacing and restoring roofs, roads and sidewalks, and must not be used for daily maintenance. The association may comply with the provisions of this paragraph through a funding plan that is designed to allocate the costs for the repair, replacement and restoration of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore.

Levels of Service:

There are three types of a Reserve Study:

1. Full Reserve Study:

Component Inventory-- An actual field inspection of the common elements with representative sampling;

Condition Assessment (based upon on-site visual observations)

Life and Valuation Estimates

Fund Status

Funding Plan

2. Update, With-Site-Visit/On-Site Review: (May be an update on a Reserve Study Completed by this Reserve Study Specialist or an Update to another Reserve Study Specialist's report).

Component Inventory (verification only, not quantification)

Condition Assessment (based on on-site visual observations)

Life and Valuation Estimates

Fund Status

Funding Plan

3. Update, No-Site-Visit/Off Site Review: (May be an update on a Reserve Study Completed by this Reserve Study Specialist or an Update to another Reserve Study Specialist's report).

Life and Valuation Estimates

Fund Status

Funding Plan

For updated reserve studies, quantities of major components as reported in previous reserve studies are deemed to be accurate and reliable. The reserve study relies upon the validity of previous reserve studies.

In many cases, it is better to complete a new, Full Study rather than ask the Reserve Study Specialist to update a Study prepared by another company. The Reserve Study Specialist must rely on the previous Study's information, measurements, estimated useful life and replacement costs.

Utilities and Asbestos

Future Utility Line Major Repairs and Replacement such as Water Lines, Sewer Lines and Electrical Upgrades should be included in the Study. Expert evaluation of all Utilities is strongly recommended to ensure the accurate Repair or Replacement Costs and well as the Estimated Remaining Useful Life of each Component. If there is Asbestos present in the property, the Asbestos Abatement Costs and Time Frames should be included in the Study. Because a Reserve Study is not a Structural or Home Inspection, the Reserve Specialist may not be aware of Utility Line Issues or Asbestos. The Board of Directors and the Community Manager must inform the Specialist of any issues that may be present.

Reserve Study Specialist Experience and Qualifications

Mari Jo Betterley, RSS. 0000025

*National Association of Professional Reserve Analysts Certified RS #2331

*Community Association Institute Certified RS #169

*Community Association Institute Business Partner

*Over 3500 Reserve Studies and Reserve Study Updates completed worldwide.

*Reserve Study Specialist 2004-Present

*Graduate- University of Nevada Reno- 1983

*Attendance 800+ Homeowner Association Executive Board Meetings and HOA Meetings

* Instructor Continuing Education Classes:

"Reserve Studies - Working With the Experts in the Field -Pavement Engineer" - CE.0166500-CAM "

"Manager's Role/ How to Read and Interpret a Reserve Study"- CE.0166000-CAM

" Reserve Studies- Meet the Experts- Painting and Surface Treatment"- C.E.0166600-CAM

"Reserve Studies From Start to Finish- Fundamentals" – CE.0166400-CAM

Conflict of Interest

There is no relationship with this Association that could result in actual or perceived conflicts of interest. The Reserve Study Specialist does not expect to receive any direct or indirect compensation or profits from any person who will perform services for the client.

There is no affiliation with, or financial interest in the association for which the reserve study specialist will prepare the reserve study; and The Reserve Study Specialist does not have a personal relationship with any unit's owner, member of the executive board of the association for which the reserve study specialist will prepare the reserve study.

Sources Relied Upon in Determining the Component Estimated Useful Life, Remaining Useful Life and today's cost

Better Reserve Consultants uses "real costs and numbers" whenever possible. We rely on the Management Company and the Board of Directors to provide actual bids, invoices and estimates for the Component Measurements, Replacement Costs and Estimated time frames. If the Management Company does not have the "history" of the component information, we may ask a third party Contractor to evaluate and measure the property. Any consultants and other persons with expertise used to assist in the preparation of the reserve study names have been included in this Study.

Initial Reserve Bank Balance

The Beginning Reserve Balance for this Reserve Study has been provided by the Management Company/ Board of Directors. If the Reserve Study Site Inspection Date is not the date that the Reserve Study was prepared, the Initial Reserves may be an estimation of a future Reserve Bank Account Balance.

Board of Directors Responsibility

The Board of the Directors, the Management Company and the Reserve Study Specialist must work hand in hand to complete an accurate Reserve Study.

The Board of Directors must take full ownership in the Reserve Study. They should be involved in the process every step of the way. The Board of Directors or Manager should walk the property with the Reserve Study Specialist and discuss the "history" of the components as well as the Board's future plans for the Association. If the walkthrough is not possible, then a phone conversation to discuss the details of the Association may be adequate.

When the preliminary Study is provided, the Board of Directors should read it carefully and ensure that all information is correct. The Board of Directors should attend a Workshop or Board Meeting to discuss the Study in detail with the Reserve Study Specialist to ensure accuracy and understanding.

When the Study is adopted by the Board, the Board of Directors should think of it as a real tool to plan the future condition of the Association. Some Board Members say that they carry the Study with them to every meeting, reviewing the plans and updating the study at each meeting. By NRS requirements, the Study is to be reviewed on an annual basis. I always tell the Board of Directors to think of themselves as "Pioneers" for their Association. It doesn't matter if the Association is 3 years old or 30 years old. What you do now will affect the future condition of the Association.

Calculations

This Study Fully Funded Balance is based upon the National Standards set forth through the Community Association Institute. The Fully Funded Balance (FFB) is defined as: Total Accrued Depreciation-An indicator against which Actual (or projected) Reserve balance can be compared. The Reserve balance is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost. This number is calculated for each component, then summed together for an association total. Two formulas can be utilized depending on the provider's sensitivity to interest and inflation effects. Note: Both yield identical results when interest and inflation are equivalent. $FFB = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$ or $FFB = (\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) + [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Interest Rate})^{\text{Remaining Life}}] - [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Inflation Rate})^{\text{Remaining Life}}]$.

Threshold Funding Method

This Reserve Study is based on the Threshold Funding Method: Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Other Funding Methods include the Baseline Funding and Full Funding Methods.

An Update or a Full Reserve Study should be completed at least every year or if any of the following situations occur: If there are changes in the Management Company, Interest Rates, Changes in Inflation, or the Economy, after any major project completion or prior to beginning a major project (such as Roofing, Painting, Overlay, etc.), after a catastrophic event such as a fire or flood. The Study is a "working tool" or "living document" that should evolve and be updated with real costs and numbers.

NRS 116.31144--Audit and review of financial statements. 1.Except as otherwise provided in subsection 2, the executive board shall: (a)If the annual budget of the association is \$45,000 or more but less than \$75,000, cause the financial statement of the association to be reviewed by an independent certified public accountant during the year immediately preceding the year in which a study of the reserves of the association is to be conducted pursuant to NRS 116.31152. (b)If the annual budget of the association is \$75,000 or more but less than \$150,000, cause the financial statement of the association to be reviewed by an independent certified public accountant every fiscal year. (c)If the annual budget of the association is \$150,000 or more, cause the financial statement of the association to be audited by an independent certified public accountant every fiscal year.

Disclosures

The Initial Reserve Fund Bank Account Balance and Interest Rate was provided by the Management Company or Board of Directors. The Reserve Study Specialist did not verify or audit this fund.

There are no guarantees, express or implied, with the predictions of the cost or life expectancy of any of the major components. Information provided to the preparer of a reserve study by an official representative of the association regarding financial, historical, physical, quantitative or reserve project issues will be deemed reliable by the preparer.

A reserve study will be a reflection of information provided to the preparer of the reserve study. The total of actual or projected reserves required as presented in the reserve study is based upon information provided that was not audited. A reserve study is not intended to be used to perform an audit, an analysis of quality, a forensic study or a background check of historical records. An on-site inspection conducted in conjunction with a reserve study should not be deemed to be a project audit or quality or structural inspection.

Material issues which (including Defects in Design or Construction), if not disclosed, would cause the condition of the association to be misrepresented. The Client Inventory List is based on the Site Inspection, Previous Reserve Study and Information provided by the Community Manager and Board of Directors. It is the responsibility of the client to verify that all components are listed correctly.

The Reserve Study Specialist will not perform invasive testing. The Condition of the Components may be based on Representative Sampling.

The projected life expectancy of the major components and the funding needs of the reserves of the association are based upon the association performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and dramatically increase the funding needs of the reserves of the association.

Funding Summary

The Reserve Study Funding Plan is based on the assumption that there are no unforeseen circumstances that would alter the components Repair, Replacement, Restoration or Maintenance Costs and Estimated Remaining or Useful Life. The Recommended Reserve Contribution and Funding Levels chart, included in this Study, must be followed.

Funding Status

The Grand Sierra Resort Common Area is adequately funded as long as the Recommended Reserve Contribution Funding Chart is followed and there are no unforeseen circumstances that would affect the components useful life.

"Adequately Funded"

Nevada Revised Statute requires that the Association Reserve Fund is "Adequately Funded." NAC 116.425 Reserve study: Contents. (NRS 116.31152, 116.615)

2. ... "adequately funded reserve" means the funds sufficient to maintain the common elements:

- (a) At the level described in the governing documents and in a reserve study; and
- (b) Without using the funds from the operating budget or without special assessments, except for occurrences that are a result of unforeseen catastrophic events.

A Reserve Study is considered a "working tool" and should be re-evaluated every year. What is accurate this year, may not be accurate in future years. Each year the Reserve Study should be updated with recent history and actual costs along with future costs and revised plans. The Reserve Study should "evolve" and change so that it is a "living document" that the Board of Directors follows and believes in.

Thank you for this opportunity to EARN your business. It has been our pleasure to complete this Reserve Study for your Homeowners Association. Better Reserve Consultants takes pride in completing an accurate Reserve Study that is very "customized" to your Association. We are happy to attend Board Meetings, Workshops or Conference Calls at no additional cost. It is our goal that you have a Reserve Study that you will actually use as a tool - a Study that you will believe in!

Thank you,

Mari Jo Betterley, RSS
Better Reserve Consultants

Tab 6

Tab 6

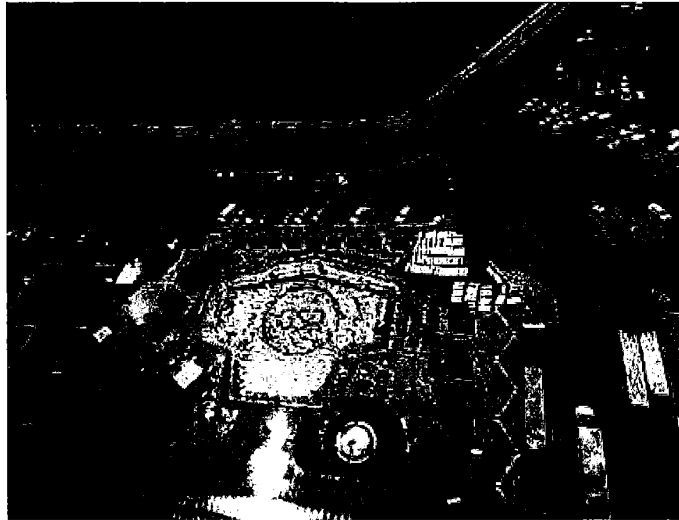
Important InformationReserve Study / Fiscal Year Start Date: 01/01/2019Number of Assessment Paying Members/ Units: 1

Reserve Bank Accounts Interest Rate and Balance as of: 01/01/2019

Reserve Bank Account	5.0%	<u>\$6,077,039.00</u>
----------------------	------	-----------------------

Total: \$6,077,039.00

Inflation Rate: 2.50% (Based on the average over the last 20 years)Income Tax Rate: 30.00% on Reserve Bank Account Interest OnlyCurrent Annual Reserve Contribution/ Transfer From Operating: \$2,600,000.00Total estimated current replacement costs of the major component inventory: \$24,316,665.70Special Reserve Assessment Recommended: \$0.00



The Pool Area is considered a Hotel Common Area. Future Renovation has been included in this Study.



The Casino, Restaurants, Stage, Nightclub, Movie Theatre, Banquet Rooms, etc. have not been included in the Study because they are not provided by the Hotel, any customer may pay to use them.



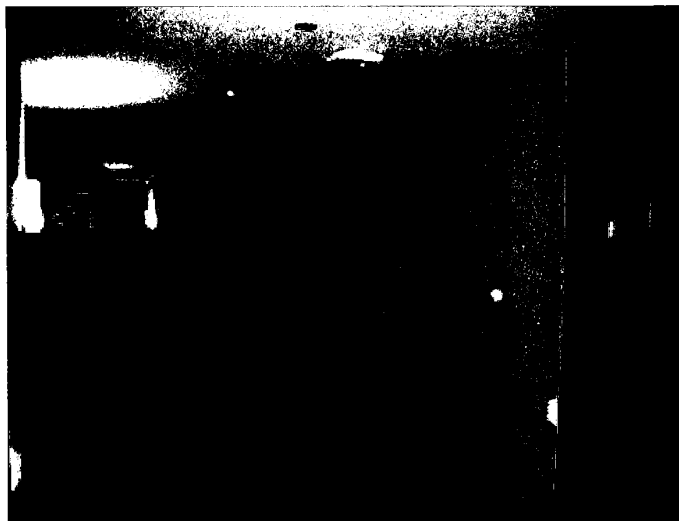
The Hotel Front Desk Area Maintenance Has been included with the "Hotel Halls and Elevators" Full Study. The Traffic Area in front of the Desk is considered Hotel Common Area.



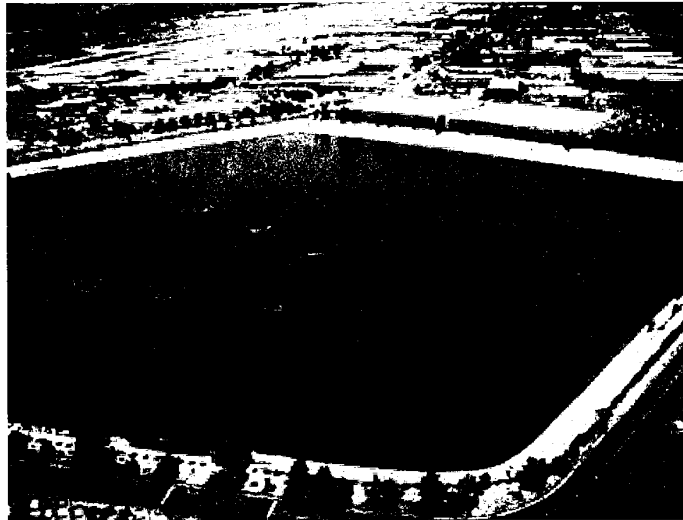
"Traffic Areas" around the Casino are considered Hotel Common Area because they are shared with Hotel Guests and Casino Customers.



Doors 8- Spa, 9-South, 1-Main, and 2-NW Entrances are considered Hotel Common Area. Most surfaces such as the Tile Flooring and Columns, have an estimated useful life of more than 30 years. Painting and Electrical and Lighting have been included in the Study.



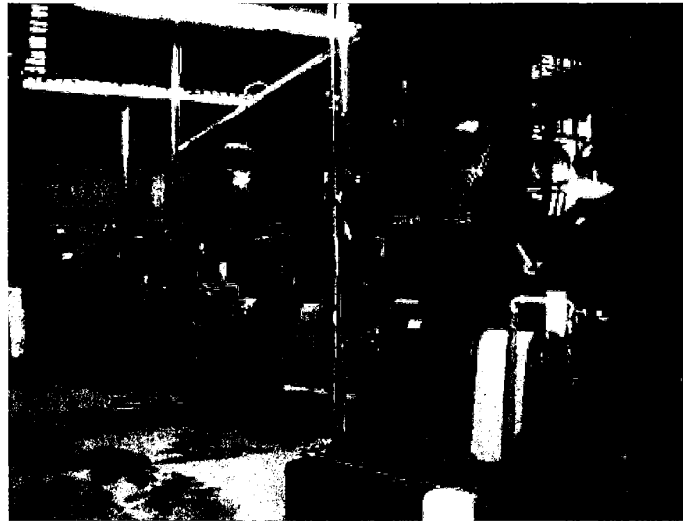
The Hallways and Elevators have been included in a Separate Study because they are for Hotel Guests only.



The Pond and Golf Arena is not included as a Hotel Common Area because it is an amenity that the public must pay for and is not restricted to Hotel Customers only.



All Utility, Mechanical and Systems have been included in the Study including the Water Pumps, Condensing Pumps, Elevators, Escalators, Boilers, Power Systems, Cooling Towers, etc.



The Estimated Replacement Costs and Useful Life was provided by Mike Gilbert, Director of Property Operations, Grand Sierra Resort, Reno, Nevada.



The Asphalt Road Maintenance Schedule includes the Surface Maintenance Treatment, Overlay, Crack Seal, Concrete Curbing Repairs and Striping and Curb Painting. This Schedule is an estimation only and should be updated when work is done.



The Asphalt Roads and Parking are considered Hotel Common Area because they are used by Hotel Guests as well as Casino Guests.

Tab 7

Tab 7

Component Evaluation - Concepts

Common Element

The Association CC&Rs typically define what a common element is. Usually, this is property owned in common by all the homeowners (rather than by an individual homeowner).

Component

A Major Component of the common elements is any component of the common elements, including, without limitation, any amenity, improvement, furnishing, fixture, finish, system or equipment, that may, within 30 years after its original installation, require repair, replacement or restoration in excess of routine annual maintenance which is included in the annual operating budget of an association.

Units

A quantity chosen as a standard in terms of measurement. For Example, Square Footage, Linear Footage, a Condominium Unit, a Roof, etc.

Date Last Repaired/ Replaced:

Estimated date when the Component was last Replaced, Repaired, Restored or Maintained

Cost Per Unit

How much each unit of measurement costs to repair, replace, restore, or maintain

Today's Cost:

Total Estimated Cost to Repair, Replace, Maintain or Restore the Component
This may be a calculation of Costs per Unit x Number of Units or it may be a set value.

Estimated Life When New

Estimated Time Frame that the Component should last before it is Repaired, Replaced, Restored or Maintained. This may be based on a Warranty, Historical Life Span, Manufactures/ Contractors opinion, location, etc.

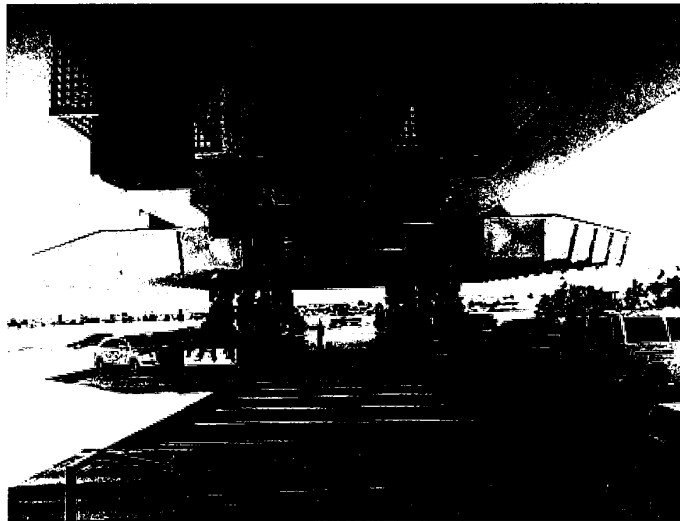
Estimated Remaining Useful Life:

The Estimated amount of time that the component will actually last from today
This may be a calculation based on Estimated Useful Life When New minus the actual age or it could be based on other factors such as wear, condition, climate etc.



Building Exterior

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Building Exterior - Painting	2021	all	750,000.00	750,000.00	2	20
Building Exterior - Roof 27th Floor	2019	1 unit	56,000.00	56,000.00	0	20
Building Exterior - Roof Ballroom	2021	1 unit	330,000.00	330,000.00	2	20
Building Exterior - Roof Casino	2021	1 unit	380,000.00	380,000.00	2	20
Building Exterior - Roof East Roof	2020	1 unit	125,000.00	125,000.00	1	20
Building Exterior - Roof Main Dock (Done 2018)	2038	1 unit	80,000.00	80,000.00	19	20
Building Exterior - Roof Main Summit Pavilion	2023	1 unit	200,000.00	200,000.00	4	20
Building Exterior - Roof North Way Roof	2024	1 unit	35,000.00	35,000.00	5	20
Building Exterior - Roof Restaurant Row	2019	1 unit	300,000.00	300,000.00	0	20
Building Exterior - Roof South Roof (Done 2018)	2038	1 unit	70,000.00	70,000.00	19	20
Building Exterior - Roof Theatre	2020	1 unit	10,000.00	10,000.00	1	20
Building Exterior - Window Replacement	Annual	as needed	25,000.00	25,000.00	0	1



Common Area

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Common Area - Component: Airport Vehicles	2021	1 unit	120,000.00	120,000.00	2	5
Common Area - Component: Equipment Contingency	Annual	as needed	20,000.00	20,000.00	0	1
Common Area - Component: Exterior Entrance Area Painting/ Renovation (Doors 1, 2, 8 and 9) (Done 2016)	2026	4 units	10,000.00	40,000.00	7	10
Common Area - Component: Interior Equipment Contingency	Annual	as needed	3,000.00	3,000.00	0	1
Common Area - Component: Traffic Areas Remodel Contingency	Annual	as needed	50,000.00	50,000.00	0	1
Common Area - Landscaping Renovation Contingency	2023	as needed	100,000.00	100,000.00	4	5
Common Area - Lighting and Electrical Contingency	2023	as needed	10,000.00	10,000.00	4	5
Common Area - Security Fire System Upgrade	2021	1 unit	3,500,000.00	3,500,000.00	2	30
Common Area - Security Monitoring System	2022	1 unit	1,000,000.00	1,000,000.00	3	30

Common Area (Continued)

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Common Area - Signage -Directional Exterior (Done 2018)	2028	as needed	60,000.00	60,000.00	9	10
Common Area - Signage Marquis at Freeway (Done 2017)	2027	as needed	1,300,000.00	1,300,000.00	8	10



Roads and Parking

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Roads and Parking - Removal and Reconstruction Area 1 (Pink)	2020	117050 sq ft	2.50	292,625.00	1	20
Roads and Parking - Removal and Reconstruction Area 2 (Red)	2022	211463 sq ft	2.50	528,657.50	3	20
Roads and Parking - Removal and Reconstruction Area 3 (Blue)	2023	326799 sq ft	2.50	816,997.50	4	20
Roads and Parking - Removal and Reconstruction Area 4 (Orange)	2032	176167 sq ft	2.50	440,417.50	13	20
Roads and Parking - Removal and Reconstruction Area 5 (White)	2022	363282 sq ft	2.50	908,205.00	3	20
Roads and Parking - Removal and Reconstruction Area 6 (Yellow)	2022	239143 sq ft	2.50	597,857.50	3	20
Roads and Parking - Removal and Reconstruction Area 7 (Brown)	2023	70432 sq ft	2.50	176,080.00	4	20

Roads and Parking (Continued)

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Roads and Parking - Removal and Reconstruction Area 8 (Green)	2019	189749 sq ft	2.50	474,372.50	0	20
Roads and Parking - Removal and Reconstruction Area Ring Road (Purple)(Done 2016)	2036	630606 sq ft	2.50	1,576,515.00	17	20
Roads and Parking - Surface Maintenance Treatment Area 1 (Pink)	2020	117050 sq ft	0.20	23,410.00	1	5
Roads and Parking - Surface Maintenance Treatment Area 2 (Red) (Done 2018)	2023	211463 sq ft	0.20	42,292.60	4	5
Roads and Parking - Surface Maintenance Treatment Area 3 (Blue)	2020	326799 sq ft	0.20	65,359.80	1	5
Roads and Parking - Surface Maintenance Treatment Area 4 (Orange) (Done 2018)	2023	176167 sq ft	0.20	35,233.40	4	5
Roads and Parking - Surface Maintenance Treatment Area 5 (White)	2021	363282 sq ft	0.20	72,656.40	2	5
Roads and Parking - Surface Maintenance Treatment Area 6 (Yellow)	2021	239143 sq ft	0.20	47,828.60	2	5
Roads and Parking - Surface Maintenance Treatment Area 7 (Brown)	2021	70432 sq ft	0.20	14,086.40	2	5
Roads and Parking - Surface Maintenance Treatment Area 8 (Green)	2020	189749 sq ft	0.20	37,949.80	1	5
Roads and Parking - Surface Maintenance Treatment Ring Road (Overlay Done 2016)	2022	630606 sq ft	0.20	126,121.20	3	5



Utilities/ Mechanical/ Systems

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Utilities/ Mechanical/ Systems - Boiler	Annual	1 unit	15,000.00	15,000.00	0	1
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 1	2020	1 unit	100,000.00	100,000.00	1	30
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 2	2021	1 unit	100,000.00	100,000.00	2	30
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 3	2022	1 unit	100,000.00	100,000.00	3	30
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 4	2023	1 unit	100,000.00	100,000.00	4	30
Utilities/ Mechanical/ Systems - Component: Air Handlers Phase 01	2019	as needed	100,000.00	100,000.00	0	20
Utilities/ Mechanical/ Systems - Component: Air Handlers Phase 02	2020	as needed	100,000.00	100,000.00	1	20
Utilities/ Mechanical/ Systems - Component: Building Management System (Done 2016)	2036	1 unit	90,000.00	90,000.00	17	20
Utilities/ Mechanical/ Systems - Component: Chiller 1	2027	1 unit	1,800,000.00	1,800,000.00	8	30

Utilities/ Mechanical/ Systems (Continued)

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Utilities/ Mechanical/ Systems - Component: Chiller 2	2027	1 unit	1,800,000.00	1,800,000.00	8	30
Utilities/ Mechanical/ Systems - Component: Chiller 3	2022	1 unit	1,800,000.00	1,800,000.00	3	30
Utilities/ Mechanical/ Systems - Component: Cooling Towers Media	2020	1 unit	170,000.00	170,000.00	1	5
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pump Valves	2019	1 unit	300,000.00	300,000.00	0	10
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pumps (Replaced 2011)	2022	1 unit	130,000.00	130,000.00	3	10
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pumps Back Up	2020	3 units	125,000.00	375,000.00	1	20
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Elevator	2022	1 unit	150,000.00	150,000.00	3	30
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Tower 01	2019	1 unit	100,000.00	100,000.00	0	30
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Tower 02	2019	1 unit	150,000.00	150,000.00	0	30
Utilities/ Mechanical/ Systems - Component: Power Feed Phase 1 & 2	2046	1 unit	43,000.00	43,000.00	27	30
Utilities/ Mechanical/ Systems - Component: Power Feed Phase 3	2019	1 unit	18,000.00	18,000.00	0	30
Utilities/ Mechanical/ Systems - Component: Power Transfer Switches for Emergency (Done 2016)	2046	1 unit	50,000.00	50,000.00	27	30
Utilities/ Mechanical/ Systems - Component: Soft Water System	2020	1 unit	40,000.00	40,000.00	1	12
Utilities/ Mechanical/ Systems - Component: Thermostats (Done 2016)	2036	1 unit	600,000.00	600,000.00	17	20

Utilities/ Mechanical/ Systems (Continued)

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Utilities/ Mechanical/ Systems - Component: Water Pumps- Chilled, Left, 2 Riser Pumps, Soft Starters on 2 Chillers	2036	1 unit	450,000.00	450,000.00	17	20
Utilities/ Mechanical/ Systems - Component: Water Pumps- Condensing (Done 2016)	2046	1 unit	750,000.00	750,000.00	27	30
Utilities/ Mechanical/ Systems - Water Domestic VFD's Replacement	2032	1 unit	45,000.00	45,000.00	13	15

5 Year Planned Expenditures*This is where you will spend your money in the next 5 years***2019**

Building Exterior - Roof 27th Floor	\$56,000.00
Building Exterior - Roof Restaurant Row	\$300,000.00
Building Exterior - Window Replacement	\$25,000.00
Common Area - Component: Equipment Contingency	\$20,000.00
Common Area - Component: Interior Equipment Contingency	\$3,000.00
Common Area - Component: Traffic Areas Remodel Contingency	\$50,000.00
Roads and Parking - Removal and Reconstruction Area 8 (Green)	\$474,372.50
Utilities/ Mechanical/ Systems - Boiler	\$15,000.00
Utilities/ Mechanical/ Systems - Component: Air Handlers Phase 01	\$100,000.00
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pump Valves	\$300,000.00
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Tower 01	\$100,000.00
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Tower 02	\$150,000.00
Utilities/ Mechanical/ Systems - Component: Power Feed Phase 3	\$18,000.00
Total	\$1,611,372.50

2020

Building Exterior - Roof East Roof	\$128,125.00
Building Exterior - Roof Theatre	\$10,250.00
Building Exterior - Window Replacement	\$25,625.00
Common Area - Component: Equipment Contingency	\$20,500.00
Common Area - Component: Interior Equipment Contingency	\$3,075.00
Common Area - Component: Traffic Areas Remodel Contingency	\$51,250.00
Roads and Parking - Removal and Reconstruction Area 1 (Pink)	\$299,940.63
Roads and Parking - Surface Maintenance Treatment Area 1 (Pink)	\$23,995.25
Roads and Parking - Surface Maintenance Treatment Area 3 (Blue)	\$66,993.80
Roads and Parking - Surface Maintenance Treatment Area 8 (Green)	\$38,898.55
Utilities/ Mechanical/ Systems - Boiler	\$15,375.00
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 1	\$102,500.00
Utilities/ Mechanical/ Systems - Component: Air Handlers Phase 02	\$102,500.00
Utilities/ Mechanical/ Systems - Component: Cooling Towers Media	\$174,250.00
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pumps Back Up	\$384,375.00
Utilities/ Mechanical/ Systems - Component: Soft Water System	\$41,000.00

Total**\$1,488,653.23**

2021

Building Exterior - Painting	\$787,968.75
Building Exterior - Roof Ballroom	\$346,706.25
Building Exterior - Roof Casino	\$399,237.50
Building Exterior - Window Replacement	\$26,265.63
Common Area - Component: Airport Vehicles	\$126,075.00
Common Area - Component: Equipment Contingency	\$21,012.50
Common Area - Component: Interior Equipment	\$3,151.88
Contingency	
Common Area - Component: Traffic Areas Remodel	\$52,531.25
Contingency	
Common Area - Security Fire System Upgrade	\$3,677,187.50
Roads and Parking - Surface Maintenance Treatment Area 5 (White)	\$76,334.63
Roads and Parking - Surface Maintenance Treatment Area 6 (Yellow)	\$50,249.92
Roads and Parking - Surface Maintenance Treatment Area 7 (Brown)	\$14,799.52
Utilities/ Mechanical/ Systems - Boiler	\$15,759.38
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 2	\$105,062.50

Total	\$5,702,342.21
--------------	-----------------------

2022

Building Exterior - Window Replacement	\$26,922.27
Common Area - Component: Equipment Contingency	\$21,537.81
Common Area - Component: Interior Equipment Contingency	\$3,230.67
Common Area - Component: Traffic Areas Remodel Contingency	\$53,844.53
Common Area - Security Monitoring System	\$1,076,890.63
Roads and Parking - Removal and Reconstruction Area 2 (Red)	\$569,306.31
Roads and Parking - Removal and Reconstruction Area 5 (White)	\$978,037.45
Roads and Parking - Removal and Reconstruction Area 6 (Yellow)	\$643,827.14
Roads and Parking - Surface Maintenance Treatment Ring Road (Overlay Done 2016)	\$135,818.74
Utilities/ Mechanical/ Systems - Boiler	\$16,153.36
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 3	\$107,689.06
Utilities/ Mechanical/ Systems - Component: Chiller 3	\$1,938,403.13
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pumps (Replaced 2011)	\$139,995.78
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Elevator	\$161,533.59
Total	\$5,873,190.47

2023

Building Exterior - Roof Main Summit Pavilion	\$220,762.58
Building Exterior - Window Replacement	\$27,595.32
Common Area - Component: Equipment Contingency	\$22,076.26
Common Area - Component: Interior Equipment Contingency	\$3,311.44
Common Area - Component: Traffic Areas Remodel Contingency	\$55,190.64
Common Area - Landscaping Renovation Contingency	\$110,381.29
Common Area - Lighting and Electrical Contingency	\$11,038.13
Roads and Parking - Removal and Reconstruction Area 3 (Blue)	\$901,812.37
Roads and Parking - Removal and Reconstruction Area 7 (Brown)	\$194,359.37
Roads and Parking - Surface Maintenance Treatment Area 2 (Red) (Done 2018)	\$46,683.12
Roads and Parking - Surface Maintenance Treatment Area 4 (Orange) (Done 2018)	\$38,891.08
Utilities/ Mechanical/ Systems - Boiler	\$16,557.19
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 4	\$110,381.29

Total**\$1,759,040.08**

Recommended Reserve Contribution and Funding Levels - Concepts

Beginning of the Year Balance	Reserve Bank Account(s) Balance as of the Beginning of the year
Annual Transfer	Recommended Transfer or Annual Contribution to the Reserve Account
Monthly Contribution per Unit	An example of the amount of money that each unit owner would contribute to the Reserve Bank Account each month
Annual Expenditures	Estimated Expenditures based on the Component Evaluation
Investment Earnings	Dollar Amount of Interest contributed to the Reserve Account based on the percent interest rate on the Reserve Bank Account - Provided by the Management Company or Board of Directors.
Income Tax	Estimated Income Tax - 30% of the Reserve Bank Account(s) earned interest
End of the Year Balance	Recommended Reserve Bank Account Ending Balance at the end of the Fiscal Year
% Funded	A Measure of the financial health of the Association based on funding the depreciation of each Component. The chart below indicates the financial position based on the Percent Funded.
Fully Funded- 100% Funded	Funding of 100% of the depreciation of each Component.

0% - 40% Funded is considered to be a "weak" financial position. Associations that fall into this category must take action to bring the funding levels to a proper level by raising the monthly/ annual contribution or a Special Reserve Assessment.

40% - 74% Funded is considered to be a "fair" financial position. This does not represent financial strength and stability. The likelihood of a Special Assessment is still possible. The Association should make every effort to continue strengthening the financial position of the Reserve Fund.

75% - 99% Funded is considered a "strong" financial position. This indicates financial strength of a Reserve Fund and every attempt to maintain this level should be a goal of the Association.

100% Funded or Greater is the "ideal" financial position. This means that the Association has the funds in the Reserve Account in order to repair, replace, restore or maintain the Common Elements based on their depreciation. Some Reserve Studies will fund the Reserves up to 130% Funded. In some instances, the Reserve Fund may be over the 100% funding mark in order to prepare for larger costs that will impact the Reserve Account in the future.

Grand Sierra Resort - Common Area

Start Date: 01/01/2019

Recommended Reserve Contribution

Year Funded	Beginning of Year Balance	Annual Transfer	Member Monthly Pmt	Annual Expenditures	Interest Earned	Income Tax	End of Year Balance	% Funded	Fully Funded (100%) Balance
2019	\$6,077,039.00	\$2,600,000.00	\$216,666.67	\$1,611,372.50	\$303,852.00	\$91,155.60	\$7,278,362.90	44.73	\$16,271,781.64
2020	\$7,278,362.90	\$2,600,000.00	\$216,666.67	\$1,488,653.23	\$363,918.00	\$109,175.40	\$8,644,452.27	51.91	\$16,653,485.58
2021	\$8,644,452.27	\$2,600,000.00	\$216,666.67	\$5,702,342.21	\$432,223.00	\$129,666.90	\$5,844,666.16	45.62	\$12,811,397.72
2022	\$5,844,666.16	\$2,100,000.00	\$175,000.00	\$5,873,190.47	\$292,233.00	\$87,669.90	\$2,276,038.79	26.24	\$8,674,454.33
2023	\$2,276,038.79	\$2,100,000.00	\$175,000.00	\$1,759,040.08	\$113,802.00	\$34,140.60	\$2,696,660.11	31.45	\$8,574,704.65
2024	\$2,696,660.11	\$2,100,000.00	\$175,000.00	\$167,448.41	\$134,833.00	\$40,449.90	\$4,723,594.80	46.69	\$10,116,554.94
2025	\$4,723,594.80	\$2,100,000.00	\$175,000.00	\$475,149.12	\$236,180.00	\$70,854.00	\$6,513,771.68	56.94	\$11,439,258.88
2026	\$6,513,771.68	\$2,100,000.00	\$175,000.00	\$484,474.33	\$325,689.00	\$97,706.70	\$8,357,279.65	65.09	\$12,838,636.06
2027	\$8,357,279.65	\$2,100,000.00	\$175,000.00	\$6,261,520.17	\$417,864.00	\$125,359.20	\$4,488,264.28	53.02	\$8,464,864.07
2028	\$4,488,264.28	\$2,100,000.00	\$175,000.00	\$450,247.57	\$224,413.00	\$67,323.90	\$6,295,105.81	63.95	\$9,843,366.36
2029	\$6,295,105.81	\$2,100,000.00	\$175,000.00	\$528,674.91	\$314,755.00	\$94,426.50	\$8,086,759.40	72.01	\$11,230,129.26
2030	\$8,086,759.40	\$2,100,000.00	\$175,000.00	\$537,587.62	\$404,338.00	\$121,301.40	\$9,932,208.38	78.22	\$12,697,355.01
2031	\$9,932,208.38	\$2,100,000.00	\$175,000.00	\$494,342.67	\$496,610.00	\$148,983.00	\$11,885,492.71	83.10	\$14,303,324.56
2032	\$11,885,492.71	\$2,100,000.00	\$175,000.00	\$1,233,131.49	\$594,275.00	\$178,282.50	\$13,168,353.72	86.28	\$15,261,519.57
2033	\$13,168,353.72	\$2,100,000.00	\$175,000.00	\$424,635.38	\$658,418.00	\$197,525.40	\$15,304,610.94	89.40	\$17,118,586.35
2034	\$15,304,610.94	\$2,100,000.00	\$175,000.00	\$163,657.68	\$765,231.00	\$229,569.30	\$17,776,614.96	91.83	\$19,358,743.10
2035	\$17,776,614.96	\$2,100,000.00	\$175,000.00	\$608,231.05	\$888,831.00	\$266,649.30	\$19,890,565.61	93.46	\$21,282,887.59
2036	\$19,890,565.61	\$2,100,000.00	\$175,000.00	\$4,753,666.91	\$994,528.00	\$298,358.40	\$17,933,068.30	93.78	\$19,121,664.71
2037	\$17,933,068.30	\$2,100,000.00	\$175,000.00	\$2,400,503.80	\$896,653.00	\$268,995.90	\$18,260,221.60	94.60	\$19,302,973.56
2038	\$18,260,221.60	\$2,100,000.00	\$175,000.00	\$816,152.46	\$913,011.00	\$273,903.30	\$20,183,176.84	95.45	\$21,146,124.15
2039	\$20,183,176.84	\$2,100,000.00	\$175,000.00	\$2,201,272.26	1,009,159.00	\$302,747.70	\$20,788,315.88	95.77	\$21,706,075.71
2040	\$20,788,315.88	\$2,100,000.00	\$175,000.00	\$2,204,190.18	1,039,416.00	\$311,824.80	\$21,411,716.90	95.87	\$22,334,701.04
2041	\$21,411,716.90	\$2,100,000.00	\$175,000.00	\$3,146,294.64	1,070,586.00	\$321,175.80	\$21,114,832.46	95.62	\$22,082,366.29
2042	\$21,114,832.46	\$2,100,000.00	\$175,000.00	\$4,241,843.85	1,055,742.00	\$316,722.60	\$19,712,008.01	94.96	\$20,757,540.60
2043	\$19,712,008.01	\$2,100,000.00	\$175,000.00	\$2,701,519.41	\$985,600.00	\$295,680.00	\$19,800,408.60	94.32	\$20,992,689.95
2044	\$19,800,408.60	\$2,100,000.00	\$175,000.00	\$348,541.47	\$990,020.00	\$297,006.00	\$22,244,881.13	93.94	\$23,679,249.46
2045	\$22,244,881.13	\$2,100,000.00	\$175,000.00	\$778,587.17	1,112,244.00	\$333,673.20	\$24,344,864.76	93.30	\$26,093,308.29
2046	\$24,344,864.76	\$2,100,000.00	\$175,000.00	\$2,435,862.99	1,217,243.00	\$365,172.90	\$24,861,071.87	92.14	\$26,982,919.41
2047	\$24,861,071.87	\$2,100,000.00	\$175,000.00	\$3,162,690.10	1,243,054.00	\$372,916.20	\$24,668,519.57	90.61	\$27,225,977.17
2048	\$24,668,519.57	\$2,100,000.00	\$175,000.00	\$737,783.06	1,233,426.00	\$370,027.80	\$26,894,134.71	89.64	\$30,002,413.13
Total:		\$64,500,000.00		\$58,192,607.19	0,728,147.00	6,218,444.10			

Better Reserve Consultants

Version 1.01 - September 20, 2018

32

Tab 8

Tab 8

Reserve Budget Summary

Homeowners,

This Summary meets the NRS 116.31151 requirement of the Annual distribution to units' owners of operating and reserve budgets. It is provided to all individual homeowners as a recap of the Reserve Study that has been adopted by the Board of Directors.

A Full Reserve Study with a site inspection is required at least every 5 years by Nevada law. The Reserve Study should be updated each year with the estimated Reserve Bank Account Balance, Real Component Costs and actual time frames. Adjustments to the Association's funding plan should be made to provide adequate funding for the required reserves.

NRS 116.31152 Study of reserves; duties of executive board regarding study; person who conducts study required to hold permit; contents of study; submission of summary of study to Division; use of money credited against residential construction tax for upkeep of park facilities and related improvements identified in study.

1. The executive board shall:

(a) At least once every 5 years, cause to be conducted a study of the reserves required to repair, replace and restore the major components of the common elements;

(b) At least annually, review the results of that study to determine whether those reserves are sufficient; and

(c) At least annually, make any adjustments to the association's funding plan which the executive board deems necessary to provide adequate funding for the required reserves.

A copy of the entire Reserve Study is available by contacting the Community Management Company.

Reserve Study Start Date: 01/01/2019

Reserve Bank Balance as of Fiscal Year Start Date: \$6,077,039.00

Recommended Annual Contribution to the Reserve Account: \$2,600,000.00

Estimated Expenditures: \$1,611,372.50

Projected Reserve Bank Balance at the End of the Fiscal Year: \$7,278,362.90

Planned Special Reserve Assessments: \$0.00

Study Method: Threshold Funding

Reserve Study Completed By: Reserve Study Specialist: RSS Mari Jo Betterley, 0000025, Better Reserve Consultants

**Major Components of the Common Elements to be
Repaired, Replaced, Restored or Maintained**

Component	Today's Cost	Estimated Remaining Useful Life	Estimated Life When New
<u>Building Exterior</u>			
Building Exterior - Painting	750,000.00	2	20
Building Exterior - Roof 27th Floor	56,000.00	0	20
Building Exterior - Roof Ballroom	330,000.00	2	20
Building Exterior - Roof Casino	380,000.00	2	20
Building Exterior - Roof East Roof	125,000.00	1	20
Building Exterior - Roof Main Dock (Done 2018)	80,000.00	19	20
Building Exterior - Roof Main Summit Pavilion	200,000.00	4	20
Building Exterior - Roof North Way Roof	35,000.00	5	20
Building Exterior - Roof Restaurant Row	300,000.00	0	20
Building Exterior - Roof South Roof (Done 2018)	70,000.00	19	20
Building Exterior - Roof Theatre	10,000.00	1	20
Building Exterior - Window Replacement	25,000.00	0	1
<u>Common Area</u>			
Common Area - Component: Airport Vehicles	120,000.00	2	5
Common Area - Component: Equipment Contingency	20,000.00	0	1
Common Area - Component: Exterior Entrance Area Painting/ Renovation (Doors 1, 2, 8 and 9) (Done 2016)	40,000.00	7	10
Common Area - Component: Interior Equipment Contingency	3,000.00	0	1
Common Area - Component: Traffic Areas Remodel Contingency	50,000.00	0	1
Common Area - Landscaping Renovation Contingency	100,000.00	4	5
Common Area - Lighting and Electrical Contingency	10,000.00	4	5
Common Area - Security Fire System Upgrade	3,500,000.00	2	30
Common Area - Security Monitoring System	1,000,000.00	3	30
Common Area - Signage -Directional Exterior (Done 2018)	60,000.00	9	10
Common Area - Signage Marquis at Freeway (Done 2017)	1,300,000.00	8	10
<u>Roads and Parking</u>			
Roads and Parking - Removal and Reconstruction Area 1 (Pink)	292,625.00	1	20
Roads and Parking - Removal and Reconstruction Area 2 (Red)	528,657.50	3	20
Roads and Parking - Removal and Reconstruction Area 3 (Blue)	816,997.50	4	20
Roads and Parking - Removal and Reconstruction Area 4 (Orange)	440,417.50	13	20
Roads and Parking - Removal and Reconstruction Area 5 (White)	908,205.00	3	20
Roads and Parking - Removal and Reconstruction Area 6 (Yellow)	597,857.50	3	20
Roads and Parking - Removal and Reconstruction Area 7 (Brown)	176,080.00	4	20
Roads and Parking - Removal and Reconstruction Area 8 (Green)	474,372.50	0	20
Roads and Parking - Removal and Reconstruction Area Ring Road (Purple)(Done 2016)	1,576,515.00	17	20

Roads and Parking - Surface Maintenance Treatment Area 1 (Pink)	23,410.00	1	5
Roads and Parking - Surface Maintenance Treatment Area 2 (Red) (Done 2018)	42,292.60	4	5
Roads and Parking - Surface Maintenance Treatment Area 3 (Blue)	65,359.80	1	5
Roads and Parking - Surface Maintenance Treatment Area 4 (Orange) (Done 2018)	35,233.40	4	5
Roads and Parking - Surface Maintenance Treatment Area 5 (White)	72,656.40	2	5
Roads and Parking - Surface Maintenance Treatment Area 6 (Yellow)	47,828.60	2	5
Roads and Parking - Surface Maintenance Treatment Area 7 (Brown)	14,086.40	2	5
Roads and Parking - Surface Maintenance Treatment Area 8 (Green)	37,949.80	1	5
Roads and Parking - Surface Maintenance Treatment Ring Road (Overlay Done 2016)	126,121.20	3	5

Utilities/ Mechanical/ Systems

Utilities/ Mechanical/ Systems - Boiler	15,000.00	0	1
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 1	100,000.00	1	30
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 2	100,000.00	2	30
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 3	100,000.00	3	30
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 4	100,000.00	4	30
Utilities/ Mechanical/ Systems - Component: Air Handlers Phase 01	100,000.00	0	20
Utilities/ Mechanical/ Systems - Component: Air Handlers Phase 02	100,000.00	1	20
Utilities/ Mechanical/ Systems - Component: Building Management System (Done 2016)	90,000.00	17	20
Utilities/ Mechanical/ Systems - Component: Chiller 1	1,800,000.00	8	30
Utilities/ Mechanical/ Systems - Component: Chiller 2	1,800,000.00	8	30
Utilities/ Mechanical/ Systems - Component: Chiller 3	1,800,000.00	3	30
Utilities/ Mechanical/ Systems - Component: Cooling Towers Media	170,000.00	1	5
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pump Valves	300,000.00	0	10
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pumps (Replaced 2011)	130,000.00	3	10
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pumps Back Up	375,000.00	1	20
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Elevator	150,000.00	3	30
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Tower 01	100,000.00	0	30
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Tower 02	150,000.00	0	30
Utilities/ Mechanical/ Systems - Component: Power Feed Phase 1 & 2	43,000.00	27	30
Utilities/ Mechanical/ Systems - Component: Power Feed Phase 3	18,000.00	0	30
Utilities/ Mechanical/ Systems - Component: Power Transfer Switches for Emergency (Done 2016)	50,000.00	27	30
Utilities/ Mechanical/ Systems - Component: Soft Water System	40,000.00	1	12
Utilities/ Mechanical/ Systems - Component: Thermostats (Done 2016)	600,000.00	17	20
Utilities/ Mechanical/ Systems - Component: Water Pumps-Chilled, Left, 2 Riser Pumps, Soft Starters on 2 Chillers	450,000.00	17	20

Utilities/ Mechanical/ Systems - Component: Water Pumps- Condensing (Done 2016)	750,000.00	27	30
Utilities/ Mechanical/ Systems - Water Domestic VFD's Replacement	45,000.00	13	15

Total: 24,316,665.70

Grand Sierra Resort - Common Area

Start Date: 01/01/2019

Projected Expenses By Year - Decade 1 of 3

Building Exterior

Component	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Building Exterior - Painting	0.00	0.00	787,968.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Roof 27th Floor	56,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Roof Ballroom	0.00	0.00	346,706.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Roof Casino	0.00	0.00	399,237.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Roof East Roof	0.00	128,125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Roof Main Dock (Done 2018)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Roof Main Summit Pavilion	0.00	0.00	0.00	0.00	220,762.58	0.00	0.00	0.00	0.00	0.00
Building Exterior - Roof North Way Roof	0.00	0.00	0.00	0.00	0.00	39,599.29	0.00	0.00	0.00	0.00
Building Exterior - Roof Restaurant Row	300,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Grand Sierra Resort - Common Area

Start Date: 01/01/2019

Projected Expenses By Year - Decade 1 of 3

Building Exterior - Roof South Roof (Done 2018)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Roof Theatre	0.00	10,250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Window Replacement	25,000.00	25,625.00	26,265.63	26,922.27	27,595.32	28,285.21	28,992.34	29,717.14	30,460.07	31,221.57
Subtotal	381,000.00	164,000.00	1,560,178.13	26,922.27	248,357.90	67,884.50	28,992.34	29,717.14	30,460.07	31,221.57

Common Area

Component	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Common Area - Component: Airport Vehicles	0.00	0.00	126,075.00	0.00	0.00	0.00	0.00	142,642.29	0.00	0.00
Common Area - Component: Equipment Contingency	20,000.00	20,500.00	21,012.50	21,537.81	22,076.26	22,628.16	23,193.87	23,773.72	24,368.06	24,977.26
Common Area - Component: Exterior Entrance Area Painting/ Renovation (Doors 1, 2, 8 and 9) (Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	47,547.43	0.00	0.00
Common Area - Component: Interior Equipment Contingency	3,000.00	3,075.00	3,151.88	3,230.67	3,311.44	3,394.22	3,479.08	3,566.06	3,655.21	3,746.59

Grand Sierra Resort - Common Area

Start Date: 01/01/2019

Projected Expenses By Year - Decade 1 of 3

Common Area - Component: Traffic Areas Remodel Contingency	50,000.00	51,250.00	52,531.25	53,844.53	55,190.64	56,570.41	57,984.67	59,434.29	60,920.14	62,443.15
Common Area - Landscaping Renovation Contingency	0.00	0.00	0.00	0.00	110,381.29	0.00	0.00	0.00	0.00	124,886.30
Common Area - Lighting and Electrical Contingency	0.00	0.00	0.00	0.00	11,038.13	0.00	0.00	0.00	0.00	12,488.63
Common Area - Security Fire System Upgrade	0.00	0.00	3,677,187.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Security Monitoring System	0.00	0.00	0.00	1,076,890.63	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Signage -Directional Exterior (Done 2018)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	74,931.78
Common Area - Signage Marquis at Freeway (Done 2017)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,583,923.77	0.00
Subtotal	73,000.00	74,825.00	3,879,958.13	1,155,503.64	201,997.76	82,592.79	84,657.62	276,963.79	1,672,867.18	303,473.71

Grand Sierra Resort - Common Area

Start Date: 01/01/2019

Projected Expenses By Year - Decade 1 of 3

Roads and Parking

Component	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Roads and Parking - Removal and Reconstruction Area 1 (Pink)	0.00	299,940.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Better Reserve Consultants

Version 1.01 - September 20, 2018

40

Grand Sierra Resort - Common Area

Start Date: 01/01/2019

Projected Expenses By Year - Decade 1 of 3

Roads and Parking - Removal and Reconstruction Area 2 (Red)	0.00	0.00	0.00	569,306.31	0.00	0.00	0.00	0.00	0.00	0.00
Roads and Parking - Removal and Reconstruction Area 3 (Blue)	0.00	0.00	0.00	0.00	901,812.37	0.00	0.00	0.00	0.00	0.00
Roads and Parking - Removal and Reconstruction Area 4 (Orange)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roads and Parking - Removal and Reconstruction Area 5 (White)	0.00	0.00	0.00	978,037.45	0.00	0.00	0.00	0.00	0.00	0.00
Roads and Parking - Removal and Reconstruction Area 6 (Yellow)	0.00	0.00	0.00	643,827.14	0.00	0.00	0.00	0.00	0.00	0.00
Roads and Parking - Removal and Reconstruction Area 7 (Brown)	0.00	0.00	0.00	0.00	194,359.37	0.00	0.00	0.00	0.00	0.00
Roads and Parking - Removal and Reconstruction Area 8 (Green)	474,372.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roads and Parking - Removal and Reconstruction Area Ring Road (Purple)(Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roads and Parking - Surface Maintenance Treatment Area 1 (Pink)	0.00	23,995.25	0.00	0.00	0.00	0.00	27,148.42	0.00	0.00	0.00

Grand Sierra Resort - Common Area

Start Date: 01/01/2019

Projected Expenses By Year - Decade 1 of 3

Roads and Parking - Surface Maintenance Treatment Area 2 (Red) (Done 2018)	0.00	0.00	0.00	0.00	46,683.12	0.00	0.00	0.00	0.00	52,817.66
Roads and Parking - Surface Maintenance Treatment Area 3 (Blue)	0.00	66,993.80	0.00	0.00	0.00	0.00	75,797.33	0.00	0.00	0.00
Roads and Parking - Surface Maintenance Treatment Area 4 (Orange) (Done 2018)	0.00	0.00	0.00	0.00	38,891.08	0.00	0.00	0.00	0.00	44,001.69
Roads and Parking - Surface Maintenance Treatment Area 5 (White)	0.00	0.00	76,334.63	0.00	0.00	0.00	0.00	86,365.63	0.00	0.00
Roads and Parking - Surface Maintenance Treatment Area 6 (Yellow)	0.00	0.00	50,249.92	0.00	0.00	0.00	0.00	56,853.18	0.00	0.00
Roads and Parking - Surface Maintenance Treatment Area 7 (Brown)	0.00	0.00	14,799.52	0.00	0.00	0.00	0.00	16,744.30	0.00	0.00
Roads and Parking - Surface Maintenance Treatment Area 8 (Green)	0.00	38,898.55	0.00	0.00	0.00	0.00	44,010.13	0.00	0.00	0.00

Grand Sierra Resort - Common Area

Start Date: 01/01/2019

Projected Expenses By Year - Decade 1 of 3

Roads and Parking - Surface Maintenance Treatment Ring Road (Overlay Done 2016)	0.00	0.00	0.00	135,818.74	0.00	0.00	0.00	0.00	153,666.44	0.00
Subtotal	474,372.50	429,828.23	141,384.07	2,326,989.64	1,181,745.94	0.00	146,955.88	159,963.11	153,666.44	96,819.35

Utilities/ Mechanical/ Systems

Component	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Utilities/ Mechanical/ Systems - Boiler	15,000.00	15,375.00	15,759.38	16,153.36	16,557.19	16,971.12	17,395.40	17,830.29	18,276.04	18,732.94
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 1	0.00	102,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 2	0.00	0.00	105,062.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 3	0.00	0.00	0.00	107,689.06	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 4	0.00	0.00	0.00	0.00	110,381.29	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Air Handlers Phase 01	100,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Better Reserve Consultants

Version 1.01 - September 20, 2018

43

Grand Sierra Resort - Common Area

Start Date: 01/01/2019

Projected Expenses By Year - Decade 1 of 3

Utilities/ Mechanical/ Systems - Component: Air Handlers Phase 02	0.00	102,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Building Management System (Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Chiller 1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,193,125.22	0.00
Utilities/ Mechanical/ Systems - Component: Chiller 2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,193,125.22	0.00
Utilities/ Mechanical/ Systems - Component: Chiller 3	0.00	0.00	0.00	1,938,403.13	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Cooling Towers Media	0.00	174,250.00	0.00	0.00	0.00	0.00	197,147.88	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pump Valves	300,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pumps (Replaced 2011)	0.00	0.00	0.00	139,995.78	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pumps Back Up	0.00	384,375.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Grand Sierra Resort - Common Area

Start Date: 01/01/2019

Projected Expenses By Year - Decade 1 of 3

Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Elevator	0.00	0.00	0.00	161,533.59	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Tower 01	100,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Tower 02	150,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Power Feed Phase 1 & 2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Power Feed Phase 3	18,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Power Transfer Switches for Emergency (Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Soft Water System	0.00	41,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Thermostats (Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Grand Sierra Resort - Common Area

Start Date: 01/01/2019

Projected Expenses By Year - Decade 1 of 3

Utilities/ Mechanical/ Systems - Component: Water Pumps- Chilled, Left, 2 Riser Pumps, Soft Starters on 2 Chillers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Water Pumps- Condensing (Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Water Domestic VFD's Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	683,000.00	820,000.00	120,821.88	2,363,774.92	126,938.48	16,971.12	214,543.28	17,830.29	4,404,526.48	18,732.94
Total	1,611,372.50	1,488,653.23	5,702,342.21	5,873,190.47	1,759,040.08	167,448.41	475,149.12	484,474.33	6,261,520.17	450,247.57

Grand Sierra Resort - Common Area

Start Date: 01/01/2019

Projected Expenses By Year - Decade 2 of 3

Building Exterior

Component	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Building Exterior - Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Roof 27th Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Roof Ballroom	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Roof Casino	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Roof East Roof	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Roof Main Dock (Done 2018)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	127,892.01
Building Exterior - Roof Main Summit Pavilion	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Roof North Way Roof	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Roof Restaurant Row	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Grand Sierra Resort - Common Area

Start Date: 01/01/2019

Projected Expenses By Year - Decade 2 of 3

Building Exterior - Roof South Roof (Done 2018)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	111,905.51
Building Exterior - Roof Theatre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Window Replacement	32,002.11	32,802.17	33,622.22	34,462.78	35,324.35	36,207.45	37,112.64	38,040.46	38,991.47	39,966.25
Subtotal	32,002.11	32,802.17	33,622.22	34,462.78	35,324.35	36,207.45	37,112.64	38,040.46	38,991.47	279,763.77

Common Area

Component	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Common Area - Component: Airport Vehicles	0.00	0.00	161,386.66	0.00	0.00	0.00	0.00	182,594.19	0.00	0.00
Common Area - Component: Equipment Contingency	25,601.69	26,241.73	26,897.78	27,570.22	28,259.48	28,965.96	29,690.11	30,432.37	31,193.17	31,973.00
Common Area - Component: Exterior Entrance Area Painting/ Renovation (Doors 1, 2, 8 and 9) (Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60,864.73	0.00	0.00
Common Area - Component: Interior Equipment Contingency	3,840.25	3,936.26	4,034.67	4,135.53	4,238.92	4,344.89	4,453.52	4,564.85	4,678.98	4,795.95

Grand Sierra Resort - Common Area

Start Date: 01/01/2019

Projected Expenses By Year - Decade 2 of 3

Common Area - Component: Traffic Areas Remodel Contingency	64,004.23	65,604.33	67,244.44	68,925.55	70,648.69	72,414.91	74,225.28	76,080.91	77,982.94	79,932.51
Common Area - Landscaping Renovation Contingency	0.00	0.00	0.00	0.00	141,297.38	0.00	0.00	0.00	0.00	159,865.02
Common Area - Lighting and Electrical Contingency	0.00	0.00	0.00	0.00	14,129.74	0.00	0.00	0.00	0.00	15,986.50
Common Area - Security Fire System Upgrade	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Security Monitoring System	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Signage -Directional Exterior (Done 2018)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	95,919.01
Common Area - Signage Marquis at Freeway (Done 2017)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,027,556.33	0.00
Subtotal	93,446.17	95,782.32	259,563.55	100,631.30	258,574.21	105,725.76	108,368.91	354,537.05	2,141,411.42	388,471.99

Grand Sierra Resort - Common Area

Start Date: 01/01/2019

Projected Expenses By Year - Decade 2 of 3

Roads and Parking

Component	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Roads and Parking - Removal and Reconstruction Area 1 (Pink)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Better Reserve Consultants

Version 1.01 - September 20, 2018

50

Grand Sierra Resort - Common Area

Start Date: 01/01/2019

Projected Expenses By Year - Decade 2 of 3

Roads and Parking - Removal and Reconstruction Area 2 (Red)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roads and Parking - Removal and Reconstruction Area 3 (Blue)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roads and Parking - Removal and Reconstruction Area 4 (Orange)	0.00	0.00	0.00	607,120.39	0.00	0.00	0.00	0.00	0.00	0.00
Roads and Parking - Removal and Reconstruction Area 5 (White)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roads and Parking - Removal and Reconstruction Area 6 (Yellow)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roads and Parking - Removal and Reconstruction Area 7 (Brown)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roads and Parking - Removal and Reconstruction Area 8 (Green)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roads and Parking - Removal and Reconstruction Area Ring Road (Purple)(Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,398,854.01	0.00	0.00
Roads and Parking - Surface Maintenance Treatment Area 1 (Pink)	0.00	30,715.95	0.00	0.00	0.00	0.00	34,752.28	0.00	0.00	0.00

Grand Sierra Resort - Common Area

Start Date: 01/01/2019

Projected Expenses By Year - Decade 2 of 3

Roads and Parking - Surface Maintenance Treatment Area 2 (Red) (Done 2018)	0.00	0.00	0.00	0.00	59,758.34	0.00	0.00	0.00	0.00	67,611.07
Roads and Parking - Surface Maintenance Treatment Area 3 (Blue)	0.00	85,757.72	0.00	0.00	0.00	0.00	97,026.99	0.00	0.00	0.00
Roads and Parking - Surface Maintenance Treatment Area 4 (Orange) (Done 2018)	0.00	0.00	0.00	0.00	49,783.87	0.00	0.00	0.00	0.00	56,325.88
Roads and Parking - Surface Maintenance Treatment Area 5 (White)	0.00	0.00	97,714.78	0.00	0.00	0.00	0.00	110,555.31	0.00	0.00
Roads and Parking - Surface Maintenance Treatment Area 6 (Yellow)	0.00	0.00	64,324.15	0.00	0.00	0.00	0.00	72,776.87	0.00	0.00
Roads and Parking - Surface Maintenance Treatment Area 7 (Brown)	0.00	0.00	18,944.64	0.00	0.00	0.00	0.00	21,434.12	0.00	0.00
Roads and Parking - Surface Maintenance Treatment Area 8 (Green)	0.00	49,793.43	0.00	0.00	0.00	0.00	56,336.69	0.00	0.00	0.00

Grand Sierra Resort - Common Area

Start Date: 01/01/2019

Projected Expenses By Year - Decade 2 of 3

Roads and Parking - Surface Maintenance Treatment Ring Road (Overlay Done 2016)	0.00	0.00	0.00	173,859.47	0.00	0.00	0.00	0.00	196,706.03	0.00
Subtotal	0.00	166,267.10	180,983.57	780,979.86	109,542.21	0.00	188,115.96	2,603,620.31	196,706.03	123,936.95

Utilities/ Mechanical/ Systems

Component	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Utilities/ Mechanical/ Systems - Boiler	19,201.27	19,681.30	20,173.33	20,677.67	21,194.61	21,724.47	22,267.58	22,824.27	23,394.88	23,979.75
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Air Handlers Phase 01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Grand Sierra Resort - Common Area

Start Date: 01/01/2019

Projected Expenses By Year - Decade 2 of 3

Utilities/ Mechanical/ Systems - Component: Air Handlers Phase 02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Building Management System (Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	136,945.64	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Chiller 1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Chiller 2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Chiller 3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Cooling Towers Media	0.00	223,054.73	0.00	0.00	0.00	0.00	252,365.96	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pump Valves	384,025.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pumps (Replaced 2011)	0.00	0.00	0.00	179,206.44	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pumps Back Up	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Grand Sierra Resort - Common Area

Start Date: 01/01/2019

Projected Expenses By Year - Decade 2 of 3

Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Tower 01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Tower 02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Power Feed Phase 1 & 2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Power Feed Phase 3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Power Transfer Switches for Emergency (Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Soft Water System	0.00	0.00	0.00	55,140.44	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Thermostats (Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	912,970.96	0.00	0.00

Grand Sierra Resort - Common Area

Start Date: 01/01/2019

Projected Expenses By Year - Decade 2 of 3

Utilities/ Mechanical/ Systems - Component: Water Pumps- Chilled, Left, 2 Riser Pumps, Soft Starters on 2 Chillers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	684,728.22	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Water Pumps- Condensing (Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Water Domestic VFD's Replacement	0.00	0.00	0.00	62,033.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	403,226.63	242,736.03	20,173.33	317,057.55	21,194.61	21,724.47	274,633.54	1,757,469.09	23,394.88	23,979.75
Total	528,674.91	537,587.62	494,342.67	1,233,131.49	424,635.38	163,657.68	608,231.05	4,753,666.91	2,400,503.80	816,152.46

Grand Sierra Resort - Common Area

Start Date: 01/01/2019

Projected Expenses By Year - Decade 3 of 3

Building Exterior

Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	Total
Building Exterior - Painting	0.00	0.00	1,291,178.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,079,147.30
Building Exterior - Roof 27th Floor	91,762.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	147,762.52
Building Exterior - Roof Ballroom	0.00	0.00	568,118.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	914,824.81
Building Exterior - Roof Casino	0.00	0.00	654,197.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,053,434.63
Building Exterior - Roof East Roof	0.00	209,947.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	338,072.73
Building Exterior - Roof Main Dock (Done 2018)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	127,892.01
Building Exterior - Roof Main Summit Pavilion	0.00	0.00	0.00	0.00	361,745.19	0.00	0.00	0.00	0.00	0.00	582,507.77
Building Exterior - Roof North Way Roof	0.00	0.00	0.00	0.00	0.00	64,888.04	0.00	0.00	0.00	0.00	104,487.33
Building Exterior - Roof Restaurant Row	491,584.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	791,584.93

Better Reserve Consultants

Version 1.01 - September 20, 2018

57

Grand Sierra Resort - Common Area

Start Date: 01/01/2019

Projected Expenses By Year - Decade 3 of 3

Building Exterior - Roof South Roof (Done 2018)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	111,905.51
Building Exterior - Roof Theatre	0.00	16,795.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27,045.82
Building Exterior - Window Replacement	40,965.41	41,989.55	43,039.28	44,115.27	45,218.15	46,348.60	47,507.32	48,695.00	49,912.38	51,160.18	1,097,567.59
Subtotal	624,312.86	268,733.10	2,556,533.52	44,115.27	406,963.34	111,236.64	47,507.32	48,695.00	49,912.38	51,160.18	7,376,232.95

Common Area

Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	Total
Common Area - Component: Airport Vehicles	0.00	0.00	206,588.57	0.00	0.00	0.00	0.00	233,736.00	0.00	0.00	1,053,022.71
Common Area - Component: Equipment Contingency	32,772.33	33,591.64	34,431.43	35,292.21	36,174.52	37,078.88	38,005.85	38,956.00	39,929.90	40,928.15	878,054.06
Common Area - Component: Exterior Entrance Area Painting/ Renovation (Doors 1, 2, 8 and 9) (Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	77,912.00	0.00	0.00	186,324.16
Common Area - Component: Interior Equipment Contingency	4,915.85	5,038.75	5,164.71	5,293.83	5,426.18	5,561.83	5,700.88	5,843.40	5,989.49	6,139.22	131,708.11

Grand Sierra Resort - Common Area

Start Date: 01/01/2019

Projected Expenses By Year - Decade 3 of 3

Common Area - Component: Traffic Areas Remodel Contingency	81,930.82	83,979.09	86,078.57	88,230.53	90,436.30	92,697.20	95,014.64	97,390.00	99,824.75	102,320.37	2,195,135.14
Common Area - Landscaping Renovation Contingency	0.00	0.00	0.00	0.00	180,872.59	0.00	0.00	0.00	0.00	204,640.74	921,943.32
Common Area - Lighting and Electrical Contingency	0.00	0.00	0.00	0.00	18,087.26	0.00	0.00	0.00	0.00	20,464.07	92,194.33
Common Area - Security Fire System Upgrade	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,677,187.50
Common Area - Security Monitoring System	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,076,890.63
Common Area - Signage -Directional Exterior (Done 2018)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	122,784.44	293,635.23
Common Area - Signage Marquis at Freeway (Done 2017)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,595,443.52	0.00	6,206,923.62
Subtotal	119,619.00	122,609.48	332,263.28	128,816.57	330,996.85	135,337.91	138,721.37	453,837.40	2,741,187.66	497,276.99	16,713,018.81

Grand Sierra Resort - Common Area

Start Date: 01/01/2019

Projected Expenses By Year - Decade 3 of 3

Roads and Parking

Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	Total
Roads and Parking - Removal and Reconstruction Area 1 (Pink)	0.00	491,487.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	791,428.27

Better Reserve Consultants

Version 1.01 - September 20, 2018

60

Grand Sierra Resort - Common Area

Start Date: 01/01/2019

Projected Expenses By Year - Decade 3 of 3

Roads and Parking - Removal and Reconstruction Area 2 (Red)	0.00	0.00	0.00	932,874.67	0.00	0.00	0.00	0.00	0.00	0.00	1,502,180.98
Roads and Parking - Removal and Reconstruction Area 3 (Blue)	0.00	0.00	0.00	0.00	1,477,724.58	0.00	0.00	0.00	0.00	0.00	2,379,536.95
Roads and Parking - Removal and Reconstruction Area 4 (Orange)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	607,120.39
Roads and Parking - Removal and Reconstruction Area 5 (White)	0.00	0.00	0.00	1,602,628.24	0.00	0.00	0.00	0.00	0.00	0.00	2,580,665.69
Roads and Parking - Removal and Reconstruction Area 6 (Yellow)	0.00	0.00	0.00	1,054,985.73	0.00	0.00	0.00	0.00	0.00	0.00	1,698,812.87
Roads and Parking - Removal and Reconstruction Area 7 (Brown)	0.00	0.00	0.00	0.00	318,480.47	0.00	0.00	0.00	0.00	0.00	512,839.84
Roads and Parking - Removal and Reconstruction Area 8 (Green)	777,314.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,251,687.08
Roads and Parking - Removal and Reconstruction Area Ring Road (Purple)(Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,398,854.01
Roads and Parking - Surface Maintenance Treatment Area 1 (Pink)	0.00	39,319.01	0.00	0.00	0.00	0.00	44,485.85	0.00	0.00	0.00	200,416.76

Grand Sierra Resort - Common Area

Start Date: 01/01/2019

Projected Expenses By Year - Decade 3 of 3

Roads and Parking - Surface Maintenance Treatment Area 2 (Red) (Done 2018)	0.00	0.00	0.00	0.00	76,495.72	0.00	0.00	0.00	0.00	86,547.89	389,913.80
Roads and Parking - Surface Maintenance Treatment Area 3 (Blue)	0.00	109,777.13	0.00	0.00	0.00	0.00	124,202.75	0.00	0.00	0.00	559,555.72
Roads and Parking - Surface Maintenance Treatment Area 4 (Orange) (Done 2018)	0.00	0.00	0.00	0.00	63,727.56	0.00	0.00	0.00	0.00	72,101.89	324,831.97
Roads and Parking - Surface Maintenance Treatment Area 5 (White)	0.00	0.00	125,083.18	0.00	0.00	0.00	0.00	141,520.14	0.00	0.00	637,573.67
Roads and Parking - Surface Maintenance Treatment Area 6 (Yellow)	0.00	0.00	82,340.35	0.00	0.00	0.00	0.00	93,160.55	0.00	0.00	419,705.02
Roads and Parking - Surface Maintenance Treatment Area 7 (Brown)	0.00	0.00	24,250.74	0.00	0.00	0.00	0.00	27,437.49	0.00	0.00	123,610.81
Roads and Parking - Surface Maintenance Treatment Area 8 (Green)	0.00	63,739.80	0.00	0.00	0.00	0.00	72,115.73	0.00	0.00	0.00	324,894.33

Grand Sierra Resort - Common Area

Start Date: 01/01/2019

Projected Expenses By Year - Decade 3 of 3

Roads and Parking - Surface Maintenance Treatment Ring Road (Overlay Done 2016)	0.00	0.00	0.00	222,554.82	0.00	0.00	0.00	0.00	251,800.35	0.00	1,134,405.85
Subtotal	777,314.58	704,323.58	231,674.27	3,813,043.46	1,936,428.33	0.00	240,804.33	262,118.18	251,800.35	158,649.78	17,838,034.01

Utilities/ Mechanical/ Systems

Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	Total
Utilities/ Mechanical/ Systems - Boiler	24,579.25	25,193.73	25,823.57	26,469.16	27,130.89	27,809.16	28,504.39	29,217.00	29,947.43	30,696.11	658,540.54
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	102,500.00
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	105,062.50
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	107,689.06
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	110,381.29
Utilities/ Mechanical/ Systems - Component: Air Handlers Phase 01	163,861.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	263,861.64

Grand Sierra Resort - Common Area

Start Date: 01/01/2019

Projected Expenses By Year - Decade 3 of 3

Utilities/ Mechanical/ Systems - Component: Air Handlers Phase 02	0.00	167,958.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	270,458.19
Utilities/ Mechanical/ Systems - Component: Building Management System (Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	136,945.64
Utilities/ Mechanical/ Systems - Component: Chiller 1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,193,125.22
Utilities/ Mechanical/ Systems - Component: Chiller 2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,193,125.22
Utilities/ Mechanical/ Systems - Component: Chiller 3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,938,403.13
Utilities/ Mechanical/ Systems - Component: Cooling Towers Media	0.00	285,528.91	0.00	0.00	0.00	0.00	323,049.76	0.00	0.00	0.00	1,455,397.24
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pump Valves	491,584.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,175,610.29
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pumps (Replaced 2011)	0.00	0.00	0.00	229,399.39	0.00	0.00	0.00	0.00	0.00	0.00	548,601.61
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pumps Back Up	0.00	629,843.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,014,218.19

Grand Sierra Resort - Common Area

Start Date: 01/01/2019

Projected Expenses By Year - Decade 3 of 3

Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	161,533.59
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Tower 01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100,000.00
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Tower 02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150,000.00
Utilities/ Mechanical/ Systems - Component: Power Feed Phase 1 & 2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	83,755.40	0.00	0.00	83,755.40
Utilities/ Mechanical/ Systems - Component: Power Feed Phase 3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,000.00
Utilities/ Mechanical/ Systems - Component: Power Transfer Switches for Emergency (Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	97,390.00	0.00	0.00	97,390.00
Utilities/ Mechanical/ Systems - Component: Soft Water System	0.00	0.00	0.00	0.00	0.00	74,157.76	0.00	0.00	0.00	0.00	170,298.20
Utilities/ Mechanical/ Systems - Component: Thermostats (Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	912,970.96

Better Reserve Consultants

Version 1.01 - September 20, 2018

65

Grand Sierra Resort - Common Area

Start Date: 01/01/2019

Projected Expenses By Year - Decade 3 of 3

Utilities/ Mechanical/ Systems - Component: Water Pumps- Chilled, Left, 2 Riser Pumps, Soft Starters on 2 Chillers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	684,728.22
Utilities/ Mechanical/ Systems - Component: Water Pumps- Condensing (Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,460,850.01	0.00	0.00	1,460,850.01
Utilities/ Mechanical/ Systems - Water Domestic VFD's Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	89,842.28	0.00	151,875.28
Subtotal	680,025.82	1,108,524.02	25,823.57	255,868.55	27,130.89	101,966.92	351,554.15	1,671,212.41	119,789.71	30,696.11	16,265,321.42
Total	2,201,272.26	2,204,190.18	3,146,294.64	4,241,843.85	2,701,519.41	348,541.47	778,587.17	2,435,862.99	3,162,690.10	737,783.06	58,192,607.19

Tab 9

Tab 9

Grand Sierra Resort - FF&E

Annual Review Without Site Visit

Start Date: 01/01/2019



Better Reserve Consultants

RSS Mari Jo Betterley, RSS 0000025

Table of Contents

Introduction	Page 3
Important Information	Page 10
Pictures	Page 11
Concepts	Page 15
Component Evaluation	Page 16
5-Year Planned Expenditures	Page 17
Recommended Reserve Contribution Concepts	Page 18
Recommended Reserve Contribution Details	Page 19
Reserve Budget Summary	Page 20
Projected Expenses by Year	Page 22



Better Reserve Consultants

4132 S. Rainbow Blvd, Suite 290
Las Vegas, Nevada 89103
(702) 605-1200

4111 Rancheria Drive
Fallon, Nevada 89406
(775) 427-1617

BetterReserves@cccomm.net
Mari Jo Betterley RSS. 0000025

September 20, 2018

Grand Sierra Resort - FF&E
Grand Sierra Resort

Reno, NV 89502

Grand Sierra Resort - FF&E Executive Board of Directors,

Thank you for this opportunity to complete a Reserve Study for your Association. A Reserve Study is the most important document that determines where "hundreds of thousands or millions" of your individual homeowner's dollars will be spent. The Study is a planning tool that will plan the maintenance of your Association and affect your property value now and in the future.

A Study with a Site Inspection is required every 5 years. The Reserve Study should be reviewed at least annually and any adjustments to the Association's funding plan should be made to provide adequate funding for the required reserves. It is important to complete a Reserve Study Update each year to ensure adequate funding of the Reserves while keeping the assessments as low as possible.

Reserve Study with Site Inspection and Annual Updates

Most Recent Reserve Study with Site Inspection: January 1, 2017

Next Reserve Study with Site Inspection: January 1, 2020, should be completed in the fall of 2019, prior to 2020 Budget

Reserve Study Update: Should be completed each year in the fall, prior to Budget

NRS 116.31152 Study of Reserves; Duties of Executive Board Regarding Study:

1. The executive board shall:

(a) At least once every 5 years, cause to be conducted a study of the reserves required to repair, replace and restore the major components of the common elements;

(b) At least annually, review the results of that study to determine whether those reserves are sufficient; and

(c) At least annually, make any adjustments to the association's funding plan which the executive board deems necessary to provide adequate funding for the required reserves.

Project Description

The Grand Sierra Resort - FF&E consists of Hotel Rooms in the Grand Sierra Resort Hotel. The Common Elements/Furniture Fixtures and Equipment include the Bathrooms, Room Remodel, Key Fob Entry System, Lighting and Electrical, Mattress Replacement, Phone System, Television Replacement, Television System, and WiFi System.

What is a Reserve Study?

A Reserve Study is a financial planning tool that identifies the current status of the Reserve Fund and provides a Funding Tool for Repair, Replacement, Restoration or Maintenance of the Major Components of the Common Elements. A Major component of the common elements is any component of the common elements, including, without limitation, any amenity, improvement, furnishing, fixture, finish, system or equipment, that may, within 30 years after its original installation, require repair, replacement or restoration in excess of routine annual maintenance which is included in the annual operating budget of an association.

Why have a Reserve Study?

A Reserve Study is required by the State of Nevada.

*A Reserve Study provides important annual disclosures to association members and prospective buyers regarding the condition of common area components.

* If you are selling your home or if you are a potential buyer, many financial institutions will not lend money on a home in an association without a properly funded Reserve Study.

* A Reserve Study focuses on ensuring that the property is in good condition, yet "reserves" your Association's money properly so that there are no needs for "Special Assessments" or huge increases in assessments in the future.

*And most important, a Reserve Study ensures that your Association will be a better place to live, now and in the future.

The Reserve Study is prepared by an outside independent consultant for the benefit of the Board of Directors of a property with multiple owners, such as Homeowners Association, containing an assessment of the Estimated Useful Life and Replacement Costs of the commonly owned property components as determined by the particular association's CC&Rs and bylaws. This Study evaluates the current condition of the Components and the Estimated Remaining Useful Life. The Replacement Cost is based on actual historical costs from Invoices or Bids or Estimates from Experts in the Field. Reserve studies however are not limited only to condominiums and can be created for other properties such as time shares, resorts, hotels, apartment buildings, office parks, worship facilities, swimming pools, private (golf/social) clubs, and private schools.

NRS 116.3115 Assessments for common expenses; funding of adequate reserves; collection of interest on past due assessments; calculation of assessments for particular types of common expenses; notice of meetings regarding assessments for capital improvements....

(a) All common expenses, including the reserves, must be assessed against all the units in accordance with the allocations set forth in the declaration pursuant to subsections 1 and 2 of NRS 116.2107.

(b) The association shall establish adequate reserves, funded on a reasonable basis, for the repair, replacement and restoration of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore. The reserves may be used only for those purposes, including, without limitation, repairing, replacing and restoring roofs, roads and sidewalks, and must not be used for daily maintenance. The association may comply with the provisions of this paragraph through a funding plan that is designed to allocate the costs for the repair, replacement and restoration of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore.

Levels of Service:

There are three types of a Reserve Study:

1. Full Reserve Study:

Component Inventory-- An actual field inspection of the common elements with representative sampling;

Condition Assessment (based upon on-site visual observations)

Life and Valuation Estimates

Fund Status

Funding Plan

2. Update, With-Site-Visit/On-Site Review: (May be an update on a Reserve Study Completed by this Reserve Study Specialist or an Update to another Reserve Study Specialist's report).

Component Inventory (verification only, not quantification)

Condition Assessment (based on on-site visual observations)

Life and Valuation Estimates

Fund Status

Funding Plan

3. Update, No-Site-Visit/Off Site Review: (May be an update on a Reserve Study Completed by this Reserve Study Specialist or an Update to another Reserve Study Specialist's report).

Life and Valuation Estimates

Fund Status

Funding Plan

For updated reserve studies, quantities of major components as reported in previous reserve studies are deemed to be accurate and reliable. The reserve study relies upon the validity of previous reserve studies.

In many cases, it is better to complete a new, Full Study rather than ask the Reserve Study Specialist to update a Study prepared by another company. The Reserve Study Specialist must rely on the previous Study's information, measurements, estimated useful life and replacement costs.

Utilities and Asbestos

Future Utility Line Major Repairs and Replacement such as Water Lines, Sewer Lines and Electrical Upgrades should be included in the Study. Expert evaluation of all Utilities is strongly recommended to ensure the accurate Repair or Replacement Costs and well as the Estimated Remaining Useful Life of each Component. If there is Asbestos present in the property, the Asbestos Abatement Costs and Time Frames should be included in the Study. Because a Reserve Study is not a Structural or Home Inspection, the Reserve Specialist may not be aware of Utility Line Issues or Asbestos. The Board of Directors and the Community Manager must inform the Specialist of any issues that may be present.

Reserve Study Specialist Experience and Qualifications

Mari Jo Betterley, RSS. 0000025

*National Association of Professional Reserve Analysts Certified RS #2331

*Community Association Institute Certified RS #169

*Community Association Institute Business Partner

*Over 3500 Reserve Studies and Reserve Study Updates completed worldwide.

*Reserve Study Specialist 2004-Present

*Graduate- University of Nevada Reno- 1983

*Attendance 800+ Homeowner Association Executive Board Meetings and HOA Meetings

* Instructor Continuing Education Classes:

"Reserve Studies - Working With the Experts in the Field -Pavement Engineer" - CE.0166500-CAM "

"Manager's Role/ How to Read and Interpret a Reserve Study"- CE.0166000-CAM

" Reserve Studies- Meet the Experts- Painting and Surface Treatment"- C.E.0166600-CAM

"Reserve Studies From Start to Finish- Fundamentals" – CE.0166400-CAM

Conflict of Interest

There is no relationship with this Association that could result in actual or perceived conflicts of interest. The Reserve Study Specialist does not expect to receive any direct or indirect compensation or profits from any person who will perform services for the client.

There is no affiliation with, or financial interest in the association for which the reserve study specialist will prepare the reserve study; and The Reserve Study Specialist does not have a personal relationship with any unit's owner, member of the executive board of the association for which the reserve study specialist will prepare the reserve study.

Sources Relied Upon in Determining the Component Estimated Useful Life, Remaining Useful Life and today's cost

Better Reserve Consultants uses "real costs and numbers" whenever possible. We rely on the Management Company and the Board of Directors to provide actual bids, invoices and estimates for the Component Measurements, Replacement Costs and Estimated time frames. If the Management Company does not have the "history" of the component information, we may ask a third party Contractor to evaluate and measure the property. Any consultants and other persons with expertise used to assist in the preparation of the reserve study names have been included in this Study.

Initial Reserve Bank Balance

The Beginning Reserve Balance for this Reserve Study has been provided by the Management Company/ Board of Directors. If the Reserve Study Site Inspection Date is not the date that the Reserve Study was prepared, the Initial Reserves may be an estimation of a future Reserve Bank Account Balance.

Board of Directors Responsibility

The Board of the Directors, the Management Company and the Reserve Study Specialist must work hand in hand to complete an accurate Reserve Study.

The Board of Directors must take full ownership in the Reserve Study. They should be involved in the process every step of the way. The Board of Directors or Manager should walk the property with the Reserve Study Specialist and discuss the "history" of the components as well as the Board's future plans for the Association. If the walkthrough is not possible, then a phone conversation to discuss the details of the Association may be adequate.

When the preliminary Study is provided, the Board of Directors should read it carefully and ensure that all information is correct. The Board of Directors should attend a Workshop or Board Meeting to discuss the Study in detail with the Reserve Study Specialist to ensure accuracy and understanding.

When the Study is adopted by the Board, the Board of Directors should think of it as a real tool to plan the future condition of the Association. Some Board Members say that they carry the Study with them to every meeting, reviewing the plans and updating the study at each meeting. By NRS requirements, the Study is to be reviewed on an annual basis. I always tell the Board of Directors to think of themselves as "Pioneers" for their Association. It doesn't matter if the Association is 3 years old or 30 years old. What you do now will affect the future condition of the Association.

Calculations

This Study Fully Funded Balance is based upon the National Standards set forth through the Community Association Institute. The Fully Funded Balance (FFB) is defined as: Total Accrued Depreciation-An indicator against which Actual (or projected) Reserve balance can be compared. The Reserve balance is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost. This number is calculated for each component, then summed together for an association total. Two formulas can be utilized depending on the provider's sensitivity to interest and inflation effects. Note: Both yield identical results when interest and inflation are equivalent. $FFB = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$ or $FFB = (\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) + [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Interest Rate})^{\text{Remaining Life}}] - [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Inflation Rate})^{\text{Remaining Life}}]$.

Threshold Funding Method

This Reserve Study is based on the Threshold Funding Method: Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Other Funding Methods include the Baseline Funding and Full Funding Methods.

An Update or a Full Reserve Study should be completed at least every year or if any of the following situations occur: If there are changes in the Management Company, Interest Rates, Changes in Inflation, or the Economy, after any major project completion or prior to beginning a major project (such as Roofing, Painting, Overlay, etc.), after a catastrophic event such as a fire or flood. The Study is a "working tool" or "living document" that should evolve and be updated with real costs and numbers.

NRS 116.31144--Audit and review of financial statements. 1.Except as otherwise provided in subsection 2, the executive board shall: (a)If the annual budget of the association is \$45,000 or more but less than \$75,000, cause the financial statement of the association to be reviewed by an independent certified public accountant during the year immediately preceding the year in which a study of the reserves of the association is to be conducted pursuant to NRS 116.31152. (b)If the annual budget of the association is \$75,000 or more but less than \$150,000, cause the financial statement of the association to be reviewed by an independent certified public accountant every fiscal year. (c)If the annual budget of the association is \$150,000 or more, cause the financial statement of the association to be audited by an independent certified public accountant every fiscal year.

Disclosures

The Initial Reserve Fund Bank Account Balance and Interest Rate was provided by the Management Company or Board of Directors. The Reserve Study Specialist did not verify or audit this fund.

There are no guarantees, express or implied, with the predictions of the cost or life expectancy of any of the major components. Information provided to the preparer of a reserve study by an official representative of the association regarding financial, historical, physical, quantitative or reserve project issues will be deemed reliable by the preparer.

A reserve study will be a reflection of information provided to the preparer of the reserve study. The total of actual or projected reserves required as presented in the reserve study is based upon information provided that was not audited. A reserve study is not intended to be used to perform an audit, an analysis of quality, a forensic study or a background check of historical records. An on-site inspection conducted in conjunction with a reserve study should not be deemed to be a project audit or quality or structural inspection.

Material issues which (including Defects in Design or Construction), if not disclosed, would cause the condition of the association to be misrepresented. The Client Inventory List is based on the Site Inspection, Previous Reserve Study and Information provided by the Community Manager and Board of Directors. It is the responsibility of the client to verify that all components are listed correctly.

The Reserve Study Specialist will not perform invasive testing. The Condition of the Components may be based on Representative Sampling.

The projected life expectancy of the major components and the funding needs of the reserves of the association are based upon the association performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and dramatically increase the funding needs of the reserves of the association.

Funding Summary

The Reserve Study Funding Plan is based on the assumption that there are no unforeseen circumstances that would alter the components Repair, Replacement, Restoration or Maintenance Costs and Estimated Remaining or Useful Life. The Recommended Reserve Contribution and Funding Levels chart, included in this Study, must be followed.

Funding Status

The Grand Sierra Resort Unit Owners Association is adequately funded as long as the Recommended Reserve Contribution Funding Chart is followed and there are no unforeseen circumstances that would affect the components useful life.

"Adequately Funded"

Nevada Revised Statute requires that the Association Reserve Fund is "Adequately Funded." NAC 116.425 Reserve study: Contents. (NRS 116.31152, 116.615)

2. ... "adequately funded reserve" means the funds sufficient to maintain the common elements:

- (a) At the level described in the governing documents and in a reserve study; and
- (b) Without using the funds from the operating budget or without special assessments, except for occurrences that are a result of unforeseen catastrophic events.

A Reserve Study is considered a "working tool" and should be re-evaluated every year. What is accurate this year, may not be accurate in future years. Each year the Reserve Study should be updated with recent history and actual costs along with future costs and revised plans. The Reserve Study should "evolve" and change so that it is a "living document" that the Board of Directors follows and believes in.

Thank you for this opportunity to EARN your business. It has been our pleasure to complete this Reserve Study for your Homeowners Association. Better Reserve Consultants takes pride in completing an accurate Reserve Study that is very "customized" to your Association. We are happy to attend Board Meetings, Workshops or Conference Calls at no additional cost. It is our goal that you have a Reserve Study that you will actually use as a tool - a Study that you will believe in!

Thank you,

Mari Jo Betterley, RSS
Better Reserve Consultants

Tab 10

Tab 10

Important InformationReserve Study / Fiscal Year Start Date: 01/01/2019Number of Assessment Paying Members/ Units: 1

Reserve Bank Accounts Interest Rate and Balance as of: 01/01/2019

Reserve Bank Account	5.0%	<u>\$7,155,910.00</u>
----------------------	------	-----------------------

Total: \$7,155,910.00

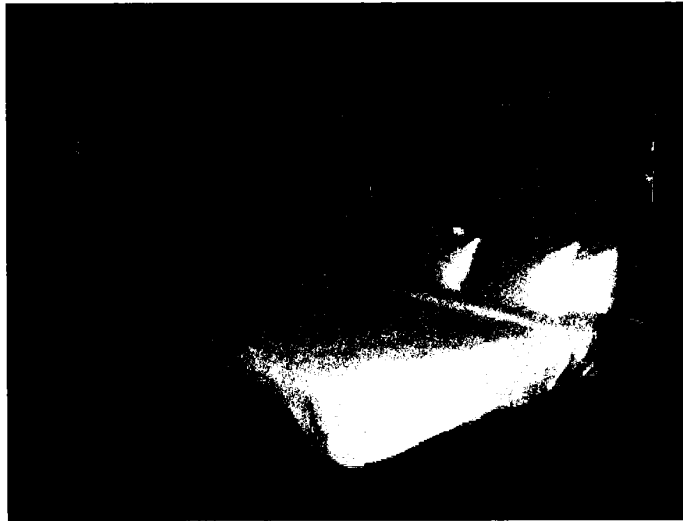
Inflation Rate: 2.50% (Based on the average over the last 20 years)Income Tax Rate: 30.00% on Reserve Bank Account Interest OnlyCurrent Annual Reserve Contribution/ Transfer From Operating: \$2,100,000.00Total estimated current replacement costs of the major component inventory: \$11,354,670.00Special Reserve Assessment Recommended: \$0.00



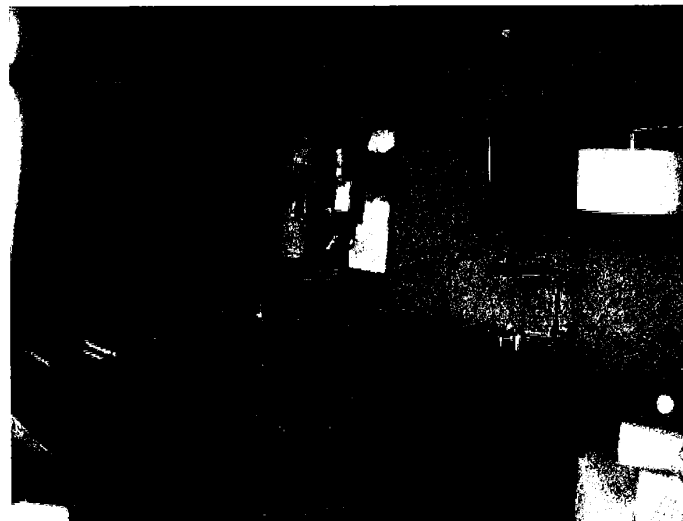
The Rooms are well maintained and in overall very good condition.



The Kitchenette Remodel or Renovation is scheduled to be done when the Units are Remodeled. The Appliance Replacement is done "as needed" through the Operating Budget.



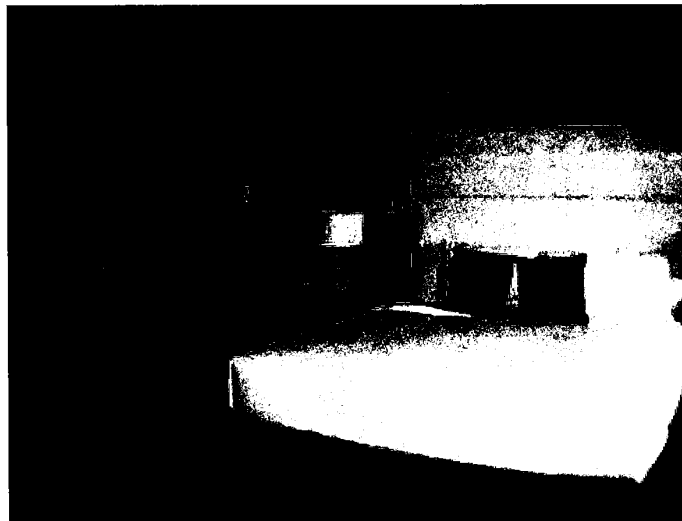
Replacement of the Bedding is done through the Operating Budget and has not been included in this Study.



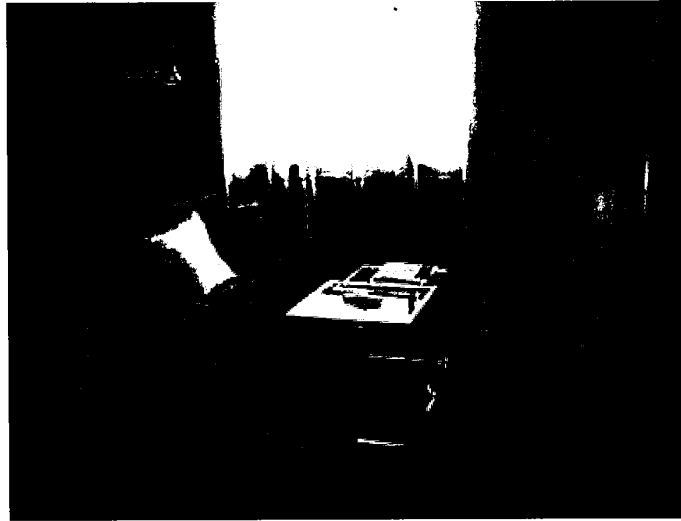
Television Replacement has been included in the Study to be done "as needed" through a contingency fund. The Television System and Phone System Renovation has been scheduled for the future.



The Bathroom Remodel has been included in the Unit Remodel schedule.



Mattresses have an Estimated Useful Life When New of 5 years.
Mattress Replacement is scheduled to be done each year, as needed.



The Rooms are scheduled to have a complete remodel every 5 years.

Tab 11

Tab 11

Component Evaluation - Concepts

Common Element

The Association CC&Rs typically define what a common element is. Usually, this is property owned in common by all the homeowners (rather than by an individual homeowner).

Component

A Major Component of the common elements is any component of the common elements, including, without limitation, any amenity, improvement, furnishing, fixture, finish, system or equipment, that may, within 30 years after its original installation, require repair, replacement or restoration in excess of routine annual maintenance which is included in the annual operating budget of an association.

Units

A quantity chosen as a standard in terms of measurement. For Example, Square Footage, Linear Footage, a Condominium Unit, a Roof, etc.

Date Last Repaired/ Replaced:

Estimated date when the Component was last Replaced, Repaired, Restored or Maintained

Cost Per Unit

How much each unit of measurement costs to repair, replace, restore, or maintain

Today's Cost:

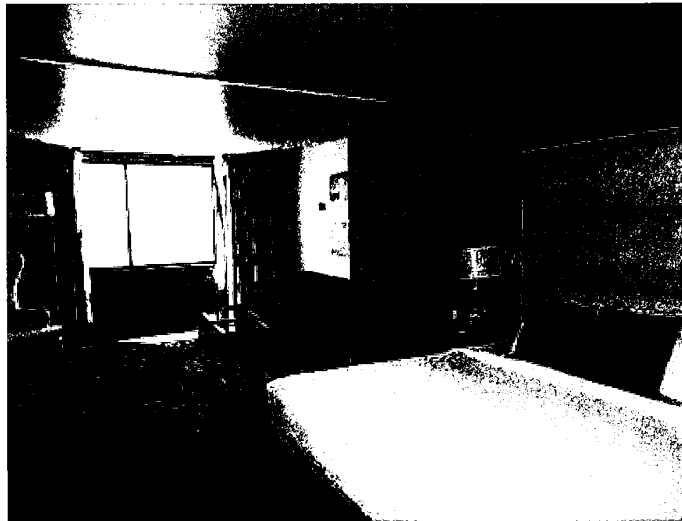
Total Estimated Cost to Repair, Replace, Maintain or Restore the Component
This may be a calculation of Costs per Unit x Number of Units or it may be a set value.

Estimated Life When New

Estimated Time Frame that the Component should last before it is Repaired, Replaced, Restored or Maintained. This may be based on a Warranty, Historical Life Span, Manufactures/ Contractors opinion, location, etc.

Estimated Remaining Useful Life:

The Estimated amount of time that the component will actually last from today
This may be a calculation based on Estimated Useful Life When New minus the actual age or it could be based on other factors such as wear, condition, climate etc.



Units

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Units - Key Fob Entry System (1/2 in 2018 and 1/2 in 2019)	2019	670 units	1,000.00	670,000.00	0	20
Units - Lighting Phase 01	2020	335 units	1,000.00	335,000.00	1	30
Units - Lighting Phase 02	2021	335 units	1,000.00	335,000.00	2	30
Units - Mattress Replacement (Every 5 Years)	2021	all	500,000.00	500,000.00	2	3
Units - Phone System (Done 2012)	2020	670 units	401.00	268,670.00	1	15
Units - Remodel Phase 01	2020	335 units	13,000.00	4,355,000.00	1	5
Units - Remodel Phase 02	2021	335 units	13,000.00	4,355,000.00	2	5
Units - Television Replacement Contingency	2020	as needed	800.00	536,000.00	1	5

5 Year Planned Expenditures*This is where you will spend your money in the next 5 years***2019**

Units - Key Fob Entry System (1/2 in 2018 and 1/2 in 2019)	\$670,000.00
--	--------------

Total	\$670,000.00
--------------	---------------------

2020

Units - Lighting Phase 01	\$343,375.00
Units - Phone System (Done 2012)	\$275,386.75
Units - Remodel Phase 01	\$4,463,875.00
Units - Television Replacement Contingency	\$549,400.00

Total	\$5,632,036.75
--------------	-----------------------

2021

Units - Lighting Phase 02	\$351,959.38
Units - Mattress Replacement (Every 5 Years)	\$525,312.50
Units - Remodel Phase 02	\$4,575,471.88

Total	\$5,452,743.76
--------------	-----------------------

Tab 12

Tab 12