

IN THE SUPREME COURT OF THE STATE OF NEVADA

Supreme Court Case No.

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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 7 of 10

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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
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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
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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
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Amended Order	11/28/2023	10	PA2207- 2210
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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

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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 7 of 10** properly addressed to the following:

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/s/ Cinda Towne
An employee of PISANELLI BICE PLLC

Tab 1

Tab 1



Better Reserve Consultants

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Mari Jo Betterley RSS. 0000025

November 01, 2016

Grand Sierra Resort
2500 E. Second Street
Reno, Nevada 89502

Grand Sierra Resort Hotel Condominium Unit Owners 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 owner'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.

There are three separate Reserve Studies included in this packet:

1. Grand Sierra Resort - Hotel Condominium Unit Rooms –Furniture, Fixtures and Equipment
2. Grand Sierra Resort - Hotel Related Components
3. Grand Sierra Resort - Common Areas shared by the Hotel and Casino

It is the responsibility of the Board of Directors to determine the proper percentage of funding based on ownership of each area listed above. Funding Charts are included with each Study.

Because the Grand Sierra Resort/ Hotel Condominium Unit Owners have many very large expenses and annual changes, a Study with a Site Inspection is recommended every 3 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 Hotel Condominium Unit Owners Association is located in Reno, Nevada. The Association consists of 670 Hotel Rooms in the Grand Sierra Resort Hotel. The Units Common Elements/Furniture Fixtures and Equipment include the Room Remodel, Key Fob Entry System, Lighting and Electrical, Mattress Replacement, Phone System, Television Replacement, Television System, and Wi-Fi System.

Common Area and Hotel Related Components

The Condominium Unit Owners Association shares the Common Area and Hotel Related Components with the Hotel. The Common Area Components include the Exterior of the Building, Roads and Parking, Utilities and Mechanical Components, Airport Vehicles, Equipment, Entrance Areas, Traffic Areas, Landscaping, Lighting and Electrical, Fire System, Security Monitoring System and Signage. The Hotel Related Components include the Elevators, Escalators, Fitness Center, Hallways, Lobby and Pool Area.

Property Condition

The Grand Sierra Resort Unit Owners Association is well maintained and in overall very good condition.

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 their 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 state of the commonly owned property components as determined by the particular association's CC&Rs and bylaws. 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

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.

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

- *Over 2500 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

- *State of Nevada 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

- *Community Association Institute Business Partner

- *CAMEO Business Partner

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. If there are any conflicting recommendations of the consultants or other persons with expertise while preparing the reserve study, a written explanation as to which recommendations are selected and the reasons for their selection has been included in the Addendum.

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.

Threshold Funding Method:

Threshold Funding: Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than "Fully Funding."

Calculations

This Study Fully Funded Balance is based upon the National Standards set forth through the Community Association Institute. The Fully Funded Balance is defined as: Total Accrued Depreciation-An indicator against which Actual (or projected) Reserve balance can be compared. The Reserve balance that 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 formulae 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
$$FFB = (Current\ Cost \times Effective\ Age / Useful\ Life) + [(Current\ Cost \times Effective\ Age / Useful\ Life) / (1 + Interest\ Rate)^{Remaining\ Life}] - [(Current\ Cost \times Effective\ Age / Useful\ Life) / (1 + Inflation\ Rate)^{Remaining\ Life}]$$

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 inspection.

Material issues which, if not disclosed, would cause the condition of the association to be misrepresented.

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.

Tim Betterley: Assists the Reserve Specialists with measurement of property/ components.

A Reserve Study is not a Structural or Home Inspection. This Reserve Study is based on the information provided to the Reserve Study Specialist. The Reserve Bank Balance, Components Cost and Estimated Useful life is based on information provided by the Management Company and/ or Board of Directors that was not audited.

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 2

Tab 2

Recommended Reserve Contribution

Year Funded	Beginning of Year Balance	Annual Transfer	HOA Monthly Pmt	Annual Expenditures	Interest Earned	Income Tax	End of Year Balance	% Funded	Fully Funded (100%) Balance
2017	\$2,300,000.00	\$1,800,000.00	\$150,000.00	\$346,900.00	\$46,000.00	\$13,800.00	\$3,785,300.00	75.75	\$4,997,192.71
2018	\$3,785,300.00	\$1,800,000.00	\$150,000.00	\$355,572.50	\$75,706.00	\$22,711.80	\$5,282,721.70	78.15	\$6,759,775.03
2019	\$5,282,721.70	\$1,900,000.00	\$158,333.33	\$1,182,058.19	\$105,654.00	\$31,696.20	\$6,074,621.31	78.20	\$7,768,350.63
2020	\$6,074,621.31	\$1,900,000.00	\$158,333.33	\$133,426.75	\$121,492.00	\$36,447.60	\$7,926,238.96	80.40	\$9,858,416.95
2021	\$7,926,238.96	\$2,000,000.00	\$166,666.67	\$9,750,972.70	\$158,525.00	\$47,557.50	\$286,233.76	11.05	\$2,591,149.13
2022	\$286,233.76	\$2,100,000.00	\$175,000.00	\$140,181.48	\$5,725.00	\$1,717.50	\$2,250,059.78	47.16	\$4,770,745.62
2023	\$2,250,059.78	\$2,200,000.00	\$183,333.33	\$143,686.01	\$45,001.00	\$13,500.30	\$4,337,874.47	61.83	\$7,016,187.37
2024	\$4,337,874.47	\$2,300,000.00	\$191,666.67	\$147,278.17	\$86,757.00	\$26,027.10	\$6,551,326.20	70.25	\$9,325,823.48
2025	\$6,551,326.20	\$2,400,000.00	\$200,000.00	\$150,960.12	\$131,027.00	\$39,308.10	\$8,892,084.98	76.02	\$11,697,621.25
2026	\$8,892,084.98	\$2,450,000.00	\$204,166.67	\$1,032,330.59	\$177,842.00	\$53,352.60	\$434,243.79	12.47	\$3,482,043.64
2027	\$434,243.79	\$2,500,000.00	\$208,333.33	\$158,602.48	\$8,685.00	\$2,605.50	\$2,781,720.81	46.72	\$5,954,261.41
2028	\$2,781,720.81	\$2,600,000.00	\$216,666.67	\$162,567.54	\$55,634.00	\$16,690.20	\$5,258,097.07	61.86	\$8,500,454.40
2029	\$5,258,097.07	\$2,700,000.00	\$225,000.00	\$527,963.01	\$105,162.00	\$31,548.60	\$7,503,747.46	69.71	\$10,764,380.35
2030	\$7,503,747.46	\$2,800,000.00	\$233,333.33	\$170,797.52	\$150,075.00	\$45,022.50	\$10,238,002.44	76.11	\$13,451,051.26
2031	\$10,238,002.44	\$2,900,000.00	\$241,666.67	\$12,482,069.44	\$204,760.00	\$61,428.00	\$799,265.00	19.22	\$4,158,958.60
2032	\$799,265.00	\$3,000,000.00	\$250,000.00	\$179,444.14	\$15,985.00	\$4,795.50	\$3,631,010.36	52.18	\$6,958,987.38
2033	\$3,631,010.36	\$3,150,000.00	\$262,500.00	\$183,930.25	\$72,620.00	\$21,786.00	\$6,947,914.11	67.54	\$9,842,554.94
2034	\$6,947,914.11	\$3,200,000.00	\$266,666.67	\$188,528.50	\$132,958.00	\$39,887.40	\$9,752,456.21	76.15	\$12,807,456.14
2035	\$9,752,456.21	\$3,300,000.00	\$275,000.00	\$193,241.72	\$195,049.00	\$58,514.70	\$12,995,748.79	81.99	\$15,850,990.12
2036	\$12,995,748.79	\$3,400,000.00	\$283,333.33	\$14,122,315.88	\$259,915.00	\$77,974.50	\$2,455,373.41	45.97	\$5,340,742.50
2037	\$2,455,373.41	\$3,500,000.00	\$291,666.67	\$368,803.40	\$49,107.00	\$14,732.10	\$5,620,944.91	67.33	\$8,347,931.48
2038	\$5,620,944.91	\$3,600,000.00	\$300,000.00	\$208,100.19	\$112,419.00	\$33,725.70	\$9,091,538.02	78.30	\$11,610,504.02
2039	\$9,091,538.02	\$3,700,000.00	\$308,333.33	\$1,366,755.53	\$181,831.00	\$54,549.30	\$11,552,064.19	83.52	\$13,832,223.27
2040	\$11,552,064.19	\$2,900,000.00	\$241,666.67	\$218,635.27	\$231,041.00	\$69,312.30	\$14,395,157.62	83.36	\$17,268,838.51
2041	\$14,395,157.62	\$3,200,000.00	\$266,666.67	\$15,978,104.17	\$287,903.00	\$86,370.90	\$1,818,585.55	33.86	\$5,371,278.21
2042	\$1,818,585.55	\$3,400,000.00	\$283,333.33	\$229,703.67	\$36,372.00	\$10,911.60	\$5,014,342.28	56.01	\$8,952,283.01
2043	\$5,014,342.28	\$3,600,000.00	\$300,000.00	\$235,446.27	\$100,287.00	\$30,086.10	\$8,449,096.91	66.85	\$12,639,822.83
2044	\$8,449,096.91	\$3,700,000.00	\$308,333.33	\$764,647.85	\$168,982.00	\$50,694.60	\$11,502,736.46	72.26	\$15,917,894.94
2045	\$11,502,736.46	\$3,900,000.00	\$325,000.00	\$247,365.73	\$230,055.00	\$69,016.50	\$15,316,409.23	77.33	\$19,807,505.03
2046	\$15,316,409.23	\$3,900,000.00	\$325,000.00	\$18,077,758.27	\$306,328.00	\$91,898.40	\$1,353,080.56	21.32	\$6,347,504.58
Total:		\$5,800,000.00		\$9,448,147.34	\$3,858,897.00	\$1,157,669.10			

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
2017	\$8,500,000.00	\$2,000,000.00	\$166,666.67	\$2,172,817.00	\$170,000.00	\$51,000.00	\$8,446,183.00	51.23	\$16,487,314.01
2018	\$8,446,183.00	\$2,000,000.00	\$166,666.67	\$2,099,200.00	\$168,924.00	\$50,677.20	\$8,465,229.80	51.77	\$16,352,670.86
2019	\$8,465,229.80	\$2,000,000.00	\$166,666.67	\$1,027,511.27	\$169,305.00	\$50,791.50	\$9,556,232.03	55.20	\$17,311,901.00
2020	\$9,556,232.03	\$2,000,000.00	\$166,666.67	\$433,986.92	\$191,125.00	\$57,337.50	\$11,256,032.61	59.55	\$18,902,586.67
2021	\$11,256,032.61	\$2,000,000.00	\$166,666.67	\$561,974.55	\$225,121.00	\$67,536.30	\$12,851,642.76	62.94	\$20,419,727.47
2022	\$12,851,642.76	\$2,000,000.00	\$166,666.67	\$1,613,489.15	\$257,033.00	\$77,109.90	\$3,418,096.71	30.70	\$11,133,293.72
2023	\$3,418,096.71	\$2,000,000.00	\$166,666.67	\$1,101,705.85	\$68,362.00	\$20,508.60	\$4,364,244.26	35.88	\$12,163,080.61
2024	\$4,364,244.26	\$2,000,000.00	\$166,666.67	\$158,095.22	\$87,285.00	\$26,185.50	\$6,267,248.54	44.20	\$14,180,804.46
2025	\$6,267,248.54	\$2,500,000.00	\$208,333.33	\$369,176.07	\$125,345.00	\$37,603.50	\$8,485,813.97	52.84	\$16,058,908.77
2026	\$8,485,813.97	\$2,500,000.00	\$208,333.33	\$4,257,525.24	\$169,716.00	\$50,914.80	\$6,847,089.93	48.24	\$14,193,677.02
2027	\$6,847,089.93	\$2,500,000.00	\$208,333.33	\$5,263,473.37	\$136,942.00	\$41,082.60	\$4,179,475.96	36.71	\$11,385,545.57
2028	\$4,179,475.96	\$2,500,000.00	\$208,333.33	\$568,133.52	\$83,590.00	\$25,077.00	\$6,169,855.44	46.62	\$13,235,468.96
2029	\$6,169,855.44	\$2,500,000.00	\$208,333.33	\$178,870.22	\$123,397.00	\$37,019.10	\$8,577,363.12	55.18	\$15,544,674.67
2030	\$8,577,363.12	\$2,500,000.00	\$208,333.33	\$417,688.85	\$171,547.00	\$51,464.10	\$10,779,757.17	60.90	\$17,699,504.27
2031	\$10,779,757.17	\$2,500,000.00	\$208,333.33	\$634,596.50	\$215,595.00	\$64,678.50	\$12,796,077.17	64.89	\$19,720,592.43
2032	\$12,796,077.17	\$2,500,000.00	\$208,333.33	\$1,574,639.73	\$255,922.00	\$76,776.60	\$13,900,582.84	66.52	\$20,897,754.43
2033	\$13,900,582.84	\$2,500,000.00	\$208,333.33	\$197,439.24	\$278,012.00	\$83,403.60	\$16,397,752.00	69.78	\$23,499,351.24
2034	\$16,397,752.00	\$2,500,000.00	\$208,333.33	\$202,375.23	\$327,955.00	\$98,386.50	\$18,924,945.27	72.30	\$26,176,010.96
2035	\$18,924,945.27	\$2,500,000.00	\$208,333.33	\$472,576.59	\$378,499.00	\$113,549.70	\$21,217,317.98	74.01	\$28,666,809.90
2036	\$21,217,317.98	\$3,000,000.00	\$250,000.00	\$9,073,356.85	\$424,346.00	\$127,303.80	\$15,441,003.33	67.72	\$22,802,080.51
2037	\$15,441,003.33	\$3,000,000.00	\$250,000.00	\$3,457,180.83	\$308,820.00	\$92,646.00	\$15,199,996.50	67.59	\$22,488,623.38
2038	\$15,199,996.50	\$3,000,000.00	\$250,000.00	\$2,851,930.00	\$304,000.00	\$91,200.00	\$15,560,866.50	68.12	\$22,844,306.21
2039	\$15,560,866.50	\$3,000,000.00	\$250,000.00	\$1,442,676.82	\$311,217.00	\$93,365.10	\$17,336,041.58	70.29	\$24,663,767.81
2040	\$17,336,041.58	\$3,000,000.00	\$250,000.00	\$534,677.03	\$346,721.00	\$104,016.30	\$20,044,069.25	72.98	\$27,464,834.86
2041	\$20,044,069.25	\$3,000,000.00	\$250,000.00	\$739,988.14	\$400,881.00	\$120,264.30	\$22,584,697.81	74.88	\$30,160,165.07
2042	\$22,584,697.81	\$3,000,000.00	\$250,000.00	\$7,072,082.02	\$451,694.00	\$135,508.20	\$18,828,801.59	70.42	\$26,736,365.09
2043	\$18,828,801.59	\$3,000,000.00	\$250,000.00	\$1,881,285.03	\$376,576.00	\$112,972.80	\$20,211,119.76	70.99	\$28,471,416.99
2044	\$20,211,119.76	\$3,000,000.00	\$250,000.00	\$259,057.40	\$404,222.00	\$121,266.60	\$23,235,017.76	72.85	\$31,894,191.34
2045	\$23,235,017.76	\$3,000,000.00	\$250,000.00	\$604,938.00	\$464,700.00	\$139,410.00	\$25,955,369.76	73.98	\$35,082,145.65
2046	\$25,955,369.76	\$3,000,000.00	\$250,000.00	\$8,701,572.28	\$519,107.00	\$155,732.10	\$20,617,172.38	67.74	\$30,434,168.43
Total:		76,500,000.00		69,923,998.92	7,915,959.00	2,374,787.70			

Grand Sierra Resort - Hotel Related Components

Start Date: 01/01/2017

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
2017	\$2,000,000.00	\$700,000.00	\$58,333.33	\$460,000.00	\$40,000.00	\$12,000.00	\$2,268,000.00	63.51	\$3,571,019.66
2018	\$2,268,000.00	\$700,000.00	\$58,333.33	\$471,500.00	\$45,360.00	\$13,608.00	\$2,528,252.00	61.17	\$4,133,296.86
2019	\$2,528,252.00	\$700,000.00	\$58,333.33	\$485,914.06	\$50,565.00	\$15,169.50	\$2,777,733.44	59.00	\$4,707,851.50
2020	\$2,777,733.44	\$1,000,000.00	\$83,333.33	\$269,222.67	\$55,555.00	\$16,666.50	\$3,547,399.27	64.25	\$5,521,670.95
2021	\$3,547,399.27	\$1,000,000.00	\$83,333.33	\$3,601,962.23	\$70,948.00	\$21,284.40	\$995,100.64	32.09	\$3,100,647.73
2022	\$995,100.64	\$1,300,000.00	\$108,333.33	\$240,424.24	\$19,902.00	\$5,970.60	\$2,068,607.80	51.82	\$3,991,544.13
2023	\$2,068,607.80	\$1,300,000.00	\$108,333.33	\$308,478.44	\$41,372.00	\$12,411.60	\$3,089,089.76	63.72	\$4,847,844.24
2024	\$3,089,089.76	\$1,300,000.00	\$108,333.33	\$249,624.01	\$61,782.00	\$18,534.60	\$4,182,713.15	72.20	\$5,793,139.63
2025	\$4,182,713.15	\$1,300,000.00	\$108,333.33	\$1,599,153.81	\$83,654.00	\$25,096.20	\$3,942,117.14	72.36	\$5,447,752.70
2026	\$3,942,117.14	\$1,300,000.00	\$108,333.33	\$4,105,262.35	\$78,842.00	\$23,652.60	\$1,192,044.19	44.51	\$2,678,014.03
2027	\$1,192,044.19	\$1,300,000.00	\$108,333.33	\$117,767.79	\$23,841.00	\$7,152.30	\$2,390,965.10	62.30	\$3,837,930.46
2028	\$2,390,965.10	\$1,300,000.00	\$108,333.33	\$16,401.09	\$47,819.00	\$14,345.70	\$3,708,037.31	72.19	\$5,136,158.47
2029	\$3,708,037.31	\$1,400,000.00	\$116,666.67	\$88,762.66	\$74,161.00	\$22,248.30	\$5,071,187.35	79.21	\$6,402,232.55
2030	\$5,071,187.35	\$1,400,000.00	\$116,666.67	\$13,785.11	\$101,424.00	\$30,427.20	\$6,528,399.04	83.92	\$7,779,285.32
2031	\$6,528,399.04	\$1,400,000.00	\$116,666.67	\$4,352,241.96	\$130,568.00	\$39,170.40	\$3,667,554.68	74.15	\$4,946,437.34
2032	\$3,667,554.68	\$1,400,000.00	\$116,666.67	\$796,563.99	\$73,351.00	\$22,005.30	\$4,322,336.39	76.89	\$5,621,474.87
2033	\$4,322,336.39	\$1,400,000.00	\$116,666.67	\$14,845.06	\$86,447.00	\$25,934.10	\$5,768,004.23	81.22	\$7,102,119.36
2034	\$5,768,004.23	\$1,400,000.00	\$116,666.67	\$19,020.23	\$115,360.00	\$34,608.00	\$7,229,736.00	83.87	\$8,620,589.65
2035	\$7,229,736.00	\$1,400,000.00	\$116,666.67	\$2,130,493.81	\$144,595.00	\$43,378.50	\$6,600,458.69	81.38	\$8,111,092.15
2036	\$6,600,458.69	\$1,400,000.00	\$116,666.67	\$5,191,136.89	\$132,009.00	\$39,602.70	\$2,901,728.10	62.52	\$4,641,276.13
2037	\$2,901,728.10	\$1,500,000.00	\$125,000.00	\$151,572.01	\$58,035.00	\$17,410.50	\$4,290,780.59	69.91	\$6,137,428.47
2038	\$4,290,780.59	\$1,500,000.00	\$125,000.00	\$83,979.09	\$85,816.00	\$25,744.80	\$5,766,872.70	74.43	\$7,748,528.64
2039	\$5,766,872.70	\$1,500,000.00	\$125,000.00	\$17,215.71	\$115,337.00	\$34,601.10	\$7,330,392.89	77.38	\$9,472,947.88
2040	\$7,330,392.89	\$1,600,000.00	\$133,333.33	\$22,057.64	\$146,608.00	\$43,982.40	\$9,010,960.85	80.17	\$11,239,429.44
2041	\$9,010,960.85	\$1,600,000.00	\$133,333.33	\$5,641,777.99	\$180,219.00	\$54,065.70	\$5,095,336.16	67.48	\$7,550,414.99
2042	\$5,095,336.16	\$1,600,000.00	\$133,333.33	\$389,328.26	\$101,907.00	\$30,572.10	\$6,377,342.80	70.58	\$9,036,156.93
2043	\$6,377,342.80	\$1,700,000.00	\$141,666.67	\$403,812.20	\$127,547.00	\$38,264.10	\$7,762,813.50	73.53	\$10,557,226.85
2044	\$7,762,813.50	\$1,700,000.00	\$141,666.67	\$486,950.00	\$155,256.00	\$46,576.80	\$9,084,542.70	75.42	\$12,045,259.21
2045	\$9,084,542.70	\$1,700,000.00	\$141,666.67	\$3,014,707.47	\$181,691.00	\$54,507.30	\$7,897,018.93	71.12	\$11,103,453.29
2046	\$7,897,018.93	\$1,900,000.00	\$158,333.33	\$7,089,164.49	\$157,940.00	\$47,382.00	\$2,818,412.44	45.35	\$6,214,291.29
Total:		40,700,000.00		41,833,125.26	2,787,911.00	\$836,373.30			

Better Reserve Consultants

Version 1.02 - September 15, 2016

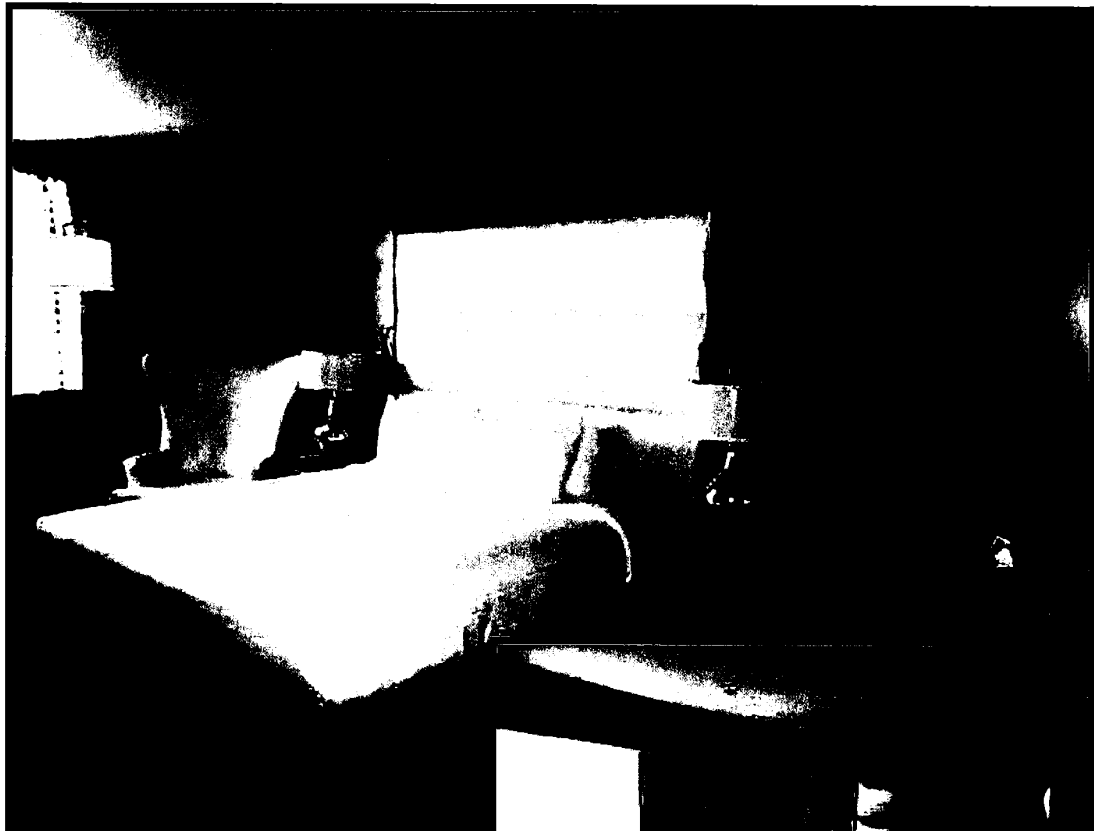
Tab 3

Tab 3

Grand Sierra Resort - FF&E

Full Reserve Study

Start Date: 01/01/2017



Better Reserve Consultants

RSS Mari Jo Betterley, RSS 0000025

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Projected Expenses by Year	Page 21

Important InformationReserve Study / Fiscal Year Start Date: 01/01/2017Reserve Study Site Inspection Date: July 15, 2016

Number of Assessment Paying Members/ Units: 670

Reserve Bank Accounts Interest Rate and Balance as of: 01/01/2017

Reserve Bank Account	5.0%	<u>\$2,300,000.00</u>
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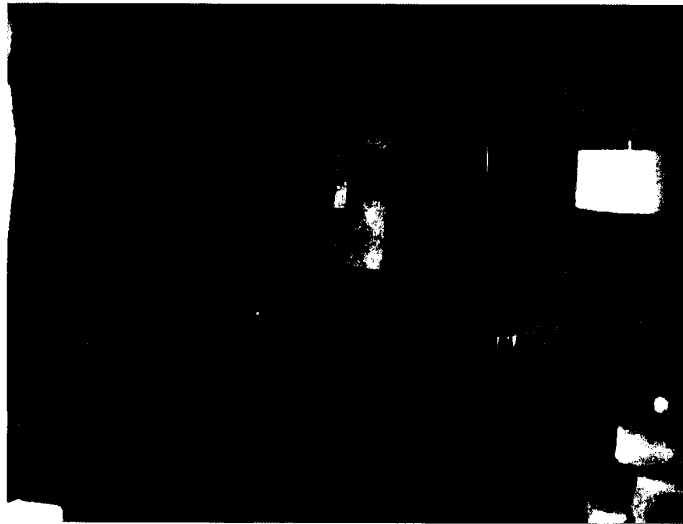
Total: \$2,300,000.00Inflation Rate: 2.50% (Based on the average over the last 20 years)Income Tax Rate: 30.00% on Reserve Bank Account Interest OnlyCurrent Annual Reserve Contribution/ Transfer From Operating: \$1,800,000.00Total estimated current replacement costs of the major component inventory: \$10,650,940.00Special Reserve Assessment Recommended: \$0.00



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.



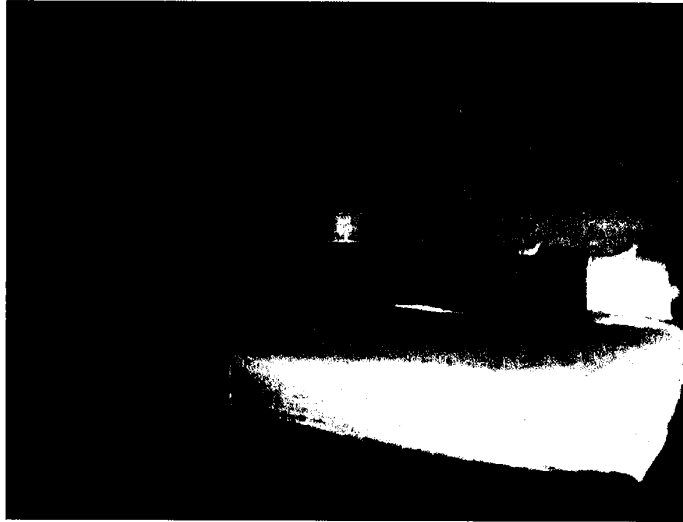
Replacement of the Bedding is done through the Operating Budget and has not been included in this Study.



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.
Mattresses are scheduled to be Replaced each year, as needed.



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

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:

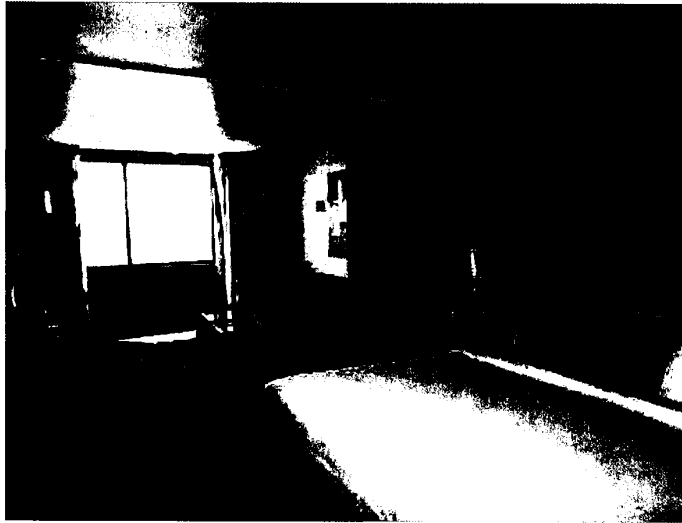
Total Estimated Cost to Repair, Replace, Maintain or Restore the Component
This may be a calculation of Costs per Unit x Number of Units or it may be a set value.

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	2019	670 units	1000.00/unit	670000.00	2	20
Units - Lighting Phase 01	2017	223 units	1000.00/unit	223000.00	0	30
Units - Lighting Phase 02	2018	223 units	1000.00/unit	223000.00	1	30
Units - Lighting Phase 03	2019	224 units	1000.00/unit	224000.00	2	30
Units - Mattress Replacement (Every 5 Years)	Annual	134 units	850.00/unit	113900.00	0	1
Units - Phone System (Done 2012)	2029	670 units	401.00/unit	268670.00	12	15
Units - Remodel	2021	670 units	13000.00/unit	8710000.00	4	5
Units - Television Replacement Contingency	Annual	as needed	10000.00	10000.00	0	1
Units - Television System Renovation	2019	as needed	160.00	107200.00	2	30
Units - Wi-Fi (Done 2016)	2037	670 units	151.00/unit	101170.00	20	20

5 Year Planned Expenditures*This is where you will spend your money in the next 5 years***2017**

Units - Lighting Phase 01	\$223,000.00
Units - Mattress Replacement (Every 5 Years)	\$113,900.00
Units - Television Replacement Contingency	\$10,000.00

Total	\$346,900.00
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2018

Units - Lighting Phase 02	\$228,575.00
Units - Mattress Replacement (Every 5 Years)	\$116,747.50
Units - Television Replacement Contingency	\$10,250.00

Total	\$355,572.50
--------------	---------------------

2019

Units - Key Fob Entry System	\$703,918.75
Units - Lighting Phase 03	\$235,340.00
Units - Mattress Replacement (Every 5 Years)	\$119,666.19
Units - Television Replacement Contingency	\$10,506.25
Units - Television System Renovation	\$112,627.00

Total	\$1,182,058.19
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2020

Units - Mattress Replacement (Every 5 Years)	\$122,657.84
Units - Television Replacement Contingency	\$10,768.91

Total	\$133,426.75
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2021

Units - Mattress Replacement (Every 5 Years)	\$125,724.29
Units - Remodel	\$9,614,210.28
Units - Television Replacement Contingency	\$11,038.13

Total	\$9,750,972.70
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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	HOA Monthly Pmt	Annual Expenditures	Interest Earned	Income Tax	End of Year Balance	% Funded	Fully Funded (100%) Balance
2017	\$2,300,000.00	\$1,800,000.00	\$150,000.00	\$346,900.00	\$46,000.00	\$13,800.00	\$3,785,300.00	75.75	\$4,997,192.71
2018	\$3,785,300.00	\$1,800,000.00	\$150,000.00	\$355,572.50	\$75,706.00	\$22,711.80	\$5,282,721.70	78.15	\$6,759,775.03
2019	\$5,282,721.70	\$1,900,000.00	\$158,333.33	\$1,182,058.19	\$105,654.00	\$31,696.20	\$6,074,621.31	78.20	\$7,768,350.63
2020	\$6,074,621.31	\$1,900,000.00	\$158,333.33	\$133,426.75	\$121,492.00	\$36,447.60	\$7,926,238.96	80.40	\$9,858,416.95
2021	\$7,926,238.96	\$2,000,000.00	\$166,666.67	\$9,750,972.70	\$158,525.00	\$47,557.50	\$286,233.76	11.05	\$2,591,149.13
2022	\$286,233.76	\$2,100,000.00	\$175,000.00	\$140,181.48	\$5,725.00	\$1,717.50	\$2,250,059.78	47.16	\$4,770,745.62
2023	\$2,250,059.78	\$2,200,000.00	\$183,333.33	\$143,686.01	\$45,001.00	\$13,500.30	\$4,337,874.47	61.83	\$7,016,187.37
2024	\$4,337,874.47	\$2,300,000.00	\$191,666.67	\$147,278.17	\$86,757.00	\$26,027.10	\$6,551,326.20	70.25	\$9,325,823.48
2025	\$6,551,326.20	\$2,400,000.00	\$200,000.00	\$150,960.12	\$131,027.00	\$39,308.10	\$8,892,084.98	76.02	\$11,697,621.25
2026	\$8,892,084.98	\$2,450,000.00	\$204,166.67	11,032,330.59	\$177,842.00	\$53,352.60	\$434,243.79	12.47	\$3,482,043.64
2027	\$434,243.79	\$2,500,000.00	\$208,333.33	\$158,602.48	\$8,685.00	\$2,605.50	\$2,781,720.81	46.72	\$5,954,261.41
2028	\$2,781,720.81	\$2,600,000.00	\$216,666.67	\$162,567.54	\$55,634.00	\$16,690.20	\$5,258,097.07	61.86	\$8,500,454.40
2029	\$5,258,097.07	\$2,700,000.00	\$225,000.00	\$527,963.01	\$105,162.00	\$31,548.60	\$7,503,747.46	69.71	\$10,764,380.35
2030	\$7,503,747.46	\$2,800,000.00	\$233,333.33	\$170,797.52	\$150,075.00	\$45,022.50	\$10,238,002.44	76.11	\$13,451,051.26
2031	\$10,238,002.44	\$2,900,000.00	\$241,666.67	12,482,069.44	\$204,760.00	\$61,428.00	\$799,265.00	19.22	\$4,158,958.60
2032	\$799,265.00	\$3,000,000.00	\$250,000.00	\$179,444.14	\$15,985.00	\$4,795.50	\$3,631,010.36	52.18	\$6,958,987.38
2033	\$3,631,010.36	\$3,150,000.00	\$262,500.00	\$183,930.25	\$72,620.00	\$21,786.00	\$6,647,914.11	67.54	\$9,842,554.94
2034	\$6,647,914.11	\$3,200,000.00	\$266,666.67	\$188,528.50	\$132,958.00	\$39,887.40	\$9,752,456.21	76.15	\$12,807,456.14
2035	\$9,752,456.21	\$3,300,000.00	\$275,000.00	\$193,241.72	\$195,049.00	\$58,514.70	\$12,995,748.79	81.99	\$15,850,990.12
2036	\$12,995,748.79	\$3,400,000.00	\$283,333.33	14,122,315.88	\$259,915.00	\$77,974.50	\$2,455,373.41	45.97	\$5,340,742.50
2037	\$2,455,373.41	\$3,500,000.00	\$291,666.67	\$368,803.40	\$49,107.00	\$14,732.10	\$5,620,944.91	67.33	\$8,347,931.48
2038	\$5,620,944.91	\$3,600,000.00	\$300,000.00	\$208,100.19	\$112,419.00	\$33,725.70	\$9,091,538.02	78.30	\$11,610,504.02
2039	\$9,091,538.02	\$3,700,000.00	\$308,333.33	\$1,366,755.53	\$181,831.00	\$54,549.30	\$11,552,064.19	83.52	\$13,832,223.27
2040	\$11,552,064.19	\$2,900,000.00	\$241,666.67	\$218,635.27	\$231,041.00	\$69,312.30	\$14,395,157.62	83.36	\$17,268,838.51
2041	\$14,395,157.62	\$3,200,000.00	\$266,666.67	15,978,104.17	\$287,903.00	\$86,370.90	\$1,818,585.55	33.86	\$5,371,278.21
2042	\$1,818,585.55	\$3,400,000.00	\$283,333.33	\$229,703.67	\$36,372.00	\$10,911.60	\$5,014,342.28	56.01	\$8,952,283.01
2043	\$5,014,342.28	\$3,600,000.00	\$300,000.00	\$235,446.27	\$100,287.00	\$30,086.10	\$8,449,096.91	66.85	\$12,639,822.83
2044	\$8,449,096.91	\$3,700,000.00	\$308,333.33	\$764,647.85	\$168,982.00	\$50,694.60	\$11,502,736.46	72.26	\$15,917,894.94
2045	\$11,502,736.46	\$3,900,000.00	\$325,000.00	\$247,365.73	\$230,055.00	\$69,016.50	\$15,316,409.23	77.33	\$19,807,505.03
2046	\$15,316,409.23	\$3,900,000.00	\$325,000.00	18,077,758.27	\$306,328.00	\$91,898.40	\$1,353,080.56	21.32	\$6,347,504.58
Total:		85,800,000.00		89,448,147.34	3,858,897.00	1,157,669.10			

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: 01/01/2017

Reserve Bank Balance as of Fiscal Year Start Date: \$2,300,000.00

Recommended Annual Contribution to the Reserve Account: \$1,800,000.00

Estimated Expenditures: \$346,900.00

Projected Reserve Bank Balance at the End of the Fiscal Year: \$3,785,300.00

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>Units</u>			
Units - Key Fob Entry System	670,000.00	2	20
Units - Lighting Phase 01	223,000.00	0	30
Units - Lighting Phase 02	223,000.00	1	30
Units - Lighting Phase 03	224,000.00	2	30
Units - Mattress Replacement (Every 5 Years)	113,900.00	0	1
Units - Phone System (Done 2012)	268,670.00	12	15
Units - Remodel	8,710,000.00	4	5
Units - Television Replacement Contingency	10,000.00	0	1
Units - Television System Renovation	107,200.00	2	30
Units - Wi-Fi (Done 2016)	101,170.00	20	20
Total:	<hr/> 10,650,940.00		



Grand Sierra Resort - FF&E



Start Date: 01/01/2017

Projected Expenses By Year - Decade 1 of 3

Projected Expenses By Year - Decade 1 of 3

Units

Component	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Units - Key Fob Entry System	0.00	0.00	703,918.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Units - Lighting Phase 01	223,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Units - Lighting Phase 02	0.00	228,575.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Units - Lighting Phase 03	0.00	0.00	235,340.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Units - Mattress Replacement (Every 5 Years)	113,900.00	116,747.50	119,666.19	122,657.84	125,724.29	128,867.40	132,089.08	135,391.31	138,776.09	142,245.49
Units - Phone System (Done 2012)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Units - Remodel	0.00	0.00	0.00	0.00	9,614,210.28	0.00	0.00	0.00	0.00	10,877,596.47
Units - Television Replacement Contingency	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
Units - Television System Renovation	0.00	0.00	112,627.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Units - Wi-Fi (Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	346,900.00	355,572.50	1,182,058.19	133,426.75	9,750,972.70	140,181.48	143,686.01	147,278.17	150,960.12	11,032,330.59

Total 346,900.00 355,572.50 1,182,058.19 133,426.75 9,750,972.70 140,181.48 143,686.01 147,278.17 150,960.12 11,032,330.59

Projected Expenses By Year - Decade 2 of 3

Projected Expenses By Year - Decade 2 of 3

Units

Component	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37
Units - Key Fob Entry System	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Units - Lighting Phase 01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Units - Lighting Phase 02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Units - Lighting Phase 03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Units - Mattress Replacement (Every 5 Years)	145,801.63	149,446.67	153,182.84	157,012.41	160,937.72	164,961.16	169,085.19	173,312.32	177,645.13	182,086.26
Units - Phone System (Done 2012)	0.00	0.00	361,331.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Units - Remodel	0.00	0.00	0.00	0.00	12,307,001.98	0.00	0.00	0.00	0.00	13,924,243.12
Units - Television Replacement Contingency	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
Units - Television System Renovation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Units - Wi-Fi (Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	158,602.48	162,567.54	527,963.01	170,797.52	12,482,069.44	179,444.14	183,930.25	188,528.50	193,241.72	14,122,315.88

Total 158,602.48 162,567.54 527,963.01 170,797.52 12,482,069.44 179,444.14 183,930.25 188,528.50 193,241.72 14,122,315.88

Projected Expenses By Year - Decade 3 of 3

Projected Expenses By Year - Decade 3 of 3

Units

Component	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	Total
Units - Key Fob Entry System	0.00	0.00	1,153,452.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,857,371.59
Units - Lighting Phase 01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	223,000.00
Units - Lighting Phase 02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	228,575.00
Units - Lighting Phase 03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	235,340.00
Units - Mattress Replacement (Every 5 Years)	186,638.41	191,304.37	196,086.98	200,989.16	206,013.89	211,184.23	216,443.34	221,854.42	227,400.78	233,085.80	5,000,517.90
Units - Phone System (Done 2012)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	523,315.43	0.00	0.00	884,646.71
Units - Remodel	0.00	0.00	0.00	0.00	15,754,003.02	0.00	0.00	0.00	0.00	17,824,208.40	80,301,263.27
Units - Television Replacement Contingency	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
Units - Television System Renovation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	112,627.00
Units - Wi-Fi (Done 2016)	165,778.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	165,778.83
Subtotal	368,803.40	208,100.19	1,366,755.53	218,635.27	15,978,104.17	229,703.67	235,446.27	764,647.85	247,365.73	18,077,758.27	89,448,147.34

Total 368,803.40 208,100.19 1,366,755.53 218,635.27 15,978,104.17 229,703.67 235,446.27 764,647.85 247,365.73 18,077,758.27 89,448,147.34

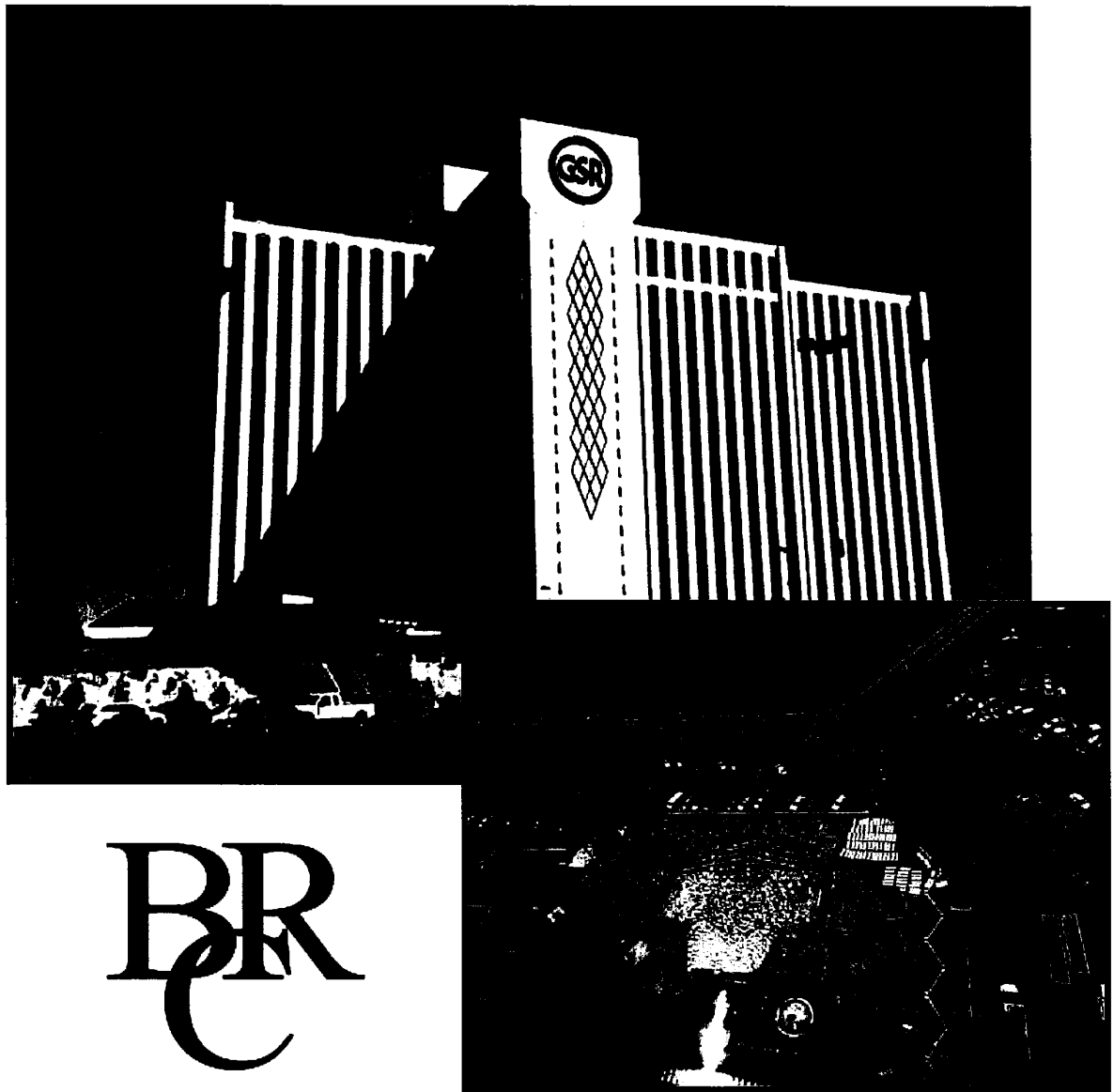
Tab 4

Tab 4

Grand Sierra Resort - Common Area

Full Reserve Study

Start Date: 01/01/2017



Better Reserve Consultants

RSS Mari Jo Betterley, RSS 0000025

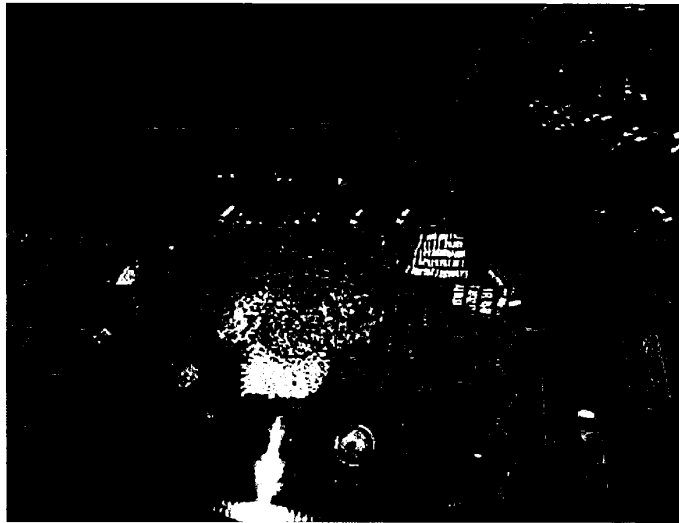
Important InformationReserve Study / Fiscal Year Start Date: 01/01/2017Reserve Study Site Inspection Date: July 15, 2016Number of Assessment Paying Members/ Units: 1

Reserve Bank Accounts Interest Rate and Balance as of: 01/01/2017

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

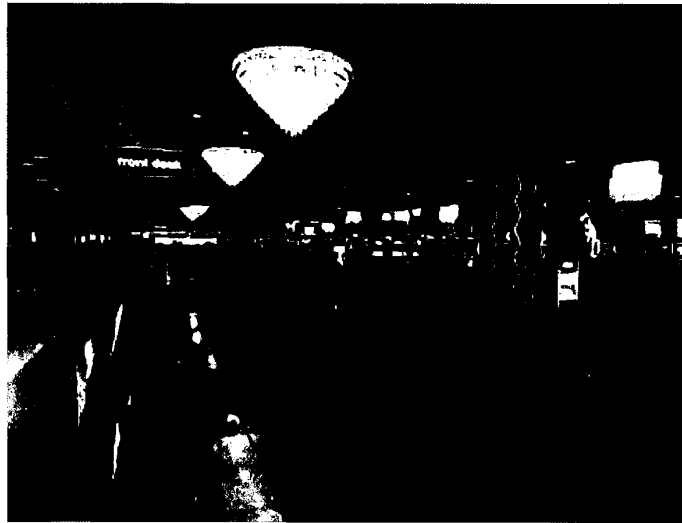
Inflation Rate: 2.50% (Based on the average over the last 20 years)Income Tax Rate: 30.00% on Reserve Bank Account Interest OnlyCurrent Annual Reserve Contribution/ Transfer From Operating: \$2,000,000.00Total estimated current replacement costs of the major component inventory: \$26,338,665.70Special 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.



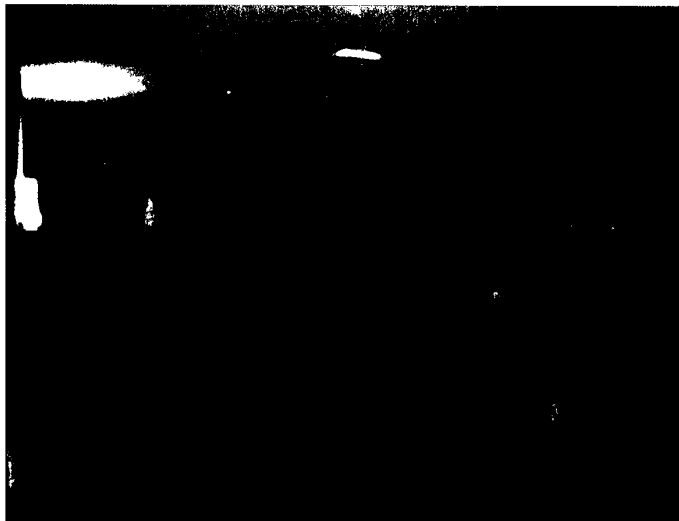
The Hotel Front Desk Area Maintenance Has been included with the "Hotel Halls and Elevators" Full Study. The Traffic Area in front of the Desk is considered Hotel Common Area.



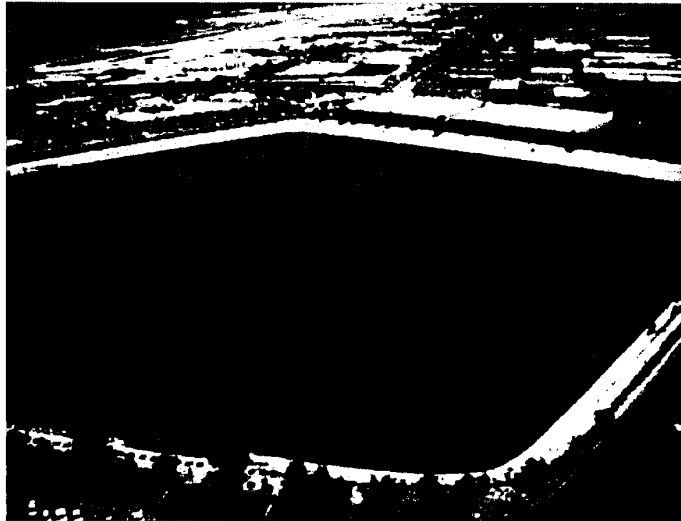
"Traffic Areas" around the Casino are considered Hotel Common Area because they are shared with Hotel Guests and Casino Customers.



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.



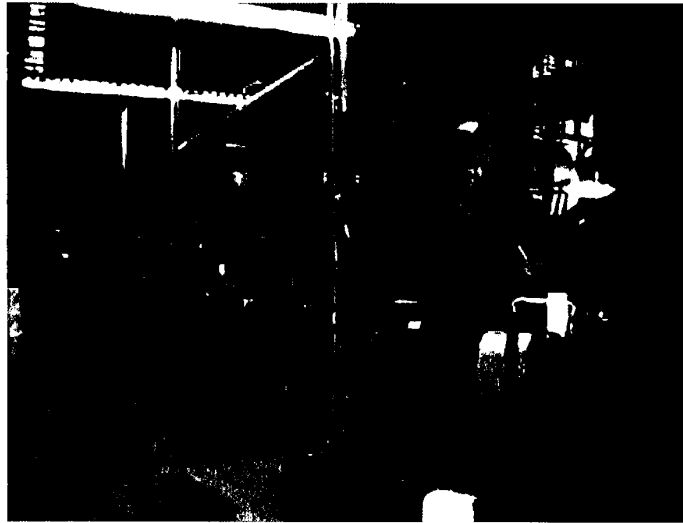
The Hallways and Elevators have been included in a Separate Study because they are for Hotel Guests only.



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.

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.

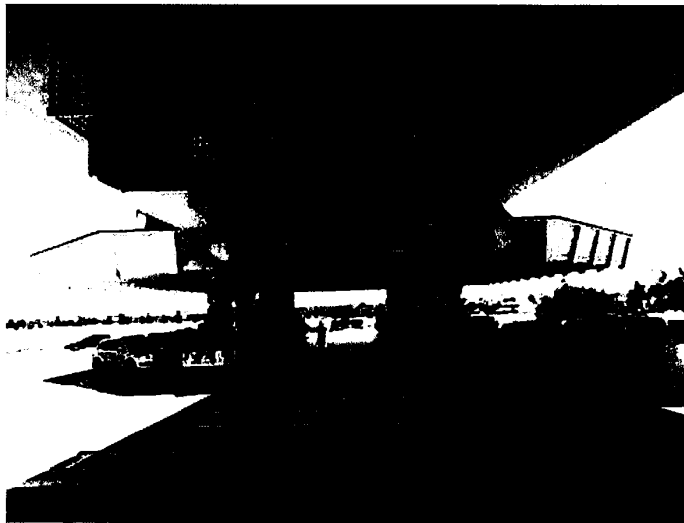


Building Exterior

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Building Exterior - Painting	2018	all	750000.00	750000.00	1	20
Building Exterior - Roof 27th Floor	2017	1 unit	56000.00	56000.00	0	20
Building Exterior - Roof Ballroom	2019	1 unit	330000.00	330000.00	2	20
Building Exterior - Roof Casino	2018	1 unit	380000.00	380000.00	1	20
Building Exterior - Roof East Roof	2018	1 unit	125000.00	125000.00	1	20
Building Exterior - Roof Main Dock	2017	1 unit	80000.00	80000.00	0	20
Building Exterior - Roof Main Summit Pavilion	2022	1 unit	200000.00	200000.00	5	20
Building Exterior - Roof North Way Roof	2022	1 unit	35000.00	35000.00	5	20
Building Exterior - Roof Restaurant Row	2017	1 unit	300000.00	300000.00	0	20
Building Exterior - Roof South Roof	2017	1 unit	70000.00	70000.00	0	20
Building Exterior - Roof Theatre	2018	1 unit	10000.00	10000.00	1	20
Building Exterior - Window Replacement	Annual	as needed	25000.00	25000.00	0	1

Grand Sierra Resort - Common Area

Start Date: 01/01/2017



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	Annual	1 unit	20000.00	20000.00	0	1
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)	2021	4 units	10000.00/unit	40000.00	4	5
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	2021	as needed	100000.00	100000.00	4	5
Common Area - Lighting and Electrical Contingency	2021	as needed	10000.00	10000.00	4	5
Common Area - Security Fire System Upgrade	2022	1 unit	3500000.00	3500000.00	5	30
Common Area - Security Monitoring System	2022	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	2026	as needed	1800000.00	1800000.00	9	10
Common Area - Signage Marquis at Freeway (Replaced 2016)	2026	as needed	750000.00	750000.00	9	10
Common Area - Signage Parking Lot Monument Signage (35 Units)	2017	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)	2022	117050 sq ft	2.50/sq ft	292625.00	5	20
Roads and Parking - Removal and Reconstruction Area 2 (Red)	2022	211463 sq ft	2.50/sq ft	528657.50	5	20
Roads and Parking - Removal and Reconstruction Area 3 (Blue)	2023	326799 sq ft	2.50/sq ft	816997.50	6	20
Roads and Parking - Removal and Reconstruction Area 4 (Orange)	2032	176167 sq ft	2.50/sq ft	440417.50	15	20
Roads and Parking - Removal and Reconstruction Area 5 (White)	2022	363282 sq ft	2.50/sq ft	908205.00	5	20
Roads and Parking - Removal and Reconstruction Area 6 (Yellow)	2022	239143 sq ft	2.50/sq ft	597857.50	5	20
Roads and Parking - Removal and Reconstruction Area 7 (Brown)	2022	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)	2022	189749 sq ft	2.50/sq ft	474372.50	5	20
Roads and Parking - Removal and Reconstruction Area Ring Road (Purple)(Done 2016)	2036	630606 sq ft	2.50/sq ft	1576515.00	19	20
Roads and Parking - Surface Maintenance Treatment Area 1 (Pink)	2017	117050 sq ft	0.20/sq ft	23410.00	0	5
Roads and Parking - Surface Maintenance Treatment Area 2 (Red)	2017	211463 sq ft	0.20/sq ft	42292.60	0	5
Roads and Parking - Surface Maintenance Treatment Area 3 (Blue)	2017	326799 sq ft	0.20/sq ft	65359.80	0	5
Roads and Parking - Surface Maintenance Treatment Area 4 (Orange)	2017	176167 sq ft	0.20/sq ft	35233.40	0	5
Roads and Parking - Surface Maintenance Treatment Area 5 (White)	2017	363282 sq ft	0.20/sq ft	72656.40	0	5
Roads and Parking - Surface Maintenance Treatment Area 6 (Yellow)	2017	239143 sq ft	0.20/sq ft	47828.60	0	5
Roads and Parking - Surface Maintenance Treatment Area 7 (Brown)	2017	70432 sq ft	0.20/sq ft	14086.40	0	5
Roads and Parking - Surface Maintenance Treatment Area 8 (Green)	2017	189749 sq ft	0.20/sq ft	37949.80	0	5
Roads and Parking - Surface Maintenance Treatment Ring Road (Overlay Done 2016)	2021	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	2018	1 unit	100000.00	100000.00	1	30
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 2	2019	1 unit	100000.00	100000.00	2	30
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 3	2020	1 unit	100000.00	100000.00	3	30
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 4	2021	1 unit	100000.00	100000.00	4	30
Utilities/ Mechanical/ Systems - Component: Air Handlers	2017	as needed	42000.00	1092000.00	0	20
Utilities/ Mechanical/ Systems - Component: Building Management System (Done 2016)	2036	1 unit	90000.00	90000.00	19	20
Utilities/ Mechanical/ Systems - Component: Chiller 1	2027	1 unit	1800000.00	1800000.00	10	30
Utilities/ Mechanical/ Systems - Component: Chiller 2	2027	1 unit	1800000.00	1800000.00	10	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	5	30
Utilities/ Mechanical/ Systems - Component: Cooling Towers Media	2020	1 unit	170000.00	170000.00	3	5
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pump Valves	2018	1 unit	300000.00	300000.00	1	10
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pumps (Replaced 2011)	2022	1 unit	130000.00	130000.00	5	10
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pumps Back Up	2019	3 units	125000.00/unit	375000.00	2	20
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Elevator	2022	1 unit	150000.00	150000.00	5	30
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Tower 01	2018	1 unit	100000.00	100000.00	1	30
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Tower 02	2018	1 unit	150000.00	150000.00	1	30
Utilities/ Mechanical/ Systems - Component: Power Feed Phase 1& 2	2046	1 unit	43000.00	43000.00	29	30
Utilities/ Mechanical/ Systems - Component: Power Feed Phase 3	2017	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	29	30
Utilities/ Mechanical/ Systems - Component: Soft Water System	2019	1 unit	40000.00	40000.00	2	12
Utilities/ Mechanical/ Systems - Component: Thermostats (Done 2016)	2036	1 unit	600000.00	600000.00	19	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	2026	1 unit	450000.00	450000.00	9	10
Utilities/ Mechanical/ Systems - Component: Water Pumps- Condensing (Done 2016)	2046	1 unit	750000.00	750000.00	29	30
Utilities/ Mechanical/ Systems - Water Domestic VFD's Replacement	2017	1 unit	45000.00	45000.00	0	15

**Reserve Study**

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Reserve Study - Annual Update (Total Cost Included in the FFE Study)	Annual	ea	0.00	0.00	0	1
Reserve Study - Update with Site Inspection (Total Cost Included in the FFE Study)	2019	1 unit	0.00	0.00	2	3

5 Year Planned Expenditures*This is where you will spend your money in the next 5 years***2017**

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	\$20,000.00
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 - Signage Parking Lot Monument Signage (35 Units)	\$40,000.00
Roads and Parking - Surface Maintenance Treatment Area 1 (Pink)	\$23,410.00
Roads and Parking - Surface Maintenance Treatment Area 2 (Red)	\$42,292.60
Roads and Parking - Surface Maintenance Treatment Area 3 (Blue)	\$65,359.80
Roads and Parking - Surface Maintenance Treatment Area 4 (Orange)	\$35,233.40
Roads and Parking - Surface Maintenance Treatment Area 5 (White)	\$72,656.40
Roads and Parking - Surface Maintenance Treatment Area 6 (Yellow)	\$47,828.60
Roads and Parking - Surface Maintenance Treatment Area 7 (Brown)	\$14,086.40
Roads and Parking - Surface Maintenance Treatment Area 8 (Green)	\$37,949.80
Utilities/ Mechanical/ Systems - Boiler	\$15,000.00
Utilities/ Mechanical/ Systems - Component: Air Handlers	\$1,092,000.00
Utilities/ Mechanical/ Systems - Component: Power Feed Phase 3	\$18,000.00
Utilities/ Mechanical/ Systems - Water Domestic VFD's Replacement	\$45,000.00

Total	\$2,172,817.00
2018	
Building Exterior - Painting	\$768,750.00
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: Airport Vehicles	\$20,500.00
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
Utilities/ Mechanical/ Systems - Boiler	\$15,375.00
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 1	\$102,500.00
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pump Valves	\$307,500.00
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Tower 01	\$102,500.00
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Tower 02	\$153,750.00
Total	\$2,099,200.00

2019

Building Exterior - Roof Ballroom	\$346,706.25
Building Exterior - Window Replacement	\$26,265.63
Common Area - Component: Airport Vehicles	\$21,012.50
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
Utilities/ Mechanical/ Systems - Boiler	\$15,759.38
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 2	\$105,062.50
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pumps Back Up	\$393,984.38
Utilities/ Mechanical/ Systems - Component: Soft Water System	\$42,025.00
Total	\$1,027,511.27

2020

Building Exterior - Window Replacement	\$26,922.27
Common Area - Component: Airport Vehicles	\$21,537.81
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
Utilities/ Mechanical/ Systems - Boiler	\$16,153.36
Utilities/ Mechanical/ Systems - Boiler Replacement Unit 3	\$107,689.06
Utilities/ Mechanical/ Systems - Component: Cooling Towers Media	\$183,071.41
Total	\$433,986.92

2021

Building Exterior - Window Replacement	\$27,595.32
Common Area - Component: Airport Vehicles	\$22,076.26
Common Area - Component: Equipment Contingency	\$22,076.26
Common Area - Component: Exterior Entrance Area Painting/ Renovation (Doors 1, 2, 8 and 9)	\$44,152.52
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 - 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
Total	\$561,974.55

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
2017	\$8,500,000.00	\$2,000,000.00	\$166,666.67	\$2,172,817.00	\$170,000.00	\$51,000.00	\$8,446,183.00	51.23	\$16,487,314.01
2018	\$8,446,183.00	\$2,000,000.00	\$166,666.67	\$2,099,200.00	\$168,924.00	\$50,677.20	\$8,465,229.80	51.77	\$16,352,670.86
2019	\$8,465,229.80	\$2,000,000.00	\$166,666.67	\$1,027,511.27	\$169,305.00	\$50,791.50	\$9,556,232.03	55.20	\$17,311,901.00
2020	\$9,556,232.03	\$2,000,000.00	\$166,666.67	\$433,986.92	\$191,125.00	\$57,337.50	\$11,256,032.61	59.55	\$18,902,586.67
2021	\$11,256,032.61	\$2,000,000.00	\$166,666.67	\$561,974.55	\$225,121.00	\$67,536.30	\$12,851,642.76	62.94	\$20,419,727.47
2022	\$12,851,642.76	\$2,000,000.00	\$166,666.67	\$1,613,469.15	\$257,033.00	\$77,109.90	\$3,418,096.71	30.70	\$11,133,293.72
2023	\$3,418,096.71	\$2,000,000.00	\$166,666.67	\$1,101,705.85	\$68,362.00	\$20,508.60	\$4,364,244.26	35.88	\$12,163,080.61
2024	\$4,364,244.26	\$2,000,000.00	\$166,666.67	\$158,095.22	\$87,285.00	\$26,185.50	\$6,267,248.54	44.20	\$14,180,804.46
2025	\$6,267,248.54	\$2,500,000.00	\$208,333.33	\$369,176.07	\$125,345.00	\$37,603.50	\$8,485,813.97	52.84	\$16,058,908.77
2026	\$8,485,813.97	\$2,500,000.00	\$208,333.33	\$4,257,525.24	\$169,716.00	\$50,914.80	\$6,847,089.93	48.24	\$14,193,677.02
2027	\$6,847,089.93	\$2,500,000.00	\$208,333.33	\$5,263,473.37	\$136,942.00	\$41,082.60	\$4,179,475.96	36.71	\$11,385,545.57
2028	\$4,179,475.96	\$2,500,000.00	\$208,333.33	\$568,133.52	\$63,590.00	\$25,077.00	\$6,169,855.44	46.62	\$13,235,468.96
2029	\$6,169,855.44	\$2,500,000.00	\$208,333.33	\$178,870.22	\$123,397.00	\$37,019.10	\$8,577,363.12	55.18	\$15,544,674.67
2030	\$8,577,363.12	\$2,500,000.00	\$208,333.33	\$417,688.85	\$171,547.00	\$51,464.10	\$10,779,757.17	60.90	\$17,699,504.27
2031	\$10,779,757.17	\$2,500,000.00	\$208,333.33	\$634,596.50	\$215,595.00	\$64,678.50	\$12,796,077.17	64.89	\$19,720,592.43
2032	\$12,796,077.17	\$2,500,000.00	\$208,333.33	\$1,574,639.73	\$255,922.00	\$76,776.60	\$13,900,582.84	66.52	\$20,897,754.43
2033	\$13,900,582.84	\$2,500,000.00	\$208,333.33	\$197,439.24	\$278,012.00	\$83,403.60	\$16,397,752.00	69.78	\$23,499,351.24
2034	\$16,397,752.00	\$2,500,000.00	\$208,333.33	\$202,375.23	\$327,955.00	\$98,386.50	\$18,924,945.27	72.30	\$26,176,010.96
2035	\$18,924,945.27	\$2,500,000.00	\$208,333.33	\$472,576.59	\$378,499.00	\$113,549.70	\$21,217,317.98	74.01	\$28,666,809.90
2036	\$21,217,317.98	\$3,000,000.00	\$250,000.00	\$9,073,356.85	\$424,346.00	\$127,303.80	\$15,441,003.33	67.72	\$22,802,080.51
2037	\$15,441,003.33	\$3,000,000.00	\$250,000.00	\$3,457,180.83	\$308,820.00	\$92,646.00	\$15,199,996.50	67.59	\$22,488,623.38
2038	\$15,199,996.50	\$3,000,000.00	\$250,000.00	\$2,851,930.00	\$304,000.00	\$91,200.00	\$15,560,866.50	68.12	\$22,844,306.21
2039	\$15,560,866.50	\$3,000,000.00	\$250,000.00	\$1,442,676.82	\$311,217.00	\$93,365.10	\$17,336,041.58	70.29	\$24,663,767.81
2040	\$17,336,041.58	\$3,000,000.00	\$250,000.00	\$534,677.03	\$346,721.00	\$104,016.30	\$20,044,069.25	72.98	\$27,464,834.86
2041	\$20,044,069.25	\$3,000,000.00	\$250,000.00	\$739,988.14	\$400,881.00	\$120,264.30	\$22,584,697.81	74.88	\$30,160,165.07
2042	\$22,584,697.81	\$3,000,000.00	\$250,000.00	\$7,072,082.02	\$451,694.00	\$135,508.20	\$18,828,801.59	70.42	\$26,736,365.09
2043	\$18,828,801.59	\$3,000,000.00	\$250,000.00	\$1,881,285.03	\$376,576.00	\$112,972.80	\$20,211,119.76	70.99	\$28,471,416.99
2044	\$20,211,119.76	\$3,000,000.00	\$250,000.00	\$259,057.40	\$404,222.00	\$121,266.60	\$23,235,017.76	72.85	\$31,894,191.34
2045	\$23,235,017.76	\$3,000,000.00	\$250,000.00	\$604,938.00	\$464,700.00	\$139,410.00	\$25,955,369.76	73.98	\$35,082,145.65
2046	\$25,955,369.76	\$3,000,000.00	\$250,000.00	\$8,701,572.28	\$519,107.00	\$155,732.10	\$20,617,172.38	67.74	\$30,434,168.43
Total:		76,500,000.00		69,923,998.92	7,915,959.00	2,374,787.70			

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: 01/01/2017

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: \$2,172,817.00

Projected Reserve Bank Balance at the End of the Fiscal Year: \$8,446,183.00

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	1	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	20,000.00	0	1
Common Area - Component: Equipment Contingency	20,000.00	0	1
Common Area - Component: Exterior Entrance Area Painting/ Renovation (Doors 1, 2, 8 and 9)	40,000.00	4	5
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	5	30
Common Area - Security Monitoring System	1,000,000.00	5	30
Common Area - Signage	1,800,000.00	9	10
Common Area - Signage Marquis at Freeway (Replaced 2016)	750,000.00	9	10
Common Area - Signage Parking Lot Monument Signage (35 Units)	40,000.00	0	10
<u>Reserve Study</u>			
Reserve Study - Annual Update (Total Cost Included in the FFE Study)	0.00	0	1
Reserve Study - Update with Site Inspection (Total Cost Included in the FFE Study)	0.00	2	3
<u>Roads and Parking</u>			
Roads and Parking - Removal and Reconstruction Area 1 (Pink)	292,625.00	5	20
Roads and Parking - Removal and Reconstruction Area 2 (Red)	528,657.50	5	20
Roads and Parking - Removal and Reconstruction Area 3 (Blue)	816,997.50	6	20
Roads and Parking - Removal and Reconstruction Area 4 (Orange)	440,417.50	15	20
Roads and Parking - Removal and Reconstruction Area 5 (White)	908,205.00	5	20

Roads and Parking - Removal and Reconstruction Area 6 (Yellow)	597,857.50	5	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	5	20
Roads and Parking - Removal and Reconstruction Area Ring Road (Purple)(Done 2016)	1,576,515.00	19	20
Roads and Parking - Surface Maintenance Treatment Area 1 (Pink)	23,410.00	0	5
Roads and Parking - Surface Maintenance Treatment Area 2 (Red)	42,292.60	0	5
Roads and Parking - Surface Maintenance Treatment Area 3 (Blue)	65,359.80	0	5
Roads and Parking - Surface Maintenance Treatment Area 4 (Orange)	35,233.40	0	5
Roads and Parking - Surface Maintenance Treatment Area 5 (White)	72,656.40	0	5
Roads and Parking - Surface Maintenance Treatment Area 6 (Yellow)	47,828.60	0	5
Roads and Parking - Surface Maintenance Treatment Area 7 (Brown)	14,086.40	0	5
Roads and Parking - Surface Maintenance Treatment Area 8 (Green)	37,949.80	0	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	19	20
Utilities/ Mechanical/ Systems - Component: Chiller 1	1,800,000.00	10	30
Utilities/ Mechanical/ Systems - Component: Chiller 2	1,800,000.00	10	30
Utilities/ Mechanical/ Systems - Component: Chiller 3	1,800,000.00	5	30
Utilities/ Mechanical/ Systems - Component: Cooling Towers Media	170,000.00	3	5
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pump Valves	300,000.00	1	10
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pumps (Replaced 2011)	130,000.00	5	10
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pumps Back Up	375,000.00	2	20
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Elevator	150,000.00	5	30
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Tower 01	100,000.00	1	30
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Tower 02	150,000.00	1	30
Utilities/ Mechanical/ Systems - Component: Power Feed Phase 1& 2	43,000.00	29	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	29	30
Utilities/ Mechanical/ Systems - Component: Soft Water System	40,000.00	2	12

Utilities/ Mechanical/ Systems - Component: Thermostats (Done 2016)	600,000.00	19	20
Utilities/ Mechanical/ Systems - Component: Water Pumps- Chilled, Left, 2 Riser Pumps, Soft Starters on 2 Chillers	450,000.00	9	10
Utilities/ Mechanical/ Systems - Component: Water Pumps- Condensing (Done 2016)	750,000.00	29	30
Utilities/ Mechanical/ Systems - Water Domestic VFD's Replacement	45,000.00	0	15

Total: 26,338,665.70

Projected Expenses By Year - Decade 1 of 3

Building Exterior

Component	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Building Exterior - Painting	0.00	766,750.00	0.00	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
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

Projected Expenses By Year - Decade 1 of 3

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	0.00	0.00	0.00	3,959,928.75	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
Common Area - Signage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,247,953.35
Common Area - Signage Marquis at Freeway (Replaced 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	936,647.23
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
Subtotal	133,000.00	95,325.00	97,708.13	100,150.82	268,226.54	5,196,557.91	107,851.49	110,547.79	113,311.47	3,488,074.29

Projected Expenses By Year - Decade 1 of 3

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	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	1,027,550.60	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	676,420.89	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	199,218.36	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	536,708.94	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 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	0.00	0.00	0.00	0.00	0.00
Roads and Parking - Surface Maintenance Treatment Area 1 (Pink)	23,410.00	0.00	0.00	0.00	0.00	26,486.27	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 - Surface Maintenance Treatment Area 2 (Red)	42,292.60	0.00	0.00	0.00	0.00	47,850.19	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

Projected Expenses By Year - Decade 1 of 3

Utilities/ Mechanical/ Systems

Component	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Utilities/ Mechanical/ Systems - Boiler	15,000.00	15,375.00	15,750.38	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	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	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	2,036,534.78	0.00	0.00	0.00	0.00

Projected Expenses By Year - Decade 1 of 3

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
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
Utilities/ Mechanical/ Systems - Component: Soft Water System	0.00	0.00	42,025.00	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
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	561,988.34
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
Utilities/ Mechanical/ Systems - Water Domestic VFD's Replacement	45,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	1,170,000.00	681,625.00	556,831.26	306,913.83	126,938.48	2,370,300.20	17,395.40	17,830.29	225,404.53	580,721.28		

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
Building Exterior - Roof Theatre	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 - 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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,877,570.33
Common Area - Signage Marquis at Freeway (Replaced 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,198,987.64
Common Area - Signage Parking Lot Monument Signage (35 Units)	51,203.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	170,251.24	122,024.05	125,074.67	128,201.52	343,352.64	134,691.72	138,059.02	141,510.50	145,048.26	4,465,029.96

Projected Expenses By Year - Decade 2 of 3

Roads and Parking - Removal and Reconstruction Area 4 (Orange)	0.00	0.00	0.00	0.00	0.00	637,855.86	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	0.00	2,520,296.00	0.00
Roads and Parking - Surface Maintenance Treatment Area 1 (Pink)	29,966.78	0.00	0.00	0.00	0.00	33,904.66	0.00	0.00	0.00	0.00
Roads and Parking - Surface Maintenance Treatment Area 2 (Red)	54,138.10	0.00	0.00	0.00	0.00	61,252.30	0.00	0.00	0.00	0.00

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	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	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	143,878.52
Utilities/ Mechanical/ Systems - Component: Chiller 1	2,304,152.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities/ Mechanical/ Systems - Component: Chiller 2	2,304,152.18	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

Projected Expenses By Year - Decade 2 of 3

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	56,518.95	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	719,392.58
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	65,173.42	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	4,627,505.63	413,307.30	20,173.33	255,024.55	77,713.56	275,176.65	22,267.58	22,824.27	288,536.86	1,846,440.96									

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	1,259,686.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,028,436.39
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	638,241.10	0.00	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	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	131,089.32	0.00	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	370,788.82	0.00	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	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
Building Exterior - Roof South Roof	114,703.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	184,703.15
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

Projected Expenses By Year - Decade 3 of 3

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	3,959,928.75
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	1,131,408.21
Common Area - Signage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,683,533.31	8,809,056.99
Common Area - Signage Marquis at Freeway (Replaced 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,534,805.55	3,670,440.42
Common Area - Signage Parking Lot Monument Signage (35 Units)	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	217,935.99	156,201.12	160,106.14	164,108.78	439,520.41	172,416.79	176,727.22	181,145.40	185,674.04	5,715,615.86	23,193,448.77

Projected Expenses By Year - Decade 3 of 3

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	637,855.86
Roads and Parking - Removal and Reconstruction Area 5 (White)	0.00	0.00	0.00	0.00	0.00	1,683,761.30	0.00	0.00	0.00	0.00	0.00	0.00	2,711,311.90
Roads and Parking - Removal and Reconstruction Area 6 (Yellow)	0.00	0.00	0.00	0.00	0.00	1,108,394.38	0.00	0.00	0.00	0.00	0.00	0.00	1,784,815.27
Roads and Parking - Removal and Reconstruction Area 7 (Brown)	0.00	0.00	0.00	0.00	0.00	326,442.48	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	0.00	0.00	879,460.10	0.00	0.00	0.00	0.00	0.00	0.00	1,416,169.04
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	2,520,296.00
Roads and Parking - Surface Maintenance Treatment Area 1 (Pink)	38,360.01	0.00	0.00	0.00	0.00	43,400.83	0.00	0.00	0.00	0.00	0.00	0.00	195,528.55
Roads and Parking - Surface Maintenance Treatment Area 2 (Red)	69,301.35	0.00	0.00	0.00	0.00	78,408.12	0.00	0.00	0.00	0.00	0.00	0.00	353,242.66

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	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	107,688.06
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	1,789,369.15	0.00	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	143,876.52
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	2,304,152.18
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	2,304,152.18
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	2,036,534.78

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Version 1.02 - November 01, 2016

Projected Expenses By Year - Decade 3 of 3

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	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	0.00	102,320.37	102,320.37
Utilities/ Mechanical/ Systems - Component: Soft Water System	0.00	0.00	0.00	0.00	0.00	76,011.71	0.00	0.00	0.00	0.00	174,555.66	174,555.66
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	959,190.11	959,190.11
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	920,883.33	2,202,264.25
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	1,534,805.55	1,534,805.55	1,534,805.55
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	110,173.42	110,173.42
Subtotal	1,813,948.40	529,068.29	671,412.84	326,452.98	27,130.89	288,821.89	104,516.10	29,217.00	369,351.58	2,676,700.88	20,719,551.81	20,719,551.81

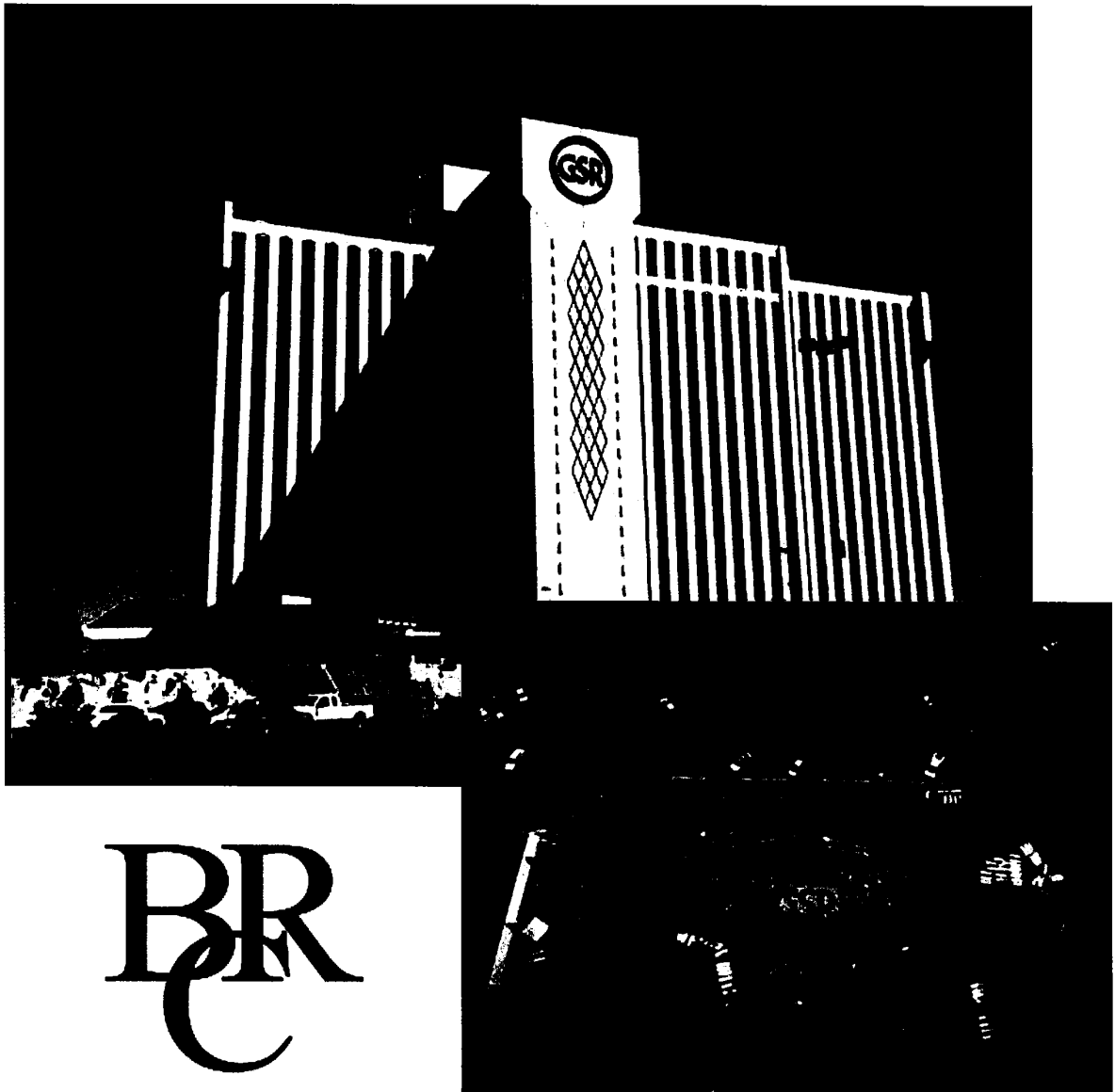
Tab 5

Tab 5

Grand Sierra Resort - Hotel Related Components

Full Reserve Study

Start Date: 01/01/2017



Better Reserve Consultants

RSS Mari Jo Betterley, RSS 0000025

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Important InformationReserve Study / Fiscal Year Start Date: 01/01/2017Reserve Study Site Inspection Date: July 15, 2016Number of Assessment Paying Members/ Units: n/a

Reserve Bank Accounts Interest Rate and Balance as of: 01/01/2017

Reserve Bank Account	2.0%	<u>\$2,000,000.00</u>
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Total: \$2,000,000.00Inflation 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: \$700,000.00Total estimated current replacement costs of the major component inventory: \$7,552,200.00Special 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.



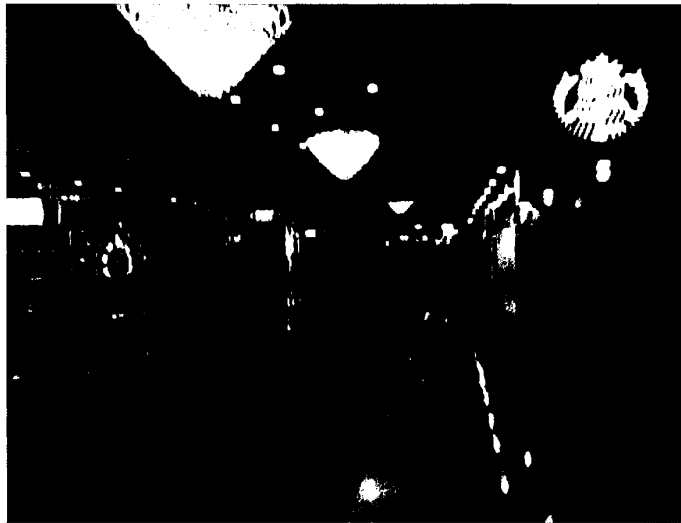
A complete Renovation of the Pool Area will be done in the years 2016-2017. This project will cost approximately \$12,000,000.00. This Cost has not been included in the Study. Future maintenance costs have been included as an estimation only.



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



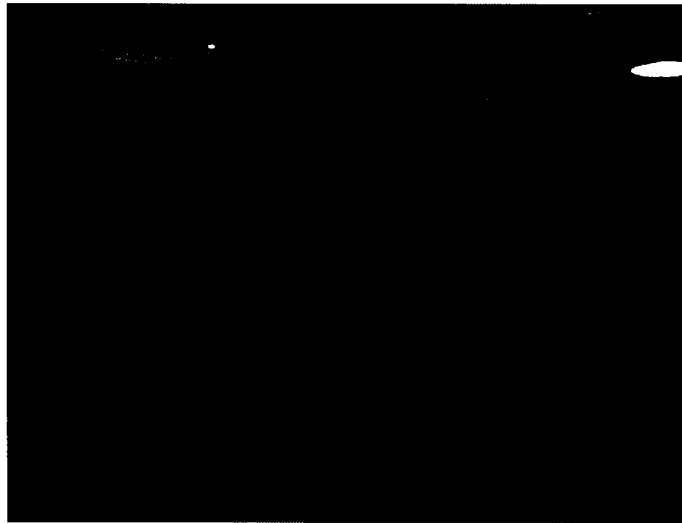
The Front Desk Area Remodel has been included in this Study because it relates directly to the Hotel. This includes TV Replacement, Remodel, and Lighting and Electrical.



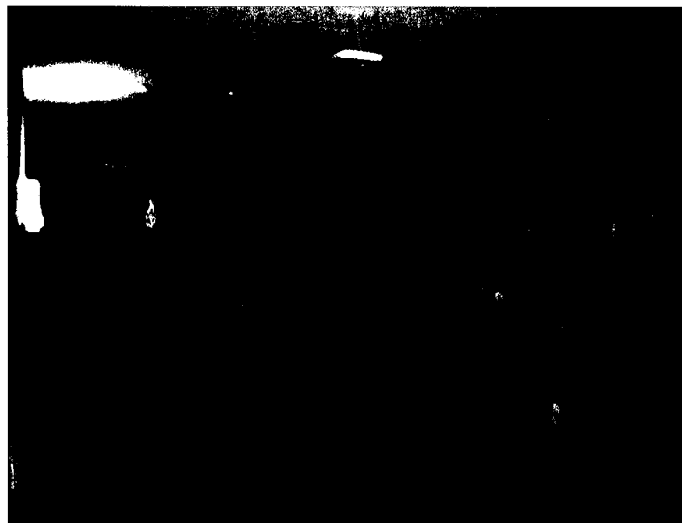
"Traffic Areas" have been included in the Common Area Reserve Study.



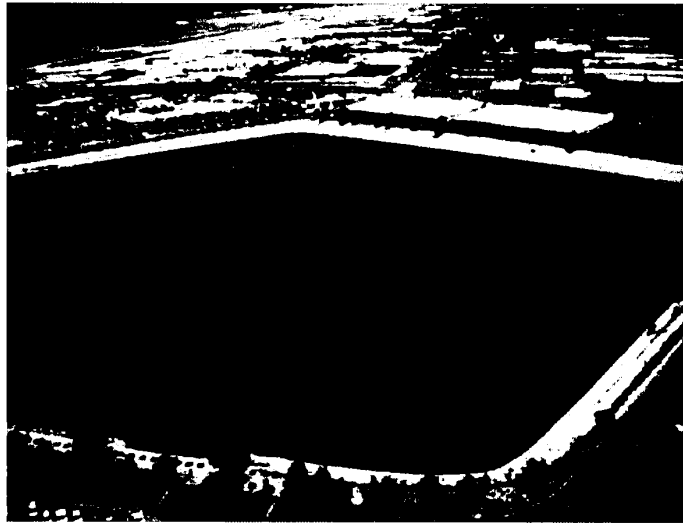
The Tile and Marble used at the Entrance Area to the Elevators are "life time" products that have an estimated useful life of more than 30 years. Replacement has not been included in this Study. Other products such as the veneer and furnishings have been included in the Study as a Renovation.



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.

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.

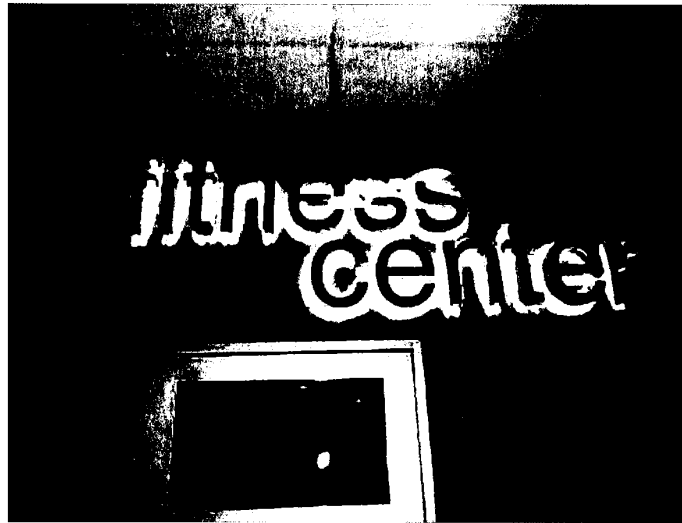
Estimated Remaining Useful Life:

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 01	2017	2 units	100000.00/unit	200000.00	0	25
Common Area - Elevator Modernization Phase 02	2018	2 units	100000.00/unit	200000.00	1	25
Common Area - Elevator Modernization Phase 03	2019	2 units	100000.00/unit	200000.00	2	25
Common Area - Elevator Modernization Phase 04	2020	2 units	100000.00/unit	200000.00	3	25
Common Area - Elevator Modernization Phase 05	2021	2 units	100000.00/unit	200000.00	4	25
Common Area - Elevator Modernization Phase 06	2022	2 units	100000.00/unit	200000.00	5	25
Common Area - Elevator Modernization Phase 07	2023	2 units	100000.00/unit	200000.00	6	25
Common Area - Elevator Modernization Phase 08	2024	2 units	100000.00/unit	200000.00	7	25
Common Area - Escalator Refurbishment Phase 01	2017	as needed	250000.00	250000.00	0	30
Common Area - Escalator Refurbishment Phase 02	2018	as needed	250000.00	250000.00	1	30
Common Area - Escalator Refurbishment Phase 03	2019	as needed	250000.00	250000.00	2	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	2500.00	2500.00	14	15
Fitness Center - Component: Carpet Replacement	2021	160 sq ft	15.00/sq ft	2400.00	4	5
Fitness Center - Component: Ceiling Fans, Electrical and Lighting Contingency	2026	1 unit	2500.00	2500.00	9	10
Fitness Center - Component: Door Replacement	2027	1 unit	2000.00	2000.00	10	20
Fitness Center - Component: Elliptical Trainer with Touch Screen	2021	6 units	4500.00/unit	27000.00	4	5
Fitness Center - Component: Interior Painting	2021	1 unit	2500.00	2500.00	4	5
Fitness Center - Component: Key Fob Security System	2019	1 unit	2500.00	2500.00	2	3
Fitness Center - Component: Precore Benches	2021	2 units	500.00/unit	1000.00	4	5
Fitness Center - Component: Precore Exercise Bike with Touch Screen	2021	2 units	3500.00/unit	7000.00	4	5

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	1500.00	1500.00	9	10
Fitness Center - Component: Stairmaster with Touch Screen	2021	1 unit	3500.00	3500.00	4	5
Fitness Center - Component: Treadmill with Touch Screen	2021	4 units	4500.00/unit	18000.00	4	5
Fitness Center - Component: TV Replacement	2021	4 units	450.00/unit	1800.00	4	5
Fitness Center - Component: Weight Machine	2031	1 unit	10000.00	10000.00	14	15
Fitness Center - Component: Weights and Stand	2031	1 unit	2000.00	2000.00	14	15

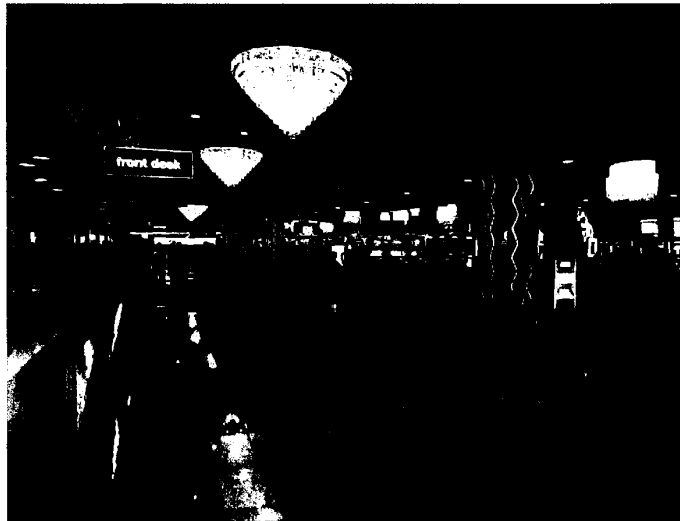


Hallways

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	2021	26 units	5000.00/unit	130000.00	4	5
Hallways - Flooring	2021	26 units	110000.00/unit	2860000.00	4	5
Hallways - Lighting and Electrical	2026	as needed	5000.00	130000.00	9	10
Hallways - Painting and Wall Covering	2025	26 units	50000.00/unit	1300000.00	8	10

Grand Sierra Resort - Hotel Related Components

Start Date: 01/01/2017

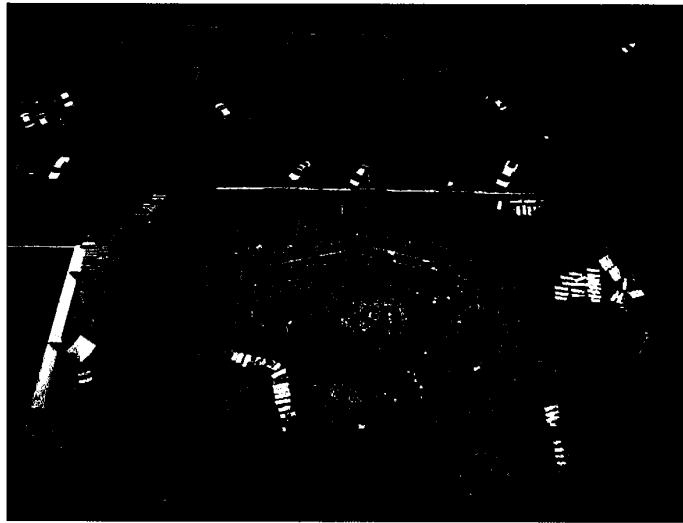


Lobby

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Lobby - Front Desk Renovation	2026	as needed	50000.00	50000.00	9	10

Grand Sierra Resort - Hotel Related Components

Start Date: 01/01/2017



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	10000.00	10000.00	0	1
Pool Area - Component: Ice Rink Replacement (Future)	2032	1 unit	500000.00	500000.00	15	15
Pool Area - Furniture Replacement	2020	as needed	40000.00	40000.00	3	3
Pool Area - Pool Resurface (Future)	2027	2 units	25000.00/unit	50000.00	10	10
Pool Area - Restroom Remodel (Future)	2027	2 units	15000.00/unit	30000.00	10	10
Pool Area - Spa Resurface (Future)	2023	2 units	8000.00/unit	16000.00	6	6

5 Year Planned Expenditures*This is where you will spend your money in the next 5 years***2017**

Common Area - Elevator Modernization Phase 01	\$200,000.00
Common Area - Escalator Refurbishment Phase 01	\$250,000.00
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$10,000.00

Total	\$460,000.00
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2018

Common Area - Elevator Modernization Phase 02	\$205,000.00
Common Area - Escalator Refurbishment Phase 02	\$256,250.00
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$10,250.00

Total	\$471,500.00
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2019

Common Area - Elevator Modernization Phase 03	\$210,125.00
Common Area - Escalator Refurbishment Phase 03	\$262,656.25
Fitness Center - Component: Key Fob Security System	\$2,626.56
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$10,506.25

Total	\$485,914.06
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2020

Common Area - Elevator Modernization Phase 04	\$215,378.13
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$10,768.91
Pool Area - Furniture Replacement	\$43,075.63

Total	\$269,222.67
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2021

Common Area - Elevator Modernization Phase 05	\$220,762.58
Fitness Center - Component: Carpet Replacement	\$2,649.15
Fitness Center - Component: Elliptical Trainer with Touch Screen	\$29,802.95
Fitness Center - Component: Interior Painting	\$2,759.53
Fitness Center - Component: Precore Benches	\$1,103.81
Fitness Center - Component: Precore Exercise Bike with Touch Screen	\$7,726.69
Fitness Center - Component: Stairmaster with Touch Screen	\$3,863.35
Fitness Center - Component: Treadmill with Touch Screen	\$19,868.63
Fitness Center - Component: TV Replacement	\$1,986.86
Hallways - Artwork, Decorations and Furniture	\$143,495.68
Hallways - Flooring	\$3,156,904.87
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$11,038.13
Total	\$3,601,962.23

Grand Sierra Resort - Hotel Related Components

Start Date: 01/01/2017

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
2017	\$2,000,000.00	\$700,000.00	\$58,333.33	\$460,000.00	\$40,000.00	\$12,000.00	\$2,268,000.00	63.51	\$3,571,019.66
2018	\$2,268,000.00	\$700,000.00	\$58,333.33	\$471,500.00	\$45,360.00	\$13,608.00	\$2,528,252.00	61.17	\$4,133,296.86
2019	\$2,528,252.00	\$700,000.00	\$58,333.33	\$485,914.06	\$50,565.00	\$15,169.50	\$2,777,733.44	59.00	\$4,707,851.50
2020	\$2,777,733.44	\$1,000,000.00	\$83,333.33	\$269,222.67	\$55,555.00	\$16,666.50	\$3,547,399.27	64.25	\$5,521,670.95
2021	\$3,547,399.27	\$1,000,000.00	\$83,333.33	\$3,601,962.23	\$70,948.00	\$21,284.40	\$995,100.64	32.09	\$3,100,647.73
2022	\$995,100.64	\$1,300,000.00	\$108,333.33	\$240,424.24	\$19,902.00	\$5,970.60	\$2,068,607.80	51.82	\$3,991,544.13
2023	\$2,068,607.80	\$1,300,000.00	\$108,333.33	\$308,478.44	\$41,372.00	\$12,411.60	\$3,089,089.76	63.72	\$4,847,844.24
2024	\$3,089,089.76	\$1,300,000.00	\$108,333.33	\$249,624.01	\$61,782.00	\$18,534.60	\$4,182,713.15	72.20	\$5,793,139.63
2025	\$4,182,713.15	\$1,300,000.00	\$108,333.33	\$1,599,153.81	\$83,654.00	\$25,096.20	\$3,942,117.14	72.36	\$5,447,752.70
2026	\$3,942,117.14	\$1,300,000.00	\$108,333.33	\$4,105,262.35	\$78,842.00	\$23,652.60	\$1,192,044.19	44.51	\$2,678,014.03
2027	\$1,192,044.19	\$1,300,000.00	\$108,333.33	\$117,767.79	\$23,841.00	\$7,152.30	\$2,390,965.10	62.30	\$3,837,930.46
2028	\$2,390,965.10	\$1,300,000.00	\$108,333.33	\$16,401.09	\$47,819.00	\$14,345.70	\$3,708,037.31	72.19	\$5,136,158.47
2029	\$3,708,037.31	\$1,400,000.00	\$116,666.67	\$88,762.66	\$74,161.00	\$22,248.30	\$5,071,187.35	79.21	\$6,402,232.55
2030	\$5,071,187.35	\$1,400,000.00	\$116,666.67	\$13,785.11	\$101,424.00	\$30,427.20	\$6,528,399.04	83.92	\$7,779,285.32
2031	\$6,528,399.04	\$1,400,000.00	\$116,666.67	\$4,352,241.96	\$130,568.00	\$39,170.40	\$3,667,554.68	74.15	\$4,946,437.34
2032	\$3,667,554.68	\$1,400,000.00	\$116,666.67	\$796,563.99	\$73,351.00	\$22,005.30	\$4,322,336.39	76.89	\$5,621,474.87
2033	\$4,322,336.39	\$1,400,000.00	\$116,666.67	\$14,845.06	\$86,447.00	\$25,934.10	\$5,768,004.23	81.22	\$7,102,119.36
2034	\$5,768,004.23	\$1,400,000.00	\$116,666.67	\$19,020.23	\$115,360.00	\$34,608.00	\$7,229,736.00	83.87	\$8,620,589.65
2035	\$7,229,736.00	\$1,400,000.00	\$116,666.67	\$2,130,493.81	\$144,595.00	\$43,378.50	\$6,600,458.69	81.38	\$8,111,092.15
2036	\$6,600,458.69	\$1,400,000.00	\$116,666.67	\$5,191,136.89	\$132,009.00	\$39,602.70	\$2,901,728.10	62.52	\$4,641,276.13
2037	\$2,901,728.10	\$1,500,000.00	\$125,000.00	\$151,572.01	\$58,035.00	\$17,410.50	\$4,290,780.59	69.91	\$6,137,428.47
2038	\$4,290,780.59	\$1,500,000.00	\$125,000.00	\$83,979.09	\$85,816.00	\$25,744.80	\$5,766,872.70	74.43	\$7,748,528.64
2039	\$5,766,872.70	\$1,500,000.00	\$125,000.00	\$17,215.71	\$115,337.00	\$34,601.10	\$7,330,392.89	77.38	\$9,472,947.88
2040	\$7,330,392.89	\$1,600,000.00	\$133,333.33	\$22,057.64	\$146,608.00	\$43,982.40	\$9,010,960.85	80.17	\$11,239,429.44
2041	\$9,010,960.85	\$1,600,000.00	\$133,333.33	\$5,641,777.99	\$180,219.00	\$54,065.70	\$5,095,336.16	67.48	\$7,550,414.99
2042	\$5,095,336.16	\$1,600,000.00	\$133,333.33	\$389,328.26	\$101,907.00	\$30,572.10	\$6,377,342.80	70.58	\$9,036,156.93
2043	\$6,377,342.80	\$1,700,000.00	\$141,666.67	\$403,812.20	\$127,547.00	\$38,264.10	\$7,762,813.50	73.53	\$10,557,226.85
2044	\$7,762,813.50	\$1,700,000.00	\$141,666.67	\$486,950.00	\$155,256.00	\$46,576.80	\$9,084,542.70	75.42	\$12,045,259.21
2045	\$9,084,542.70	\$1,700,000.00	\$141,666.67	\$3,014,707.47	\$181,691.00	\$54,507.30	\$7,897,018.93	71.12	\$11,103,453.29
2046	\$7,897,018.93	\$1,900,000.00	\$158,333.33	\$7,089,164.49	\$157,940.00	\$47,382.00	\$2,818,412.44	45.35	\$6,214,291.29
Total:		40,700,000.00		41,833,125.26	2,787,911.00	\$836,373.30			

Better Reserve Consultants

Version 1.02 - September 15, 2016

Projected Expenses By Year - Decade 1 of 3

Common Area

Component	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Common Area - Elevator Modernization Phase 01	200,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Elevator Modernization Phase 02	0.00	205,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Elevator Modernization Phase 03	0.00	0.00	210,125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Elevator Modernization Phase 04	0.00	0.00	0.00	215,378.13	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Elevator Modernization Phase 05	0.00	0.00	0.00	0.00	220,762.58	0.00	0.00	0.00	0.00	0.00
Common Area - Elevator Modernization Phase 06	0.00	0.00	0.00	0.00	0.00	226,281.64	0.00	0.00	0.00	0.00

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	0.00	0.00	0.00	0.00	3,122.16
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	0.00	0.00
Fitness Center - Component: Elliptical Trainer with Touch Screen	0.00	0.00	0.00	0.00	29,802.95	0.00	0.00	0.00	0.00	0.00	0.00	33,719.30
Fitness Center - Component: Interior Painting	0.00	0.00	0.00	0.00	2,759.53	0.00	0.00	0.00	0.00	0.00	0.00	3,122.16
Fitness Center - Component: Key Fob Security System	0.00	0.00	2,626.56	0.00	0.00	2,828.52	0.00	0.00	0.00	0.00	3,046.01	0.00
Fitness Center - Component: Precore Benches	0.00	0.00	0.00	0.00	1,103.81	0.00	0.00	0.00	0.00	0.00	0.00	1,248.86
Fitness Center - Component: Precore Exercise Bike with Touch Screen	0.00	0.00	0.00	0.00	7,726.69	0.00	0.00	0.00	0.00	0.00	0.00	8,742.04
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	1,873.29
Fitness Center - Component: Stairmaster with Touch Screen	0.00	0.00	0.00	0.00	3,863.35	0.00	0.00	0.00	0.00	0.00	0.00	4,371.02
Fitness Center - Component: Treadmill with Touch Screen	0.00	0.00	0.00	0.00	19,868.63	0.00	0.00	0.00	0.00	0.00	0.00	22,479.53
Fitness Center - Component: TV Replacement	0.00	0.00	0.00	0.00	1,986.86	0.00	0.00	0.00	0.00	0.00	0.00	2,247.95

Projected Expenses By Year - Decade 1 of 3

Pool Area

Component	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
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	11,886.86	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	0.00	43,075.63	0.00	0.00	46,387.74	0.00	0.00	49,954.52
Pool Area - Pool Resurface (Future)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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
Pool Area - Spa Resurface (Future)	0.00	0.00	0.00	0.00	0.00	0.00	18,555.09	0.00	0.00	0.00
Subtotal	10,000.00	10,250.00	10,506.25	53,844.54	11,038.13	11,314.08	76,539.76	11,886.86	12,184.03	62,443.15

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	0.00	0.00	0.00	0.00	0.00	370,788.82	0.00	0.00	0.00	0.00	570,788.82
Common Area - Elevator Modernization Phase 02	0.00	0.00	0.00	0.00	0.00	0.00	380,058.54	0.00	0.00	0.00	585,058.54
Common Area - Elevator Modernization Phase 03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	389,560.00	0.00	0.00	599,685.00
Common Area - Elevator Modernization Phase 04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	399,299.00	0.00	614,677.13
Common Area - Elevator Modernization Phase 05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	409,281.48	630,044.06
Common Area - Elevator Modernization Phase 06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	226,281.64

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	0.00	0.00	0.00	0.00	5,116.02	12,234.81
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	0.00	0.00	2,560.17
Fitness Center - Component: Elliptical Trainer with Touch Screen	0.00	0.00	0.00	0.00	0.00	48,835.60	0.00	0.00	0.00	0.00	0.00	55,253.00	248,924.70
Fitness Center - Component: Interior Painting	0.00	0.00	0.00	0.00	0.00	4,521.81	0.00	0.00	0.00	0.00	0.00	5,116.02	23,048.58
Fitness Center - Component: Key Fob Security System	4,096.54	0.00	0.00	0.00	4,411.53	0.00	0.00	0.00	0.00	4,750.73	0.00	5,116.02	37,492.61
Fitness Center - Component: Precore Benches	0.00	0.00	0.00	0.00	0.00	1,808.73	0.00	0.00	0.00	0.00	0.00	2,046.41	9,219.43
Fitness Center - Component: Precore Exercise Bike with Touch Screen	0.00	0.00	0.00	0.00	0.00	12,661.08	0.00	0.00	0.00	0.00	0.00	14,324.85	64,536.03
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	3,069.61	7,340.88
Fitness Center - Component: Stairmaster with Touch Screen	0.00	0.00	0.00	0.00	0.00	6,330.54	0.00	0.00	0.00	0.00	0.00	7,162.43	32,268.03
Fitness Center - Component: Treadmill with Touch Screen	0.00	0.00	0.00	0.00	0.00	32,557.07	0.00	0.00	0.00	0.00	0.00	36,835.33	165,949.79
Fitness Center - Component: TV Replacement	0.00	0.00	0.00	0.00	0.00	3,255.71	0.00	0.00	0.00	0.00	0.00	3,683.53	16,594.97

Projected Expenses By Year - Decade 3 of 3

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)	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
Pool Area - Component: Ice Risk Replacement (Future)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	724,149.08
Pool Area - Furniture Replacement	0.00	67,183.27	0.00	0.00	72,349.04	0.00	0.00	77,912.00	0.00	0.00	530,976.03
Pool Area - Pool Resurface (Future)	81,930.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	145,935.05
Pool Area - Restroom Remodel (Future)	49,158.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	87,561.03
Pool Area - Spa Resurface (Future)	0.00	0.00	0.00	0.00	28,939.62	0.00	0.00	0.00	0.00	0.00	93,967.47
Subtotal	147,475.47	83,979.09	17,215.71	17,646.11	119,375.92	18,539.44	19,002.93	97,390.00	19,964.95	20,464.07	2,021,615.70

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	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	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	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 04	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 05	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 06	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

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	0.00	0.00	0.00	0.00	0.00	0.00	3,996.63
Fitness Center - Component: Door Replacement	2,560.17	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
Fitness Center - Component: Elliptical Trainer with Touch Screen	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38,150.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	43,163.56
Fitness Center - Component: Interior Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,532.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,996.63
Fitness Center - Component: Key Fob Security System	0.00	3,280.22	0.00	0.00	0.00	0.00	0.00	3,532.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fitness Center - Component: Precore Benches	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,412.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,598.65
Fitness Center - Component: Precore Exercise Bike with Touch Screen	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,890.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,190.55
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	0.00	0.00	0.00	0.00	2,397.98
Fitness Center - Component: Stairmaster with Touch Screen	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,945.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,595.28
Fitness Center - Component: Treadmill with Touch Screen	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25,433.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,775.70
Fitness Center - Component: TV Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,543.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,877.57

Projected Expenses By Year - Decade 2 of 3

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)	12,800.85	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
Pool Area - Component: Ice Rink Replacement (Future)	0.00	0.00	0.00	0.00	0.00	724,149.08	0.00	0.00	0.00	0.00
Pool Area - Furniture Replacement	0.00	0.00	53,795.55	0.00	0.00	57,931.93	0.00	0.00	62,386.35	0.00
Pool Area - Pool Resurface (Future)	64,004.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pool Area - Restroom Remodel (Future)	38,402.54	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	21,518.22	0.00	0.00	0.00	0.00	0.00	24,954.54	0.00
Subtotal	115,207.62	13,120.87	88,762.66	13,785.11	14,129.74	796,563.99	14,845.06	15,216.18	102,937.48	15,986.50

EXHIBIT "5"

EXHIBIT "5"

Grand Sierra Resort - Common Area

Annual Review Without Site Visit

Start Date: 01/01/2020



Better Reserve Consultants

RSS Mari Jo Betterley, RSS 0000025



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Mari Jo Betterley
Nevada State RSS. 0000025
National Certification - Professional Reserve Analyst # 2331
Community Association Institute (CAI) Certified RS # 169

January 15, 2020

Grand Sierra Resort - Common Area
Grand Sierra Resort

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 assessment 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.

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 property or if you are a potential buyer, many financial institutions will not lend money on a property 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 own, 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 Associations, Time Shares, Resorts, Hotels, Apartment Buildings, Office Parks, Worship Facilities, Swimming Pools, Private (golf/social) Clubs, Lodges (Elks, Masons) Nursing Homes, Sororities, Fraternities and Private Schools.

The Reserve Study contains 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.

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.

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 as 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 Property 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

*Association of Professional Analysts PRA#2331

*Over 5000 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.

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, expressed 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.

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 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

Important Information

Reserve Study / Fiscal Year Start Date: 01/01/2020

Number of Assessment Paying Members/ Units: 1

Reserve Bank Accounts Interest Rate and Balance as of: 01/01/2020

Reserve Bank Account	5.0%	<u>\$1,820,970.58</u>
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Total: \$1,820,970.58

Inflation Rate: 2.50% (Based on the average over the last 20 years)

Income Tax Rate: 30.00% on Reserve Bank Account Interest Only

Current Annual Reserve Contribution/ Transfer From Operating: \$2,600,000.00

Total estimated current replacement costs of the major component inventory: \$29,430,665.70

Special Reserve Assessment Recommended: \$6,500,000.00



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.

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 unit owners (rather than by an individual unit owner).

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	Quantity	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1.	Building Exterior - Painting	2021	all	2,500,000.00	2,500,000.00	1	20
2.	Building Exterior - Roof 27th Floor	2021	1 unit	100,000.00	100,000.00	1	20
3.	Building Exterior - Roof Ballroom	2021	1 unit	330,000.00	330,000.00	1	20
4.	Building Exterior - Roof Casino	2022	1 unit	750,000.00	750,000.00	2	20
5.	Building Exterior - Roof East Roof	2023	1 unit	250,000.00	250,000.00	3	20
6.	Building Exterior - Roof Front Desk VIP (Done 2019)	2039	1 unit	210,000.00	210,000.00	19	20
7.	Building Exterior - Roof Main Dock (Done 2018)	2038	1 unit	80,000.00	80,000.00	18	20
8.	Building Exterior - Roof Main Entrance Capopy	2020	1 unit	125,000.00	125,000.00	0	20
9.	Building Exterior - Roof Main Summit Pavilion	2021	1 unit	300,000.00	300,000.00	1	20
10.	Building Exterior - Roof North Way Roof	2024	1 unit	35,000.00	35,000.00	4	20
11.	Building Exterior - Roof Restaurant Row Done 2019)	2039	1 unit	300,000.00	300,000.00	19	20
12.	Building Exterior - Roof South Entrance Capopy	2020	1 unit	130,000.00	130,000.00	0	20
13.	Building Exterior - Roof South Roof (Done 2018)	2038	1 unit	70,000.00	70,000.00	18	20
14.	Building Exterior - Roof Theatre (Done 2019)	2039	1 unit	150,000.00	150,000.00	19	20

Building Exterior (Continued)

	Component	Year Scheduled	Quantity	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
15.	Building Exterior - Window Replacement Allowance	Annual	as needed	25,000.00	25,000.00	0	1



Common Area

	Component	Year Scheduled	Quantity	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1.	Common Area - Component: Airport Vehicles	2022	1 unit	120,000.00	120,000.00	2	5
2.	Common Area - Component: Equipment Contingency Allowance	Annual	as needed	20,000.00	20,000.00	0	1
3.	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	6	10
4.	Common Area - Component: Interior Equipment Contingency (EVS)	Annual	as needed	3,000.00	3,000.00	0	1
5.	Common Area - Component: Traffic Areas Remodel Contingency/Concert And Tile	Annual	as needed	50,000.00	50,000.00	0	1
6.	Common Area - Concrete Entrance (Main to North)	2020	as needed	250,000.00	250,000.00	0	30
7.	Common Area - Concrete North Entrance (Done 2019)	2049	as needed	250,000.00	250,000.00	29	30
8.	Common Area - Landscaping Rehab Northwest	2020	as needed	275,000.00	275,000.00	0	10

Common Area (Continued)

	Component	Year Scheduled	Quantity	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
9.	Common Area - Landscaping Rehab Southwest (Done 2019)	2020	as needed	225,000.00	225,000.00	0	10
10.	Common Area - Landscaping Renovation Contingency Ongoing	Annual	as needed	20,000.00	20,000.00	0	1
11.	Common Area - Lighting and Electrical Contingency	Annual	as needed	10,000.00	10,000.00	0	1
12.	Common Area - Security Fire System Upgrade	2021	1 unit	3,500,000.00	3,500,000.00	1	30
13.	Common Area - Security Monitoring System	2022	1 unit	1,000,000.00	1,000,000.00	2	30
14.	Common Area - Signage - Directional Exterior (Done 2018)	2028	as needed	60,000.00	60,000.00	8	10
16.	Common Area - Signage Marquis at Freeway (Done 2017)	2027	as needed	1,300,000.00	1,300,000.00	7	10
15.	Common Area - Signage - On Building (Done 2016)	2026	as needed	1,200,000.00	1,200,000.00	6	10



Roads and Parking

	Component	Year Scheduled	Quantity	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1.	Roads and Parking - Removal and Reconstruction Area 1 (Pink)	2021	117050 sq ft	2.50	292,625.00	1	20
2.	Roads and Parking - Removal and Reconstruction Area 2 (Red)	2023	211463 sq ft	2.50	528,657.50	3	20
3.	Roads and Parking - Removal and Reconstruction Area 3 (Blue)	2024	326799 sq ft	2.50	816,997.50	4	20
4.	Roads and Parking - Removal and Reconstruction Area 4 (Orange)	2033	176167 sq ft	2.50	440,417.50	13	20
5.	Roads and Parking - Removal and Reconstruction Area 5 (White)	2023	363282 sq ft	2.50	908,205.00	3	20
6.	Roads and Parking - Removal and Reconstruction Area 6 (Yellow)	2023	239143 sq ft	2.50	597,857.50	3	20
7.	Roads and Parking - Removal and Reconstruction Area 7 (Brown)	2024	70432 sq ft	2.50	176,080.00	4	20

Roads and Parking (Continued)

	Component	Year Scheduled	Quantity	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
8.	Roads and Parking - Removal and Reconstruction Area 8 (Green)	2022	189749 sq ft	2.50	474,372.50	2	20
9.	Roads and Parking - Removal and Reconstruction Area Ring Road (Purple)(Done 2016)	2037	630606 sq ft	2.50	1,576,515.00	17	20
10.	Roads and Parking - Surface Maintenance Treatment Area 1 (Pink)	2021	117050 sq ft	0.20	23,410.00	1	5
11.	Roads and Parking - Surface Maintenance Treatment Area 2 (Red) (Done 2018)	2024	211463 sq ft	0.20	42,292.60	4	5
12.	Roads and Parking - Surface Maintenance Treatment Area 3 (Blue)	2021	326799 sq ft	0.20	65,359.80	1	5
13.	Roads and Parking - Surface Maintenance Treatment Area 4 (Orange) (Done 2018)	2024	176167 sq ft	0.20	35,233.40	4	5
14.	Roads and Parking - Surface Maintenance Treatment Area 5 (White)	2022	363282 sq ft	0.20	72,656.40	2	5
15.	Roads and Parking - Surface Maintenance Treatment Area 6 (Yellow)	2022	239143 sq ft	0.20	47,828.60	2	5
16.	Roads and Parking - Surface Maintenance Treatment Area 7 (Brown)	2022	70432 sq ft	0.20	14,086.40	2	5
17.	Roads and Parking - Surface Maintenance Treatment Area 8 (Green)	2021	189749 sq ft	0.20	37,949.80	1	5
18.	Roads and Parking - Surface Maintenance Treatment Ring Road (Overlay Done 2016)	2023	630606 sq ft	0.20	126,121.20	3	5



Utilities/ Mechanical/ Systems

	Component	Year Scheduled	Quantity	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1.	Utilities/ Mechanical/ Systems - Boiler	Annual	1 unit	15,000.00	15,000.00	0	1
2.	Utilities/ Mechanical/ Systems - Boiler Replacement Unit 1	2021	1 unit	100,000.00	100,000.00	1	30
3.	Utilities/ Mechanical/ Systems - Boiler Replacement Unit 2	2022	1 unit	100,000.00	100,000.00	2	30
4.	Utilities/ Mechanical/ Systems - Boiler Replacement Unit 3	2023	1 unit	100,000.00	100,000.00	3	30
5.	Utilities/ Mechanical/ Systems - Boiler Replacement Unit 4	2024	1 unit	100,000.00	100,000.00	4	30
6.	Utilities/ Mechanical/ Systems - Component: Air Handlers Allowance	Annual	as needed	100,000.00	100,000.00	0	1
7.	Utilities/ Mechanical/ Systems - Component: Building Management System (Done 2016)	2036	1 unit	90,000.00	90,000.00	16	20
8.	Utilities/ Mechanical/ Systems - Component: Chiller 1	2027	1 unit	1,800,000.00	1,800,000.00	7	30
9.	Utilities/ Mechanical/ Systems - Component: Chiller 2	2028	1 unit	1,800,000.00	1,800,000.00	8	30

Utilities/ Mechanical/ Systems (Continued)

	Component	Year Scheduled	Quantity	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
10.	Utilities/ Mechanical/ Systems - Component: Chiller 3	2023	1 unit	1,800,000.00	1,800,000.00	3	30
11.	Utilities/ Mechanical/ Systems - Component: Cooling Towers Media	2021	1 unit	170,000.00	170,000.00	1	5
12.	Utilities/ Mechanical/ Systems - Component: Cooling Towers Pump Valves	2021	1 unit	300,000.00	300,000.00	1	10
13.	Utilities/ Mechanical/ Systems - Component: Cooling Towers Pumps (Replaced 2011)	2023	1 unit	130,000.00	130,000.00	3	10
14.	Utilities/ Mechanical/ Systems - Component: Cooling Towers Pumps Back Up	2021	3 units	125,000.00	375,000.00	1	20
15.	Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Elevator	2023	1 unit	150,000.00	150,000.00	3	30
16.	Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Tower 01and 02	2020	2 units	175,000.00	350,000.00	0	30
17.	Utilities/ Mechanical/ Systems - Component: Power Feed Phase 1 & 2	2047	1 unit	43,000.00	43,000.00	27	30
18.	Utilities/ Mechanical/ Systems - Component: Power Feed Phase 3	2021	1 unit	18,000.00	18,000.00	1	30
19.	Utilities/ Mechanical/ Systems - Component: Power Transfer Switches for Emergency (Done 2016)	2047	1 unit	50,000.00	50,000.00	27	30
20.	Utilities/ Mechanical/ Systems - Component: Soft Water System	2021	1 unit	40,000.00	40,000.00	1	12
21.	Utilities/ Mechanical/ Systems - Component: Thermostats (Done 2016)	2036	1 unit	600,000.00	600,000.00	16	20
22.	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	16	20

Utilities/ Mechanical/ Systems (Continued)

	Component	Year Scheduled	Quantity	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
23.	Utilities/ Mechanical/ Systems - Component: Water Pumps- Condensing (Done 2016)	2046	1 unit	750,000.00	750,000.00	26	30
24.	Utilities/ Mechanical/ Systems - Water Domestic VFD's Replacement	2032	1 unit	45,000.00	45,000.00	12	15

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

Recommended Reserve Contribution

Year Funded	Beginning of Year Balance	Spc Rsv Assessmt	Annual Transfer	Member Mo Pmt	Annual Expenditures	Interest Earned	Income Tax	E
2020	\$1,820,970.58	\$0.00	\$2,600,000.00	\$216,666.67	\$1,598,000.00	\$91,049.00	\$27,314.70	\$2,
2021	\$2,886,704.88	\$3,500,000.00	\$2,700,000.00	\$225,000.00	\$8,605,228.23	\$144,335.00	\$43,300.50	\$,
2022	\$582,511.15	\$3,000,000.00	\$2,800,000.00	\$233,333.33	\$2,964,804.82	\$29,126.00	\$8,737.80	\$3,
2023	\$3,438,094.53	\$0.00	\$2,800,000.00	\$233,333.33	\$5,205,518.28	\$171,905.00	\$51,571.50	\$1,
2024	\$1,152,909.75	\$0.00	\$2,800,000.00	\$233,333.33	\$1,598,987.21	\$57,645.00	\$17,293.50	\$2,
2025	\$2,394,274.04	\$0.00	\$2,800,000.00	\$233,333.33	\$274,932.18	\$119,714.00	\$35,914.20	\$5,
2026	\$5,003,141.66	\$0.00	\$2,800,000.00	\$233,333.33	\$2,063,929.10	\$250,157.00	\$75,047.10	\$5,
2027	\$5,914,322.46	\$0.00	\$2,800,000.00	\$233,333.33	\$4,276,381.90	\$295,716.00	\$88,714.80	\$4,
2028	\$4,644,941.76	\$0.00	\$2,800,000.00	\$233,333.33	\$2,715,967.73	\$232,247.00	\$69,674.10	\$4,
2029	\$4,891,546.93	\$0.00	\$2,800,000.00	\$233,333.33	\$400,293.05	\$244,577.00	\$73,373.10	\$7,
2030	\$7,462,457.78	\$0.00	\$2,800,000.00	\$233,333.33	\$951,102.81	\$373,123.00	\$111,936.90	\$9,
2031	\$9,572,541.07	\$0.00	\$2,800,000.00	\$233,333.33	\$1,101,784.89	\$478,627.00	\$143,588.10	\$11,
2032	\$11,605,795.08	\$0.00	\$2,900,000.00	\$241,666.67	\$729,698.22	\$580,290.00	\$174,087.00	\$14,
2033	\$14,182,299.86	\$0.00	\$2,900,000.00	\$241,666.67	\$1,350,304.92	\$709,115.00	\$212,734.50	\$16,
2034	\$16,228,375.44	\$0.00	\$2,900,000.00	\$241,666.67	\$452,894.86	\$811,419.00	\$243,425.70	\$19,
2035	\$19,243,473.88	\$0.00	\$2,900,000.00	\$241,666.67	\$351,936.44	\$962,174.00	\$288,652.20	\$22,
2036	\$22,465,059.24	\$0.00	\$2,900,000.00	\$241,666.67	\$4,334,340.15	\$1,123,253.00	\$336,975.90	\$21,
2037	\$21,816,996.19	\$0.00	\$2,900,000.00	\$241,666.67	\$5,134,071.48	\$1,090,850.00	\$327,255.00	\$20,
2038	\$20,346,519.71	\$0.00	\$2,900,000.00	\$241,666.67	\$903,231.43	\$1,017,326.00	\$305,197.80	\$23,
2039	\$23,055,416.48	\$0.00	\$2,900,000.00	\$241,666.67	\$1,567,518.06	\$1,152,771.00	\$345,831.30	\$25,
2040	\$25,194,838.12	\$0.00	\$2,900,000.00	\$241,666.67	\$1,635,339.21	\$1,259,742.00	\$377,922.60	\$27,
2041	\$27,341,318.31	\$0.00	\$2,900,000.00	\$241,666.67	\$7,956,758.04	\$1,367,066.00	\$410,119.80	\$23,
2042	\$23,241,506.47	\$0.00	\$2,900,000.00	\$241,666.67	\$2,964,449.36	\$1,162,075.00	\$348,622.50	\$23,
2043	\$23,990,509.61	\$0.00	\$2,900,000.00	\$241,666.67	\$4,912,395.91	\$1,199,525.00	\$359,857.50	\$22,
2044	\$22,817,781.20	\$0.00	\$3,000,000.00	\$250,000.00	\$2,439,254.15	\$1,140,889.00	\$342,266.70	\$24,
2045	\$24,177,149.35	\$0.00	\$3,100,000.00	\$258,333.33	\$524,666.16	\$1,208,857.00	\$362,657.10	\$27,
2046	\$27,598,683.09	\$0.00	\$3,100,000.00	\$258,333.33	\$4,807,207.70	\$1,379,934.00	\$413,980.20	\$26,
2047	\$26,857,429.19	\$0.00	\$3,100,000.00	\$258,333.33	\$3,770,106.00	\$1,342,871.00	\$402,861.30	\$27,
2048	\$27,127,332.89	\$0.00	\$3,100,000.00	\$258,333.33	\$856,738.35	\$1,356,367.00	\$406,910.10	\$30,
2049	\$30,320,051.44	\$0.00	\$3,100,000.00	\$258,333.33	\$1,167,528.62	\$1,516,003.00	\$454,800.90	\$33,
Total:		\$6,500,000.00	\$86,600,000.00		\$77,615,369.26	\$22,868,748.00	\$6,860,624.40	

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 (or Board of Directors of Self Managed Associations).

Reserve Study Start Date: 01/01/2020

Reserve Bank Balance as of Fiscal Year Start Date: \$1,820,970.58

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

Estimated Expenditures: \$1,598,000.00

Projected Reserve Bank Balance at the End of the Fiscal Year: \$2,886,704.88

Planned Special Reserve Assessments: \$6,500,000.00

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	2,500,000.00	1	20
Building Exterior - Roof 27th Floor	100,000.00	1	20
Building Exterior - Roof Ballroom	330,000.00	1	20
Building Exterior - Roof Casino	750,000.00	2	20
Building Exterior - Roof East Roof	250,000.00	3	20
Building Exterior - Roof Front Desk VIP (Done 2019)	210,000.00	19	20
Building Exterior - Roof Main Dock (Done 2018)	80,000.00	18	20
Building Exterior - Roof Main Entrance Capopy	125,000.00	0	20
Building Exterior - Roof Main Summit Pavilion	300,000.00	1	20
Building Exterior - Roof North Way Roof	35,000.00	4	20
Building Exterior - Roof Restaurant Row Done 2019)	300,000.00	19	20
Building Exterior - Roof South Entrance Capopy	130,000.00	0	20
Building Exterior - Roof South Roof (Done 2018)	70,000.00	18	20
Building Exterior - Roof Theatre (Done 2019)	150,000.00	19	20
Building Exterior - Window Replacement Allowance	25,000.00	0	1
<u>Common Area</u>			
Common Area - Component: Airport Vehicles	120,000.00	2	5
Common Area - Component: Equipment Contingency Allowance	20,000.00	0	1
Common Area - Component: Exterior Entrance Area Painting/ Renovation (Doors 1, 2, 8 and 9) (Done 2016)	40,000.00	6	10
Common Area - Component: Interior Equipment Contingency (EVS)	3,000.00	0	1
Common Area - Component: Traffic Areas Remodel Contingency/Concert And Tile	50,000.00	0	1
Common Area - Concrete Entrance (Main to North)	250,000.00	0	30
Common Area - Concrete North Entrance (Done 2019)	250,000.00	29	30
Common Area - Landscaping Rehab Northwest	275,000.00	0	10
Common Area - Landscaping Rehab Southwest (Done 2019)	225,000.00	0	10
Common Area - Landscaping Renovation Contingency Ongoing	20,000.00	0	1
Common Area - Lighting and Electrical Contingency	10,000.00	0	1
Common Area - Security Fire System Upgrade	3,500,000.00	1	30
Common Area - Security Monitoring System	1,000,000.00	2	30
Common Area - Signage -Directional Exterior (Done 2018)	60,000.00	8	10
Common Area - Signage Marquis at Freeway (Done 2017)	1,300,000.00	7	10
Common Area - Signage -On Building (Done 2016)	1,200,000.00	6	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

(White)			
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	2	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 Allowance	100,000.00	0	1
Utilities/ Mechanical/ Systems - Component: Building Management System (Done 2016)	90,000.00	16	20
Utilities/ Mechanical/ Systems - Component: Chiller 1	1,800,000.00	7	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	1	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 01and 02	350,000.00	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	1	30
Utilities/ Mechanical/ Systems - Component: Power Transfer Switches for Emergency (Done 2016)	50,000.00	27	30

Utilities/ Mechanical/ Systems - Component: Thermostats (Done 2016)	600,000.00	16	20
Utilities/ Mechanical/ Systems - Component: Water Pumps- Chilled, Left, 2 Riser Pumps, Soft Starters on 2 Chillers	450,000.00	16	20
Utilities/ Mechanical/ Systems - Component: Water Pumps- Condensing (Done 2016)	750,000.00	26	30
Utilities/ Mechanical/ Systems - Water Domestic VFD`s Replacement	45,000.00	12	15
Total:		<hr/> 29,430,665.70	

30 Year Planned Expenditures

This is where you will spend your money in the next 30 years

2020

Building Exterior - Roof Main Entrance Capopy	\$125,000.00
Building Exterior - Roof South Entrance Capopy	\$130,000.00
Building Exterior - Window Replacement Allowance	\$25,000.00
Common Area - Component: Equipment Contingency Allowance	\$20,000.00
Common Area - Component: Interior Equipment Contingency (EVS)	\$3,000.00
Common Area - Component: Traffic Areas Remodel Contingency/Concert And Tile	\$50,000.00
Common Area - Concrete Entrance (Main to North)	\$250,000.00
Common Area - Landscaping Rehab Northwest	\$275,000.00
Common Area - Landscaping Rehab Southwest (Done 2019)	\$225,000.00
Common Area - Landscaping Renovation Contingency Ongoing	\$20,000.00
Common Area - Lighting and Electrical Contingency	\$10,000.00
Utilities/ Mechanical/ Systems - Boiler	\$15,000.00
Utilities/ Mechanical/ Systems - Component: Air Handlers Allowance	\$100,000.00
Utilities/ Mechanical/ Systems - Component: Emergency Power Generator Tower 01and 02	\$350,000.00
Total	\$1,598,000.00

2021

Building Exterior - Painting	\$2,562,500.00
Building Exterior - Roof 27th Floor	\$102,500.00
Building Exterior - Roof Ballroom	\$338,250.00
Building Exterior - Roof Main Summit Pavilion	\$307,500.00
Building Exterior - Window Replacement Allowance	\$25,625.00
Common Area - Component: Equipment Contingency Allowance	\$20,500.00
Common Area - Component: Interior Equipment Contingency (EVS)	\$3,075.00
Common Area - Component: Traffic Areas Remodel Contingency/Concert And Tile	\$51,250.00
Common Area - Landscaping Renovation Contingency Ongoing	\$20,500.00
Common Area - Lighting and Electrical Contingency	\$10,250.00
Common Area - Security Fire System Upgrade	\$3,587,500.00
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 Allowance	\$102,500.00
Utilities/ Mechanical/ Systems - Component: Cooling Towers Media	\$174,250.00
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pump Valves	\$307,500.00
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pumps Back Up	\$384,375.00
Utilities/ Mechanical/ Systems - Component: Power Feed Phase 3	\$18,450.00
Utilities/ Mechanical/ Systems - Component: Soft Water System	\$41,000.00
Total	\$8,605,228.23

2022

Building Exterior - Roof Casino	\$787,968.75
Building Exterior - Window Replacement Allowance	\$26,265.63
Common Area - Component: Airport Vehicles	\$126,075.00
Common Area - Component: Equipment Contingency Allowance	\$21,012.50
Common Area - Component: Interior Equipment Contingency (EVS)	\$3,151.88
Common Area - Component: Traffic Areas Remodel Contingency/Concert And Tile	\$52,531.25
Common Area - Landscaping Renovation Contingency Ongoing	\$21,012.50
Common Area - Lighting and Electrical Contingency	\$10,506.25
Common Area - Security Monitoring System	\$1,050,625.00
Roads and Parking - Removal and Reconstruction Area 8 (Green)	\$498,387.61
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
Utilities/ Mechanical/ Systems - Component: Air Handlers Allowance	\$105,062.50
Total	\$2,964,804.82

2023

Building Exterior - Roof East Roof	\$269,222.66
Building Exterior - Window Replacement Allowance	\$26,922.27
Common Area - Component: Equipment Contingency Allowance	\$21,537.81
Common Area - Component: Interior Equipment Contingency (EVS)	\$3,230.67
Common Area - Component: Traffic Areas Remodel Contingency/Concert And Tile	\$53,844.53
Common Area - Landscaping Renovation Contingency Ongoing	\$21,537.81
Common Area - Lighting and Electrical Contingency	\$10,768.91
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: Air Handlers Allowance	\$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	\$5,205,518.28

2024

Building Exterior - Roof North Way Roof	\$38,633.45
Building Exterior - Window Replacement Allowance	\$27,595.32
Common Area - Component: Equipment Contingency Allowance	\$22,076.26
Common Area - Component: Interior Equipment Contingency (EVS)	\$3,311.44
Common Area - Component: Traffic Areas Remodel Contingency/Concert And Tile	\$55,190.64
Common Area - Landscaping Renovation Contingency Ongoing	\$22,076.26
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
Utilities/ Mechanical/ Systems - Component: Air Handlers Allowance	\$110,381.29
Total	\$1,598,987.21

2025

Building Exterior - Window Replacement Allowance	\$28,285.21
Common Area - Component: Equipment Contingency Allowance	\$22,628.16
Common Area - Component: Interior Equipment Contingency (EVS)	\$3,394.22
Common Area - Component: Traffic Areas Remodel Contingency/Concert And Tile	\$56,570.41
Common Area - Landscaping Renovation Contingency Ongoing	\$22,628.16
Common Area - Lighting and Electrical Contingency	\$11,314.08
Utilities/ Mechanical/ Systems - Boiler	\$16,971.12
Utilities/ Mechanical/ Systems - Component: Air Handlers Allowance	\$113,140.82
Total	\$274,932.18

2026

Building Exterior - Window Replacement Allowance	\$28,992.34
Common Area - Component: Equipment Contingency Allowance	\$23,193.87
Common Area - Component: Exterior Entrance Area Painting/ Renovation (Doors 1, 2, 8 and 9) (Done 2016)	\$46,387.74
Common Area - Component: Interior Equipment Contingency (EVS)	\$3,479.08
Common Area - Component: Traffic Areas Remodel Contingency/Concert And Tile	\$57,984.67
Common Area - Landscaping Renovation Contingency Ongoing	\$23,193.87
Common Area - Lighting and Electrical Contingency	\$11,596.93
Common Area - Signage -On Building (Done 2016)	\$1,391,632.10
Roads and Parking - Surface Maintenance Treatment Area 1 (Pink)	\$27,148.42
Roads and Parking - Surface Maintenance Treatment Area 3 (Blue)	\$75,797.33
Roads and Parking - Surface Maintenance Treatment Area 8 (Green)	\$44,010.13
Utilities/ Mechanical/ Systems - Boiler	\$17,395.40
Utilities/ Mechanical/ Systems - Component: Air Handlers Allowance	\$115,969.34
Utilities/ Mechanical/ Systems - Component: Cooling Towers Media	\$197,147.88
Total	\$2,063,929.10

2027

Building Exterior - Window Replacement Allowance	\$29,717.14
Common Area - Component: Airport Vehicles	\$142,642.29
Common Area - Component: Equipment Contingency Allowance	\$23,773.72
Common Area - Component: Interior Equipment Contingency (EVS)	\$3,566.06
Common Area - Component: Traffic Areas Remodel Contingency/Concert And Tile	\$59,434.29
Common Area - Landscaping Renovation Contingency Ongoing	\$23,773.72
Common Area - Lighting and Electrical Contingency	\$11,886.86
Common Area - Signage Marquis at Freeway (Done 2017)	\$1,545,291.48
Roads and Parking - Surface Maintenance Treatment Area 5 (White)	\$86,365.63
Roads and Parking - Surface Maintenance Treatment Area 6 (Yellow)	\$56,853.18
Roads and Parking - Surface Maintenance Treatment Area 7 (Brown)	\$16,744.30
Utilities/ Mechanical/ Systems - Boiler	\$17,830.29
Utilities/ Mechanical/ Systems - Component: Air Handlers Allowance	\$118,868.58
Utilities/ Mechanical/ Systems - Component: Chiller 1	\$2,139,634.36
Total	\$4,276,381.90

2028

Building Exterior - Window Replacement Allowance	\$30,460.07
Common Area - Component: Equipment Contingency Allowance	\$24,368.06
Common Area - Component: Interior Equipment Contingency (EVS)	\$3,655.21
Common Area - Component: Traffic Areas Remodel Contingency/Concert And Tile	\$60,920.14
Common Area - Landscaping Renovation Contingency Ongoing	\$24,368.06
Common Area - Lighting and Electrical Contingency	\$12,184.03
Common Area - Signage -Directional Exterior (Done 2018)	\$73,104.17
Roads and Parking - Surface Maintenance Treatment Ring Road (Overlay Done 2016)	\$153,666.44
Utilities/ Mechanical/ Systems - Boiler	\$18,276.04
Utilities/ Mechanical/ Systems - Component: Air Handlers Allowance	\$121,840.29
Utilities/ Mechanical/ Systems - Component: Chiller 2	\$2,193,125.22
Total	\$2,715,967.73

2029

Building Exterior - Window Replacement Allowance	\$31,221.57
Common Area - Component: Equipment Contingency Allowance	\$24,977.26
Common Area - Component: Interior Equipment Contingency (EVS)	\$3,746.59
Common Area - Component: Traffic Areas Remodel Contingency/Concert And Tile	\$62,443.15
Common Area - Landscaping Renovation Contingency Ongoing	\$24,977.26
Common Area - Lighting and Electrical Contingency	\$12,488.63
Roads and Parking - Surface Maintenance Treatment Area 2 (Red) (Done 2018)	\$52,817.66
Roads and Parking - Surface Maintenance Treatment Area 4 (Orange) (Done 2018)	\$44,001.69
Utilities/ Mechanical/ Systems - Boiler	\$18,732.94
Utilities/ Mechanical/ Systems - Component: Air Handlers Allowance	\$124,886.30
Total	\$400,293.05

2030

Building Exterior - Window Replacement Allowance	\$32,002.11
Common Area - Component: Equipment Contingency Allowance	\$25,601.69
Common Area - Component: Interior Equipment Contingency (EVS)	\$3,840.25
Common Area - Component: Traffic Areas Remodel Contingency/Concert And Tile	\$64,004.23
Common Area - Landscaping Rehab Northwest	\$352,023.25
Common Area - Landscaping Rehab Southwest (Done 2019)	\$288,019.02
Common Area - Landscaping Renovation Contingency Ongoing	\$25,601.69
Common Area - Lighting and Electrical Contingency	\$12,800.85
Utilities/ Mechanical/ Systems - Boiler	\$19,201.27
Utilities/ Mechanical/ Systems - Component: Air Handlers Allowance	\$128,008.45
Total	\$951,102.81

2031

Building Exterior - Window Replacement Allowance	\$32,802.17
Common Area - Component: Equipment Contingency Allowance	\$26,241.73
Common Area - Component: Interior Equipment Contingency (EVS)	\$3,936.26
Common Area - Component: Traffic Areas Remodel Contingency/Concert And Tile	\$65,604.33
Common Area - Landscaping Renovation Contingency Ongoing	\$26,241.73
Common Area - Lighting and Electrical Contingency	\$13,120.87
Roads and Parking - Surface Maintenance Treatment Area 1 (Pink)	\$30,715.95
Roads and Parking - Surface Maintenance Treatment Area 3 (Blue)	\$85,757.72
Roads and Parking - Surface Maintenance Treatment Area 8 (Green)	\$49,793.43
Utilities/ Mechanical/ Systems - Boiler	\$19,681.30
Utilities/ Mechanical/ Systems - Component: Air Handlers Allowance	\$131,208.67
Utilities/ Mechanical/ Systems - Component: Cooling Towers Media	\$223,054.73
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pump Valves	\$393,626.00
Total	\$1,101,784.89

2032

Building Exterior - Window Replacement Allowance	\$33,622.22
Common Area - Component: Airport Vehicles	\$161,386.66
Common Area - Component: Equipment Contingency Allowance	\$26,897.78
Common Area - Component: Interior Equipment Contingency (EVS)	\$4,034.67
Common Area - Component: Traffic Areas Remodel Contingency/Concert And Tile	\$67,244.44
Common Area - Landscaping Renovation Contingency Ongoing	\$26,897.78
Common Area - Lighting and Electrical Contingency	\$13,448.89
Roads and Parking - Surface Maintenance Treatment Area 5 (White)	\$97,714.78
Roads and Parking - Surface Maintenance Treatment Area 6 (Yellow)	\$64,324.15
Roads and Parking - Surface Maintenance Treatment Area 7 (Brown)	\$18,944.64
Utilities/ Mechanical/ Systems - Boiler	\$20,173.33
Utilities/ Mechanical/ Systems - Component: Air Handlers Allowance	\$134,488.88
Utilities/ Mechanical/ Systems - Water Domestic VFD's Replacement	\$60,520.00
Total	\$729,698.22

2033

Building Exterior - Window Replacement Allowance	\$34,462.78
Common Area - Component: Equipment Contingency Allowance	\$27,570.22
Common Area - Component: Interior Equipment Contingency (EVS)	\$4,135.53
Common Area - Component: Traffic Areas Remodel Contingency/Concert And Tile	\$68,925.55
Common Area - Landscaping Renovation Contingency Ongoing	\$27,570.22
Common Area - Lighting and Electrical Contingency	\$13,785.11
Roads and Parking - Removal and Reconstruction Area 4 (Orange)	\$607,120.39
Roads and Parking - Surface Maintenance Treatment Ring Road (Overlay Done 2016)	\$173,859.47
Utilities/ Mechanical/ Systems - Boiler	\$20,677.67
Utilities/ Mechanical/ Systems - Component: Air Handlers Allowance	\$137,851.10
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pumps (Replaced 2011)	\$179,206.44
Utilities/ Mechanical/ Systems - Component: Soft Water System	\$55,140.44
Total	\$1,350,304.92

2034

Building Exterior - Window Replacement Allowance	\$35,324.35
Common Area - Component: Equipment Contingency Allowance	\$28,259.48
Common Area - Component: Interior Equipment Contingency (EVS)	\$4,238.92
Common Area - Component: Traffic Areas Remodel Contingency/Concert And Tile	\$70,648.69
Common Area - Landscaping Renovation Contingency Ongoing	\$28,259.48
Common Area - Lighting and Electrical Contingency	\$14,129.74
Roads and Parking - Surface Maintenance Treatment Area 2 (Red) (Done 2018)	\$59,758.34
Roads and Parking - Surface Maintenance Treatment Area 4 (Orange) (Done 2018)	\$49,783.87
Utilities/ Mechanical/ Systems - Boiler	\$21,194.61
Utilities/ Mechanical/ Systems - Component: Air Handlers Allowance	\$141,297.38
Total	\$452,894.86

2035

Building Exterior - Window Replacement Allowance	\$36,207.45
Common Area - Component: Equipment Contingency Allowance	\$28,965.96
Common Area - Component: Interior Equipment Contingency (EVS)	\$4,344.89
Common Area - Component: Traffic Areas Remodel Contingency/Concert And Tile	\$72,414.91
Common Area - Landscaping Renovation Contingency Ongoing	\$28,965.96
Common Area - Lighting and Electrical Contingency	\$14,482.98
Utilities/ Mechanical/ Systems - Boiler	\$21,724.47
Utilities/ Mechanical/ Systems - Component: Air Handlers Allowance	\$144,829.82
Total	\$351,936.44

2036

Building Exterior - Window Replacement Allowance	\$37,112.64
Common Area - Component: Equipment Contingency Allowance	\$29,690.11
Common Area - Component: Exterior Entrance Area Painting/ Renovation (Doors 1, 2, 8 and 9) (Done 2016)	\$59,380.22
Common Area - Component: Interior Equipment Contingency (EVS)	\$4,453.52
Common Area - Component: Traffic Areas Remodel Contingency/Concert And Tile	\$74,225.28
Common Area - Landscaping Renovation Contingency Ongoing	\$29,690.11
Common Area - Lighting and Electrical Contingency	\$14,845.06
Common Area - Signage -On Building (Done 2016)	\$1,781,406.74
Roads and Parking - Surface Maintenance Treatment Area 1 (Pink)	\$34,752.28
Roads and Parking - Surface Maintenance Treatment Area 3 (Blue)	\$97,026.99
Roads and Parking - Surface Maintenance Treatment Area 8 (Green)	\$56,336.69
Utilities/ Mechanical/ Systems - Boiler	\$22,267.58
Utilities/ Mechanical/ Systems - Component: Air Handlers Allowance	\$148,450.56
Utilities/ Mechanical/ Systems - Component: Building Management System (Done 2016)	\$133,605.51
Utilities/ Mechanical/ Systems - Component: Cooling Towers Media	\$252,365.96
Utilities/ Mechanical/ Systems - Component: Thermostats (Done 2016)	\$890,703.37
Utilities/ Mechanical/ Systems - Component: Water Pumps- Chilled, Left, 2 Riser Pumps, Soft Starters on 2 Chillers	\$668,027.53
Total	\$4,334,340.15

2037

Building Exterior - Window Replacement Allowance	\$38,040.46
Common Area - Component: Airport Vehicles	\$182,594.19
Common Area - Component: Equipment Contingency Allowance	\$30,432.37
Common Area - Component: Interior Equipment Contingency (EVS)	\$4,564.85
Common Area - Component: Traffic Areas Remodel Contingency/Concert And Tile	\$76,080.91
Common Area - Landscaping Renovation Contingency Ongoing	\$30,432.37
Common Area - Lighting and Electrical Contingency	\$15,216.18
Common Area - Signage Marquis at Freeway (Done 2017)	\$1,978,103.74
Roads and Parking - Removal and Reconstruction Area Ring Road (Purple)(Done 2016)	\$2,398,854.01
Roads and Parking - Surface Maintenance Treatment Area 5 (White)	\$110,555.31
Roads and Parking - Surface Maintenance Treatment Area 6 (Yellow)	\$72,776.87
Roads and Parking - Surface Maintenance Treatment Area 7 (Brown)	\$21,434.12
Utilities/ Mechanical/ Systems - Boiler	\$22,824.27
Utilities/ Mechanical/ Systems - Component: Air Handlers Allowance	\$152,161.83
Total	\$5,134,071.48

2038

Building Exterior - Roof Main Dock (Done 2018)	\$124,772.70
Building Exterior - Roof South Roof (Done 2018)	\$109,176.11
Building Exterior - Window Replacement Allowance	\$38,991.47
Common Area - Component: Equipment Contingency Allowance	\$31,193.17
Common Area - Component: Interior Equipment Contingency (EVS)	\$4,678.98
Common Area - Component: Traffic Areas Remodel Contingency/Concert And Tile	\$77,982.94
Common Area - Landscaping Renovation Contingency Ongoing	\$31,193.17
Common Area - Lighting and Electrical Contingency	\$15,596.59
Common Area - Signage -Directional Exterior (Done 2018)	\$93,579.52
Roads and Parking - Surface Maintenance Treatment Ring Road (Overlay Done 2016)	\$196,706.03
Utilities/ Mechanical/ Systems - Boiler	\$23,394.88
Utilities/ Mechanical/ Systems - Component: Air Handlers Allowance	\$155,965.87
Total	\$903,231.43

2039

Building Exterior - Roof Front Desk VIP (Done 2019)	\$335,716.54
Building Exterior - Roof Restaurant Row Done 2019)	\$479,595.06
Building Exterior - Roof Theatre (Done 2019)	\$239,797.53
Building Exterior - Window Replacement Allowance	\$39,966.25
Common Area - Component: Equipment Contingency Allowance	\$31,973.00
Common Area - Component: Interior Equipment Contingency (EVS)	\$4,795.95
Common Area - Component: Traffic Areas Remodel Contingency/Concert And Tile	\$79,932.51
Common Area - Landscaping Renovation Contingency Ongoing	\$31,973.00
Common Area - Lighting and Electrical Contingency	\$15,986.50
Roads and Parking - Surface Maintenance Treatment Area 2 (Red) (Done 2018)	\$67,611.07
Roads and Parking - Surface Maintenance Treatment Area 4 (Orange) (Done 2018)	\$56,325.88
Utilities/ Mechanical/ Systems - Boiler	\$23,979.75
Utilities/ Mechanical/ Systems - Component: Air Handlers Allowance	\$159,865.02
Total	\$1,567,518.06

2040

Building Exterior - Roof Main Entrance Capopy	\$204,827.06
Building Exterior - Roof South Entrance Capopy	\$213,020.14
Building Exterior - Window Replacement Allowance	\$40,965.41
Common Area - Component: Equipment Contingency Allowance	\$32,772.33
Common Area - Component: Interior Equipment Contingency (EVS)	\$4,915.85
Common Area - Component: Traffic Areas Remodel Contingency/Concert And Tile	\$81,930.82
Common Area - Landscaping Rehab Northwest	\$450,619.52
Common Area - Landscaping Rehab Southwest (Done 2019)	\$368,688.70
Common Area - Landscaping Renovation Contingency Ongoing	\$32,772.33
Common Area - Lighting and Electrical Contingency	\$16,386.16
Utilities/ Mechanical/ Systems - Boiler	\$24,579.25
Utilities/ Mechanical/ Systems - Component: Air Handlers Allowance	\$163,861.64
Total	\$1,635,339.21

2041

Building Exterior - Painting	\$4,198,954.63
Building Exterior - Roof 27th Floor	\$167,958.19
Building Exterior - Roof Ballroom	\$554,262.01
Building Exterior - Roof Main Summit Pavilion	\$503,874.56
Building Exterior - Window Replacement Allowance	\$41,989.55
Common Area - Component: Equipment Contingency Allowance	\$33,591.64
Common Area - Component: Interior Equipment Contingency (EVS)	\$5,038.75
Common Area - Component: Traffic Areas Remodel Contingency/Concert And Tile	\$83,979.09
Common Area - Landscaping Renovation Contingency Ongoing	\$33,591.64
Common Area - Lighting and Electrical Contingency	\$16,795.82
Roads and Parking - Removal and Reconstruction Area 1 (Pink)	\$491,487.64
Roads and Parking - Surface Maintenance Treatment Area 1 (Pink)	\$39,319.01
Roads and Parking - Surface Maintenance Treatment Area 3 (Blue)	\$109,777.13
Roads and Parking - Surface Maintenance Treatment Area 8 (Green)	\$63,739.80
Utilities/ Mechanical/ Systems - Boiler	\$25,193.73
Utilities/ Mechanical/ Systems - Component: Air Handlers Allowance	\$167,958.19
Utilities/ Mechanical/ Systems - Component: Cooling Towers Media	\$285,528.91
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pump Valves	\$503,874.56
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pumps Back Up	\$629,843.19
Total	\$7,956,758.04

2042

Building Exterior - Roof Casino	\$1,291,178.55
Building Exterior - Window Replacement Allowance	\$43,039.28
Common Area - Component: Airport Vehicles	\$206,588.57
Common Area - Component: Equipment Contingency Allowance	\$34,431.43
Common Area - Component: Interior Equipment Contingency (EVS)	\$5,164.71
Common Area - Component: Traffic Areas Remodel Contingency/Concert And Tile	\$86,078.57
Common Area - Landscaping Renovation Contingency Ongoing	\$34,431.43
Common Area - Lighting and Electrical Contingency	\$17,215.71
Roads and Parking - Removal and Reconstruction Area 8 (Green)	\$816,666.13
Roads and Parking - Surface Maintenance Treatment Area 5 (White)	\$125,083.18
Roads and Parking - Surface Maintenance Treatment Area 6 (Yellow)	\$82,340.35
Roads and Parking - Surface Maintenance Treatment Area 7 (Brown)	\$24,250.74
Utilities/ Mechanical/ Systems - Boiler	\$25,823.57
Utilities/ Mechanical/ Systems - Component: Air Handlers Allowance	\$172,157.14
Total	\$2,964,449.36

2043

Building Exterior - Roof East Roof	\$441,152.67
Building Exterior - Window Replacement Allowance	\$44,115.27
Common Area - Component: Equipment Contingency Allowance	\$35,292.21
Common Area - Component: Interior Equipment Contingency (EVS)	\$5,293.83
Common Area - Component: Traffic Areas Remodel Contingency/Concert And Tile	\$88,230.53
Common Area - Landscaping Renovation Contingency Ongoing	\$35,292.21
Common Area - Lighting and Electrical Contingency	\$17,646.11
Roads and Parking - Removal and Reconstruction Area 2 (Red)	\$932,874.67
Roads and Parking - Removal and Reconstruction Area 5 (White)	\$1,602,628.24
Roads and Parking - Removal and Reconstruction Area 6 (Yellow)	\$1,054,985.73
Roads and Parking - Surface Maintenance Treatment Ring Road (Overlay Done 2016)	\$222,554.82
Utilities/ Mechanical/ Systems - Boiler	\$26,469.16
Utilities/ Mechanical/ Systems - Component: Air Handlers Allowance	\$176,461.07
Utilities/ Mechanical/ Systems - Component: Cooling Towers Pumps (Replaced 2011)	\$229,399.39
Total	\$4,912,395.91

2044

Building Exterior - Roof North Way Roof	\$63,305.41
Building Exterior - Window Replacement Allowance	\$45,218.15
Common Area - Component: Equipment Contingency Allowance	\$36,174.52
Common Area - Component: Interior Equipment Contingency (EVS)	\$5,426.18
Common Area - Component: Traffic Areas Remodel Contingency/Concert And Tile	\$90,436.30
Common Area - Landscaping Renovation Contingency Ongoing	\$36,174.52
Common Area - Lighting and Electrical Contingency	\$18,087.26
Roads and Parking - Removal and Reconstruction Area 3 (Blue)	\$1,477,724.58
Roads and Parking - Removal and Reconstruction Area 7 (Brown)	\$318,480.47
Roads and Parking - Surface Maintenance Treatment Area 2 (Red) (Done 2018)	\$76,495.72
Roads and Parking - Surface Maintenance Treatment Area 4 (Orange) (Done 2018)	\$63,727.56
Utilities/ Mechanical/ Systems - Boiler	\$27,130.89
Utilities/ Mechanical/ Systems - Component: Air Handlers Allowance	\$180,872.59
Total	\$2,439,254.15

2045

Building Exterior - Window Replacement Allowance	\$46,348.60
Common Area - Component: Equipment Contingency Allowance	\$37,078.88
Common Area - Component: Interior Equipment Contingency (EVS)	\$5,561.83
Common Area - Component: Traffic Areas Remodel Contingency/Concert And Tile	\$92,697.20
Common Area - Landscaping Renovation Contingency Ongoing	\$37,078.88
Common Area - Lighting and Electrical Contingency	\$18,539.44
Utilities/ Mechanical/ Systems - Boiler	\$27,809.16
Utilities/ Mechanical/ Systems - Component: Air Handlers Allowance	\$185,394.41
Utilities/ Mechanical/ Systems - Component: Soft Water System	\$74,157.76
Total	\$524,666.16

2046

Building Exterior - Window Replacement Allowance	\$47,507.32
Common Area - Component: Equipment Contingency Allowance	\$38,005.85
Common Area - Component: Exterior Entrance Area Painting/ Renovation (Doors 1, 2, 8 and 9) (Done 2016)	\$76,011.71
Common Area - Component: Interior Equipment Contingency (EVS)	\$5,700.88
Common Area - Component: Traffic Areas Remodel Contingency/Concert And Tile	\$95,014.64
Common Area - Landscaping Renovation Contingency Ongoing	\$38,005.85
Common Area - Lighting and Electrical Contingency	\$19,002.93
Common Area - Signage -On Building (Done 2016)	\$2,280,351.24
Roads and Parking - Surface Maintenance Treatment Area 1 (Pink)	\$44,485.85
Roads and Parking - Surface Maintenance Treatment Area 3 (Blue)	\$124,202.75
Roads and Parking - Surface Maintenance Treatment Area 8 (Green)	\$72,115.73
Utilities/ Mechanical/ Systems - Boiler	\$28,504.39
Utilities/ Mechanical/ Systems - Component: Air Handlers Allowance	\$190,029.27
Utilities/ Mechanical/ Systems - Component: Cooling Towers Media	\$323,049.76
Utilities/ Mechanical/ Systems - Component: Water Pumps- Condensing (Done 2016)	\$1,425,219.53
Total	\$4,807,207.70

2047

Building Exterior - Window Replacement Allowance	\$48,695.00
Common Area - Component: Airport Vehicles	\$233,736.00
Common Area - Component: Equipment Contingency Allowance	\$38,956.00
Common Area - Component: Interior Equipment Contingency (EVS)	\$5,843.40
Common Area - Component: Traffic Areas Remodel Contingency/Concert And Tile	\$97,390.00
Common Area - Landscaping Renovation Contingency Ongoing	\$38,956.00
Common Area - Lighting and Electrical Contingency	\$19,478.00
Common Area - Signage Marquis at Freeway (Done 2017)	\$2,532,140.02
Roads and Parking - Surface Maintenance Treatment Area 5 (White)	\$141,520.14
Roads and Parking - Surface Maintenance Treatment Area 6 (Yellow)	\$93,160.55
Roads and Parking - Surface Maintenance Treatment Area 7 (Brown)	\$27,437.49
Utilities/ Mechanical/ Systems - Boiler	\$29,217.00
Utilities/ Mechanical/ Systems - Component: Air Handlers Allowance	\$194,780.00
Utilities/ Mechanical/ Systems - Component: Power Feed Phase 1 & 2	\$83,755.40
Utilities/ Mechanical/ Systems - Component: Power Transfer Switches for Emergency (Done 2016)	\$97,390.00
Utilities/ Mechanical/ Systems - Water Domestic VFD's Replacement	\$87,651.00
Total	\$3,770,106.00

2048

Building Exterior - Window Replacement Allowance	\$49,912.38
Common Area - Component: Equipment Contingency Allowance	\$39,929.90
Common Area - Component: Interior Equipment Contingency (EVS)	\$5,989.49
Common Area - Component: Traffic Areas Remodel Contingency/Concert And Tile	\$99,824.75
Common Area - Landscaping Renovation Contingency Ongoing	\$39,929.90
Common Area - Lighting and Electrical Contingency	\$19,964.95
Common Area - Signage -Directional Exterior (Done 2018)	\$119,789.70
Roads and Parking - Surface Maintenance Treatment Ring Road (Overlay Done 2016)	\$251,800.35
Utilities/ Mechanical/ Systems - Boiler	\$29,947.43
Utilities/ Mechanical/ Systems - Component: Air Handlers Allowance	\$199,649.50
Total	\$856,738.35

2049

Building Exterior - Window Replacement Allowance	\$51,160.18
Common Area - Component: Equipment Contingency Allowance	\$40,928.15
Common Area - Component: Interior Equipment Contingency (EVS)	\$6,139.22
Common Area - Component: Traffic Areas Remodel Contingency/Concert And Tile	\$102,320.37
Common Area - Concrete North Entrance (Done 2019)	\$511,601.85
Common Area - Landscaping Renovation Contingency Ongoing	\$40,928.15
Common Area - Lighting and Electrical Contingency	\$20,464.07
Roads and Parking - Surface Maintenance Treatment Area 2 (Red) (Done 2018)	\$86,547.89
Roads and Parking - Surface Maintenance Treatment Area 4 (Orange) (Done 2018)	\$72,101.89
Utilities/ Mechanical/ Systems - Boiler	\$30,696.11
Utilities/ Mechanical/ Systems - Component: Air Handlers Allowance	\$204,640.74
Total	\$1,167,528.62

EXHIBIT "6"

FILED
Electronically
CV12-02222
2021-06-24 04:00:26 PM
Alicia L. Lerud
Clerk of the Court
Transaction # 8512530 : yvilorla

EXHIBIT "6"

Grand Sierra Resort - Hotel Related Components

Annual Review Without Site Visit

Start Date: 01/01/2020



Better Reserve Consultants

RSS Mari Jo Betterley, RSS 0000025

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Mari Jo Betterley
Nevada State RSS. 0000025
National Certification - Professional Reserve Analyst # 2331
Community Association Institute (CAI) Certified RS # 169

January 15, 2020

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 assessment 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.

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 property or if you are a potential buyer, many financial institutions will not lend money on a property 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 own, 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 Associations, Time Shares, Resorts, Hotels, Apartment Buildings, Office Parks, Worship Facilities, Swimming Pools, Private (golf/social) Clubs, Lodges (Elks, Masons) Nursing Homes, Sororities, Fraternities and Private Schools.

The Reserve Study contains 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.

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.

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 as 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 Property 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

*Association of Professional Analysts PRA#2331

*Over 5000 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, expressed 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.

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.

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.

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.

Thank you for this opportunity to EARN your business. It has been our pleasure to complete this Reserve Study for your 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

Important Information

Reserve Study / Fiscal Year Start Date: 01/01/2020

Number of Assessment Paying Members/ Units: 1

Reserve Bank Accounts Interest Rate and Balance as of: 01/01/2020

Reserve Bank Account	.5%	<u>\$1,468,235.43</u>
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Total: \$1,468,235.43

Inflation Rate: 2.50% (Based on the average over the last 20 years)

Income Tax Rate: 30.00% on Reserve Bank Account Interest Only

Current Annual Reserve Contribution/ Transfer From Operating: \$3,900,000.00

Total estimated current replacement costs of the major component inventory: \$43,481,200.00

Special Reserve Assessment Recommended: \$16,000,000.00



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 an 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.

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 unit owners (rather than by an individual unit owner).

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	Quantity	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1.	Common Area - Camera System Security Camera	2020	as needed	56,000.00	56,000.00	0	10
2.	Common Area - Camera System Surveillance (Area Rehab 2019)	2029	as needed	53,000.00	53,000.00	9	10
3.	Common Area - Camera System Surveillance (Area Rehab)	2020	as needed	38,000.00	38,000.00	0	10
4.	Common Area - Elevator Modernization Phase 01A Mid Rise (Done 2018)	2043	as needed	250,000.00	250,000.00	23	25
5.	Common Area - Elevator Modernization Phase 01B Mid Rise (Done 2019)	2044	as needed	1,000,000.00	5,000,000.00	24	25
6.	Common Area - Elevator Modernization Phase 02 (High Rise)	2021	5 units	250,000.00	1,250,000.00	1	25
7.	Common Area - Elevator Modernization Phase 03 (Low Rise)	2022	3 units	334,000.00	1,002,000.00	2	25
8.	Common Area - Escalator Refurbishment Phase 01	2023	as needed	500,000.00	500,000.00	3	30
9.	Common Area - Escalator Refurbishment Phase 02	2024	as needed	500,000.00	500,000.00	4	30
10.	Common Area - Escalator Refurbishment Phase 03	2025	as needed	500,000.00	500,000.00	5	30



Fitness Center

	Component	Year Scheduled	Quantity	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1.	Fitness Center - Component: Cabinet-Water, Towels, Laundry	2035	1 unit	2,500.00	2,500.00	15	15
2.	Fitness Center - Component: Carpet Replacement	2025	160 sq ft	15.00	2,400.00	5	5
3.	Fitness Center - Component: Ceiling Fans, Electrical and Lighting Contingency	2030	1 unit	2,500.00	2,500.00	10	10
4.	Fitness Center - Component: Door Replacement	2040	1 unit	2,000.00	2,000.00	20	20
5.	Fitness Center - Component: Elliptical Trainer with Touch Screen	2025	6 units	4,500.00	27,000.00	5	5
6.	Fitness Center - Component: Fitness Center, Spa Gym Expansion	2020	as needed	450,000.00	450,000.00	0	20
7.	Fitness Center - Component: Interior Painting	2025	1 unit	2,500.00	2,500.00	5	5
8.	Fitness Center - Component: Key Fob Security System	2023	1 unit	2,500.00	2,500.00	3	3
9.	Fitness Center - Component: Precore Benches	2023	2 units	500.00	1,000.00	3	5

Fitness Center (Continued)

	Component	Year Scheduled	Quantity	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
10.	Fitness Center - Component: Precore Exercise Bike with Touch Screen	2025	2 units	3,500.00	7,000.00	5	5
11.	Fitness Center - Component: Sound System	2030	1 unit	1,500.00	1,500.00	10	10
12.	Fitness Center - Component: Stairmaster with Touch Screen	2025	1 unit	3,500.00	3,500.00	5	5
13.	Fitness Center - Component: Treadmill with Touch Screen	2025	4 units	4,500.00	18,000.00	5	5
14.	Fitness Center - Component: TV Replacement	2025	4 units	450.00	1,800.00	5	5
15.	Fitness Center - Component: Weight Machine	2035	1 unit	10,000.00	10,000.00	15	15
16.	Fitness Center - Component: Weights and Stand	2035	1 unit	2,000.00	2,000.00	15	15



Hallways

	Component	Year Scheduled	Quantity	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1.	Hallways - Renovation Phase 01 (Per Floor)	2020	3 units	1,000,000.00	3,000,000.00	0	7
2.	Hallways - Renovation Phase 02 (Per Floor)	2021	5 units	1,000,000.00	5,000,000.00	1	7
3.	Hallways - Renovation Phase 03 (Per Floor)	2022	3 units	1,000,000.00	3,000,000.00	2	7
4.	Hallways - Renovation Phase 04 (Per Floor)	2023	5 units	1,000,000.00	5,000,000.00	3	7
5.	Hallways - Renovation Phase 05 (Per Floor)	2024	5 units	1,000,000.00	5,000,000.00	4	7
6.	Hallways - Renovation Phase 06 (Per Floor)	2025	5 units	1,000,000.00	5,000,000.00	5	7



Lobby

	Component	Year Scheduled	Quantity	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1.	Lobby - Component: Checkin Desk	2028	1 unit	1,500,000.00	1,500,000.00	8	10
2.	Lobby - Component: Elevator Lobby/Walkways	2029	1 unit	1,800,000.00	1,800,000.00	9	10
3.	Lobby - Component: Equipment Registration/PBX	2020	1 unit	440,000.00	440,000.00	0	5
4.	Lobby - Component: Front Desk Ceiling	2029	1 unit	1,500,000.00	1,500,000.00	9	10
5.	Lobby - Component: IP (LMS Interface to Infinium)	2020	1 unit	10,000.00	10,000.00	0	10
6.	Lobby - Component: Lobby Entrance	2029	1 unit	1,800,000.00	1,800,000.00	9	10



Pool Area

	Component	Year Scheduled	Quantity	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1.	Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	Annual	as needed	10,000.00	10,000.00	0	1
2.	Pool Area - Component: Ice Rink Replacement (Future)	2032	1 unit	500,000.00	500,000.00	12	15
3.	Pool Area - Furniture Replacement Allowence	2022	as needed	40,000.00	40,000.00	2	3
4.	Pool Area - Pool Resurface (Future)	2027	2 units	25,000.00	50,000.00	7	10
5.	Pool Area - Restroom Remodel (Future)	2027	2 units	15,000.00	30,000.00	7	10
6.	Pool Area - Shade Structure - VIP Bar	2020	1 unit	100,000.00	100,000.00	0	5
7.	Pool Area - Spa Resurface (Future)	2023	2 units	8,000.00	16,000.00	3	6

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

Recommended Reserve Contribution

Year Funded	Beginning of Year Balance	Spc Rsv Assessmt	Annual Transfer	Member Mo Pmt	Annual Expenditures	Interest Earned	Income Tax	E
2020	\$1,468,235.43	\$0.00	\$3,900,000.00	\$325,000.00	\$4,104,000.00	\$73,412.00	\$22,023.60	\$1,
2021	\$1,315,623.83	\$8,000,000.00	\$3,900,000.00	\$325,000.00	\$6,416,500.00	\$65,781.00	\$19,734.30	\$6,
2022	\$6,845,170.53	\$8,000,000.00	\$3,900,000.00	\$325,000.00	\$4,257,132.50	\$342,259.00	\$102,677.70	\$14,
2023	\$14,727,619.33	\$0.00	\$4,000,000.00	\$333,333.33	\$5,954,666.72	\$736,381.00	\$220,914.30	\$13,
2024	\$13,288,419.31	\$0.00	\$4,000,000.00	\$333,333.33	\$6,082,009.03	\$664,421.00	\$199,326.30	\$11,
2025	\$11,671,504.98	\$0.00	\$5,000,000.00	\$416,666.67	\$6,960,649.60	\$583,575.00	\$175,072.50	\$10,
2026	\$10,119,357.88	\$0.00	\$5,000,000.00	\$416,666.67	\$14,496.16	\$505,968.00	\$151,790.40	\$15,
2027	\$15,459,039.32	\$0.00	\$6,000,000.00	\$500,000.00	\$3,673,038.98	\$772,952.00	\$231,885.60	\$18,
2028	\$18,327,066.74	\$0.00	\$6,000,000.00	\$500,000.00	\$7,981,757.39	\$916,353.00	\$274,905.90	\$16,
2029	\$16,986,756.45	\$0.00	\$6,500,000.00	\$541,666.67	\$10,217,572.40	\$849,338.00	\$254,801.40	\$13,
2030	\$13,863,720.65	\$0.00	\$6,500,000.00	\$541,666.67	\$7,322,339.60	\$693,186.00	\$207,955.80	\$13,
2031	\$13,526,611.25	\$0.00	\$6,500,000.00	\$541,666.67	\$6,626,037.63	\$676,331.00	\$202,899.30	\$13,
2032	\$13,874,005.32	\$0.00	\$7,500,000.00	\$625,000.00	\$7,413,699.64	\$693,700.00	\$208,110.00	\$14,
2033	\$14,445,895.68	\$0.00	\$7,500,000.00	\$625,000.00	\$15,163.62	\$722,295.00	\$216,688.50	\$22,
2034	\$22,436,338.56	\$0.00	\$7,500,000.00	\$625,000.00	\$4,309,570.15	\$1,121,817.00	\$336,545.10	\$26,
2035	\$26,412,040.31	\$0.00	\$8,000,000.00	\$666,666.67	\$8,175,932.83	\$1,320,602.00	\$396,180.60	\$27,
2036	\$27,160,528.88	\$0.00	\$8,000,000.00	\$666,666.67	\$4,468,361.92	\$1,358,026.00	\$407,407.80	\$31,
2037	\$31,642,785.16	\$0.00	\$8,000,000.00	\$666,666.67	\$7,805,901.68	\$1,582,139.00	\$474,641.70	\$32,
2038	\$32,944,380.78	\$0.00	\$8,100,000.00	\$675,000.00	\$10,158,837.07	\$1,647,219.00	\$494,165.70	\$32,
2039	\$32,038,597.01	\$0.00	\$8,100,000.00	\$675,000.00	\$16,247,081.83	\$1,601,930.00	\$480,579.00	\$25,
2040	\$25,012,866.18	\$0.00	\$8,100,000.00	\$675,000.00	\$1,986,330.83	\$1,250,643.00	\$375,192.90	\$32,
2041	\$32,001,985.45	\$0.00	\$8,100,000.00	\$675,000.00	\$5,086,613.63	\$1,600,099.00	\$480,029.70	\$36,
2042	\$36,135,441.12	\$0.00	\$8,500,000.00	\$708,333.33	\$8,625,072.70	\$1,806,772.00	\$542,031.60	\$37,
2043	\$37,275,108.82	\$0.00	\$8,500,000.00	\$708,333.33	\$5,824,979.87	\$1,863,755.00	\$559,126.50	\$41,
2044	\$41,254,757.45	\$0.00	\$8,500,000.00	\$708,333.33	\$18,109,868.57	\$2,062,738.00	\$618,821.40	\$33,
2045	\$33,088,805.48	\$0.00	\$8,700,000.00	\$725,000.00	\$10,404,705.06	\$1,654,440.00	\$496,332.00	\$32,
2046	\$32,542,208.42	\$0.00	\$8,600,000.00	\$716,666.67	\$11,971,844.02	\$1,627,110.00	\$488,133.00	\$30,
2047	\$30,309,341.40	\$0.00	\$8,800,000.00	\$733,333.33	\$3,136,931.93	\$1,515,467.00	\$454,640.10	\$37,
2048	\$37,033,236.37	\$0.00	\$8,700,000.00	\$725,000.00	\$9,006,189.04	\$1,851,662.00	\$555,498.60	\$38,
2049	\$38,023,210.73	\$0.00	\$9,000,000.00	\$750,000.00	\$20,879,494.64	\$1,901,161.00	\$570,348.30	\$27,
Total:		\$16,000,000.00	\$209,400,000.00		\$223,236,779.04	\$34,061,532.00	\$10,218,459.60	

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 (or Board of Directors of Self Managed Associations).

Reserve Study Start Date: 01/01/2020

Reserve Bank Balance as of Fiscal Year Start Date: \$1,468,235.43

Recommended Annual Contribution to the Reserve Account: \$3,900,000.00

Estimated Expenditures: \$4,104,000.00

Projected Reserve Bank Balance at the End of the Fiscal Year: \$1,315,623.83

Planned Special Reserve Assessments: \$16,000,000.00

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 - Camera System Security Camera	56,000.00	0	10
Common Area - Camera System Surveillance (Area Rehab 2019)	53,000.00	9	10
Common Area - Camera System Surveillance (Area Rehab)	38,000.00	0	10
Common Area - Elevator Modernization Phase 01A Mid Rise (Done 2018)	250,000.00	23	25
Common Area - Elevator Modernization Phase 01B Mid Rise (Done 2019)	5,000,000.00	24	25
Common Area - Elevator Modernization Phase 02 (High Rise)	1,250,000.00	1	25
Common Area - Elevator Modernization Phase 03 (Low Rise)	1,002,000.00	2	25
Common Area - Escalator Refurbishment Phase 01	500,000.00	3	30
Common Area - Escalator Refurbishment Phase 02	500,000.00	4	30
Common Area - Escalator Refurbishment Phase 03	500,000.00	5	30
<u>Fitness Center</u>			
Fitness Center - Component: Cabinet- Water, Towels, Laundry	2,500.00	15	15
Fitness Center - Component: Carpet Replacement	2,400.00	5	5
Fitness Center - Component: Ceiling Fans, Electrical and Lighting Contingency	2,500.00	10	10
Fitness Center - Component: Door Replacement	2,000.00	20	20
Fitness Center - Component: Elliptical Trainer with Touch Screen	27,000.00	5	5
Fitness Center - Component: Fitness Center, Spa Gym Expansion	450,000.00	0	20
Fitness Center - Component: Interior Painting	2,500.00	5	5
Fitness Center - Component: Key Fob Security System	2,500.00	3	3
Fitness Center - Component: Precore Benches	1,000.00	3	5
Fitness Center - Component: Precore Exercise Bike with Touch Screen	7,000.00	5	5
Fitness Center - Component: Sound System	1,500.00	10	10
Fitness Center - Component: Stairmaster with Touch Screen	3,500.00	5	5
Fitness Center - Component: Treadmill with Touch Screen	18,000.00	5	5
Fitness Center - Component: TV Replacement	1,800.00	5	5
Fitness Center - Component: Weight Machine	10,000.00	15	15
Fitness Center - Component: Weights and Stand	2,000.00	15	15
<u>Hallways</u>			
Hallways - Renovation Phase 01 (Per Floor)	3,000,000.00	0	7
Hallways - Renovation Phase 02 (Per Floor)	5,000,000.00	1	7
Hallways - Renovation Phase 03 (Per Floor)	3,000,000.00	2	7
Hallways - Renovation Phase 04 (Per Floor)	5,000,000.00	3	7
Hallways - Renovation Phase 05 (Per Floor)	5,000,000.00	4	7
Hallways - Renovation Phase 06 (Per Floor)	5,000,000.00	5	7

Lobby - Component: Checkin Desk	1,500,000.00	8	10
Lobby - Component: Elevator Lobby/Walkways	1,800,000.00	9	10
Lobby - Component: Equipment Registration/PBX	440,000.00	0	5
Lobby - Component: Front Desk Ceiling	1,500,000.00	9	10
Lobby - Component: IP (LMS Interface to Infinium)	10,000.00	0	10
Lobby - Component: Lobby Entrance	1,800,000.00	9	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	12	15
Pool Area - Furniture Replacement Allowence	40,000.00	2	3
Pool Area - Pool Resurface (Future)	50,000.00	7	10
Pool Area - Restroom Remodel (Future)	30,000.00	7	10
Pool Area - Shade Structure - VIP Bar	100,000.00	0	5
Pool Area - Spa Resurface (Future)	16,000.00	3	6

Total:	43,481,200.00		
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30 Year Planned Expenditures

This is where you will spend your money in the next 30 years

2020

Common Area - Camera System Security Camera	\$56,000.00
Common Area - Camera System Surveillance (Area Rehab)	\$38,000.00
Fitness Center - Component: Fitness Center, Spa Gym Expansion	\$450,000.00
Hallways - Renovation Phase 01 (Per Floor)	\$3,000,000.00
Lobby - Component: Equipment Registration/PBX	\$440,000.00
Lobby - Component: IP (LMS Interface to Infinium)	\$10,000.00
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$10,000.00
Pool Area - Shade Structure - VIP Bar	\$100,000.00
Total	\$4,104,000.00

2021

Common Area - Elevator Modernization Phase 02 (High Rise)	\$1,281,250.00
Hallways - Renovation Phase 02 (Per Floor)	\$5,125,000.00
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$10,250.00
Total	\$6,416,500.00

2022

Common Area - Elevator Modernization Phase 03 (Low Rise)	\$1,052,726.25
Hallways - Renovation Phase 03 (Per Floor)	\$3,151,875.00
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$10,506.25
Pool Area - Furniture Replacement Allowence	\$42,025.00
Total	\$4,257,132.50

2023

Common Area - Escalator Refurbishment Phase 01	\$538,445.31
Fitness Center - Component: Key Fob Security System	\$2,692.23
Fitness Center - Component: Precore Benches	\$1,076.89
Hallways - Renovation Phase 04 (Per Floor)	\$5,384,453.13
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$10,768.91
Pool Area - Spa Resurface (Future)	\$17,230.25
Total	\$5,954,666.72

2024

Common Area - Escalator Refurbishment Phase 02	\$551,906.45
Hallways - Renovation Phase 05 (Per Floor)	\$5,519,064.45
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$11,038.13
Total	\$6,082,009.03

2025

Common Area - Escalator Refurbishment Phase 03	\$565,704.11
Fitness Center - Component: Carpet Replacement	\$2,715.38
Fitness Center - Component: Elliptical Trainer with Touch Screen	\$30,548.02
Fitness Center - Component: Interior Painting	\$2,828.52
Fitness Center - Component: Precore Exercise Bike with Touch Screen	\$7,919.86
Fitness Center - Component: Stairmaster with Touch Screen	\$3,959.93
Fitness Center - Component: Treadmill with Touch Screen	\$20,365.35
Fitness Center - Component: TV Replacement	\$2,036.53
Hallways - Renovation Phase 06 (Per Floor)	\$5,657,041.06
Lobby - Component: Equipment Registration/PBX	\$497,819.61
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$11,314.08
Pool Area - Furniture Replacement Allowence	\$45,256.33
Pool Area - Shade Structure - VIP Bar	\$113,140.82
Total	\$6,960,649.60

2026

Fitness Center - Component: Key Fob Security System	\$2,899.23
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$11,596.93
Total	\$14,496.16

2027

Hallways - Renovation Phase 01 (Per Floor)	\$3,566,057.26
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$11,886.86
Pool Area - Pool Resurface (Future)	\$59,434.29
Pool Area - Restroom Remodel (Future)	\$35,660.57
Total	\$3,673,038.98

2028

Fitness Center - Component: Precore Benches	\$1,218.40
Hallways - Renovation Phase 02 (Per Floor)	\$6,092,014.49
Lobby - Component: Checkin Desk	\$1,827,604.35
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$12,184.03
Pool Area - Furniture Replacement Allowence	\$48,736.12
Total	\$7,981,757.39

2029

Common Area - Camera System Surveillance (Area Rehab 2019)	\$66,189.74
Fitness Center - Component: Key Fob Security System	\$3,122.16
Hallways - Renovation Phase 03 (Per Floor)	\$3,746,588.91
Lobby - Component: Elevator Lobby/Walkways	\$2,247,953.35
Lobby - Component: Front Desk Ceiling	\$1,873,294.45
Lobby - Component: Lobby Entrance	\$2,247,953.35
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$12,488.63
Pool Area - Spa Resurface (Future)	\$19,981.81
Total	\$10,217,572.40

2030

Common Area - Camera System Security Camera	\$71,684.73
Common Area - Camera System Surveillance (Area Rehab)	\$48,643.21
Fitness Center - Component: Carpet Replacement	\$3,072.20
Fitness Center - Component: Ceiling Fans, Electrical and Lighting Contingency	\$3,200.21
Fitness Center - Component: Elliptical Trainer with Touch Screen	\$34,562.28
Fitness Center - Component: Interior Painting	\$3,200.21
Fitness Center - Component: Precore Exercise Bike with Touch Screen	\$8,960.59
Fitness Center - Component: Sound System	\$1,920.13
Fitness Center - Component: Stairmaster with Touch Screen	\$4,480.30
Fitness Center - Component: Treadmill with Touch Screen	\$23,041.52
Fitness Center - Component: TV Replacement	\$2,304.15
Hallways - Renovation Phase 04 (Per Floor)	\$6,400,422.72
Lobby - Component: Equipment Registration/PBX	\$563,237.20
Lobby - Component: IP (LMS Interface to Infinium)	\$12,800.85
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$12,800.85
Pool Area - Shade Structure - VIP Bar	\$128,008.45
Total	\$7,322,339.60

2031

Hallways - Renovation Phase 05 (Per Floor)	\$6,560,433.29
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$13,120.87
Pool Area - Furniture Replacement Allowance	\$52,483.47
Total	\$6,626,037.63

2032

Fitness Center - Component: Key Fob Security System	\$3,362.22
Hallways - Renovation Phase 06 (Per Floor)	\$6,724,444.12
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$13,448.89
Pool Area - Component: Ice Rink Replacement (Future)	\$672,444.41
Total	\$7,413,699.64

2033

Fitness Center - Component: Precore Benches	\$1,378.51
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$13,785.11
Total	\$15,163.62

2034

Hallways - Renovation Phase 01 (Per Floor)	\$4,238,921.46
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$14,129.74
Pool Area - Furniture Replacement Allowance	\$56,518.95
Total	\$4,309,570.15

2035

Fitness Center - Component: Cabinet- Water, Towels, Laundry	\$3,620.75
Fitness Center - Component: Carpet Replacement	\$3,475.92
Fitness Center - Component: Elliptical Trainer with Touch Screen	\$39,104.05
Fitness Center - Component: Interior Painting	\$3,620.75
Fitness Center - Component: Key Fob Security System	\$3,620.75
Fitness Center - Component: Precore Exercise Bike with Touch Screen	\$10,138.09
Fitness Center - Component: Stairmaster with Touch Screen	\$5,069.04
Fitness Center - Component: Treadmill with Touch Screen	\$26,069.37
Fitness Center - Component: TV Replacement	\$2,606.94
Fitness Center - Component: Weight Machine	\$14,482.98
Fitness Center - Component: Weights and Stand	\$2,896.60
Hallways - Renovation Phase 02 (Per Floor)	\$7,241,490.83
Lobby - Component: Equipment Registration/PBX	\$637,251.19
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$14,482.98
Pool Area - Shade Structure - VIP Bar	\$144,829.82
Pool Area - Spa Resurface (Future)	\$23,172.77
Total	\$8,175,932.83

2036

Hallways - Renovation Phase 03 (Per Floor)	\$4,453,516.86
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$14,845.06
Total	\$4,468,361.92

2037

Hallways - Renovation Phase 04 (Per Floor)	\$7,608,091.31
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$15,216.18
Pool Area - Furniture Replacement Allowence	\$60,864.73
Pool Area - Pool Resurface (Future)	\$76,080.91
Pool Area - Restroom Remodel (Future)	\$45,648.55
Total	\$7,805,901.68

2038

Fitness Center - Component: Key Fob Security System	\$3,899.15
Fitness Center - Component: Precore Benches	\$1,559.66
Hallways - Renovation Phase 05 (Per Floor)	\$7,798,293.59
Lobby - Component: Checkin Desk	\$2,339,488.08
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$15,596.59
Total	\$10,158,837.07

2039

Common Area - Camera System Surveillance (Area Rehab 2019)	\$84,728.46
Hallways - Renovation Phase 06 (Per Floor)	\$7,993,250.93
Lobby - Component: Elevator Lobby/Walkways	\$2,877,570.33
Lobby - Component: Front Desk Ceiling	\$2,397,975.28
Lobby - Component: Lobby Entrance	\$2,877,570.33
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$15,986.50
Total	\$16,247,081.83

2040

Common Area - Camera System Security Camera	\$91,762.52
Common Area - Camera System Surveillance (Area Rehab)	\$62,267.42
Fitness Center - Component: Carpet Replacement	\$3,932.68
Fitness Center - Component: Ceiling Fans, Electrical and Lighting Contingency	\$4,096.54
Fitness Center - Component: Door Replacement	\$3,277.23
Fitness Center - Component: Elliptical Trainer with Touch Screen	\$44,242.64
Fitness Center - Component: Fitness Center, Spa Gym Expansion	\$737,377.40
Fitness Center - Component: Interior Painting	\$4,096.54
Fitness Center - Component: Precore Exercise Bike with Touch Screen	\$11,470.32
Fitness Center - Component: Sound System	\$2,457.92
Fitness Center - Component: Stairmaster with Touch Screen	\$5,735.16
Fitness Center - Component: Treadmill with Touch Screen	\$29,495.10
Fitness Center - Component: TV Replacement	\$2,949.51
Lobby - Component: Equipment Registration/PBX	\$720,991.23
Lobby - Component: IP (LMS Interface to Infinium)	\$16,386.16
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$16,386.16
Pool Area - Furniture Replacement Allowence	\$65,544.66
Pool Area - Shade Structure - VIP Bar	\$163,861.64
Total	\$1,986,330.83

2041

Fitness Center - Component: Key Fob Security System	\$4,198.95
Hallways - Renovation Phase 01 (Per Floor)	\$5,038,745.55
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$16,795.82
Pool Area - Spa Resurface (Future)	\$26,873.31
Total	\$5,086,613.63

2042

Hallways - Renovation Phase 02 (Per Floor)	\$8,607,856.99
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$17,215.71
Total	\$8,625,072.70

2043

Common Area - Elevator Modernization Phase 01A Mid Rise (Done 2018)	\$441,152.67
Fitness Center - Component: Precore Benches	\$1,764.61
Hallways - Renovation Phase 03 (Per Floor)	\$5,293,832.05
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$17,646.11
Pool Area - Furniture Replacement Allowence	\$70,584.43
Total	\$5,824,979.87

2044

Common Area - Elevator Modernization Phase 01B Mid Rise (Done 2019)	\$9,043,629.75
Fitness Center - Component: Key Fob Security System	\$4,521.81
Hallways - Renovation Phase 04 (Per Floor)	\$9,043,629.75
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$18,087.26
Total	\$18,109,868.57

2045

Fitness Center - Component: Carpet Replacement	\$4,449.47
Fitness Center - Component: Elliptical Trainer with Touch Screen	\$50,056.49
Fitness Center - Component: Interior Painting	\$4,634.86
Fitness Center - Component: Precore Exercise Bike with Touch Screen	\$12,977.61
Fitness Center - Component: Stairmaster with Touch Screen	\$6,488.80
Fitness Center - Component: Treadmill with Touch Screen	\$33,370.99
Fitness Center - Component: TV Replacement	\$3,337.10
Hallways - Renovation Phase 05 (Per Floor)	\$9,269,720.49
Lobby - Component: Equipment Registration/PBX	\$815,735.40
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$18,539.44
Pool Area - Shade Structure - VIP Bar	\$185,394.41
Total	\$10,404,705.06

2046

Common Area - Elevator Modernization Phase 02 (High Rise)	\$2,375,365.88
Hallways - Renovation Phase 06 (Per Floor)	\$9,501,463.50
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$19,002.93
Pool Area - Furniture Replacement Allowence	\$76,011.71
Total	\$11,971,844.02

2047

Common Area - Elevator Modernization Phase 03 (Low Rise)	\$1,951,695.62
Fitness Center - Component: Key Fob Security System	\$4,869.50
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$19,478.00
Pool Area - Component: Ice Rink Replacement (Future)	\$973,900.01
Pool Area - Pool Resurface (Future)	\$97,390.00
Pool Area - Restroom Remodel (Future)	\$58,434.00
Pool Area - Spa Resurface (Future)	\$31,164.80
Total	\$3,136,931.93

2048

Fitness Center - Component: Precore Benches	\$1,996.50
Hallways - Renovation Phase 01 (Per Floor)	\$5,989,485.06
Lobby - Component: Checkin Desk	\$2,994,742.53
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$19,964.95
Total	\$9,006,189.04

2049

Common Area - Camera System Surveillance (Area Rehab 2019)	\$108,459.59
Hallways - Renovation Phase 02 (Per Floor)	\$10,232,036.97
Lobby - Component: Elevator Lobby/Walkways	\$3,683,533.31
Lobby - Component: Front Desk Ceiling	\$3,069,611.09
Lobby - Component: Lobby Entrance	\$3,683,533.31
Pool Area - Component: Filters, Pumps, UV Sterilizer, Brominator, Controllers, etc. (Future)	\$20,464.07
Pool Area - Furniture Replacement Allowence	\$81,856.30
Total	\$20,879,494.64

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SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
IN AND FOR THE COUNTY OF WASHOE

ALBERT THOMAS, individually; *et al.*,

Plaintiffs,

vs.

Case No. CV12-02222
Dept. No. OJ37

MEI-GSR Holdings, LLC, a Nevada limited liability company, GRAND SIERRA RESORT UNIT OWNERS' ASSOCIATION, a Nevada nonprofit corporation, GAGE VILLAGE COMMERCIAL DEVELOPMENT, LLC, a Nevada limited liability company; AM-GSR HOLDINGS, LLC, a Nevada limited liability company; and DOE DEFENDANTS 1 THROUGH 10, inclusive,

Defendants.

OPPOSITION TO DEFENDANTS' MOTION FOR INSTRUCTIONS REGARDING REIMBURSEMENT OF 2020 CAPITAL EXPENDITURES

Plaintiffs Albert Thomas *et al.*, by and through their counsel of record, the law firm of Robertson, Johnson, Miller & Williamson, hereby submit this Opposition to Defendants' Motion for Instructions Regarding Reimbursement of 2020 Capital Expenditures ("Opposition"). This Opposition is supported by the attached memorandum of points and authorities, the attached declaration and exhibits, and the entire record of this case.

RESPECTFULLY SUBMITTED this 11th day of October, 2021.

ROBERTSON, JOHNSON, MILLER & WILLIAMSON

By: /s/ Jonathan Joel Tew
Jarrad C. Miller, Esq.
Jonathan J. Tew, Esq.
Attorneys for Plaintiffs

1 **MEMORANDUM OF POINTS AND AUTHORITIES**

2 **I. INTRODUCTION**

3 The Defendants state that they made substantial upgrades and improvements to the GSR
4 property (“Property”) during 2020 and request that \$1,614,505 be charged against the reserve
5 accounts. They also request that the Receiver be directed to require a special assessment to bring
6 the reserves up to the “appropriate level of reserves as required under the 2020 Reserve Study.”
7 (See Motion at 2:5-16.)

8 There are numerous problems with the Defendants’ request that are fatal to the Motion,
9 and under no circumstances should the Court consider granting the Defendants’ Motion without
10 a full hearing.

11 First, the Receiver, and the Court’s orders, make clear that the Defendants were not
12 entitled to orchestrate the 2020 Reserve Study – which is within the province of the
13 Receivership. Thus, it cannot be relied upon at all.

14 Second, the 2020 Reserve Study itself is patently flawed and unreliable. The 2020
15 Reserve Study makes incredibly rudimentary mistakes, such as the preparer’s position that pool
16 expenses are includible in the Hotel Fees *because the public cannot use them*. For years, the GSR
17 has offered public access to the pool as a revenue-generating expense. Public patrons then pay
18 for concessions and other pool amenities – the revenue from which the Plaintiffs are not entitled
19 to any compensation. As such, this glaring error demonstrates that neither the 2020 Reserve
20 Study nor the prior reserve study – which makes the same plain error – can be relied upon.
21 Moreover, not only is this such a basic, inexcusable error, **the Defendants’ own legal counsel**
22 **acknowledged in internal emails that the Reserve Study does not comply with the CC&Rs,**
23 **that the pool is not a Hotel Expense, and that the Common Elements are not proper**
24 **expenses.** This should be absolutely terminal to the Defendants’ Motion and raises questions as
25 to why they filed their Motion despite their obligations under Rule 11. The Court should inquire
26 into this troubling discovery and deny their Motion outright.

27 Importantly, had the Defendants not precluded the Receiver from being involved with the
28 reserve studies, this mess hopefully could have been avoided.

1 Further, while the Defendants concede in Exhibit 2 to their Motion that Hotel Expenses
2 cannot include gaming, restaurant, or other revenue-generating expenses – which is what the
3 Court’s December 24, 2020 Order mandated and the Defendants did not challenge – they
4 apparently did not advise the preparer of the 2020 Reserve Study that her conclusion regarding
5 the pool was so plainly erroneous. The Court should understand from a review of the entire
6 record of the case that this is one of many reasons a Receiver was appointed in the first place –
7 because the Defendants will do whatever they can to try to maximize the Plaintiffs’ fees to drive
8 them out of their units. (See generally, Findings of Fact, Conclusions of Law and Judgment.)

9 Third, the Defendants cannot request reimbursement for the 2020 expenses because they
10 seek to selectively enforce CC&R provisions while not complying with the balance of the
11 provisions. A party cannot seek to enforce contractual provisions that benefit them yet fail to
12 comply with the provisions that benefit the Plaintiffs under the CC&Rs. In fact, the Defendants
13 are not even complying with their obligations under the Unit Maintenance Agreement – which
14 provides for monthly payment of revenue to the Plaintiffs (**this is now month 22**). Yet, they seek
15 reimbursement for improper expenses. If they want to try to enforce their interpretation of the
16 Governing Documents, they need to allow the Receiver to enforce the Unit Rental Agreement
17 (one of the core Governing Documents). The Defendants cannot have it both ways in an effort to
18 continually strangle the Plaintiffs financially.

19 Fourth, in addition to seeking reimbursement for expenses that are not allowed under the
20 CC&Rs, the Defendants provided a summary expense spreadsheet (Ex. 2 to the Motion) which
21 the invoices they provided to Plaintiffs do not support. As the Court can see, this is why the
22 Receiver’s involvement is so critical and why a hearing must be held if the Court is somehow
23 inclined to grant the Defendants’ defectively-supported Motion.

24 In sum, the Court cannot grant the Motion when it seeks reimbursement for millions of
25 dollars in expenses when: (1) the expenses do not comply with the CC&Rs and the unchallenged
26 portion of the Court’s December 24, 2020 Order; (2) Defendants’ counsel **concedes** the Reserve
27 Study does not comply with the CC&Rs; and (3) numerous invoices present glaring problems
28 and inconsistencies with the Defendants’ summary expenditure spreadsheet.

1 **II. LEGAL ARGUMENT**

2 *A. As a Threshold Matter, the Defendants Lacked the Authority to Commission the*
3 *2020 Reserve Study Without the Receiver and His Counsel's Supervision and*
4 *Control Over the Study*

5 The 2020 Reserve Study conducted by the Defendants violates the Court's Receivership
6 order. In the Court's FFCLJ, filed on October 9, 2015, on page 22, under "Non-Monetary
7 Relief", the Court stated that: "[t]he receiver will determine a reasonable amount of FF&E,
8 shared facilities and hotel reserve fees required to fund the needs of these three ledger items."
9 Despite this clear dictate – and consistent with the Defendants' egregious violations of Court
10 orders throughout this case – the Defendants elected to violate the Court's FFCLJ. As the
11 Receiver explained in an email to the Court – after having counsel to represent him:

12 The purpose of this email is to address the issue which has recently arisen with
13 respect to the Reserve Studies for the hotel condominium units. As stated in the
14 Receiver's report for August, and for the purposes of background, without
15 informing the Receiver or his counsel beforehand, a Notice of Special Reserve
16 Assessment, dated August 24, 2021, and the Reserve Studies, were sent to the unit
17 owners, along with a schedule containing the amount of the assessment to the unit
18 owners based on the square footage of the respective unit types. **Defendants sent**
19 **the Reserve Studies**, and the Notice of Special Reserve Assessment, **before**
20 **these documents were reviewed by the Receiver** notwithstanding the direct
21 request from the Receiver, through the undersigned, that they not to do so. **(The**
22 **Receiver and the undersigned did not have any conversations with Ms.**
23 **Betterley of Better Reserve Consultants regarding the content of the Reserve**
24 **Studies.** Telephone and email communications between counsel for the Receiver
25 and Ms. Betterley were limited to ascertaining that the Reserve Studies would be
26 completed after Ms. Betterley reviewed the Governing Documents provided to
27 her and after her having access to a contact person at the GSR to perform her site
28 visits.) Defendants have expressed their position is that the Receiver does not
have the authority to "interfere" in the determination of the Reserve Study. **The**
Receiver disagrees with the position taken by the Defendants The
Receiver requests that this Court order: (i) that the Notice of Special
Assessments and the Reserve Studies sent to the unit owners by the
Defendants on August 24, 2021 be immediately withdrawn; (ii) that the
Defendants be ordered to send out a notice to all unit owners of said
withdrawal; and (iii) that this Court confirm the Receiver's authority over the
Reserve Studies.

25 (See Receiver's Counsel's email, dated 9/15/2021, attached as Ex. 1 (emphasis supplied).)

26 At some point, this Court needs to hold the Defendants accountable for their continued
27 improper conduct and violation of Court orders, just as the prior Court and Discovery
28 Commissioner, Wesley Ayres, did. The Defendants are in plain violation of the FFCLJ and the

1 Receiver Order – in addition to other orders entered in this case – and this precludes the granting
2 of the Defendants’ Motion since the 2020 Reserve Study was not authorized to be performed by
3 the Defendants.

4 ***B. The 2020 Reserve Study is Fatally Flawed***

5 The 2020 Reserve Study, just as the prior reserve study *and* the 2021 Reserve Study, is
6 fatally flawed. As just one unfortunate example, the Reserve Study incorporates fees based upon
7 the assumption that only hotel guests have the right to access certain elements – such as the pool
8 – when in reality, the public can use the pool and pays the GSR handsomely to do so. (See Ex. 5
9 to Motion, 2020 Reserve Study, at pages 11-14 (explaining that the Casino, Nightclub,
10 Restaurants, etc. are **not** Hotel Common Areas because any customer can pay to use them, as
11 opposed to defining the Pool as a Hotel Common Area **despite that any customer can pay to**
12 **use them**).) Thus, the Reserve Studies are defective and cannot be relied upon to support the
13 Defendants’ reimbursement request, and the Motion must be denied.

14 Further, as a revenue-generating activity for the GSR – just like Gaming, Nightclub and
15 Restaurant Expenses – pool expenses are not a properly allocatable expense under the CC&Rs
16 and the Court’s December 24, 2020 Order – which, critically, the Defendants did not contest.
17 Thus, the 2020 Reserve Study is preempted by the Court’s December 24, 2020 Order.

18 Finally, Defendants’ own counsel admitted that the Pool is not includable as an expense.
19 (See Ex. 2, (stating that “**Also another area of concern is that the CC&R’s identify the hotel**
20 **expenses as those appearing on Exhibit E to the CC&R’s. Exhibit E does not identify the**
21 **pool or the front desk. Kaitlyn relied on the Reserve Study to identify which reserve the**
22 **expenses go into. The problem is that the Reserve Study does not exactly square with the**
23 **CC&R’s. The same problem exists with the common elements.**” (emphasis supplied)).) Thus,
24 Defendants’ own counsel has indicated that the Reserve Study does not track the CC&Rs as to
25 Hotel Expenses and Common Element expenses. As the Court can see, and as the Plaintiffs
26 already previously established back in 2015, the Defendants will do anything to improperly shift
27 expenses to the Plaintiffs to drive them out of their units. To grant Defendants’ Motion would be
28 simply outrageous given Defendants’ counsel’s admission.

1 While the Motion must be denied, if the Court is somehow inclined to grant the Motion, a
2 hearing must be held, and the Receiver must be the one to review these capital reimbursement
3 requests with the right of the Plaintiffs to contest his conclusions.

4 ***C. Defendants' Motion Does Not Demonstrate that They Followed the CC&R***
5 ***Procedures to Authorize their Request for Reimbursement and Imposition of a***
6 ***Special Assessment***

7 The Defendants generally cite to certain Sections of the CC&Rs, and in particular
8 Sections 6.2 and 6.10(b), which can authorize charges against the reserves and special
9 assessments in certain situations. Yet, the Defendants ignore the operative words of the contract
10 terms which make plain that the Defendants cannot seek reimbursement or a special assessment
11 under these conditions. Accordingly, for this entirely separate reason, the Defendants' Motion
12 must be denied as well.

13 i. Defendants Cannot Seek Reimbursement or a Special Assessment
14 under Section 6.2 of the CC&Rs

15 The Defendants state that “[t]he Capital Reserve is a special reserve account ‘used solely
16 for the repair and restoration of the major components of the Common Elements.’” (Motion at
17 2:24-25.) Yet, the Defendants ignore the portion of the definition of “Common Elements” that
18 states that it does not include the Shared Facilities Unit and that “the Condominium has been
19 established in such a manner as to “minimize Common Elements.” Thus, the Defendants appear
20 to be continuing their modus operandi of pushing whatever GSR expenses they can onto the
21 Plaintiffs despite that the Plaintiffs do not share in that revenue.

22 Indeed, Section 3.1 of the CC&Rs, which further defines Common Elements, states at the
23 outset a second time that “[t]he Condominium has been established in such a manner as to
24 minimize Common Elements,” and that the “Common Elements shall consist of the space
25 contained within the passenger elevator shafts and cars exclusively servicing the Condominium
26 Property, and a portion of the space contained within the hallways of the Condominium Property,
27 as described on Exhibit A.” The Defendants have adopted the flawed 2017 and 2020 Reserve
28 Studies to suggest that Common Elements include “the Exterior of the Building, Roads and

1 Parking, Utilities and Mechanical Components, **Airport Vehicles**, Equipment, Entry Areas,
2 Traffic Areas, Landscaping, Lighting and Electrical, Fire System, Security Monitoring System
3 and Signage.” (Motion at 5:10-16.) Of course, Defendants’ counsel has already conceded that the
4 reserve studies do not comport with the CC&Rs. Thus, the Motion and reserve studies lack
5 credibility. Further, since Section 3.1 of the CC&Rs expressly state that the “Common Elements
6 shall consist of the space contained within the passenger elevator shafts and cars exclusively
7 servicing the Condominium Property, and a portion of the space contained within the hallways of
8 the Condominium Property, as described on Exhibit A,” the scope of the Defendants’ overreach
9 here is disturbing to say the least. How can the Defendants seek reimbursement for roads and
10 parking, Airport Vehicles, Entry Areas, Traffic Areas, Security Monitoring Systems, etc. if they
11 are not provided for in the CC&Rs and are not within the Condominium Property?

12 It is abundantly clear the preparer of the reserve studies either did not read the CC&Rs or
13 did not understand them. Regardless, the request for Common Element reimbursement must be
14 denied since the Reserve Study conflicts with the CC&Rs – as Defendants’ counsel conceded.

15 Further, the Defendants just block quote Sections of the CC&Rs and allege their right to
16 reimbursement and a special assessment while ignoring all the other language contained therein
17 and in other pertinent sections of Section 6.2. For example, Section 6.2 requires the Board to
18 determine an “appropriate level of Capital Reserve based on a periodic review of the reserve
19 study required by the Act,” to have a budget that “disclose[s] the percentage of the annual
20 assessment to be added to the Capital Reserve,” to make only “necessary” repairs, replacement
21 and restoration of the major components of the Common Elements “necessary for the year
22 charged against the Capital Reserve,” to prepare a “supplemental budget if the estimated
23 “Common Expenses contained in the budget prove inadequate,” serve copies of the supplemental
24 budget to each Unit owner, and “thereupon” make a special assessment for each unit owner’s
25 proportionate share of the supplemental budget. (*Id.*) The Defendants have not demonstrated that
26 they performed any of those requirements in their Motion. The Defendants also do not present
27 any evidence in their Motion that they prepared an Annual Budget as required by Section 6.1, to
28 justify any overage for a “Common Expense” of the Association, or that they complied with

1 Section 6.3's Initial Budget Requirements. Since the Defendants' Motion does not provide any
2 support for reimbursement or a special assessment under Section 6.2, it must be denied on that
3 basis as well.

4 ii. Defendants Cannot Seek Reimbursement or a Special Assessment
5 under Section 6.10(b) of the CC&Rs

6 The same holds true for the Defendants' request for reimbursement (and a subsequent
7 special assessment) under Section 6.10(b). The Defendants again block quote Section 6.10(b),
8 yet do not show that they followed the procedural requirements under Section 6.10 in total.

9 Indeed, Section 6.10(a) requires preparation of an annual estimate in a certain fashion and
10 provides for how net shortages or overages are treated. Defendants' Motion does not address
11 how they followed this process. For example, Section 6.10(b) requires "supplemental
12 notification" of deficiencies to unit owners. Since the Defendants' Motion does not provide any
13 support for reimbursement or a special assessment under Section 6.10(b), it must be denied.

14 Finally, Defendants do not explain how their reimbursement request (and subsequent
15 special assessment request) falls within Exhibit E – which describes the Hotel Expenses that are
16 to be allocated under Section 6.10(b). For example, Ex. 2 to the Defendants' Motion
17 demonstrates that the Defendants seek reimbursement for pool expenses. This is plainly
18 impermissible. Section 6.10(b) clearly delineates the expenses subject to that Section in Exhibit
19 E, which is included in Exhibit 1 to the Motion. Exhibit E, without citing every category,
20 includes such things as walls, paint, elevator cab finishes, paint finishes, light fixtures for
21 emergency exits, exhaust fans, pumps, etc. None of these expenses appear to reflect pool
22 expenses. As such, the Defendants' requested reimbursement, even if it could be allowed, is
23 outside the scope of Section 6.10(b). Certainly, the Defendants' Motion has not met its burden of
24 showing the reimbursement and special assessment they ask the Court to order the Receiver to
25 impose. Further, Defendants' counsel conceded that the Reserve Study does not track Exhibit E.¹

26
27 ¹ Indeed, a look at the original estimated Operating Budget prepared for the calendar year 2006 for Hotel Unit
28 includes certain expenses – but excludes the Pool. Under Pool/Fountain is a "-" meaning zero cost. (See Exhibit 7 to
Plaintiffs' February 28, 2020 Reply in Support of Motion for Instructions to Receiver.)

1 ***D. A Sampling of the Invoices the Defendants Produced to Support Their Exhibit 2***
2 ***Spreadsheet Shows Inconsistencies and Errors that Prohibit the Granting of the***
3 ***Motion***

4 In September of 2020, Defendants provided numerous invoices purporting to demonstrate
5 that the expenditures they seek reimbursement for in Exhibit 2 of their Motion were actual
6 expenses. While there are way too many invoices to address in this Opposition, a random
7 sampling shows serious problems. (A sampling of those invoices is attached hereto as Ex. 3.)

8 As the Court can see, just *the sampling* includes expenses for revisions to Casino
9 property – restrooms and security cameras – and the pool. (See Id.) The Defendants cannot seek
10 to push expenses onto the Plaintiffs for revenue-generating facilities that any customer can use.
11 Such expenses violate the unchallenged portion of the December 24, 2020 Order. Thus, the
12 Motion cannot be granted on its face, as just a few invoices demonstrate massive issues with the
13 Defendants’ request.

14 Further, the invoice amounts, and the expenses they purport to support in the spreadsheet,
15 do not match. As just one example, the first page of Exhibit 3 represents an invoice in support of
16 the Spreadsheet’s “Asset 3674 for “Upper Wlkwy & Ceiling - GLAZING/SKYLIGHTS
17 Building Improvements,” in the amount of \$4,060. Yet, the Spreadsheet amount of \$4,060 is not
18 represented on the invoice. (Id.) Thus, since the invoices provided to support the Spreadsheet
19 demonstrate plainly non-reimbursable expenses, as well as inconsistencies between the invoices
20 and the Spreadsheet (making it impossible to know if certain expenses could even be
21 reimbursable), the Defendants’ Motion must be denied.

22 **III. CONCLUSION**

23 For the reasons set forth above, the Court should deny the Motion. The Motion is a
24 drastic overreach demonstrating a clear pattern that the Defendants will stop at nothing to push
25 expenses on to the Plaintiffs for their Casino and Pool operations, amongst other revenue-
26 generating operations – which is expressly disallowed. The Motion also relies on plainly flawed
27 Reserve Studies that Defendants’ own counsel found did not comply with the CC&Rs.

1 **AFFIRMATION**

2 Pursuant to NRS § 239B.030, the undersigned does hereby affirm that the preceding
3 document does not contain the social security number of any person.

4 RESPECTFULLY SUBMITTED this 11th day of October, 2021.

5 ROBERTSON, JOHNSON,
6 MILLER & WILLIAMSON

7 By: /s/ Jonathan Joel Tew
8 Jarrad C. Miller, Esq.
9 Jonathan Joel Tew, Esq.
10 jarrad@nvlawyers.com
11 jon@nvlawyers.com
12 Attorneys for Plaintiffs
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1 **CERTIFICATE OF SERVICE**

2 Pursuant to NRCp 5(b), I hereby certify that I am an employee of Robertson, Johnson,
3 Miller & Williamson, 50 West Liberty Street, Suite 600, Reno, Nevada 89501, over the age of
4 18, and not a party within this action. I further certify that on the 11th day of October, 2021, I
5 electronically filed the foregoing **OPPOSITION TO DEFENDANTS' MOTION FOR**
6 **INSTRUCTIONS REGARDING REIMBURSEMENT OF 2020 CAPITAL**
7 **EXPENDITURES** with the Clerk of the Court by using the ECF system which served the
8 following parties electronically:

9 Daniel F. Polsenberg, Esq.
10 David C. McElhinney, Esq.
11 Jennifer K. Hostetler, Esq.
12 Dale Kotchka-Alanes, Esq.
13 Lewis Roca Rothgerber Christie, LLP
14 One East Liberty Street Suite 300
15 Reno, NV 89501
16 *Attorneys for Defendants*

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Stefanie T. Sharp, Esq.
Robison, Sharp Sullivan & Brust
71 Washington Street
Reno, NV 89503
Attorneys for Receiver
Richard M. Teichner

14 Abran Vigil, Esq.
15 Meruelo Group, LLC
16 Legal Services Department
17 5th Floor Executive Offices
18 2535 Las Vegas Boulevard South
19 Las Vegas, NV 89109
20 *Attorneys for Defendants*

21 /s/ Stefanie E. Smith
22 An Employee of Robertson, Johnson,
23 Miller & Williamson
24
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Index of Exhibits

<u>Exhibit</u>	<u>Description</u>	<u>Pages</u>
1	Receiver's Counsel's Email	2
2	Defendants' Counsel's Email	2
3	Sampling of Invoices Provided by Defendants	20
4	Declaration of Jonathan Joel Tew, Esq.	2

EXHIBIT “1”

EXHIBIT “1”

EXHIBIT “1”

Jon Tew

From: Stefanie Sharp <ssharp@rssblaw.com>
Sent: Wednesday, September 15, 2021 2:20 PM
To: Hon. Nancy Saitta (Ret.)
Cc: Jarrad Miller; Jon Tew; McElhinney, David C.
Subject: Thomas v. MEI - GSR, et al, Case No. CV12-02222: Receiver's Request for Orders #2

Good afternoon Justice Saitta: The purpose of this email is to address the issue which has recently arisen with respect to the Reserve Studies for the hotel condominium units. As stated in the Receiver's report for August, and for the purposes of background, without informing the Receiver or his counsel beforehand, a Notice of Special Reserve Assessment, dated August 24, 2021, and the Reserve Studies, were sent to the unit owners, along with a schedule containing the amount of the assessment to the unit owners based on the square footage of the respective unit types. Defendants sent the Reserve Studies, and the Notice of Special Reserve Assessment, before these documents were reviewed by the Receiver notwithstanding the direct request from the Receiver, through the undersigned, that they not to do so. (The Receiver and the undersigned did not have any conversations with Ms. Betterley of Better Reserve Consultants regarding the content of the Reserve Studies. Telephone and email communications between counsel for the Receiver and Ms. Betterley were limited to ascertaining that the Reserve Studies would be completed after Ms. Betterley reviewed the Governing Documents provided to her and after her having access to a contact person at the GSR to perform her site visits.) Defendants have expressed their position is that the Receiver does not have the authority to "interfere" in the determination of the Reserve Study.

The Receiver disagrees with the position taken by the Defendants. In the Findings of Fact and Conclusions of Law And Judgment ("FFCLJ"), filed on October 9, 2015, on page 22, under "Non-Monetary Relief", it is clearly stated that, "The receiver will determine a reasonable amount of FF&E, shared facilities and hotel reserve fees required to fund the needs of these ledger items." Moreover, although subparagraph 6.9(b) of the CC&R's states that "Owner of the Shared Facilities Unit shall determine the appropriate level of the Shared Facilities Reserve...", and subparagraph 6.10(b) of the CC&Rs states that "The Declarant shall determine the appropriate level of the Hotel Reserve...." and the Order Appointing Receiver And Directing Defendants' Compliance, filed on January 7, 2015 (the "Receivership Order") also gives the Receiver jurisdiction over the reserves. The Receiver as part of his duties must make a determination that the items of capital expenditures to be included in the reserves are in compliance with the CC&Rs. The cited provision of the FFCLJ might appear to give the Receiver greater authority in determining the amounts for the reserves than do the CC&Rs, which precede the FFCLJ.

The Receiver requests that this Court order: (i) that the Notice of Special Assessments and the Reserve Studies sent to the unit owners by the Defendants on August 24, 2021 be immediately withdrawn; (ii) that the Defendants be ordered to send out a notice to all unit owners of said withdrawal; and (iii) that this Court confirm the Receiver's authority over the Reserve Studies.

Thank you for your consideration of these matters.

Best regards,

Stefanie Sharp

Stefanie T. Sharp, Esq.



Robison Sharp Sullivan Brust

71 Washington Street
Reno, NV 89503
Phone - 775.329.3151
Fax - 775.329.7941
www.rssblaw.com

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EXHIBIT “2”

EXHIBIT “2”

EXHIBIT “2”

From: "Ann Hall" <Ann.Hall@meruelogroup.com>
To: "McElhinney, David C." <DMcElhinney@lrrc.com>, "Kaitlyn Ovard" <Kaitlyn.Ovard@GrandSierraResort.com>
Cc: "Hostetler, Jennifer" <JHostetler@lrrc.com>, "Benjamin Vega" <BVega@meruelogroup.com>
Subject: RE: Reply ISO Motion for Reimbursement
Date: 2020-07-10 01:02:06 +0000
Importance: Normal
Inline-Images: image001.jpg

Approved. Good job, Jennifer and Kaitlyn. I believe the report that Kaitlyn sent me at 3:42 today should be attached. It is clear and well done. AOH

Ann O. Hall
Associate General Counsel
Meruelo Group, LLC
2500 East Second Street
Reno, NV 89595
Ann.Hall@meruelogroup.com
(775)789-5313 - direct
(775)544-1644 - mobile

From: McElhinney, David C. [mailto:DMcElhinney@lrrc.com]
Sent: Thursday, July 09, 2020 4:31 PM
To: Ann Hall <Ann.Hall@meruelogroup.com>; Kaitlyn Ovard <Kaitlyn.Ovard@GrandSierraResort.com>
Cc: Hostetler, Jennifer <JHostetler@lrrc.com>
Subject: FW: Reply ISO Motion for Reimbursement
Ann and Kaitlyn, attached for your review and comments is the draft Reply in support of our Motion Seeking Reimbursement for Capital Expenditures. One of the issues Miller raises is that a declaration was not provided to verify or support the spreadsheet that Kaitlyn prepared. We can prepare a declaration for Kaitlyn's signature or, as we argue in the Reply, Teichner can do the verification as the receiver. Also another area of concern is that the CC&R's identify the hotel expenses as those appearing on Exhibit E to the CC&R's. Exhibit E does not identify the pool or the front desk. Kaitlyn relied on the Reserve Study to identify which reserve the expenses go into. The problem is that the Reserve Study does not exactly square with the CC&R's. The same problem exists with the common elements. We did add in the argument that Teichner has the authority to determine whether the expenses are supported and properly attributed to the reserves. Your thoughts please. Our intention is to attach the spreadsheet Kaitlyn prepared today as an exhibit. Is it okay to do that or was the spreadsheet for our eyes only? David

♣This message and any attachments are intended only for the use of the individual or entity to which they are addressed. If the reader of this message or an attachment is not the intended recipient or the employee or agent responsible for delivering the message or attachment to the intended recipient you are hereby notified that any dissemination, distribution or copying of this message or any attachment is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to the sender. The information transmitted in this message and any attachments may be privileged, is intended only for the personal and confidential use of the intended recipients, and is covered by the Electronic Communications Privacy Act, 18 U.S.C. §25102521.

♣

EXHIBIT “3”

EXHIBIT “3”

EXHIBIT “3”

S&K Glass & Metal Works, Inc.

211 Carolina Laurel St
Henderson, Nevada 89074

License # 0054586

Invoice

Date	Invoice #
9/24/2020	17105 ✓

PAST DUE**Bill To**

Grand Sierra Resort
2500 East 2nd St
Reno, Nevada
89502

Release #

Terms	P.O. No.	Due Date	Contacted by	Location
Due on r...		9/24/2020	Victor	Adds
Description				Amount
Additional Work Performed				
Replaced two pieces of glass, at pool deck, that was burned by welder and expedited freight charges				4,895.00
Pool deck - furnished and installed temporary plexi-glass				310.00
Gift Shop - Furnished and installed temporary plexi-glass				1,450.00
Gift Shop - Furnished and installed glass and steel post				2,610.00
Main Entrance - Eight (8) pieces of 4' X 10' brake metal that was not in original scope				1,770.00
Main Entrance - Removed and replaced glass that was broken after original measure				3,170.00
Installed top cap on handrail on three elevations				4,410.00
17012-477-045 \$5205 17012-474-045 \$4060 17012-466-045 \$9350 \$18,615				
<i>Misc Glazing</i>				
Total				\$18,615.00 ✓

R

ENTERED
11/04

Phone #	Fax #
702-285-2775	702-247-1135

8/16/2021

Grand Sierra Resort and Casino
Balance Sheet Reconciliation
Account Number 103-000-00000-17012-477

✱ CIP - Pool Additions
As of May 11, 2020

<u>Entry Date</u>	<u>Subsidiary Ledger</u>	<u>Amount</u>
→ 12/27/2019	B&C CABINETS & MILLWORK INC 11896	21,480.00
1/22/2020	HOME TECHNOLOGY DESIGNS	R0331175 287.98
→ 12/13/2019	HOME TECHNOLOGY DESIGNS 2480	1,122.65
		22,890.63



B & C Cabinets & Millwork, Inc.
5241 METRIC WAY
CARSON CITY NV 89708-2464
775-322-0000

License: NV-0010322A

Contract Invoice

Invoice#: 11896

Date: 10/08/2019



Billed To: GSR Grand
2500 W. Second St.
Reno NV 89595

Project: GSR Mirror Frames
2500 W. Second St.
Reno NV 89595

 Due Date: 11/07/2019

Terms: 30DY

Order#

Descrip	Amount
60 wood mirror frames with stain or paint	21,480.00

AAA Rooms

A service charge of 18.00% per annum will be charged on all amounts
overdue on regular statement dates.

Thank you for your prompt payment!

Non-Taxable Amount:	21,480.00
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	21,480.00

476
17012-000-690
4 Diamond Upgrades

PA1581

Home Technology Designs
2655 Fury Ct
Reno, NV 89521
(775)250-8663
sean@htdesigns.biz
http://www.htdesigns.biz



ENTERED
12/12/19

INVOICE

BILL TO

Grand Sierra Resort
2500 E Second Street
Reno, NV 89595

SHIP TO

Grand Sierra Resort
2500 E Second Street
Reno, NV 89595

INVOICE # 2480**DATE 10/31/2019****DUE DATE 10/31/2019****TERMS Due on receipt****SHIP DATE**

10/31/2019

P0309787

ACTIVITY**Chief:FCAV1U**

Fusion Pull Out Accessory

Chief:XSM1U

Extra large static mount assembly

SHIP VIA

UPS Ground

TRACKING NO.

1Z1729300369518178

Thank you for your business.

SUBTOTAL	1,000.00
TAX (8.265%)	82.65
SHIPPING	40.00
TOTAL	1,122.65
BALANCE DUE	\$1,122.65

17012-477

RM0700..1=>

DOCUMENT UPDATE & APPROVAL HISTORY
Document Update & Approval Inquiry

12/13/19

Document Type: PO Document #: P0309787 Next Approver:

Date	Time	User Name	St	Amount	Lin	Approval Source
10/29/2019	16.05.43	PURANDERSL	I	1125.96	2	
10/29/2019	16.47.01	PURCHAGOLA	I	1125.96	2	Approved by User
10/29/2019	17.11.37	VENGOUELLEB	I	1125.96	2	Approved by Email
10/30/2019	08.47.01	EXEOVARDK	I	1125.96	2	SubApproved by User

F3=Exit, F8=RefDoc History,
F10=MltNxt Approvers

Bottom

HELP & ROLL Keys =>

DATE: 11/04/2019
PAGE: 1

TECHNICAL STAFF
TECHNICAL STAFF

COMPANY: GRAND STEREA RESORT
PHONE: 877.215

PURCHASE ORDER.....	P0309787-001	P/O DATE: 10/29/2013
VENOR.....	EDGE TECHNOLOGY DESIGNS	
FRIGHT.....	COLLECT	WEIGHT DUE: N
PRICE.....	*EDGE	
VENOR.....		

STATIONS FORMATION... RECEIVING DOCK/RECEIVING-DOCK

******* 000000000000 *******

PROJECT: POLI ADDITIONAL
4 4 TV MOUNTS PER DON PIERRO SPECH
PR# Q0297668 & Q0297667 10/25/19
SUBMITTED BY AUC PII/ON

8/11 AMOVED TO NEW YORK 11/8

 SERIAL NO. 707-89688
 QUANTITY 1 U/M
 QTY RECEIVED 1

CALL 800 447-6789, 900 CAPEX GENERAL

1 8010900013 CHIEF PCAV10 TENSION MOUNT PULL-OUT ACCESSORY
 88 0CHPCA10
 WFR 0PCA10

2 8010900013 CHTP XSLU FIXED WALL DISPLAY MOUNT, FUSION X-1
ARCS MICRO-ADJUSTABLE, 250 LB WEIGHT CAPACITY, 2
6.25" H X 42.75" W X 2.25" D, BLACK

RECEIVED NUMBER: _____ RECEIPT DATE: 11/19 RECEIVED BY: K. P. [Signature]
 PREVIOUS CHARGES: _____ PREVIOUS CHARGES: _____

OTIS


One Farm Springs
Farmington, CT 06032

CUSTOMER NO.	DATE	INVOICE NO.
398482	02/18/20	SV15650001

AMOUNT DUE
17,787.50

INVOICE

PAYMENT DUE UPON RECEIPT

MAIL PAYMENT TO: 
OTIS ELEVATOR COMPANY
DEPT. LA 21684
PASADENA CA 911851684

GRAND SIERRA RESORT CORP
ATTN A/P
2500 E 2ND ST
RENO NV 895951201

ENCLOSE THIS COUPON WITH YOUR PAYMENT.
MAKE CHECK PAYABLE TO: OTIS ELEVATOR COMPANY

INVOICE

DETACH RETURN DOCUMENT ALONG PERFORATION

OTIS ELEVATOR COMPANY
** INVOICE CHARGES **

BUILDING REFERENCE
GRAND SIERRA RESORT AND C
2500 EAST SECOND STREET

CUSTOMER NO.
398482

DATE
02/18/20

INVOICE NO.
SV15650001

RENO
89595

NV

50% DOWN PAYMENT: BAR UP ESCALATOR STEP
REPLACEMENT - ALL NEW ESCALATOR STEPS TO BE
REPLACED DURING REGULAR-TIME WITH A CREW OF
ELEVATOR MECHANICS. THIS WILL CORRECT THE STATE
OF NEVADA MECHANICAL COMPLIANCE DIVISION ORDER TO
COMPLY ISSUED 1/24/2020.

RECEIVED
ACCOUNTS PAYABLE

FEB 24 2020

SUBTOTAL	16,422.05
TAX	1,365.45
FREIGHT	.00

TOTAL AMOUNT DUE 17,787.50

PAID
2-27-2020

ANY QUESTIONS CONCERNING THIS INVOICE, CONTACT OTIS

AT: (775-322-5411)

WE CERTIFY THAT GOODS WERE PRODUCED IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF SECTIONS 6, 7 AND 12 OF THE FAIR LABOR STANDARDS ACT, AS AMENDED, AND OF REGULATIONS AND ORDERS OF THE UNITED STATES DEPARTMENT OF LABOR ISSUED UNDER SECTION 14 HEREOF.

OVERDUE PAYMENTS SHALL BEAR AN INTEREST CHARGE OF THE OVERDUE AMOUNT CALCULATED FROM THE PAYMENT DUE DATE OF THE INVOICE AT THE RATE OF ONE AND ONE HALF PERCENT (1.5%) PER MONTH OR THE MAXIMUM RATE ALLOWED BY APPLICABLE LAW, WHICHEVER IS LESS.

OTIS


5500 Village Blvd
West Palm Beach, FL 33407

405488

CUSTOMER NO. 398482	DATE 04/22/20	INVOICE NO. SV15650002
		AMOUNT DUE 17,787.50

INVOICE

PAYMENT DUE UPON RECEIPT

MAIL PAYMENT TO: 
OTIS ELEVATOR COMPANY
DEPT. LA 21684
PASADENA CA
911851684

GRAND SIERRA RESORT CORP
ATTN A/P
2500 E 2ND ST
RENO NV
895951201

ENCLOSE THIS COUPON WITH YOUR PAYMENT.
MAKE CHECK PAYABLE TO: OTIS ELEVATOR COMPANY

INVOICE

DETACH RETURN DOCUMENT ALONG PERFORATION

OTIS ELEVATOR COMPANY
** INVOICE CHARGES **

BUILDING REFERENCE
GRAND SIERRA RESORT AND C
2500 EAST SECOND STREET

CUSTOMER NO.	DATE	INVOICE NO.
398482	04/22/20	SV15650002

RENO
89595

NV

12001-81530

DATE OF SERVICE: 03/27/20

FINAL PAYMENT: BAR UP ESCALATOR STEP REPLACEMENT
- ALL NEW ESCALATOR STEPS TO BE REPLACED DURING
REGULAR-TIME WITH A CREW OF ELEVATOR MECHANICS.
THIS WILL CORRECT THE STATE OF NEVADA MECHANICAL
COMPLIANCE DIVISION ORDER TO COMPLY ISSUED
1/24/2020.

4-29-20
75366

SUBTOTAL	15,526.26
TAX	360.26
FREIGHT	1,900.98
TOTAL AMOUNT DUE	17,787.50

ANY QUESTIONS CONCERNING THIS INVOICE, CONTACT OTIS

AT: (775-322-5411)

WE CERTIFY THAT GOODS WERE PRODUCED IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF SECTIONS 6, 7 AND 12 OF THE FAIR LABOR STANDARDS ACT, AS AMENDED, AND OF REGULATIONS AND ORDERS OF THE UNITED STATES DEPARTMENT OF LABOR ISSUED UNDER SECTION 14 HEREOF.

OVERDUE PAYMENTS SHALL BEAR AN INTEREST CHARGE OF THE OVERDUE AMOUNT CALCULATED FROM THE PAYMENT DUE DATE OF THE INVOICE AT THE RATE OF ONE AND ONE HALF PERCENT (1.5%) PER MONTH OR THE MAXIMUM RATE ALLOWED BY APPLICABLE LAW, WHICHEVER IS LESS.

Grand Sierra Resort and Casino
 Balance Sheet Reconciliation
 Account Number 103-000-00000-17012-447
 CIP - CASINO RESTROOM
 AS of July 25, 2020
 Entry Date Subsidiary Ledger
 7/24/2017 EICS 5415A
 10/02/2017 VICTOR RIOSCITY CLERK

Cat	PD	Notes
605	2	
605	2	

Amount	PO
455.00	605
1,861.72	

UPLOAD

7/15/2020	2,316.72
Variance	2,316.72
	-

Ledger Balance
 Asset #3367

Grand Sierra Resort and Casino
 Balance Sheet Reconciliation
 Account Number 103-000-00000-17012-447
 CIP - CASINO RESTROOM
 As of July 15, 2020
 Entry Date 5/8/2019 Subsidiary Ledger
 5/8/2019 A-1 NATIONAL FIRE CO LLC 201832
 5/8/2019 A-1 NATIONAL FIRE CO LLC 201833

Amount	PQ	Cat	PD	Notes
484.00	REPLACESPRINKLER	705	2	
363.00	REPAIRSPRINKLERHIGH	705	2	

Ledger Balance
 Asset #3380
 7/15/2020 847.00
 Variance 847.00
 -

2/24/20

Grand Sierra Resort and Casino
Balance Sheet Reconciliation
Account Number 103-000-00000-17012-447
CIP - CASINO RESTROOM

As of January 06, 2021

Entry Date	Subsidiary Ledger	Invoice	Amount	PO	Cat	PD	Notes
9/10/2020	A-1 NATIONAL FIRE CO LLC 2081304	2081304	3,415.00		705	2	ADD/RELOCATE SPRINKLERS
4/1/2020	DESERT HILLS FIRE 38572	38572	(200.00)		715	2	CASINO HIGH LIMIT PULLED WIRES
5/1/2020	DESERT HILLS FIRE & SECURITY 398924	38924	(100.00)		715	2	SYSTEM SHOWED DISPLAYTROUBLE
11/18/2020	DESERT HILLS ELECTRIC, INC. 41687	41687	941.11		715	2	
			4,056.11				

REMITTANCE ADDRESS:
PO BOX 6783
CAHOL STREAM, IL 60197-6783

CORPORATE OFFICE
2500 Lexington Ave S
Mendota Heights, MN 55120
SummitCoUS.com



BRANCH OFFICE
Reno, NV (775) 855-1553
NV License #0051210

Invoice #: 2031304
Invoice Date: 08-28-2020

Customer ID: GRANDSI462
Job ID: 2571-IG0188

To: Grand Sierra Resort
2500 2ND ST
RENO, NV 89595-1200

Job Location: GSR - CEILING RENO POKER RSTM
2500 E SECOND ST
RENO, NV 89595

P.O.#

ADD/RELOCATE SPRINKLERS AND REPLACE PAINTED CONCEALED COVER PLATES PER SIGNED PROPOSAL	3,415.00
---	----------

#3004116
Restroom
Fire Sprinklers

POSTED
SEP 10 2020

RECEIVED
ACCOUNTS PAYABLE
SEP 02 2020

V#3004116

17012.447.705

To Pay by Credit Card
Call (851) 272-3251

DATE DUE: 09-28-2020
Our remittance address has changed.
Please update your records.

Amount Billed	\$3,415.00
Sales Tax	
Amount Due	\$3,415.00 ✓

TO PAY BY CREDIT CARD, PLEASE CALL RENO (775) 856-1553 OR EMAIL ARV@SUMMITCOA1.COM

DESERT HILLS
Fire and Security Systems

2138 Kleppe Lane
Sparks, NV 89431
(775) 360-2005

NO. 78322

DATE 2/27/20

SERVICE & MAINTENANCE REPORT

BILLED ON INVOICE # 38570

CUSTOMER NAME LSR

ADDRESS _____

CITY, STATE & ZIP _____ BUSINESS PHONE _____

☒ BILLING ☐ PICK-UP
☐ WARRANTY ☐ DELIVER
☐ CONTRACT ☐ _____

TROUBLE REPORTED

open NAS in Casino
high limit restaurant

TECHNICAL SERVICE PERFORMED

pulled wires out of existing
location into new location
and capped off

MATERIAL AND LABOR RECORD

QTY	PART #/DESCRIPTION	PRICE	AMOUNT	TIME
				OUT
				IN
				OUT
				IN
				OUT
				IN
				TOTAL HOURS @ \$
				LABOR
				MATERIAL
				SUB-TOTAL
				TAX
				TOTAL

2 de

Thank You

Signature above constitutes acceptance of above work as being satisfactory and that equipment has been left in good condition

DESERT HILLS

FIRE & SECURITY SYSTEMS

A Division Of Desert Hills Electric Inc.
2136 Klepper Ln Sparks NV. 89431
359.2005 fax 775.359.2021

Invoice

Date	Invoice #
3/26/2020	38924

Bill To
Grand Sierra Resort 2500 East Second Street Reno, NV 89512

Ship To
Grand Sierra Resort 2500 East Second Street Reno, NV 89512

Refer To WO#	P.O. No.	Terms	Due Date	Project Completion Date	Project
77555		Net 30	4/25/2020	3/23/2020	Grand Sierra Resort ...
Item	Description	Serial NO's	Qty	Rate	Amount
91127 Fire Labor	Work Order# 77555 System show "display trouble" upon arrival. Swapped displays for IFC-1. System appears to be normal. (Field)		1	100.00	100.00
<div>Thank you for your business. For any questions, Sales or Service please call 775-359-2005</div> <div>Subtotal \$100.00</div> <div>Sales Tax (8.265%) \$0.00</div> <div>Total \$100.00</div> <div>Payments \$0.00</div> <div>Balance Due \$100.00</div>					

All payments must be received by the due date as stated on this invoice. If not received there will be a 18% per annum finance charge.
NV, Lic #0914776
Limit: \$500,000

POSTED

AUG 27 2020

17012-481-715

Phone #	Fax #	Web Site
7753592005	775.359.2021	www.deserthills.com

DESERT HILLS
Fire and Security Systems

2138 Kloppe Lane
Sparks, NV 89431
(775) 869-2005

NO. 79635

DATE 8/20/20

SERVICE & MAINTENANCE REPORT

BILLED ON INVOICE # 41687

CUSTOMER NAME GSR

ADDRESS _____

CITY, STATE & ZIP _____ BUSINESS PHONE _____

Tyler / Joe

☒ BILLING ☐ PICK-UP

☐ WARRANTY ☐ DELIVER

☐ CONTRACT ☐ _____

TROUBLE REPORTED Master Bedroom

TECHNICAL SERVICE PERFORMED Install 8 SPEAKERS in
Theater Bedroom

MATERIAL AND LABOR RECORD

QTY	PART #DESCRIPTION	PRICE	AMOUNT	TIME
5	SPCL			OUT
				7:20 IN
				9:30 OUT
				IN
				OUT
				IN
TOTAL HOURS 0 0				
LACOS				
TOTAL LACOS				
COST				
TOTAL COST				

Thank You

Signature shows customer's acceptance of above work as being satisfactory and that equipment has been left in good condition



4465 Granite Dr #700, Rocklin, CA 95677

Phone: 800.508.6981 916.771.7272 Fax: 916.771.7297

Invoice

Invoice No.: 24-00071854
Invoice Date: 9/15/2020
Page: 1

CIP
NON-CONS

Bill To:

GRAND SIERRA RESORT AND CASINO
gsr.payables@grandsierraresort.com
ATTN: AP
2500 E SECOND ST
RENO, NV 89595

Ship To:

GRAND SIERRA RESORT AND CASINO
RECEIVING DOCK
ATTN: SURVEILLANCE/PO# P0323200
2500 E SECOND ST
RENO, NV 89595

FOB ORIGIN
Due Date 10/15/2020
Terms Net 30

Customer ID 2049
P.O. Number P0323200
P.O. Date 7/1/2020
Our Order No. 21-00047442
SalesPerson JON RITCHIE

Item/Description	Unit	Order Qty	Qty Shipped	Unit Price	Total Price
**PRICING SHOWN IS YEAR 1 OF A 3 YEAR					
CONTRACT WITH SSI/ANYVISION**					
LINES 1&2 PAYING ANNUALLY					
ANY ANVBTLF3RA	LICENSE,1CH/CAMERA,1YR,BETTER TOMORROW V2,FACE/BODY REC	Each	5	1,010.00	5,050.00
ANY ANVBTF3RA	BT - FORENSIC FACE RECOGNITION STREAM ANNUAL	Each	1	3,079.00	3,079.00
ANY ANVPSD	PRO SERVICES,PER DAY,REMOTE INSTALL/SETUP	Each	2	1,500.00	3,000.00

THE TOTAL PRICE MAY NOT REFLECT ALL AMOUNTS DUE, INCLUDING; PAYMENT CARD PROCESSING FEES (+/-2.9%), APPLICABLE TAXES, AND OTHER MISCELLANEOUS RELATED CHARGES. INTEREST ON LATE PAYMENTS SHALL BE COMPUTED USING A PERIODIC RATE OF 1 1/2% PER MONTH, WHICH IS AN ANNUAL PERCENTAGE RATE OF 18%, APPLIED TO THE PAST DUE BALANCE AFTER DEDUCTING CURRENT PAYMENTS AND/OR CREDITS APPEARING ON THE STATEMENT. HOWEVER, IF THE MAXIMUM RATE OF INTEREST PERMITTED BY APPLICABLE LAW OR REGULATIONS IS LESS THAN THAT OF SURVEILLANCE SYSTEMS INCORPORATED FOR HEREIN, THEN THE INTEREST RATE SHALL BE REDUCED TO THE MAXIMUM ALLOWABLE RATE. WARRANTY ON NEW EQUIPMENT IS LIMITED TO THAT ESTABLISHED BY THE MANUFACTURER, ALL USED EQUIPMENT IS SOLD AS IS AND SELLER MAKES NO WARRANTY, EXPRESSED OR IMPLIED. THERE WILL BE NO EXCHANGES OR REFUNDS UNLESS APPROVED BY SURVEILLANCE SYSTEMS INCORPORATED MANAGEMENT IN WRITING. A RESTOCKING CHARGE OF 20% WILL BE CHARGED ON RETURN OF NEW MERCHANDISE. IN THE EVENT THAT DAMAGED GOODS ARE ACCEPTED FOR RETURN, AND SAID DAMAGES HAVE BEEN CAUSED BY THE CUSTOMER, ANY SUMS ON DEPOSIT WITH SURVEILLANCE SYSTEMS INCORPORATED WILL BE APPLIED TO THE REASONABLE REPAIR COSTS OF THE GOODS, AT THE SOLE DISCRETION OF SURVEILLANCE SYSTEMS INCORPORATED EXCEPT FOR SALES TO NATIVE AMERICAN GAMING CUSTOMERS, SURVEILLANCE SYSTEMS INCORPORATED RETAINS TITLE TO AND SECURITY IN THE EQUIPMENT DESCRIBED IN THIS INVOICE UNTIL FULLY PAID.

Subtotal: 11,129.00
Freight: 0.00
Invoice Discount: 0.00
Total Sales Tax: 0.00
Total: 11,129.00



4465 Granite Dr #700, Rocklin, CA 95677

Phone: 800.508.6981 916.771.7272 Fax: 916.771.7297

Invoice

Invoice No.: Invoice
Invoice Date: Total Sales
Page: 1

Bill To:

#,##0.00
#,##0.00
#,##0.00
#,##0.00
#,##0.00

FOB

Ship To:

GRAND SIERRA RESORT AND CASINO
RECEIVING DOCK
ATTN: SURVEILLANCE/PO# P0323200
2500 E SECOND ST
RENO, NV 89595

Customer ID 2049
P.O. Number
P.O. Date 7/1/2020
Our Order No. 21-00047442
SalesPerson JON RITCHIE

THE TOTAL PRICE MAY NOT REFLECT ALL AMOUNTS DUE, INCLUDING: PAYMENT CARD PROCESSING FEES (+/-2.9%), APPLICABLE TAXES, AND OTHER MISCELLANEOUS RELATED CHARGES. INTEREST ON LATE PAYMENTS SHALL BE COMPUTED USING A PERIODIC RATE OF 1 1/2% PER MONTH, WHICH IS AN ANNUAL PERCENTAGE RATE OF 18%, APPLIED TO THE PAST DUE BALANCE AFTER DEDUCTING CURRENT PAYMENTS AND/OR CREDITS APPEARING ON THE STATEMENT. HOWEVER, IF THE MAXIMUM RATE OF INTEREST PERMITTED BY APPLICABLE LAW OR REGULATIONS IS LESS THAN THAT OF SURVEILLANCE SYSTEMS INCORPORATED FOR HEREIN, THEN THE INTEREST RATE SHALL BE REDUCED TO THE MAXIMUM ALLOWABLE RATE. WARRANTY ON NEW EQUIPMENT IS LIMITED TO THAT ESTABLISHED BY THE MANUFACTURER, ALL USED EQUIPMENT IS SOLD AS IS AND SELLER MAKES NO WARRANTY, EXPRESSED OR IMPLIED. THERE WILL BE NO EXCHANGES OR REFUNDS UNLESS APPROVED BY SURVEILLANCE SYSTEMS INCORPORATED MANAGEMENT IN WRITING. A RESTOCKING CHARGE OF 20% WILL BE CHARGED ON RETURN OF NEW MERCHANDISE. IN THE EVENT THAT DAMAGED GOODS ARE ACCEPTED FOR RETURN, AND SAID DAMAGES HAVE BEEN CAUSED BY THE CUSTOMER, ANY SUMS ON DEPOSIT WITH SURVEILLANCE SYSTEMS INCORPORATED WILL BE APPLIED TO THE REASONABLE REPAIR COSTS OF THE GOODS, AT THE SOLE DISCRETION OF SURVEILLANCE SYSTEMS INCORPORATED EXCEPT FOR SALES TO NATIVE AMERICAN GAMING CUSTOMERS, SURVEILLANCE SYSTEMS INCORPORATED RETAINS TITLE TO AND SECURITY IN THE EQUIPMENT DESCRIBED IN THIS INVOICE UNTIL FULLY PAID.

RM0700.1=>

DOCUMENT UPDATE & APPROVAL HISTORY
Document Update & Approval Inquiry

, 1/05/21

Document Type: PO Document #: P0323200 Next Approver:

Date	Time	User Name	St	Amount	Lin	Approval Source
06/30/2020	16.43.16	PURCHAGOLA	I	11129.00	3	
07/01/2020	09.25.56	ACCMAYNESJ	I	11129.00	3	Approved by User
07/01/2020	09.30.09	EXEOVARDX	I	11129.00	3	Approved by Email
07/01/2020	10.45.16	EXEKEELS	I	11129.00	3	Approved by Email
07/01/2020	11.40.20	EXEARMONAL	I	11129.00	3	Approved by Email

Bottom

F3=Exit

F10=Mult Next Approvers

HELP & ROLL Keys =>

RP281C.,6=>

PURCHASING INQUIRY
Purchasing Document Remarks Inquiry

01/05/2021

Document Type: PO Purchase Order

Document Number: P0323200

Document Remarks:

PER SHANNON KEEL/SCOTT WALLACE

THERMAL CAMERAS/ANYVISION SOFTWARE FACIAL RECOGNITION PROJECT 40-005298

PER KAITLYN CAPITAL PROJECT

30 DAYS TERMS

QUOTE 20-C0093487

F3=Exit, F12=Document

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