

Mammoth Point Condominiums Homeowners' Association

Financial Statements and Supplementary Information

Year Ended December 31, 2011

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**Mammoth Point Condominiums Homeowners' Association
Balance Sheets**

	<u>December 31, 2011</u>			<u>Dec. 31, 2010</u>
	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Total</u>	<u>Total</u>
Assets:				
Cash and Cash Equivalents	\$4,049	\$128,498	\$132,546	\$107,055
Owner Assessments Receivable				913
Allowance for Doubtful Accounts				(100)
Prepaid Insurance	6,601		6,601	6,464
Prepaid Income Tax (Note 6)	247		247	247
Due from Operating Fund (Note 7)		20,000	20,000	15,000
Equipment, at Cost	11,914		11,914	11,914
Less Accumulated Depreciation	(11,914)		(11,914)	(11,914)
Total Assets	<u>\$10,896</u>	<u>\$148,498</u>	<u>\$159,394</u>	<u>\$129,579</u>
Liabilities:				
Accounts Payable	\$6,715	\$	\$6,715	\$14,017
Assessments Received in Advance	18,178		18,178	12,869
Due to Replacement Fund (Note 7)	20,000		20,000	15,000
Total Liabilities	<u>44,893</u>		<u>44,893</u>	<u>41,887</u>
Owners Equity:				
Balance At Start Of Year	(31,033)	118,726	87,693	103,733
Revenue Less Expenses During Year	(2,964)	29,772	26,808	(16,041)
Owners Equity At End of Year	<u>(33,997)</u>	<u>148,498</u>	<u>114,501</u>	<u>87,693</u>
Total Liabilities & Owners Equity	<u>\$10,896</u>	<u>\$148,498</u>	<u>\$159,394</u>	<u>\$129,579</u>

**Mammoth Point Condominiums Homeowners' Association
Statements of Revenues and Expenses**

	For the Years Ended:			
	December 31, 2011			Dec. 31, 2010
	Operating Fund	Replacement Fund	Total	Total
Revenues:				
Owner Assessments (Note 3)	\$190,605	\$74,863	\$265,468	\$265,468
Late Charges	390		390	614
Interest Income	222		222	410
Total Revenues	191,218	74,863	266,081	266,493
Administrative Expenses:				
Uncollectible Receivables	(100)		(100)	(2,300)
Accounting Services	8,404		8,404	8,007
Board & Meeting Expenses	454		454	448
Insurance	13,555		13,555	15,093
Insurance - Earthquake	9,378		9,378	10,260
Legal Services	1,000		1,000	
Management	70,053		70,053	67,259
Office Supplies & Postage	2,709		2,709	1,409
Income Taxes	10		10	661
Other Taxes	35		35	
Reserve Study	2,050		2,050	
Telephone	2,560		2,560	3,383
Total Administrative Expenses	110,108		110,108	104,220
Maintenance & Supplies:				
Buildings	11,405		11,405	12,332
Equipment Maintenance & Fuel	8,216		8,216	13,369
Grounds	1,403		1,403	5,769
Jacuzzi & Sauna	1,332		1,332	4,237
Snow Removal	16,298		16,298	12,555
Tools & Equipment				270
Trash Removal	6,166		6,166	6,220
Total Maintenance & Supplies	44,820		44,820	54,753
Utilities:				
Electricity	11,591		11,591	12,576
Propane	12,502		12,502	13,707
Water & Sewer	15,161		15,161	16,567
Total Utilities	\$39,254	\$	\$39,254	\$42,850

*See Independent Accountant's Review Report
and Accompanying Notes to Financial Statements*

**Mammoth Point Condominiums Homeowners' Association
Statements of Revenues and Expenses**

	For the Years Ended:			
	December 31, 2011			Dec. 31, 2010
	Operating Fund	Replacement Fund	Total	Total
Major Projects:				
Asphalt Replacement	\$	\$12,545	\$12,545	\$
Exterior Staining				75,912
Exterior Stairs/Rails (Phase I)		29,670	29,670	
Manager's Unit - Carpet				4,798
Manager's Unit - Kitchen Counter		2,876	2,876	
Total Major Projects		45,091	45,091	80,710
 Total Expenses	194,181	45,091	239,273	282,534
 Excess Revenues Over Expenses (Deficit)	(\$2,964)	\$29,772	\$26,808	(\$16,041)

**Mammoth Point Condominiums Homeowners' Association
Statements of Cash Flows**

	For the Years Ended:			
	December 31, 2011			Dec. 31, 2010
	Operating Fund	Replacement Fund	Total	Total
Cash Flows From Operations				
Owner Assessments Collected	\$197,218	\$74,863	\$272,081	\$261,856
Interest Received	222		222	410
Cash Paid for Operating Expenditures	(201,721)		(201,721)	(197,020)
Replacement Expenditures Paid For:				
- Asphalt Replacement		(12,545)	(12,545)	
- Exterior Staining				(75,912)
- Exterior Stairs/Rails (Phase I)		(29,670)	(29,670)	
- Manager's Unit - Carpet				(4,798)
- Manager's Unit - Kitchen Counter		(2,876)	(2,876)	
Net Cash Provided (Used) by Operations	(4,281)	29,772	25,491	(15,464)
Cash Flows From Financing Activities				
Loan Between Funds (Note 7)	5,000	(5,000)		
Net Cash Provided (Used) by Financing	5,000	(5,000)		
Cash and Cash Equivalents at Beginning of Year	3,329	103,726	107,055	122,519
Cash and Cash Equivalents at End of Year	\$4,049	\$128,498	\$132,546	\$107,055

**Reconciliation of Excess of Revenues Over Expenses
to Net Cash Provided (Used) by Operations:**

	For the Years Ended:			
	December 31, 2011			Dec. 31, 2010
	Operating Fund	Replacement Fund	Total	Total
Excess of Revenues Over Expenses (Deficit)	(\$2,964)	\$29,772	\$26,808	(\$16,041)
Adjustments to Reconcile Excess of Revenues Over Expenses to Net Cash Provided (Used) by Operations:				
(Increase) Decrease in Assessments Receivable	913		913	4,555
Increase (Decrease) in Allowance for Doubtful Accounts	(100)		(100)	(2,300)
(Increase) Decrease in Prepaid Insurance	(137)		(137)	836
(Increase) Decrease in Prepaid Income Tax				651
Increase (Decrease) in Accounts Payable	(7,302)		(7,302)	5,616
Increase (Decrease) in Assessments Received in Advance	5,309		5,309	(8,781)
Net Cash Provided (Used) by Operations	(\$4,281)	\$29,772	\$25,491	(\$15,464)

Mammoth Point Condominiums Homeowners' Association
Notes to Financial Statements
As of December 31, 2011 and December 31, 2010

NOTE 1: GENERAL INFORMATION

Mammoth Point Condominiums Homeowners' Association, an unincorporated association, was formed on October 28, 1971 to provide for the orderly maintenance, preservation, and architectural control of the common areas within the development. The association was later incorporated under the laws of California on February 13, 1985.

The Association is responsible for maintaining, repairing and replacing common area facilities, which include roofs, siding, paving, jacuzzi, equipment, landscaping, and common area plumbing and electrical systems.

Mammoth Point consists of 36 residential condominiums.

The Association derives its authority and responsibilities from its Declaration of Covenants, Conditions and Restrictions. The Board of Governors makes most policy decisions and oversees daily operations, but major decisions are referred to the general association membership if required by the governing documents or by statute.

Membership in the Association is mandatory for homeowners. Voting members consist of all owners, who are entitled to one vote for each unit owned. Each owner is obligated to pay assessments to the Association to support its operations and purposes.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Accounting Method

The Association uses fund accounting which requires that funds such as operating funds and funds designated for future repairs and replacements be classified separately for accounting and reporting purposes. Operating funds are those whose disposition are at the discretion of the Board of Governors and are generally used for regular operating expenses. Replacement funds are restricted to the repair or replacement of major common area components.

The Board's policy is to allocate to the operating fund interest earned on all cash accounts, all income tax expense, and all delinquent or uncollectible receivables.

B. Fiscal Year

The Association's fiscal year ends December 31.

C. Recognition of Assets and Depreciation Policy

Real property and common areas acquired from the developer and related improvements to such property are not recorded in the Association's financial statement because those properties are owned by the individual unit owners in common and not by the Association. Real or personal property purchased by the Association to which the Association holds title and which could be disposed of for cash or claims to cash is capitalized at cost and depreciated over its estimated useful life using the straight-line method of depreciation. Personal property purchased for the replacement fund is expensed during the year of acquisition.

Mammoth Point Condominiums Homeowners' Association
Notes to Financial Statements
As of December 31, 2011 and December 31, 2010

D. Statement of Cash Flows Information

For purposes of the Statement of Cash Flows, the Association considers all short-term investments to be cash equivalents if the maturity date is three months or less when purchased. Cash equivalents are classified with cash in the balance sheet.

E. Uncollectible Assessments

The Association estimates the amount of owner assessments and other receivables which will not be collected and records an allowance for these estimated uncollectible amounts.

F. Estimates

The preparation of financial statements in accordance with generally accepted accounting principles requires that management make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities as of the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Actual results could differ from these estimates.

NOTE 3: OWNER ASSESSMENTS

Assessments are determined by the Board of Governors during the annual budget process and are allocated to each unit based on the units undivided percentage interest in the common areas.

Regular Assessments

Owner assessments for the year ending December 31, 2012 will increase approximately 3.5% effective January 1, 2012.

Regular monthly assessments during the past five years were as follows:

Unit Type	Year Ended:				
	12/31/11	12/31/10	12/31/09	12/31/08	12/31/07
Two Bedroom	\$521.75	\$521.75	\$474.32	\$468.67	\$432.69
Four Bedroom	730.46	730.46	664.05	656.14	605.76

Special Assessments

- A. A special assessment of \$98,304 was levied April 1, 2005 to fund the loader replacement. This assessment is payable over 48 months and the monthly per unit cost is \$48 for the two bedroom units and \$68 per unit for the four bedroom units.
- B. A special assessment of \$34,500 was levied May 1, 2007 to pay for balcony replacements which have been approved by the owners. The cost per unit was \$813.68 for the two bedroom units and \$1,139.16 for the four bedroom units.

The Association retains excess operating funds at the end of the operating year, if any, for use in future years.

Mammoth Point Condominiums Homeowners' Association
Notes to Financial Statements
As of December 31, 2011 and December 31, 2010

NOTE 4: COLLECTION OF OWNER ASSESSMENTS

The Association's policy regarding collection of common area fees and the treatment of delinquent owners is as follows:

Common area assessments are due on the first day of each month and are delinquent if payment is not received within 20 days of the due date. When delinquent, a 10% late charge is assessed. If an owner is delinquent for 40 days (that is, has not paid within 60 days of the original due date), the delinquent owner is mailed a letter via certified mail, advising him that unless payment in full is received in 10 days, the matter will be referred to the Association's attorney or to a collection service. If the matter is referred, the attorney or collection service will, with Board concurrence, start collection action. The collection action may take the form of an assessment lien and foreclosure proceedings, and/or a suit against the owner personally either in small claims or municipal court. If an assessment lien is recorded, the owner will be sent a copy of the recorded lien via certified mail no later than 10 calendar days after the lien has been recorded. More than one method of collection may be initiated against a delinquent owner, but only one will be concluded.

The delinquent owner will be held liable for all common area fees owing, as well as for all applicable collection service fees, attorney fees, referral-for-collection fees, delinquent letter fees, late charges, interest calculated in accordance with the association's CC & R's, bank and handling charges incurred as a result of returned checks, and any other out-of-pocket expenses incurred by the association in connection with the collection action. These additional charges may be sizable.

An owner may dispute the assessment debt by submitting a written request for dispute resolution to the association pursuant to the association's meet and confer IDR procedure, as set forth in Civil Code Section 1363.810 et seq. An owner may also request alternative dispute resolution with a neutral third party before the association initiates foreclosure against the owner's separate interest, except that binding arbitration shall not be available if the association intends to initiate a judicial foreclosure.

If an owner's check is returned by the bank, the check will not be redeposited. The owner will be sent a notice stating that the association requires a replacement check which will include reimbursement for the fee charged by the bank and any handling fees associated with the returned check.

NOTE 5: REPLACEMENT FUNDS AND REPLACEMENT FUNDING PROGRAM

Replacement funds are amounts to be spent on the future major repair and replacement of selected components of the common areas. A long-term funding program is one that is based on a study that identifies specific components of the common areas, such as roofs and asphalt, the expected replacement costs and expected remaining lives of each component, and provides a plan to pay for the replacement of these components when they wear out. The preparation of such a study involves significant estimates by the persons preparing the study, and these estimates are subject to annual revision for changing prices, circumstances and assumptions. The Association's governing documents require that funds be accumulated for future major repairs and replacements.

The Board of Governors commissioned a study of the major components of the common areas in October 2011. The study was performed by Stone Mountain Corporation, a firm that specializes in reserve studies. The list of major components, estimated replacement cost of each component and total and remaining useful life of each component data is based on that study.

Mammoth Point Condominiums Homeowners' Association
Notes to Financial Statements
As of December 31, 2011 and December 31, 2010

The replacement program is designed to project what funds will be necessary and how these funds will be raised. However, there will be differences between projected and actual results because events and circumstances frequently do not occur as expected and those differences may be significant. In the event that replacement funds prove inadequate, the Association has the right to increase regular assessments, levy special assessments, or delay replacement until necessary funds become available.

NOTE 6: INCOME TAXES

The Association is potentially taxable on all of its net income, including unspent member assessments. However, under California and federal filing elections, the Association may elect to be taxed only on its net non-membership income, which includes interest income and other miscellaneous revenues.

For California, the Association has filed for and been granted a continuing election to pay tax at regular California corporate rates, without minimum tax, on its non-membership income only.

Federal law also offers an election to be treated as a homeowner association and pay tax on only its non-membership income. However, net non-membership income under this election is taxed at a flat rate of 30%. If the Association chooses to file as a regular corporation, it may still exclude from taxation its net membership income by making certain elections. Tax at the regular corporate tax rate is generally lower.

For the fiscal year ended December 31, 2010 the Association chose to file as a homeowner association for federal income taxes. As of the date of this report, a decision had not been made as to the filing method for fiscal year ended December 31, 2011. The tax provision for the year ended December 31, 2011 assumes that the method will be consistent with that of the prior year.

Regardless of how the Association files its taxes; non-membership income (such as interest) may not be offset with membership expenses (such as common area maintenance costs).

Income tax expense and income taxes (prepaid) at year end were as follows:

Year Ended December 31, 2011	Federal	Calif.	Total
Income tax	\$ 0	\$ 10	\$ 10
Estimated payments & credits	(0)	(257)	(257)
Income tax (prepaid)	0	(247)	(247)
Year Ended December 31, 2010	Federal	Calif.	Total
Income tax	\$ 651	\$ 10	\$ 661
Estimated payments & credits	(651)	(257)	(908)
Income tax (prepaid)	0	(247)	(247)

NOTE 7: LOAN BETWEEN FUNDS

Over the last six years, the operating fund has borrowed money from the replacement fund to cover operating expenses.

The balance due to the replacement fund at December 31, 2011 was \$20,000 and at December 31, 2010, it was \$15,000. The loans bear no interest.

Mammoth Point Condominiums Homeowners' Association
Notes to Financial Statements
As of December 31, 2011 and December 31, 2010

Civil Code Section 1365.5 requires that funds borrowed from the replacement fund must be repaid within one year of the date of the initial transfer unless the Board of Directors makes a finding, supported by documentation, that a delay in the repayment would be in the best interest of the Association. If necessary, the Board is required to levy a special assessment to recover the full amount of the cash to the replacement fund.

NOTE 8: DATE OF MANAGEMENT'S REVIEW

In preparing the financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through April 26, 2012, the date that the financial statements were available to be issued.

JOHN M. TOMASCH
CERTIFIED PUBLIC ACCOUNTANT
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INDEPENDENT ACCOUNTANT'S REVIEW REPORT

To the Board of Directors and Members
Mammoth Point Condominiums Homeowners' Association

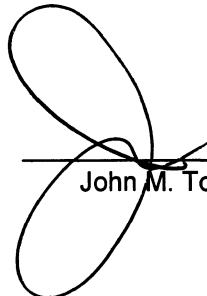
I have reviewed the accompanying balance sheets of Mammoth Point Condominiums Homeowners' Association as of December 31, 2011 and 2010, and the related statements of revenues and expenses, and cash flows for the years then ended. A review includes primarily applying analytical procedures to management's financial data and making inquiries of Association management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, I do not express such an opinion.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

My responsibility is to conduct the review in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. Those standards require me to perform procedures to obtain limited assurance that there are no material modifications that should be made to the financial statements. I believe that the results of my procedures provide a reasonable basis for my report.

Based on my review, I am not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in conformity with accounting principles generally accepted in the United States of America.

The supplementary information about future repairs and replacements is not a required part of the basic financial statements but is supplementary information required by the Financial Accounting Standards Board. I have compiled the supplementary information from information that is the representation of management of Mammoth Point Condominiums Homeowners' Association, without audit or review. Accordingly, I do not express an opinion or provide any assurance on the supplementary information.



John M. Tomasch, C.P.A.

April 26, 2012
Mammoth Lakes, California

Mammoth Point Condominiums Homeowners' Association

Supplementary Information On Future Major Repairs and Replacements

As of December 31, 2011

The Board of Governors commissioned Stone Mountain Corporation to prepare a reserve study of the major components of the common areas which the Association is responsible to maintain. Stone Mountain Corporation specializes in condominium reserve studies. This study was completed in October 2011 for the period beginning January 1, 2012.

Excerpts from this study are reproduced on the following pages.

Optimized Cash Flow Analysis for Mammoth Point Condominium Homeowners Association

RESERVE COMPONENTS	Estimated Useful Life (years)	Estimated Remaining Life (years)	Estimated Current Cost to Replace	Fiscal Year Beginning Jan 1, 2012	Fiscal Year 2013	Fiscal Year 2014	Fiscal Year 2015	Fiscal Year 2016	Fiscal Year 2017
ROOFING									
Composite Shingle Roof	25	9	\$154,270						
Roof Preventative Maintenance	3	1	\$4,320		\$4,476			\$4,976	
Chimney Caps/Spark Arresters	25	12	\$9,000						
PAINTING									
Wood Trim/Siding - Paint	6	4	\$75,000					\$86,397	
Wood Trim/Siding Exposed Sides	6	2	\$6,500			\$6,976			
EXTERIOR WOOD									
Wood Siding \$5K Repl w/ Paint	6	4	\$5,000					\$5,760	
Balconies - Replace (All)	35	29	\$171,000						
Wood Stairs & Rails 2011	35	34	\$33,000						
Wood Entry Decks 2012	35	0	\$25,000	\$25,000					
Wood Rail Fences	35	1	\$10,060		\$10,422				
STREETS & DRIVEWAYS									
Asphalt Seal/Crackfill 2011	2	1	\$7,300		\$7,563		\$8,117		\$8,712
Asphalt Patch (Partial Areas)	2	1	\$3,830		\$3,968		\$4,259		\$4,571
Asphalt Petromat Overlay - Streets	22	7	\$70,260						
Asphalt Overlay - Upper Parking	22	12	\$14,860						
Asphalt Paths near Spa - (2011)	20	19	\$3,185						
Asphalt Paths (Other) - Replace	20	8	\$5,230						
SPA									
Spa Resurface (2009)	12	9	\$12,000						
Spa Heater (2009)	10	7	\$3,400						
Spa Filter (2009)	10	7	\$1,100						
Spa Pumps (2009)	8	5	\$2,000						\$2,387
Spa Chemical Feeder	10	7	\$2,800						
Spa Skimmer - Replace	30	27	\$1,800						
Spa Restrooms & Floor Drains	One-time	1	\$45,000		\$46,620				
Spa Restrooms Renovate	25	26	\$6,000						
Spa Iron Gates - Replace	25	14	\$2,000						
BUILDING MISCELLANEOUS									
Interior Residence Plumbing	45	12	\$346,520						
MANAGER'S UNIT									
Manager's Unit Flooring 2010	15	13	\$4,950						
Manager's Unit - Appliances	20	10	\$3,000						
Manager's Unit - Interior Paint	10	8	\$2,000						
Manager's Unit - Renovate	30	15	\$8,500						
EQUIPMENT									
Case Skip Loader 621D - Used	27	19	\$129,600						
Snowblowers (2)	6	5	\$3,000						\$3,580
LANDSCAPE									
Tree Trim/Remove	4	3	\$3,500				\$3,892		
Irrigation Backflow Valve	22	16	\$1,000						
MISCELLANEOUS									
Concrete Block Retaining Wall	45	1	\$43,500		\$45,066				
RR Tie Retaining Walls (10%)	5	3	\$2,565				\$2,852		
Custom "Mammoth Point" Sign	20	6	\$1,600						
Laundry - Washer (1) & Dryer (1)	15	4	\$500					\$576	
Fire Extinguishers - Replace 2011	5	4	\$1,200					\$1,382	
Inflation factor applied each year				1.000	1.036	1.073	1.112	1.152	1.193
Estimated total reserve expense (Costs adjusted for Inflation)				\$25,000	\$118,115	\$6,976	\$19,120	\$99,091	\$19,250
CASH FLOW FORECASTS									
Annual reserve funding	RECOMMENDED →			\$79,244	\$82,097	\$85,053	\$88,115	\$91,287	\$94,573
Special Assessment									
After-tax interest earnings (on reserve account)				\$0	\$0	\$0	\$0	\$0	\$0
Gross reserve account income				\$79,244	\$82,097	\$85,053	\$88,115	\$91,287	\$94,573
Annual reserve expense (from total above)				\$25,000	\$118,115	\$6,976	\$19,120	\$99,091	\$19,250
Net annual reserve income (reserve expense - reserve income)				\$54,244	(\$36,018)	\$78,077	\$68,995	(\$7,804)	\$75,323
Reserve Acct - Beginning of year				\$127,000	\$181,244	\$145,227	\$223,303	\$292,298	\$284,494
Reserve Account - End of year				\$181,244	\$145,227	\$223,303	\$292,298	\$284,494	\$359,817

Optimized Cash Flow Analysis for Mammoth Point Condominium Homeowners Association

RESERVE COMPONENTS	Fiscal Year 2018	Fiscal Year 2019	Fiscal Year 2020	Fiscal Year 2021	Fiscal Year 2022	Fiscal Year 2023	Fiscal Year 2024	Fiscal Year 2025	Fiscal Year 2026
ROOFING									
Composite Shingle Roof				\$212,090					
Roof Preventative Maintenance		\$5,534			\$6,153			\$6,842	
Chimney Caps/Spark Arresters							\$13,758		
PAINTING									
Wood Trim/Siding - Paint					\$106,822				
Wood Trim/Siding Exposed Sides			\$8,626						\$10,665
EXTERIOR WOOD									
Wood Siding \$5K Repl w/ Paint					\$7,121				
Balconies - Replace (All)									
Wood Stairs & Rails 2011									
Wood Entry Decks 2012									
Wood Rail Fences									
STREETS & DRIVEWAYS									
Asphalt Seal/Crackfill 2011		\$9,351		\$10,036		\$10,772		\$11,561	
Asphalt Patch (Partial Areas)		\$4,906		\$5,265		\$5,651		\$6,066	
Asphalt Petromat Overlay - Streets		\$89,997							
Asphalt Overlay - Upper Parking							\$22,716		
Asphalt Paths near Spa - (2011)									
Asphalt Paths (Other) - Replace			\$6,940						
SPA									
Spa Resurface (2009)				\$16,498					
Spa Heater (2009)		\$4,355							
Spa Filter (2009)		\$1,409							
Spa Pumps (2009)								\$3,167	
Spa Chemical Feeder		\$3,587							
Spa Skimmer - Replace									
Spa Restrooms & Floor Drains									
Spa Restrooms Renovate									
Spa Iron Gates - Replace									\$3,281
BUILDING MISCELLANE									
Interior Residence Plumbing							\$529,719		
MANAGER'S UNIT									
Manager's Unit Flooring 2010								\$7,839	
Manager's Unit - Appliances					\$4,273				
Manager's Unit - Interior Paint			\$2,654						
Manager's Unit - Renovate									
EQUIPMENT									
Case Skip Loader 621D - Used									
Snowblowers (2)						\$4,427			
LANDSCAPE									
Tree Trim/Remove		\$4,483				\$5,164			
Irrigation Backflow Valve									
MISCELLANEOUS									
Concrete Block Retaining Wall									
RR Tie Retaining Walls (10%)			\$3,404					\$4,062	
Custom "Mammoth Point" Sign	\$1,978								
Laundry - Washer (1) & Dryer (1)									
Fire Extinguishers - Replace 2011				\$1,650					\$1,969
Inflation factor applied each year	1.236	1.281	1.327	1.375	1.424	1.476	1.529	1.584	1.641
Estimated total reserve expense	\$1,978	\$123,622	\$21,624	\$245,539	\$124,369	\$26,014	\$566,193	\$39,537	\$15,915
CASH FLOW FORECASTS									
Annual reserve funding	\$97,978	\$101,505	\$105,159	\$108,945	\$112,867	\$116,930	\$121,139	\$125,500	\$130,018
Special Assessment									
After-tax interest earnings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gross reserve account income	\$97,978	\$101,505	\$105,159	\$108,945	\$112,867	\$116,930	\$121,139	\$125,500	\$130,018
Annual reserve expense	\$1,978	\$123,622	\$21,624	\$245,539	\$124,369	\$26,014	\$566,193	\$39,537	\$15,915
Net annual reserve income	\$96,000	(\$22,117)	\$83,535	(\$136,594)	(\$11,502)	\$90,916	(\$445,054)	\$85,963	\$114,103
Reserve Acct - Beginning of year	\$359,817	\$455,816	\$433,699	\$517,234	\$380,640	\$369,138	\$460,054	\$15,000	\$100,963
Reserve Account - End of year	\$455,816	\$433,699	\$517,234	\$380,640	\$369,138	\$460,054	\$15,000	\$100,963	\$215,067

Optimized Cash Flow Analysis for Mammoth Point Condominium Homeowners Association

RESERVE COMPONENTS	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029	Fiscal Year 2030	Fiscal Year 2031	Fiscal Year 2032	Fiscal Year 2033	Fiscal Year 2034	Fiscal Year 2035
ROOFING									
Composite Shingle Roof									
Roof Preventative Maintenance		\$7,607			\$8,459			\$9,406	
Chimney Caps/Spark Arresters									
PAINTING									
Wood Trim/Siding - Paint		\$132,074						\$163,296	
Wood Trim/Siding Exposed Sides						\$13,186			
EXTERIOR WOOD									
Wood Siding \$5K Repl w/ Paint		\$8,805						\$10,886	
Balconies - Replace (All)									
Wood Stairs & Rails 2011									
Wood Entry Decks 2012									
Wood Rail Fences									
STREETS & DRIVEWAYS									
Asphalt Seal/Crackfill 2011	\$12,408		\$13,318		\$14,294		\$15,342		\$16,466
Asphalt Patch (Partial Areas)	\$6,510		\$6,987		\$7,500		\$8,049		\$8,639
Asphalt Petromat Overlay - Streets									
Asphalt Overlay - Upper Parking									
Asphalt Paths near Spa - (2011)					\$6,237				
Asphalt Paths (Other) - Replace									
SPA									
Spa Resurface (2009)							\$25,219		
Spa Heater (2009)			\$6,203						
Spa Filter (2009)			\$2,007						
Spa Pumps (2009)							\$4,203		
Spa Chemical Feeder			\$5,108						
Spa Skimmer - Replace									
Spa Restrooms & Floor Drains									
Spa Restrooms Renovate									
Spa Iron Gates - Replace									
BUILDING MISCELLANEOUS									
Interior Residence Plumbing									
MANAGER'S UNIT									
Manager's Unit Flooring 2010									
Manager's Unit - Appliances									
Manager's Unit - Interior Paint				\$3,780					
Manager's Unit - Renovate	\$14,448								
EQUIPMENT									
Case Skip Loader 621D - Used					\$253,770				
Snowblowers (2)			\$5,473						\$6,767
LANDSCAPE									
Tree Trim/Remove	\$5,949				\$6,853				\$7,895
Irrigation Backflow Valve		\$1,761							
MISCELLANEOUS									
Concrete Block Retaining Wall									
RR Tie Retaining Walls (10%)				\$4,848					\$5,786
Custom "Mammoth Point" Sign									
Laundry - Washer (1) & Dryer (1)					\$979				
Fire Extinguishers - Replace 2011					\$2,350				
Inflation factor applied each year	1.700	1.761	1.824	1.890	1.958	2.029	2.102	2.177	2.256
Estimated total reserve expense	\$39,315	\$150,247	\$39,096	\$8,628	\$300,442	\$13,186	\$52,813	\$183,588	\$45,553
CASH FLOW FORECASTS									
Annual reserve funding	\$134,699	\$139,548	\$144,572	\$149,777	\$155,169	\$160,755	\$166,542	\$172,537	\$178,749
Special Assessment									
After-tax interest earnings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gross reserve account income	\$134,699	\$139,548	\$144,572	\$149,777	\$155,169	\$160,755	\$166,542	\$172,537	\$178,749
Annual reserve expense	\$39,315	\$150,247	\$39,096	\$8,628	\$300,442	\$13,186	\$52,813	\$183,588	\$45,553
Net annual reserve income	\$95,384	(\$10,699)	\$105,476	\$141,149	(\$145,273)	\$147,569	\$113,729	(\$11,051)	\$133,196
Reserve Acct - Beginning of year	\$215,067	\$310,451	\$299,752	\$405,228	\$546,377	\$401,104	\$548,672	\$662,401	\$651,350
Reserve Account - End of year	\$310,451	\$299,752	\$405,228	\$546,377	\$401,104	\$548,672	\$662,401	\$651,350	\$784,546

Optimized Cash Flow Analysis for Mammoth Point Condominium Homeowners Association

RESERVE COMPONENTS	Fiscal Year 2036	Fiscal Year 2037	Fiscal Year 2038	Fiscal Year 2039	Fiscal Year 2040	Fiscal Year 2041
ROOFING						
Composite Shingle Roof						
Roof Preventative Maintenance		\$10,459			\$11,629	
Chimney Caps/Spark Arresters						
PAINTING						
Wood Trim/Siding - Paint					\$201,899	
Wood Trim/Siding Exposed Sides			\$16,303			
EXTERIOR WOOD						
Wood Siding \$5K Repl w/ Paint					\$13,460	
Balconies - Replace (All)						\$476,902
Wood Stairs & Rails 2011						
Wood Entry Decks 2012						
Wood Rail Fences						
STREETS & DRIVEWAYS						
Asphalt Seal/Crackfill 2011		\$17,673		\$18,969		\$20,359
Asphalt Patch (Partial Areas)		\$9,272		\$9,952		\$10,681
Asphalt Petromat Overlay - Streets						\$195,948
Asphalt Overlay - Upper Parking						
Asphalt Paths near Spa - (2011)						
Asphalt Paths (Other) - Replace					\$14,079	
SPA						
Spa Resurface (2009)						
Spa Heater (2009)				\$8,835		
Spa Filter (2009)				\$2,858		
Spa Pumps (2009)						\$5,578
Spa Chemical Feeder				\$7,276		
Spa Skimmer - Replace				\$4,677		
Spa Restrooms & Floor Drains						
Spa Restrooms Renovate			\$15,049			
Spa Iron Gates - Replace						
BUILDING MISCELLANE						
Interior Residence Plumbing						
MANAGER'S UNIT						
Manager's Unit Flooring 2010					\$13,325	
Manager's Unit - Appliances						
Manager's Unit - Interior Paint					\$5,384	
Manager's Unit - Renovate						
EQUIPMENT						
Case Skip Loader 621D - Used						
Snowblowers (2)						\$8,367
LANDSCAPE						
Tree Trim/Remove				\$9,095		
Irrigation Backflow Valve						
MISCELLANEOUS						
Concrete Block Retaining Wall						
RR Tie Retaining Walls (10%)					\$6,905	
Custom "Mammoth Point" Sign			\$4,013			
Laundry - Washer (1) & Dryer (1)						
Fire Extinguishers - Replace 2011	\$2,804					\$3,347
Inflation factor applied each year	2.337	2.421	2.508	2.598	2.692	2.789
Estimated total reserve expense	\$2,804	\$37,404	\$35,365	\$61,662	\$266,681	\$721,182
CASH FLOW FORECASTS						
Annual reserve funding	\$185,184	\$191,850	\$198,757	\$205,912	\$213,325	\$221,005
Special Assessment						
After-tax interest earnings	\$0	\$0	\$0	\$0	\$0	\$0
Gross reserve account income	\$185,184	\$191,850	\$198,757	\$205,912	\$213,325	\$221,005
Annual reserve expense	\$2,804	\$37,404	\$35,365	\$61,662	\$266,681	\$721,182
Net annual reserve income	\$182,380	\$154,446	\$163,392	\$144,250	(\$53,356)	(\$500,177)
Reserve Acct - Beginning of year	\$784,546	\$966,926	\$1,121,372	\$1,284,764	\$1,429,014	\$1,375,658
Reserve Account - End of year	\$966,926	\$1,121,372	\$1,284,764	\$1,429,014	\$1,375,658	\$875,481