

Grand Manor Owners Association
Membership Disclosure Summary
Sorted by Category

Major Reserve Components	Current Cost	Remaining Life Range	Useful Life Range
010 Streets	\$90,408	0-8	5-25
020 Roofs	\$1,282	8	25
030 Painting	\$3,238	0-1	4-8
040 Fencing	\$8,858	8	25
050 Lighting	\$4,100	0	17
060 Pool Area	\$6,100	1-7	12-18
070 Interior	\$6,107	3-13	10-30
080 Exterior	\$3,205	3	10
090 Equipment	\$450	0	15
Contingency	n.a.	n.a.	n.a.
Total	\$123,749	0-13	4-30

This report page meets the requirements of NRS 116.31151 section 1(b)(1). This page should be provided to the homeowners at budget time as an integral part of the operating and reserve budget package. This reserve report was prepared by Outstanding Reserve Providers, Inc. The preparer carries the Reserve Specialist (RS) and Professional Community Association Manager (PCAM) designations through CAI and has over 10 years experience in the preparation of reserve studies for common interest and commercial communities. Provider is Nevada RSS Permit Holder No.0099. This page also meets other preparer disclosure requirements.

Type of Study is ... Full

1. Full (X)
2. Update with Site Visit ()
3. Update w/o Site Visit ()

The Method of Funding utilized for projecting future funding is 1. Component (Full Funding)

1. Component (Full Funding)
2. Directed Cash Flow (Threshold)
3. Cash Flow (Baseline)

This report was produced in 2003. The data in this report was only current in the year the report was produced.