

RESERVE STUDY

It is RESOLVED in order to comply with Arizona Law, and Generally Accepted Accounting Procedures, the Board of Directors establishes a Budget for Repair and Replacement Reserves, as follows:

EXHIBIT 1:

Asset Components set forth in the attached spreadsheet (Exhibit "1") as SECTION A, ASSETS FUNDED BY THE RESORT BY MONTHLY DUES WITH A LIFE EXPECTANCY OF LESS THAN OR EQUAL TO 30 YEARS, but more than one year.

EXHIBIT 2:

Figure "A", assets in PART 1 of EXHIBIT 1.

The Golden Vista Board will modify the costs and useful life of these assets annually pursuant to the Reserve Study Policy 2-37 approved on January 16, 2007.

The "\$300,000 Total", under the column labeled "Reserve Amount Set Aside", EXHIBIT 1 is a hypothetical sum which will be replaced with the actual sum "Repair and Replacement Reserve" amount determined at 2006 year end.

Approved by the Board of Directors on January 16, 2007
And Recorded in the Book of Minutes

RESERVE STUDY for Golden Vista RV Resort

Exhibit 1

RESERVE STUDY

Inflation Factors 2.50%

SECTION A - ASSETS FUNDED BY THE RESORT MONTHLY DUES, WITH A LIFE EXPECTANCY OF LESS THAN OR EQUAL TO 30 YEARS:

Components	Description	Price	Quantity	Useful Life	Estimated Cost	Remaining Life	Reserves Req'd To Date w/Infla. Factor	Reserve Amt. Set Aside	Deficit
PART I Assets	See Attached, Fig. A								
PART II Other Assets:					256,256	Various	128,278	72,186	56,092
Cooling Systems:									
	Swamp Coolers, New	\$ 400	3	10	1,200		450	253	197
	Swamp Coolers, Old	\$ 400	6	10	2,400		2,400	1,361	1,049
	Refrigeration, New 4T	\$ 2,000	4	10	8,000		2,000	1,125	875
	Refrigeration, New 5T	\$ 2,300	2	10	4,600		575	324	251
	Refrigeration, Old	\$ 1,000	7	10	7,000		6,125	3,447	2,678
Electric Lift									
Electric	Repair	\$ 25,000	1	20	25,000		28,125	16,827	12,298
Gates									
	\$66,288/2.5 yrs.	\$ 34,515	1	1	34,515		35,378	19,908	15,470
Heating System:									
	Buildings: Ballroom	\$ 1,250	2	20	2,500		2,813	1,583	1,230
	Laundry	\$ 1,500	1	10	1,500		1,888	950	738
	Pools	\$ 1,500	3	10	4,500		2,813	1,583	1,230
	Interior	\$ 1,500	4	10	6,000		3,750	2,110	1,640
Painting, Buildings:									
	Exterior	\$ 12,667	1	5	12,667		8,550	4,811	3,739
	Walls, Perimeter	\$ 12,667	1	5	12,667		5,700	3,208	2,492
Plumbing:									
	Fountains, Plastic & Pump	\$ 10,000	1	7	10,000		6,714	3,778	2,936
	Heaters:								
	Laundry	\$ 2,000	1	15	2,000		1,283	722	561
	Main Bldg	\$ 1,000	3	10	3,000		1,875	1,055	820
	Irrigation:								
	3" lines	\$ 1,000/Ft	2	10	2,000		1,250	703	547
	< 3" lines	\$ 500/Ft	7	20	3,350		3,286	1,838	1,428
Pumps									
	Repair	\$ 400	4	10	1,600		2,438	1,372	1,066
Water:									
	36,176/2.5 yrs	\$ 14,470	1	1	14,470		1,000	563	437
	4" lines	\$ 1.25	25	25	30,000		14,832	8,347	6,486
	4" Valves	\$ 200	8	25	1,600		29,250	16,460	12,790
	6" lines	\$ 2.10	25	25	11,760		1,560	878	682
	6" Valves	\$ 250	3	25	750		11,466	6,452	5,014
Pools:									
	Lining	\$ 17,000	1	7	17,000		731	411	320
Road									
	Repair	\$ 96,506	1	1	96,506		19,975	11,241	8,734
Roofs:									
	Flat	\$ 10,500	7	10,500	10,500		98,919	55,665	43,254
	Pitched, Tiles	\$ 12,500	25	12,500	12,500		3,525	1,984	1,541
Tennis Courts									
	Refinished two	\$ 50,000	14	14	50,000		12,188	6,858	5,329
Telephone System, Company									
	WiFi System	\$ 75,000	15	15	75,000		4,821	2,713	2,108
	New	\$ 25,000	5	5	25,000		89,375	50,294	39,081
TOTAL					\$ 748,340		\$ 533,112	\$ 300,000	\$ 233,112
	SECTION A ASSETS								
	PER CENT SET ASIDE								56.27%
	DEFICIT PERCENT								43.73%

Approved by Board of Directors
January 16, 2006

RESERVE STUDY for Golden Vista RV Resort

Figure A

EXHIBIT 2

<u>PART I</u>	<u>RESERVE COMPONENTS</u>	<u>PURCHASED FROM MONTHLY DUES</u>						
<u>Components</u>	<u>Quantity</u>	<u>Useful</u> <u>Life</u>	<u>Estimated</u> <u>Cost</u>	<u>Remaing</u> <u>Life</u>	<u>Amt.</u> <u>Reqd</u>	<u>Amt. Set</u> <u>Aside</u>	<u>Deficit</u>	
Activity Office	<i>Equipment & Cost - List Attached</i>	7	\$ 5,852	3	3,344	2,286	1,058	
ARC	<i>Equipment & Cost - List Attached</i>	7	\$ 5,277	4	2,262	1,546	716	
Ballroom Stage	<i>Equipment & Cost - List Attached</i>	10	\$ 33,235	5	16,618	11,358	5,259	
Bookkeeper Office	<i>Equipment & Cost - List Attached</i>	7	\$ 3,642	3	2,081	1,422	659	
Break Room	<i>Equipment & Cost - List Attached</i>	7	\$ 3,714	4	1,592	1,088	504	
Conference Room	<i>Equipment & Cost - List Attached</i>	7	\$ 1,384	3	791	541	250	
Exercise:	<i>Equipment & Cost - List Attached</i>	7	\$ 29,248	4	12,535	8,567	3,967	
Fenced Storage	<i>Equipment & Cost - List Attached</i>	7	\$ 1,139	3	651	445	206	
Lobby & Security	<i>Equipment & Cost - List Attached</i>	7	\$ 2,482	4	1,064	727	337	
Lobby Storage Room	<i>Equipment & Cost - List Attached</i>	7	\$ 181	3	103	71	33	
Main Office	<i>Equipment & Cost - List Attached</i>	7	\$ 7,044	4	3,019	2,063	955	
Maint. Shop & Shed	<i>Equipment & Cost - List Attached</i>	7	\$ 26,986	3	15,421	10,540	4,881	
Maintenance Shed/Pump Room/Guard Shack	<i>Equipment & Cost - List Attached</i>	7	\$ 1,830	4	784	536	248	
Manager's Office	<i>Equipment & Cost - List Attached</i>	7	\$ 4,042	3	2,310	1,579	731	
Navajo/Card Room	<i>Equipment & Cost - List Attached</i>	7	\$ 18,096	4	7,755	5,301	2,455	
Office Storage	<i>Equipment & Cost - List Attached</i>	7	\$ 2,364	3	1,351	923	428	
Patio	<i>Equipment & Cost - List Attached</i>	10	\$ 21,770	5	10,866	7,440	3,446	
Phone Equip. Room	<i>Equipment & Cost - List Attached</i>	7	\$ 75,000	3	42,857	29,293	13,564	
Sound System	<i>Equipment & Cost - List Attached</i>	7	\$ 10,020	6	1,431	978	453	
TV Room: TV/VCR	<i>Equipment & Cost - List Attached</i>	7	\$ 690	4	296	202	94	
Chairs	<i>Equipment & Cost - List Attached</i>	10	\$ 2,261	5	1,130	773	358	
TOTAL - PART I, COMPONENTS PURCHASED WITH MONTHLY DUES			\$ 256,255		\$ 128,278	87,678	\$ 40,600	

PER CENT SET ASIDE

68.35%

DEFICIT PER CENT

31.65%