

California Assessment and Reserve Funding Disclosure Summary

Tahoe Seasons Resort T.I.O.A.

For Fiscal Year Beginning: 1/1/2010

1) The current assessment per unit per month (see below)

Note: If assessments vary by the size or type of unit, the assessment applicable are as follows:

	Type of Unit or Name	Operations	Current Funding per Avg. Interval		Recommended Funding per Avg. Interval
			Reserves	#Intervals	Annually
Assessment #1	Unit C	\$645	\$110	6,069	\$4,582,095
Assessment #2	Unit F	\$789	\$180	612	\$593,028
Assessment #3	Unit R	\$899	\$236	1,326	\$1,505,010
			Total		\$6,680,133

2) Additional assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members:

Date Due	Total Amount Per Unit (If assessments are variable, see note below)	Purpose
N/A		
Total:		\$0.00

3) Based on the most recent Reserve Study and other information available to the Board of Directors, will currently projected Reserve account balances be sufficient at the end of each year to meet the association's obligation for repair and/or replacement of major components during the next 30 years?

YES NO

The Association's Board of Directors has relied on information, opinions, reports and statements presented to it by vendors, contractors, reserve study professionals, CPAs and/or other professionals and is relying upon this information, financial data and reports pursuant to Corporations Code 7231 in providing the association membership the information contained in this Assessment Reserve Funding Disclosure Summary. The information contained within the reserve study includes estimates of replacement value and life expectancies of the components and includes assumptions regarding future events based on information supplied to the Association's Board of Directors from said professionals. Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the date of this disclosure summary. Therefore, the actual replacement cost and remaining life may vary from the reserve study and the variation may be significant. Additionally, inflation and other economic events may impact the reserve study, particularly over a thirty (30) year period of time which could impact the accuracy of the reserve study and the funds available to meet the association's obligation for repair and/or replacement of major components during the next thirty (30) years. Furthermore, the occurrence of vandalism, severe weather conditions, earthquakes, floods or other acts of God cannot be accounted for and are excluded when assessing life expectancy of the components. The reserve study only includes items that the Association has a clear and express responsibility to maintain pursuant to the Association's CC&R's

4) If the answer to #3 is no, what additional assessments or other contributions to Reserves would be necessary to ensure that sufficient Reserve Funds will be available each year during the next 30 years that have not yet been approved by the board or the members?

Approximate Fiscal Year Assessment Will Be Due	Total Amount Per Unit
Increases to reserve contributions are projected to maintain a positive cash flow over a thirty year period.	

5) All major components are included in the reserve study and are included in its calculations. However, the following major components, which are included in the Reserve Study, are NOT included in the existing Reserve Funding.

Major Component	Remaining Useful Life (yrs)	Reason Not Included
Major Building Structures	Life of the Project	

6) Based in whole or in part on the last reserve study or update prepared by Hughes Reserves & Asset Management, Inc. as of fiscal year end and based on the method of calculation in paragraph (4) of subdivision (b) of Section 1365.2.5, the estimated amount required in the reserve fund at the end of the current fiscal year is:

The projected reserve fund cash balance at the end of the current fiscal year is:	* \$4,530,029
	<u>\$1,067,250</u>
Based on this balance in reserves the Association percent funded level is:	23.56%
If an alternate, but generally accepted, method of calculation is also used, i.e. pooling method, the required reserve amount is:	<u>N/A</u>

The financial representations set forth in this summary are based on the best estimates of the preparer at the time and information provided by the Association. Estimates are subject to change.

*This number is calculated based on a straight line method, wherein, each component must stand alone, not utilizing the cash flow method of funding, also know as the pooling method.
The Association is below the recommended percent funded level, however maintains a positive cash flow based on the expenditures and contribution to reserves indicated in the reserve study (see Thirty Year Cash Flow Summary).

(7) Based on the method of calculation in paragraph (4) of subdivision (b) of Section 1365.2.5 of the Civil Code, the estimated amount required in the reserve fund at the end of each of the next five budget years is See Row "A" Below, and the projected reserve fund cash balance in each of those years, taking into account only assessments already approved and other known revenues, is See Row "B" Below, leaving the reserve at See Row "C" Below percent funding. If the reserve funding plan approved by the association is implemented, the projected reserve fund cash balance in each of those years will be See Row "D" Below, leaving the reserve at See Row "E" Below percent funding. Note: The financial representations set forth in this summary are based on the best estimates of the preparer at that time. The estimates are subject to change.

	2010	2011	2012	2013	2014
A - Fully Funded(Recommended)	\$ 4,530,029	\$4,940,066	\$5,202,473	\$5,780,336	\$5,809,054
B- Reserve Cash Balances	\$ 1,067,250	\$ 1,784,967	\$ 2,397,512	\$ 3,292,643	\$ 3,547,686
C-Percent Funded	23.56%	36.13%	46.08%	56.96%	61.07%
D-Approved Reserve Plan	\$ 1,067,250	\$ 1,784,967	\$ 2,405,280	\$ 3,316,123	\$ 3,594,998
E-Percent Funded	23.56%	36.13%	46.23%	57.37%	61.89%
Section 1365 (a)(2)(D) The current deficiency in reserve funding per ownership interest, as calculated by statutory formula, is:					(\$432)
This is calculated as the current estimate of the straight-line liability as of the beginning of the fiscal year which is:					\$ 4,530,029
less the current amount of accumulated cash reserves actually set aside as of that date, divided by number of intervals/owners which is:					8,007

Section 1365 (a)(3)(A)

The Association's Board of Directors has deferred or determined not to undertake repairs or replacements over the next 30 years as follows: None.

Section 1365 (a)(3)(B)

The Association's Board of Directors as of the date of the study, does not anticipate the levy of a special assessment for the repair, replacement or restoration of the major components.

Section 1365 (a)(3)(D) The Association has an outstanding loan as follows: None

Tahoe Seasons T.I.O.A. Board Approved Final
Thirty-Year Cash Flow Summary
Fiscal Year Beginning: January 1, 2010
Financial Exhibits

Number of Units: 183
Annual Contribution to Reserves: \$1,027,398
Inflation Rate: 3.00%
Tax Rate on Investment Income: 0.00%
Interest Rate on Investments: 1.50%

Beginning Fiscal Year	Amount Change	Percent Change	Beginning Balance	Percent Funded	Misc. Income	Spec. Assess.	Debt Service	Annual Contribution	Estimated Interest	Tax on Interest	Yearly Expenditures	Reserve Contingency	Ending Balance
1/1/2010	(62,898.00)	(6.00)%	1,067,250	24%	0	0	0	964,500	23,845	0	(270,628)	0	1,784,967
1/1/2011	7,705.00	1.00%	1,784,967	36%	0	0	0	972,205	34,674	0	(386,566)	0	2,405,280
1/1/2012	7,763.00	1.00%	2,405,280	46%	0	0	0	979,969	44,041	0	(113,168)	0	3,316,123
1/1/2013	7,822.00	1.00%	3,316,123	57%	0	0	0	987,790	57,768	0	(766,683)	0	3,594,998
1/1/2014	7,880.00	1.00%	3,594,998	62%	0	0	0	995,670	62,015	0	(723,436)	0	3,929,247
1/1/2015	7,939.00	1.00%	3,929,247	69%	0	0	0	1,003,610	67,093	0	(326,688)	0	4,673,262
1/1/2016	7,999.00	1.00%	4,673,262	76%	0	0	0	1,011,609	78,318	0	(449,079)	0	5,314,109
1/1/2017	8,059.00	1.00%	5,314,109	82%	0	0	0	1,019,667	87,996	0	(205,589)	0	6,216,184
1/1/2018	8,119.00	1.00%	6,216,184	87%	0	0	0	1,027,787	101,594	0	(2,067,590)	0	5,277,974
1/1/2019	8,180.00	1.00%	5,277,974	91%	0	0	0	1,035,967	87,587	0	(981,284)	0	5,420,244
1/1/2020	8,241.00	1.00%	5,420,244	91%	0	0	0	1,044,208	89,788	0	(2,176,420)	0	4,377,820
1/1/2021	8,303.00	1.00%	4,377,820	98%	0	0	0	1,052,511	74,219	0	(383,817)	0	5,120,733
1/1/2022	8,366.00	1.00%	5,120,733	100%	0	0	0	1,060,877	85,431	0	(340,902)	0	5,926,139
1/1/2023	8,428.00	1.00%	5,926,139	102%	0	0	0	1,069,305	97,580	0	(440,779)	0	6,652,245
1/1/2024	8,492.00	1.00%	6,652,245	105%	0	0	0	1,077,797	108,541	0	(406,804)	0	7,431,779
1/1/2025	8,555.00	1.00%	7,431,779	106%	0	0	0	1,086,352	120,303	0	(493,261)	0	8,145,173
1/1/2026	8,619.00	1.00%	8,145,173	106%	0	0	0	1,094,971	131,074	0	(1,148,283)	0	8,222,936
1/1/2027	0.00	0.00%	8,222,936	109%	0	0	0	1,094,971	132,241	0	(446,853)	0	9,003,295
1/1/2028	0.00	0.00%	9,003,295	108%	0	0	0	1,094,971	143,946	0	(1,543,440)	0	8,698,773
1/1/2029	0.00	0.00%	8,698,773	111%	0	0	0	1,094,971	139,378	0	(174,454)	0	9,758,668
1/1/2030	0.00	0.00%	9,758,668	111%	0	0	0	1,094,971	155,277	0	(467,223)	0	10,541,693
1/1/2031	0.00	0.00%	10,541,693	111%	0	0	0	1,094,971	167,022	0	(187,772)	0	11,615,915
1/1/2032	0.00	0.00%	11,615,915	107%	0	0	0	1,094,971	183,135	0	(3,027,458)	0	9,866,564
1/1/2033	0.00	0.00%	9,866,564	113%	0	0	0	1,094,971	156,895	0	(87,971)	0	11,030,459
1/1/2034	0.00	0.00%	11,030,459	110%	0	0	0	1,094,971	174,354	0	(458,535)	0	11,841,249
1/1/2035	0.00	0.00%	11,841,249	108%	0	0	0	1,094,971	186,515	0	(481,607)	0	12,641,129
1/1/2036	0.00	0.00%	12,641,129	107%	0	0	0	1,094,971	198,514	0	(1,889,967)	0	12,044,647
1/1/2037	0.00	0.00%	12,044,647	107%	0	0	0	1,094,971	189,566	0	(226,402)	0	13,102,783
1/1/2038	0.00	0.00%	13,102,783	102%	0	0	0	1,094,971	205,438	0	(3,758,139)	0	10,645,054
1/1/2039	23,157.00	2.00%	10,645,054	104%	0	0	0	1,118,129	168,761	0	(222,772)	0	11,709,171