

Sunriver Condo Association

Supplementary Schedules Reserve Management Plan

Type 1 - Reserve Study with On-Site Analysis

Cover

For 30-Year Projection Period Beginning January 1, 2021



Attached exhibits consist of component level detail reports. These reports are intended to supplement, but not be a part of the reserve study as of this same date.

Sunriver Condo Association

Supplementary Schedules

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Facilities Advisors Rocky Mountain

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Preparer's Report on Supplemental Information
Preparer's Report on Supplemental Information
Type I - Reserve Management Plan Reserve Study with On-Site Analysis
For 30-Year Projection Period Beginning January 1, 2021

The Board of Directors
Sunriver Condo Association
Eagle-Vail, CO

The Supplementary Schedules as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the financial projection. Such information is the responsibility of the Sunriver Condo Association's management and was derived from the underlying component list used to prepare the basic reserve study report. The information has been subjected to the inquiry and other procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Robbie Pepper RS, RSS, CMCA, CCIM
Facilities Advisors Rocky Mountain
November 13, 2020

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Percent Funded - Annual - Ending Balance

| Period | Beginning Balance | Contribution | Percent Change | Interest | Expenditure Future Cost | Ending Balance | Percent Funded | 100 % Funded Time Value |
|--------------|-------------------|--------------|----------------|----------|-------------------------|----------------|----------------|-------------------------|
| 1/21 - 12/21 | \$ 186,000 | \$ 535,400 | 0.00 % | \$ 4,750 | \$ 388,310 | \$ 337,839 | 31.10 % | \$ 1,086,055 |
| 1/22 - 12/22 | 337,839 | 141,600 | -73.55 | 2,956 | 211,447 | 270,948 | 25.74 | 1,052,329 |
| 1/23 - 12/23 | 270,948 | 155,760 | 10.00 | 2,468 | 190,480 | 238,696 | 23.07 | 1,034,491 |
| 1/24 - 12/24 | 238,696 | 171,336 | 10.00 | 2,154 | 203,136 | 209,049 | 20.93 | 998,470 |
| 1/25 - 12/25 | 209,049 | 188,469 | 10.00 | 1,460 | 291,926 | 107,053 | 12.36 | 865,903 |
| 1/26 - 12/26 | 107,053 | 190,354 | 1.00 | 691 | 265,590 | 32,509 | 4.33 | 750,646 |
| 1/27 - 12/27 | 32,509 | 192,257 | 1.00 | 743 | 100,808 | 124,702 | 15.71 | 793,681 |
| 1/28 - 12/28 | 124,702 | 194,180 | 1.00 | 1,816 | 75,464 | 245,235 | 28.59 | 857,479 |
| 1/29 - 12/29 | 245,235 | 196,122 | 1.00 | 3,059 | 71,330 | 373,086 | 40.52 | 920,655 |
| 1/30 - 12/30 | 373,086 | 198,083 | 1.00 | 3,842 | 165,513 | 409,499 | 46.39 | 882,711 |
| 1/31 - 12/31 | 409,499 | 198,083 | 0.00 | 3,554 | 285,970 | 325,166 | 45.56 | 713,617 |
| 1/32 - 12/32 | 325,166 | 198,083 | 0.00 | 4,180 | 14,574 | 512,856 | 61.13 | 838,843 |
| 1/33 - 12/33 | 512,856 | 198,083 | 0.00 | 5,748 | 73,109 | 643,578 | 70.58 | 911,831 |
| 1/34 - 12/34 | 643,578 | 198,083 | 0.00 | 7,147 | 57,239 | 791,570 | 78.62 | 1,006,822 |
| 1/35 - 12/35 | 791,570 | 198,083 | 0.00 | 8,494 | 83,074 | 915,073 | 84.56 | 1,082,154 |
| 1/36 - 12/36 | 915,073 | 198,083 | 0.00 | 9,184 | 184,493 | 937,847 | 88.43 | 1,060,452 |
| 1/37 - 12/37 | 937,847 | 198,083 | 0.00 | 9,987 | 78,792 | 1,067,125 | 92.82 | 1,149,644 |
| 1/38 - 12/38 | 1,067,125 | 198,083 | 0.00 | 10,678 | 190,717 | 1,085,169 | 95.88 | 1,131,767 |
| 1/39 - 12/39 | 1,085,169 | 198,083 | 0.00 | 11,005 | 163,735 | 1,130,523 | 98.73 | 1,145,056 |
| 1/40 - 12/40 | 1,130,523 | 198,083 | 0.00 | 11,172 | 216,889 | 1,122,890 | 101.24 | 1,109,042 |
| 1/41 - 12/41 | 1,122,890 | 198,083 | 0.00 | 10,559 | 315,803 | 1,015,729 | 104.08 | 975,821 |
| 1/42 - 12/42 | 1,015,729 | 198,083 | 0.00 | 10,829 | 67,800 | 1,156,841 | 105.59 | 1,095,565 |
| 1/43 - 12/43 | 1,156,841 | 198,083 | 0.00 | 12,462 | 28,127 | 1,339,259 | 105.95 | 1,264,048 |
| 1/44 - 12/44 | 1,339,259 | 198,083 | 0.00 | 14,398 | 8,991 | 1,542,750 | 105.52 | 1,461,981 |
| 1/45 - 12/45 | 1,542,750 | 198,083 | 0.00 | 15,958 | 98,268 | 1,658,522 | 104.96 | 1,580,097 |
| 1/46 - 12/46 | 1,658,522 | 198,083 | 0.00 | 16,130 | 280,810 | 1,591,926 | 104.64 | 1,521,266 |
| 1/47 - 12/47 | 1,591,926 | 198,083 | 0.00 | 16,854 | 24,234 | 1,782,628 | 103.21 | 1,727,093 |
| 1/48 - 12/48 | 1,782,628 | 198,083 | 0.00 | 18,283 | 113,790 | 1,885,205 | 101.70 | 1,853,527 |
| 1/49 - 12/49 | 1,885,205 | 198,083 | 0.00 | 19,662 | 49,568 | 2,053,383 | 99.93 | 2,054,805 |
| 1/50 - 12/50 | 2,053,383 | 198,083 | 0.00 | 21,270 | 64,654 | 2,208,083 | 98.18 | 2,230,323 |

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures-By Year

| Category | | | Service | Estimated | | |
|-----------------------|--|--------------|------------|-----------|---------------|---------------|
| Date | Component | Code | Date | Life | Current Cost | Expenditure |
| Year : 2021 | | | | | | |
| Asphalt | | | | | | |
| 06/01/2021 | Asphalt Overlay | 910-000-0001 | 06/01/1996 | 25:00 | \$ 15,725.00 | \$ 15,919.87 |
| | | | | | 15,725.00 | 15,919.87 |
| Balconies-Decks | | | | | | |
| 06/01/2021 | Balconies-Decks Structural-Supports-Ra | 910-000-0005 | 06/01/2016 | 5:00 | \$ 20,000.00 | \$ 20,247.85 |
| 06/01/2021 | Balcony Decks | 910-000-0006 | 06/01/2016 | 5:00 | 10,000.00 | 10,123.92 |
| | | | | | 30,000.00 | 30,371.77 |
| Concrete | | | | | | |
| 06/01/2021 | Concrete Driveways | 910-000-0010 | 06/01/2016 | 5:00 | \$ 10,000.00 | \$ 10,123.92 |
| | | | | | 10,000.00 | 10,123.92 |
| Exterior Surfaces | | | | | | |
| 06/01/2021 | Wood Siding | 920-001-0025 | 06/01/1991 | 30:00 | \$ 84,000.00 | \$ 85,040.96 |
| | | | | | 84,000.00 | 85,040.96 |
| Fences-Walls-Gates | | | | | | |
| 06/01/2021 | Stacked Rock Siding-Walls | 910-000-0031 | 06/01/2016 | 5:00 | \$ 5,000.00 | \$ 5,061.96 |
| | | | | | 5,000.00 | 5,061.96 |
| Fire Safety | | | | | | |
| 06/01/2021 | Dryer Vent Cleaning Inside Units | 910-000-0034 | 06/01/2018 | 3:00 | \$ 9,750.00 | \$ 9,870.83 |
| 06/01/2021 | Gas Fireplace Vents Exterior | 910-000-0035 | 06/01/2006 | 15:00 | 2,500.00 | 2,530.98 |
| | | | | | 12,250.00 | 12,401.81 |
| Landscape | | | | | | |
| 06/01/2021 | Tree Removal and Major Trimming | 910-000-0039 | 06/01/2018 | 3:00 | \$ 10,000.00 | \$ 10,123.92 |
| | | | | | 10,000.00 | 10,123.92 |
| Major Repairs Project | | | | | | |
| 06/01/2021 | Pool Deck-Retaining Wall Structural En | 910-000-0047 | | 30:00 | \$ 100,000.00 | \$ 101,239.23 |
| | | | | | 100,000.00 | 101,239.23 |
| Painting | | | | | | |
| 06/01/2021 | Building Painting Exterior | 910-000-0084 | 06/01/2011 | 10:00 | \$ 106,312.50 | \$ 107,629.96 |
| | | | | | 106,312.50 | 107,629.96 |
| Pool | | | | | | |
| 06/01/2021 | Misc Pipes-Valves | 910-000-0063 | 06/01/2013 | 8:00 | \$ 1,000.00 | \$ 1,012.39 |
| 06/01/2021 | Pool Resurfacing | 910-000-0050 | 06/01/2006 | 15:00 | 3,710.00 | 3,755.98 |
| 06/01/2021 | Spa Resurfacing | 910-000-0051 | 06/01/2006 | 15:00 | 560.00 | 566.94 |
| | | | | | 5,270.00 | 5,335.31 |
| Roofing | | | | | | |
| 06/01/2021 | Gutters-Downspouts | 910-000-0075 | 06/01/2017 | 4:00 | \$ 5,000.00 | \$ 5,061.96 |
| | | | | | 5,000.00 | 5,061.96 |

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

| Category | | | Service | Estimated | | |
|--------------------|--|--------------|------------|-----------|--------------|--------------|
| Date | Component | Code | Date | Life | Current Cost | Expenditure |
| Year : 2022 | | | | | | |
| Exterior Surfaces | | | | | | |
| 06/01/2022 | Trim-Fascia-Flashing-Soffits | 910-000-0026 | 06/01/2010 | 12:00 | \$ 25,000.00 | \$ 26,069.10 |
| 06/01/2022 | Wood Siding | 920-002-0025 | 06/01/1992 | 30:00 | 63,000.00 | 65,694.14 |
| | | | | | 88,000.00 | 91,763.24 |
| Fences-Walls-Gates | | | | | | |
| 06/01/2022 | Wooden Fence | 910-000-0029 | 06/01/2014 | 8:00 | \$ 20,000.00 | \$ 20,855.28 |
| | | | | | 20,000.00 | 20,855.28 |
| Landscape | | | | | | |
| 06/01/2022 | Loose Bricks-Planters | 910-000-0041 | 06/01/2010 | 12:00 | \$ 2,000.00 | \$ 2,085.53 |
| | | | | | 2,000.00 | 2,085.53 |
| Lighting | | | | | | |
| 06/01/2022 | Lantern Landscape Pole Lights | 910-000-0043 | 06/01/2012 | 10:00 | \$ 1,750.00 | \$ 1,824.84 |
| | | | | | 1,750.00 | 1,824.84 |
| Painting | | | | | | |
| 06/01/2022 | Trim-Fascia-Soffits-Balcony Wood Rails | 910-000-0085 | 06/01/2014 | 8:00 | \$ 20,000.00 | \$ 20,855.28 |
| | | | | | 20,000.00 | 20,855.28 |
| Pipes-Valves | | | | | | |
| 06/01/2022 | Sprinkler Pipes and Valves | 910-000-0049 | 06/01/2018 | 4:00 | \$ 1,000.00 | \$ 1,042.76 |
| | | | | | 1,000.00 | 1,042.76 |
| Pumps-Motors | | | | | | |
| 06/01/2022 | Munro River Pump | 910-000-0072 | 06/01/2010 | 12:00 | \$ 2,000.00 | \$ 2,085.53 |
| | | | | | 2,000.00 | 2,085.53 |
| Special Assessment | | | | | | |
| 06/01/2022 | Special Assessment Loan Repayment | 920-001-0086 | | 10:00 | \$ 63,636.00 | \$ 63,636.00 |
| | | | | | 63,636.00 | 63,636.00 |
| Stairwells | | | | | | |
| 06/01/2022 | Stairway Support-Stringers | 910-000-0082 | 06/01/2012 | 10:00 | \$ 3,500.00 | \$ 3,649.67 |
| 06/01/2022 | Wooden Stairways | 910-000-0081 | 06/01/2012 | 10:00 | 3,500.00 | 3,649.67 |
| | | | | | 7,000.00 | 7,299.34 |
| Year : 2023 | | | | | | |
| Balconies-Decks | | | | | | |
| 06/01/2023 | Balcony Metal Railings | 910-000-0007 | 06/01/2019 | 4:00 | \$ 5,000.00 | \$ 5,370.24 |
| | | | | | 5,000.00 | 5,370.24 |
| Concrete | | | | | | |
| 06/01/2023 | Concrete Steps and Pads | 910-000-0012 | 06/01/2018 | 5:00 | \$ 3,500.00 | \$ 3,759.16 |
| 06/01/2023 | Sidewalks | 910-000-0011 | 06/01/2018 | 5:00 | 6,000.00 | 6,444.28 |
| | | | | | 9,500.00 | 10,203.44 |

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

| Category | | | Service | Estimated | | |
|---------------------------|---|--------------|------------|-----------|--------------|---------------|
| Date | Component | Code | Date | Life | Current Cost | Expenditure |
| Equipment | | | | | | |
| 06/01/2023 | 8 Burner Gas BBQ | 910-000-0024 | 06/01/2015 | 8:00 | \$ 600.00 | \$ 644.43 |
| | | | | | 600.00 | 644.43 |
| Exterior Surfaces | | | | | | |
| 06/01/2023 | Wood Siding | 920-003-0025 | 06/01/1993 | 30:00 | \$ 98,000.00 | \$ 105,256.61 |
| | | | | | 98,000.00 | 105,256.61 |
| Pool | | | | | | |
| 06/01/2023 | Pool Stamped Concrete Deck Sealer | 910-000-0056 | 06/01/2015 | 8:00 | \$ 1,500.00 | \$ 1,611.07 |
| 06/01/2023 | Raypack Pool Spa Heater | 910-000-0066 | 06/01/2008 | 15:00 | 2,000.00 | 2,148.09 |
| | | | | | 3,500.00 | 3,759.16 |
| Special Assessment | | | | | | |
| 06/01/2023 | Special Assessment Loan Repayment | 920-002-0086 | | 10:00 | \$ 63,636.00 | \$ 63,636.00 |
| | | | | | 63,636.00 | 63,636.00 |
| Stairwells | | | | | | |
| 06/01/2023 | Wooden Outdoor Stairs-Posts-Gate | 910-000-0083 | 06/01/2015 | 8:00 | \$ 1,500.00 | \$ 1,611.07 |
| | | | | | 1,500.00 | 1,611.07 |
| Year : 2024 | | | | | | |
| Doors | | | | | | |
| 06/01/2024 | Crawl Space Doors | 910-000-0018 | 06/01/2014 | 10:00 | \$ 1,500.00 | \$ 1,659.40 |
| | | | | | 1,500.00 | 1,659.40 |
| Exterior Surfaces | | | | | | |
| 06/01/2024 | Wood Siding | 920-004-0025 | 06/01/1994 | 30:00 | \$ 77,000.00 | \$ 85,182.67 |
| | | | | | 77,000.00 | 85,182.67 |
| Fences-Walls-Gates | | | | | | |
| 06/01/2024 | Railroad Tie Parking Protection-Retaini | 910-000-0028 | 06/01/2012 | 12:00 | \$ 20,000.00 | \$ 22,125.37 |
| | | | | | 20,000.00 | 22,125.37 |
| Fire Safety | | | | | | |
| 06/01/2024 | Dryer Vent Cleaning Inside Units | 910-000-0034 | 06/01/2021 | 3:00 | \$ 9,750.00 | \$ 10,786.12 |
| | | | | | 9,750.00 | 10,786.12 |
| Landscape | | | | | | |
| 06/01/2024 | Irrigation Control Valve | 910-000-0040 | 06/01/2014 | 10:00 | \$ 1,000.00 | \$ 1,106.27 |
| 06/01/2024 | Tree Removal and Major Trimming | 910-000-0039 | 06/01/2021 | 3:00 | 10,000.00 | 11,062.68 |
| | | | | | 11,000.00 | 12,168.95 |
| Painting | | | | | | |
| 06/01/2024 | Parking Striping | 910-000-0048 | 06/01/2017 | 7:00 | \$ 2,500.00 | \$ 2,765.67 |
| | | | | | 2,500.00 | 2,765.67 |
| Pool | | | | | | |
| 06/01/2024 | Grunfos Pool Booster Pump | 910-000-0059 | 06/01/2012 | 12:00 | \$ 350.00 | \$ 387.19 |
| 06/01/2024 | Hayward Cartridge Filter | 910-000-0064 | 06/01/2012 | 12:00 | 1,000.00 | 1,106.27 |

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

| Category | | | Service | Estimated | | |
|--------------------|-----------------------------------|--------------|------------|-----------|---------------|---------------|
| Date | Component | Code | Date | Life | Current Cost | Expenditure |
| 06/01/2024 | Pool Cover | 910-000-0054 | 06/01/2017 | 7:00 | \$ 750.00 | \$ 829.70 |
| 06/01/2024 | Pool-Spa Lights-Controllers | 910-000-0061 | 06/01/2014 | 10:00 | 1,500.00 | 1,659.40 |
| 06/01/2024 | Spa Cover | 910-000-0055 | 06/01/2017 | 7:00 | 250.00 | 276.57 |
| 06/01/2024 | Sump Pump | 910-000-0067 | 06/01/2014 | 10:00 | 500.00 | 553.13 |
| | | | | | 4,350.00 | 4,812.26 |
| Special Assessment | | | | | | |
| 06/01/2024 | Special Assessment Loan Repayment | 920-003-0086 | | 10:00 | \$ 63,636.00 | \$ 63,636.00 |
| | | | | | 63,636.00 | 63,636.00 |
| Year : 2025 | | | | | | |
| Asphalt | | | | | | |
| 06/01/2025 | Asphalt Crack Seal | 910-000-0004 | 06/01/2020 | 5:00 | \$ 5,000.00 | \$ 5,697.28 |
| 06/01/2025 | Asphalt Sealcoat | 910-000-0002 | 06/01/2017 | 8:00 | 3,400.00 | 3,874.15 |
| | | | | | 8,400.00 | 9,571.43 |
| Concrete | | | | | | |
| 06/01/2025 | Concrete Parking Stops | 910-000-0013 | 06/01/2015 | 10:00 | \$ 2,500.00 | \$ 2,848.64 |
| 06/01/2025 | Concrete Stamped Driveway | 910-000-0009 | 06/01/2017 | 8:00 | 2,500.00 | 2,848.64 |
| 06/01/2025 | Underground Garage Concrete | 910-000-0008 | 06/01/2017 | 8:00 | 7,500.00 | 8,545.92 |
| | | | | | 12,500.00 | 14,243.20 |
| Doors | | | | | | |
| 06/01/2025 | Clubhouse-Fitness Room Doors | 910-000-0019 | 06/01/2010 | 15:00 | \$ 2,000.00 | \$ 2,278.91 |
| | | | | | 2,000.00 | 2,278.91 |
| Drainage | | | | | | |
| 06/01/2025 | Storm Drains | 910-000-0020 | 06/01/2015 | 10:00 | \$ 1,000.00 | \$ 1,139.46 |
| | | | | | 1,000.00 | 1,139.46 |
| Exterior Surfaces | | | | | | |
| 06/01/2025 | Wood Siding | 920-005-0025 | 06/01/1995 | 30:00 | \$ 133,000.00 | \$ 151,547.71 |
| | | | | | 133,000.00 | 151,547.71 |
| Fences-Walls-Gates | | | | | | |
| 06/01/2025 | Aggregate Rock-Concrete Wall | 910-000-0027 | 06/01/2010 | 15:00 | \$ 7,500.00 | \$ 8,545.92 |
| 06/01/2025 | Metal Pool Gate | 910-000-0030 | 06/01/2010 | 15:00 | 750.00 | 854.59 |
| | | | | | 8,250.00 | 9,400.51 |
| Fire Safety | | | | | | |
| 06/01/2025 | Fire Alarm System-Bells-Horns | 910-000-0032 | 06/01/2010 | 15:00 | \$ 2,500.00 | \$ 2,848.64 |
| | | | | | 2,500.00 | 2,848.64 |
| Floors-Ceilings | | | | | | |
| 06/01/2025 | Fitness Room Flooring | 910-000-0037 | 06/01/2010 | 15:00 | \$ 1,500.00 | \$ 1,709.18 |
| | | | | | 1,500.00 | 1,709.18 |
| Furnishings | | | | | | |
| 06/01/2025 | Pool Chaise Lounge Table Chairs | 910-000-0038 | 06/01/2017 | 8:00 | \$ 1,500.00 | \$ 1,709.18 |
| | | | | | 1,500.00 | 1,709.18 |

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

| Category | | | Service | Estimated | | |
|---------------------------|--|--------------|------------|-----------|--------------|--------------|
| Date | Component | Code | Date | Life | Current Cost | Expenditure |
| Pool | | | | | | |
| 06/01/2025 | Aqualink Z4 Variable Speed Pump Contr | 910-000-0070 | 06/01/2010 | 15:00 | \$ 400.00 | \$ 455.78 |
| 06/01/2025 | Laars Mighty Therm | 910-000-0062 | 06/01/2010 | 15:00 | 3,500.00 | 3,988.10 |
| 06/01/2025 | Levolor II Fill Sensor | 910-000-0071 | 06/01/2010 | 15:00 | 700.00 | 797.62 |
| 06/01/2025 | Pool Coping | 910-000-0052 | 06/01/2010 | 15:00 | 1,250.00 | 1,424.32 |
| 06/01/2025 | Pool-Spa Rails | 910-000-0057 | 06/01/2010 | 15:00 | 500.00 | 569.73 |
| 06/01/2025 | Pro Flex 2 Expansion Tank | 910-000-0060 | 06/01/2018 | 7:00 | 150.00 | 170.92 |
| 06/01/2025 | Weil-McLain-HEII Pool Heater | 910-000-0058 | 06/01/2010 | 15:00 | 2,700.00 | 3,076.53 |
| | | | | | 9,200.00 | 10,483.00 |
| Renovation | | | | | | |
| 06/01/2025 | Fitness Room Restroom Renovation | 910-000-0073 | 06/01/2005 | 20:00 | \$ 5,000.00 | \$ 5,697.28 |
| | | | | | 5,000.00 | 5,697.28 |
| Roofing | | | | | | |
| 06/01/2025 | Garage Awning | 910-000-0077 | 06/01/2017 | 8:00 | \$ 1,500.00 | \$ 1,709.18 |
| 06/01/2025 | Gutters-Downspouts | 910-000-0075 | 06/01/2021 | 4:00 | 5,000.00 | 5,697.28 |
| | | | | | 6,500.00 | 7,406.46 |
| Security | | | | | | |
| 06/01/2025 | Surveillance System-Cameras | 910-000-0078 | 06/01/2010 | 15:00 | \$ 2,500.00 | \$ 2,848.64 |
| | | | | | 2,500.00 | 2,848.64 |
| Signage | | | | | | |
| 06/01/2025 | Misc Signs-Building Numbers-Parking | 910-000-0080 | 06/01/2018 | 7:00 | \$ 1,500.00 | \$ 1,709.18 |
| 06/01/2025 | Monument Sign | 910-000-0079 | 06/01/2010 | 15:00 | 5,000.00 | 5,697.28 |
| | | | | | 6,500.00 | 7,406.46 |
| Special Assessment | | | | | | |
| 06/01/2025 | Special Assessment Loan Repayment | 920-004-0086 | | 10:00 | \$ 63,636.00 | \$ 63,636.00 |
| | | | | | 63,636.00 | 63,636.00 |
| Year : 2026 | | | | | | |
| Balconies-Decks | | | | | | |
| 06/01/2026 | Balconies-Decks Structural-Supports-Ra | 910-000-0005 | 06/01/2021 | 5:00 | \$ 20,000.00 | \$ 23,472.80 |
| 06/01/2026 | Balcony Decks | 910-000-0006 | 06/01/2021 | 5:00 | 10,000.00 | 11,736.40 |
| | | | | | 30,000.00 | 35,209.20 |
| Concrete | | | | | | |
| 06/01/2026 | Concrete Driveways | 910-000-0010 | 06/01/2021 | 5:00 | \$ 10,000.00 | \$ 11,736.40 |
| | | | | | 10,000.00 | 11,736.40 |
| Doors | | | | | | |
| 06/01/2026 | Utility Cabinets-Doors | 910-000-0014 | 06/01/2018 | 8:00 | \$ 3,000.00 | \$ 3,520.92 |
| 06/01/2026 | Utility Doors | 910-000-0017 | 06/01/2014 | 12:00 | 1,500.00 | 1,760.46 |
| | | | | | 4,500.00 | 5,281.38 |
| Equipment | | | | | | |
| 06/01/2026 | Dog Waste Station | 910-000-0022 | 06/01/2018 | 8:00 | \$ 1,000.00 | \$ 1,173.64 |

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

| Category | | | Service | Estimated | | |
|--------------------|-------------------------------------|--------------|------------|-----------|---------------|---------------|
| Date | Component | Code | Date | Life | Current Cost | Expenditure |
| | | | | | 1,000.00 | 1,173.64 |
| Exterior Surfaces | | | | | | |
| 06/01/2026 | Wood Siding | 920-006-0025 | 06/01/1996 | 30:00 | \$ 112,000.00 | \$ 131,447.70 |
| | | | | | 112,000.00 | 131,447.70 |
| Fences-Walls-Gates | | | | | | |
| 06/01/2026 | Stacked Rock Siding-Walls | 910-000-0031 | 06/01/2021 | 5:00 | \$ 5,000.00 | \$ 5,868.20 |
| | | | | | 5,000.00 | 5,868.20 |
| Fire Safety | | | | | | |
| 06/01/2026 | Fire Extinguisher | 910-000-0033 | 06/01/2014 | 12:00 | \$ 1,875.00 | \$ 2,200.58 |
| | | | | | 1,875.00 | 2,200.58 |
| Lighting | | | | | | |
| 06/01/2026 | Landscape Spot Lights | 910-000-0046 | 06/01/2014 | 12:00 | \$ 1,000.00 | \$ 1,173.64 |
| 06/01/2026 | Post Lanterns | 910-000-0042 | 06/01/2014 | 12:00 | 1,500.00 | 1,760.46 |
| 06/01/2026 | Security Lights | 910-000-0045 | 06/01/2014 | 12:00 | 1,000.00 | 1,173.64 |
| 06/01/2026 | Stairway Sconce Lights | 910-000-0044 | 06/01/2014 | 12:00 | 2,000.00 | 2,347.28 |
| | | | | | 5,500.00 | 6,455.02 |
| Pipes-Valves | | | | | | |
| 06/01/2026 | Sprinkler Pipes and Valves | 910-000-0049 | 06/01/2022 | 4:00 | \$ 1,000.00 | \$ 1,173.64 |
| | | | | | 1,000.00 | 1,173.64 |
| Pool | | | | | | |
| 06/01/2026 | Pentair 300 Chlorinator | 910-000-0069 | 06/01/2016 | 10:00 | \$ 100.00 | \$ 117.36 |
| 06/01/2026 | Sta-Rite Maxi-E-Pro Pool Pumps | 910-000-0068 | 06/01/2014 | 12:00 | 1,100.00 | 1,291.00 |
| | | | | | 1,200.00 | 1,408.36 |
| Special Assessment | | | | | | |
| 06/01/2026 | Special Assessment Loan Repayment | 920-005-0086 | | 10:00 | \$ 63,636.00 | \$ 63,636.00 |
| | | | | | 63,636.00 | 63,636.00 |
| Year : 2027 | | | | | | |
| Balconies-Decks | | | | | | |
| 06/01/2027 | Balcony Metal Railings | 910-000-0007 | 06/01/2023 | 4:00 | \$ 5,000.00 | \$ 6,044.25 |
| | | | | | 5,000.00 | 6,044.25 |
| Drainage | | | | | | |
| 06/01/2027 | Deck Snow Grates | 910-000-0021 | 06/01/2015 | 12:00 | \$ 1,000.00 | \$ 1,208.85 |
| | | | | | 1,000.00 | 1,208.85 |
| Fire Safety | | | | | | |
| 06/01/2027 | Dryer Vent Cleaning Inside Units | 910-000-0034 | 06/01/2024 | 3:00 | \$ 9,750.00 | \$ 11,786.28 |
| | | | | | 9,750.00 | 11,786.28 |
| Floors-Ceilings | | | | | | |
| 06/01/2027 | Underground Gargage-Fitness Room- A | 910-000-0036 | 06/01/2017 | 10:00 | \$ 2,500.00 | \$ 3,022.12 |
| | | | | | 2,500.00 | 3,022.12 |

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

| Category | | | Service | Estimated | | |
|--------------------|------------------------------------|--------------|------------|-----------|------------------|------------------|
| Date | Component | Code | Date | Life | Current Cost | Expenditure |
| Landscape | | | | | | |
| 06/01/2027 | Tree Removal and Major Trimming | 910-000-0039 | 06/01/2024 | 3:00 | \$ 10,000.00 | \$ 12,088.49 |
| | | | | | <u>10,000.00</u> | <u>12,088.49</u> |
| Pool | | | | | | |
| 06/01/2027 | Sta-Rite Filter | 910-000-0065 | 06/01/2012 | 15:00 | \$ 2,500.00 | \$ 3,022.12 |
| | | | | | <u>2,500.00</u> | <u>3,022.12</u> |
| Special Assessment | | | | | | |
| 06/01/2027 | Special Assessment Loan Repayment | 920-006-0086 | | 10:00 | \$ 63,636.00 | \$ 63,636.00 |
| | | | | | <u>63,636.00</u> | <u>63,636.00</u> |
| Year : 2028 | | | | | | |
| Concrete | | | | | | |
| 06/01/2028 | Concrete Steps and Pads | 910-000-0012 | 06/01/2023 | 5:00 | \$ 3,500.00 | \$ 4,357.90 |
| 06/01/2028 | Sidewalks | 910-000-0011 | 06/01/2023 | 5:00 | 6,000.00 | 7,470.69 |
| | | | | | <u>9,500.00</u> | <u>11,828.59</u> |
| Special Assessment | | | | | | |
| 06/01/2028 | Special Assessment Loan Repayment | 920-007-0086 | | 10:00 | \$ 63,636.00 | \$ 63,636.00 |
| | | | | | <u>63,636.00</u> | <u>63,636.00</u> |
| Year : 2029 | | | | | | |
| Pool | | | | | | |
| 06/01/2029 | Misc Pipes-Valves | 910-000-0063 | 06/01/2021 | 8:00 | \$ 1,000.00 | \$ 1,282.47 |
| | | | | | <u>1,000.00</u> | <u>1,282.47</u> |
| Roofing | | | | | | |
| 06/01/2029 | Gutters-Downspouts | 910-000-0075 | 06/01/2025 | 4:00 | \$ 5,000.00 | \$ 6,412.34 |
| | | | | | <u>5,000.00</u> | <u>6,412.34</u> |
| Special Assessment | | | | | | |
| 06/01/2029 | Special Assessment Loan Repayment | 920-008-0086 | | 10:00 | \$ 63,636.00 | \$ 63,636.00 |
| | | | | | <u>63,636.00</u> | <u>63,636.00</u> |
| Year : 2030 | | | | | | |
| Asphalt | | | | | | |
| 06/01/2030 | Asphalt Crack Seal | 910-000-0004 | 06/01/2025 | 5:00 | \$ 5,000.00 | \$ 6,604.71 |
| 06/01/2030 | Asphalt Slurry Seal | 910-000-0003 | 06/01/2020 | 10:00 | 6,375.00 | 8,421.01 |
| | | | | | <u>11,375.00</u> | <u>15,025.72</u> |
| Doors | | | | | | |
| 06/01/2030 | Storage Room-Garage Door | 910-000-0015 | 06/01/2015 | 15:00 | \$ 1,500.00 | \$ 1,981.41 |
| 06/01/2030 | Trash Enclosure Garage Door | 910-000-0016 | 06/01/2015 | 15:00 | 2,000.00 | 2,641.88 |
| | | | | | <u>3,500.00</u> | <u>4,623.29</u> |
| Equipment | | | | | | |
| 06/01/2030 | Storage Room-Trash Enclosure Room- | 910-000-0023 | 06/01/2015 | 15:00 | \$ 1,500.00 | \$ 1,981.41 |
| | | | | | <u>1,500.00</u> | <u>1,981.41</u> |

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

| Category | | | Service | Estimated | | |
|--------------------|--|--------------|------------|-----------|---------------|---------------|
| Date | Component | Code | Date | Life | Current Cost | Expenditure |
| Fences-Walls-Gates | | | | | | |
| 06/01/2030 | Wooden Fence | 910-000-0029 | 06/01/2022 | 8:00 | \$ 20,000.00 | \$ 26,418.85 |
| | | | | | 20,000.00 | 26,418.85 |
| Fire Safety | | | | | | |
| 06/01/2030 | Dryer Vent Cleaning Inside Units | 910-000-0034 | 06/01/2027 | 3:00 | \$ 9,750.00 | \$ 12,879.19 |
| | | | | | 9,750.00 | 12,879.19 |
| Landscape | | | | | | |
| 06/01/2030 | Tree Removal and Major Trimming | 910-000-0039 | 06/01/2027 | 3:00 | \$ 10,000.00 | \$ 13,209.42 |
| | | | | | 10,000.00 | 13,209.42 |
| Painting | | | | | | |
| 06/01/2030 | Trim-Fascia-Soffits-Balcony Wood Rails | 910-000-0085 | 06/01/2022 | 8:00 | \$ 20,000.00 | \$ 26,418.85 |
| | | | | | 20,000.00 | 26,418.85 |
| Pipes-Valves | | | | | | |
| 06/01/2030 | Sprinkler Pipes and Valves | 910-000-0049 | 06/01/2026 | 4:00 | \$ 1,000.00 | \$ 1,320.94 |
| | | | | | 1,000.00 | 1,320.94 |
| Special Assessment | | | | | | |
| 06/01/2030 | Special Assessment Loan Repayment | 920-009-0086 | | 10:00 | \$ 63,636.00 | \$ 63,636.00 |
| | | | | | 63,636.00 | 63,636.00 |
| Year : 2031 | | | | | | |
| Balconies-Decks | | | | | | |
| 06/01/2031 | Balconies-Decks Structural-Supports-Ra | 910-000-0005 | 06/01/2026 | 5:00 | \$ 20,000.00 | \$ 27,211.41 |
| 06/01/2031 | Balcony Decks | 910-000-0006 | 06/01/2026 | 5:00 | 10,000.00 | 13,605.71 |
| 06/01/2031 | Balcony Metal Railings | 910-000-0007 | 06/01/2027 | 4:00 | 5,000.00 | 6,802.85 |
| | | | | | 35,000.00 | 47,619.97 |
| Concrete | | | | | | |
| 06/01/2031 | Concrete Driveways | 910-000-0010 | 06/01/2026 | 5:00 | \$ 10,000.00 | \$ 13,605.71 |
| | | | | | 10,000.00 | 13,605.71 |
| Equipment | | | | | | |
| 06/01/2031 | 8 Burner Gas BBQ | 910-000-0024 | 06/01/2023 | 8:00 | \$ 600.00 | \$ 816.34 |
| | | | | | 600.00 | 816.34 |
| Fences-Walls-Gates | | | | | | |
| 06/01/2031 | Stacked Rock Siding-Walls | 910-000-0031 | 06/01/2026 | 5:00 | \$ 5,000.00 | \$ 6,802.85 |
| | | | | | 5,000.00 | 6,802.85 |
| Painting | | | | | | |
| 06/01/2031 | Building Painting Exterior | 910-000-0084 | 06/01/2021 | 10:00 | \$ 106,312.50 | \$ 144,645.66 |
| 06/01/2031 | Parking Striping | 910-000-0048 | 06/01/2024 | 7:00 | 2,500.00 | 3,401.43 |
| | | | | | 108,812.50 | 148,047.09 |
| Pool | | | | | | |
| 06/01/2031 | Pool Cover | 910-000-0054 | 06/01/2024 | 7:00 | \$ 750.00 | \$ 1,020.43 |

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

| Category | | | Service | Estimated | | |
|--------------------|-------------------------------------|--------------|------------|-----------|--------------|--------------|
| Date | Component | Code | Date | Life | Current Cost | Expenditure |
| 06/01/2031 | Pool Stamped Concrete Deck Sealer | 910-000-0056 | 06/01/2023 | 8:00 | \$ 1,500.00 | \$ 2,040.86 |
| 06/01/2031 | Spa Cover | 910-000-0055 | 06/01/2024 | 7:00 | 250.00 | 340.14 |
| | | | | | 2,500.00 | 3,401.43 |
| Special Assessment | | | | | | |
| 06/01/2031 | Special Assessment Loan Repayment | 920-010-0086 | | 10:05 | \$ 63,636.00 | \$ 63,636.00 |
| | | | | | 63,636.00 | 63,636.00 |
| Stairwells | | | | | | |
| 06/01/2031 | Wooden Outdoor Stairs-Posts-Gate | 910-000-0083 | 06/01/2023 | 8:00 | \$ 1,500.00 | \$ 2,040.86 |
| | | | | | 1,500.00 | 2,040.86 |
| Year : 2032 | | | | | | |
| Lighting | | | | | | |
| 06/01/2032 | Lantern Landscape Pole Lights | 910-000-0043 | 06/01/2022 | 10:00 | \$ 1,750.00 | \$ 2,452.43 |
| | | | | | 1,750.00 | 2,452.43 |
| Pool | | | | | | |
| 06/01/2032 | Pro Flex 2 Expansion Tank | 910-000-0060 | 06/01/2025 | 7:00 | \$ 150.00 | \$ 210.21 |
| | | | | | 150.00 | 210.21 |
| Signage | | | | | | |
| 06/01/2032 | Misc Signs-Building Numbers-Parking | 910-000-0080 | 06/01/2025 | 7:00 | \$ 1,500.00 | \$ 2,102.08 |
| | | | | | 1,500.00 | 2,102.08 |
| Stairwells | | | | | | |
| 06/01/2032 | Stairway Support-Stringers | 910-000-0082 | 06/01/2022 | 10:00 | \$ 3,500.00 | \$ 4,904.86 |
| 06/01/2032 | Wooden Stairways | 910-000-0081 | 06/01/2022 | 10:00 | 3,500.00 | 4,904.86 |
| | | | | | 7,000.00 | 9,809.72 |
| Year : 2033 | | | | | | |
| Asphalt | | | | | | |
| 06/01/2033 | Asphalt Sealcoat | 910-000-0002 | 06/01/2025 | 8:00 | \$ 3,400.00 | \$ 4,907.66 |
| | | | | | 3,400.00 | 4,907.66 |
| Concrete | | | | | | |
| 06/01/2033 | Concrete Stamped Driveway | 910-000-0009 | 06/01/2025 | 8:00 | \$ 2,500.00 | \$ 3,608.57 |
| 06/01/2033 | Concrete Steps and Pads | 910-000-0012 | 06/01/2028 | 5:00 | 3,500.00 | 5,052.00 |
| 06/01/2033 | Sidewalks | 910-000-0011 | 06/01/2028 | 5:00 | 6,000.00 | 8,660.58 |
| 06/01/2033 | Underground Garage Concrete | 910-000-0008 | 06/01/2025 | 8:00 | 7,500.00 | 10,825.72 |
| | | | | | 19,500.00 | 28,146.87 |
| Fire Safety | | | | | | |
| 06/01/2033 | Dryer Vent Cleaning Inside Units | 910-000-0034 | 06/01/2030 | 3:00 | \$ 9,750.00 | \$ 14,073.44 |
| | | | | | 9,750.00 | 14,073.44 |
| Furnishings | | | | | | |
| 06/01/2033 | Pool Chaise Lounge Table Chairs | 910-000-0038 | 06/01/2025 | 8:00 | \$ 1,500.00 | \$ 2,165.14 |
| | | | | | 1,500.00 | 2,165.14 |

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

| Category | | | Service | Estimated | | |
|-------------------|---------------------------------|--------------|------------|-----------|--------------|--------------|
| Date | Component | Code | Date | Life | Current Cost | Expenditure |
| Landscape | | | | | | |
| 06/01/2033 | Tree Removal and Major Trimming | 910-000-0039 | 06/01/2030 | 3:00 | \$ 10,000.00 | \$ 14,434.29 |
| | | | | | 10,000.00 | 14,434.29 |
| Roofing | | | | | | |
| 06/01/2033 | Garage Awning | 910-000-0077 | 06/01/2025 | 8:00 | \$ 1,500.00 | \$ 2,165.14 |
| 06/01/2033 | Gutters-Downspouts | 910-000-0075 | 06/01/2029 | 4:00 | 5,000.00 | 7,217.15 |
| | | | | | 6,500.00 | 9,382.29 |
| Year : 2034 | | | | | | |
| Doors | | | | | | |
| 06/01/2034 | Crawl Space Doors | 910-000-0018 | 06/01/2024 | 10:00 | \$ 1,500.00 | \$ 2,230.10 |
| 06/01/2034 | Utility Cabinets-Doors | 910-000-0014 | 06/01/2026 | 8:00 | 3,000.00 | 4,460.20 |
| | | | | | 4,500.00 | 6,690.30 |
| Equipment | | | | | | |
| 06/01/2034 | Dog Waste Station | 910-000-0022 | 06/01/2026 | 8:00 | \$ 1,000.00 | \$ 1,486.73 |
| | | | | | 1,000.00 | 1,486.73 |
| Exterior Surfaces | | | | | | |
| 06/01/2034 | Trim-Fascia-Flashing-Soffits | 910-000-0026 | 06/01/2022 | 12:00 | \$ 25,000.00 | \$ 37,168.31 |
| | | | | | 25,000.00 | 37,168.31 |
| Landscape | | | | | | |
| 06/01/2034 | Irrigation Control Valve | 910-000-0040 | 06/01/2024 | 10:00 | \$ 1,000.00 | \$ 1,486.73 |
| 06/01/2034 | Loose Bricks-Planters | 910-000-0041 | 06/01/2022 | 12:00 | 2,000.00 | 2,973.46 |
| | | | | | 3,000.00 | 4,460.19 |
| Pipes-Valves | | | | | | |
| 06/01/2034 | Sprinkler Pipes and Valves | 910-000-0049 | 06/01/2030 | 4:00 | \$ 1,000.00 | \$ 1,486.73 |
| | | | | | 1,000.00 | 1,486.73 |
| Pool | | | | | | |
| 06/01/2034 | Pool-Spa Lights-Controllers | 910-000-0061 | 06/01/2024 | 10:00 | \$ 1,500.00 | \$ 2,230.10 |
| 06/01/2034 | Sump Pump | 910-000-0067 | 06/01/2024 | 10:00 | 500.00 | 743.37 |
| | | | | | 2,000.00 | 2,973.47 |
| Pumps-Motors | | | | | | |
| 06/01/2034 | Munro River Pump | 910-000-0072 | 06/01/2022 | 12:00 | \$ 2,000.00 | \$ 2,973.46 |
| | | | | | 2,000.00 | 2,973.46 |
| Year : 2035 | | | | | | |
| Asphalt | | | | | | |
| 06/01/2035 | Asphalt Crack Seal | 910-000-0004 | 06/01/2030 | 5:00 | \$ 5,000.00 | \$ 7,656.67 |
| | | | | | 5,000.00 | 7,656.67 |
| Balconies-Decks | | | | | | |
| 06/01/2035 | Balcony Metal Railings | 910-000-0007 | 06/01/2031 | 4:00 | \$ 5,000.00 | \$ 7,656.67 |
| | | | | | 5,000.00 | 7,656.67 |

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

| Category | | | Service | Estimated | | |
|--------------------|---|--------------|------------|-----------|--------------|--------------|
| Date | Component | Code | Date | Life | Current Cost | Expenditure |
| Concrete | | | | | | |
| 06/01/2035 | Concrete Parking Stops | 910-000-0013 | 06/01/2025 | 10:00 | \$ 2,500.00 | \$ 3,828.34 |
| | | | | | 2,500.00 | 3,828.34 |
| Drainage | | | | | | |
| 06/01/2035 | Storm Drains | 910-000-0020 | 06/01/2025 | 10:00 | \$ 1,000.00 | \$ 1,531.33 |
| | | | | | 1,000.00 | 1,531.33 |
| Pool | | | | | | |
| 06/01/2035 | Spa Coping | 910-000-0053 | 06/01/2020 | 15:00 | \$ 750.00 | \$ 1,148.50 |
| | | | | | 750.00 | 1,148.50 |
| Roofing | | | | | | |
| 06/01/2035 | Membrane Roof | 920-001-0074 | 06/01/2010 | 25:00 | \$ 40,000.00 | \$ 61,253.37 |
| | | | | | 40,000.00 | 61,253.37 |
| Year : 2036 | | | | | | |
| Balconies-Decks | | | | | | |
| 06/01/2036 | Balconies-Decks Structural-Supports-Ra | 910-000-0005 | 06/01/2031 | 5:00 | \$ 20,000.00 | \$ 31,545.49 |
| 06/01/2036 | Balcony Decks | 910-000-0006 | 06/01/2031 | 5:00 | 10,000.00 | 15,772.74 |
| | | | | | 30,000.00 | 47,318.23 |
| Concrete | | | | | | |
| 06/01/2036 | Concrete Driveways | 910-000-0010 | 06/01/2031 | 5:00 | \$ 10,000.00 | \$ 15,772.74 |
| | | | | | 10,000.00 | 15,772.74 |
| Fences-Walls-Gates | | | | | | |
| 06/01/2036 | Railroad Tie Parking Protection-Retaini | 910-000-0028 | 06/01/2024 | 12:00 | \$ 20,000.00 | \$ 31,545.49 |
| 06/01/2036 | Stacked Rock Siding-Walls | 910-000-0031 | 06/01/2031 | 5:00 | 5,000.00 | 7,886.37 |
| | | | | | 25,000.00 | 39,431.86 |
| Fire Safety | | | | | | |
| 06/01/2036 | Dryer Vent Cleaning Inside Units | 910-000-0034 | 06/01/2033 | 3:00 | \$ 9,750.00 | \$ 15,378.42 |
| 06/01/2036 | Gas Fireplace Vents Exterior | 910-000-0035 | 06/01/2021 | 15:00 | 2,500.00 | 3,943.19 |
| | | | | | 12,250.00 | 19,321.61 |
| Landscape | | | | | | |
| 06/01/2036 | Tree Removal and Major Trimming | 910-000-0039 | 06/01/2033 | 3:00 | \$ 10,000.00 | \$ 15,772.74 |
| | | | | | 10,000.00 | 15,772.74 |
| Pool | | | | | | |
| 06/01/2036 | Grunfos Pool Booster Pump | 910-000-0059 | 06/01/2024 | 12:00 | \$ 350.00 | \$ 552.05 |
| 06/01/2036 | Hayward Cartridge Filter | 910-000-0064 | 06/01/2024 | 12:00 | 1,000.00 | 1,577.27 |
| 06/01/2036 | Pentair 300 Chlorinator | 910-000-0069 | 06/01/2026 | 10:00 | 100.00 | 157.73 |
| 06/01/2036 | Pool Resurfacing | 910-000-0050 | 06/01/2021 | 15:00 | 3,710.00 | 5,851.69 |
| 06/01/2036 | Spa Resurfacing | 910-000-0051 | 06/01/2021 | 15:00 | 560.00 | 883.27 |
| | | | | | 5,720.00 | 9,022.01 |
| Roofing | | | | | | |
| 06/01/2036 | Membrane Roof | 920-002-0074 | 06/01/2011 | 25:00 | \$ 24,000.00 | \$ 37,854.58 |

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

| Category | | | Service | Estimated | | |
|--------------------|--|--------------|------------|-----------|--------------|--------------|
| Date | Component | Code | Date | Life | Current Cost | Expenditure |
| | | | | | 24,000.00 | 37,854.58 |
| Year : 2037 | | | | | | |
| Floors-Ceilings | | | | | | |
| 06/01/2037 | Underground Gargage-Fitness Room- A | 910-000-0036 | 06/01/2027 | 10:00 | \$ 2,500.00 | \$ 4,061.48 |
| | | | | | 2,500.00 | 4,061.48 |
| Pool | | | | | | |
| 06/01/2037 | Misc Pipes-Valves | 910-000-0063 | 06/01/2029 | 8:00 | \$ 1,000.00 | \$ 1,624.59 |
| | | | | | 1,000.00 | 1,624.59 |
| Roofing | | | | | | |
| 06/01/2037 | Gutters-Downspouts | 910-000-0075 | 06/01/2033 | 4:00 | \$ 5,000.00 | \$ 8,122.96 |
| 06/01/2037 | Membrane Roof | 920-003-0074 | 06/01/2012 | 25:00 | 40,000.00 | 64,983.70 |
| | | | | | 45,000.00 | 73,106.66 |
| Year : 2038 | | | | | | |
| Concrete | | | | | | |
| 06/01/2038 | Concrete Steps and Pads | 910-000-0012 | 06/01/2033 | 5:00 | \$ 3,500.00 | \$ 5,856.66 |
| 06/01/2038 | Sidewalks | 910-000-0011 | 06/01/2033 | 5:00 | 6,000.00 | 10,039.98 |
| | | | | | 9,500.00 | 15,896.64 |
| Doors | | | | | | |
| 06/01/2038 | Utility Doors | 910-000-0017 | 06/01/2026 | 12:00 | \$ 1,500.00 | \$ 2,510.00 |
| | | | | | 1,500.00 | 2,510.00 |
| Fences-Walls-Gates | | | | | | |
| 06/01/2038 | Wooden Fence | 910-000-0029 | 06/01/2030 | 8:00 | \$ 20,000.00 | \$ 33,466.61 |
| | | | | | 20,000.00 | 33,466.61 |
| Fire Safety | | | | | | |
| 06/01/2038 | Fire Extinguisher | 910-000-0033 | 06/01/2026 | 12:00 | \$ 1,875.00 | \$ 3,137.49 |
| | | | | | 1,875.00 | 3,137.49 |
| Lighting | | | | | | |
| 06/01/2038 | Landscape Spot Lights | 910-000-0046 | 06/01/2026 | 12:00 | \$ 1,000.00 | \$ 1,673.33 |
| 06/01/2038 | Post Lanterns | 910-000-0042 | 06/01/2026 | 12:00 | 1,500.00 | 2,510.00 |
| 06/01/2038 | Security Lights | 910-000-0045 | 06/01/2026 | 12:00 | 1,000.00 | 1,673.33 |
| 06/01/2038 | Stairway Sconce Lights | 910-000-0044 | 06/01/2026 | 12:00 | 2,000.00 | 3,346.66 |
| | | | | | 5,500.00 | 9,203.32 |
| Painting | | | | | | |
| 06/01/2038 | Parking Striping | 910-000-0048 | 06/01/2031 | 7:00 | \$ 2,500.00 | \$ 4,183.33 |
| 06/01/2038 | Trim-Fascia-Soffits-Balcony Wood Rails | 910-000-0085 | 06/01/2030 | 8:00 | 20,000.00 | 33,466.61 |
| | | | | | 22,500.00 | 37,649.94 |
| Pipes-Valves | | | | | | |
| 06/01/2038 | Sprinkler Pipes and Valves | 910-000-0049 | 06/01/2034 | 4:00 | \$ 1,000.00 | \$ 1,673.33 |
| | | | | | 1,000.00 | 1,673.33 |

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

| Category | | | Service | Estimated | | |
|-----------------|-------------------------------------|--------------|------------|-----------|--------------|---------------|
| Date | Component | Code | Date | Life | Current Cost | Expenditure |
| Pool | | | | | | |
| 06/01/2038 | Pool Cover | 910-000-0054 | 06/01/2031 | 7:00 | \$ 750.00 | \$ 1,255.00 |
| 06/01/2038 | Raypack Pool Spa Heater | 910-000-0066 | 06/01/2023 | 15:00 | 2,000.00 | 3,346.66 |
| 06/01/2038 | Spa Cover | 910-000-0055 | 06/01/2031 | 7:00 | 250.00 | 418.33 |
| 06/01/2038 | Sta-Rite Maxi-E-Pro Pool Pumps | 910-000-0068 | 06/01/2026 | 12:00 | 1,100.00 | 1,840.66 |
| | | | | | 4,100.00 | 6,860.65 |
| Roofing | | | | | | |
| 06/01/2038 | Membrane Roof | 920-004-0074 | 06/01/2013 | 25:00 | \$ 48,000.00 | \$ 80,319.85 |
| | | | | | 48,000.00 | 80,319.85 |
| Year : 2039 | | | | | | |
| Balconies-Decks | | | | | | |
| 06/01/2039 | Balcony Metal Railings | 910-000-0007 | 06/01/2035 | 4:00 | \$ 5,000.00 | \$ 8,617.65 |
| | | | | | 5,000.00 | 8,617.65 |
| Drainage | | | | | | |
| 06/01/2039 | Deck Snow Grates | 910-000-0021 | 06/01/2027 | 12:00 | \$ 1,000.00 | \$ 1,723.53 |
| | | | | | 1,000.00 | 1,723.53 |
| Equipment | | | | | | |
| 06/01/2039 | 8 Burner Gas BBQ | 910-000-0024 | 06/01/2031 | 8:00 | \$ 600.00 | \$ 1,034.12 |
| | | | | | 600.00 | 1,034.12 |
| Fire Safety | | | | | | |
| 06/01/2039 | Dryer Vent Cleaning Inside Units | 910-000-0034 | 06/01/2036 | 3:00 | \$ 9,750.00 | \$ 16,804.42 |
| | | | | | 9,750.00 | 16,804.42 |
| Landscape | | | | | | |
| 06/01/2039 | Tree Removal and Major Trimming | 910-000-0039 | 06/01/2036 | 3:00 | \$ 10,000.00 | \$ 17,235.30 |
| | | | | | 10,000.00 | 17,235.30 |
| Pool | | | | | | |
| 06/01/2039 | Pool Stamped Concrete Deck Sealer | 910-000-0056 | 06/01/2031 | 8:00 | \$ 1,500.00 | \$ 2,585.30 |
| 06/01/2039 | Pro Flex 2 Expansion Tank | 910-000-0060 | 06/01/2032 | 7:00 | 150.00 | 258.53 |
| | | | | | 1,650.00 | 2,843.83 |
| Roofing | | | | | | |
| 06/01/2039 | Membrane Roof | 920-005-0074 | 06/01/2014 | 25:00 | \$ 64,000.00 | \$ 110,305.93 |
| | | | | | 64,000.00 | 110,305.93 |
| Signage | | | | | | |
| 06/01/2039 | Misc Signs-Building Numbers-Parking | 910-000-0080 | 06/01/2032 | 7:00 | \$ 1,500.00 | \$ 2,585.30 |
| | | | | | 1,500.00 | 2,585.30 |
| Stairwells | | | | | | |
| 06/01/2039 | Wooden Outdoor Stairs-Posts-Gate | 910-000-0083 | 06/01/2031 | 8:00 | \$ 1,500.00 | \$ 2,585.30 |
| | | | | | 1,500.00 | 2,585.30 |

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

| Category | | | Service | Estimated | | |
|--------------------|---------------------------------------|--------------|------------|-----------|--------------|---------------|
| Date | Component | Code | Date | Life | Current Cost | Expenditure |
| Year : 2040 | | | | | | |
| Asphalt | | | | | | |
| 06/01/2040 | Asphalt Crack Seal | 910-000-0004 | 06/01/2035 | 5:00 | \$ 5,000.00 | \$ 8,876.18 |
| 06/01/2040 | Asphalt Slurry Seal | 910-000-0003 | 06/01/2030 | 10:00 | 6,375.00 | 11,317.13 |
| | | | | | 11,375.00 | 20,193.31 |
| Doors | | | | | | |
| 06/01/2040 | Clubhouse-Fitness Room Doors | 910-000-0019 | 06/01/2025 | 15:00 | \$ 2,000.00 | \$ 3,550.47 |
| | | | | | 2,000.00 | 3,550.47 |
| Fences-Walls-Gates | | | | | | |
| 06/01/2040 | Aggregate Rock-Concrete Wall | 910-000-0027 | 06/01/2025 | 15:00 | \$ 7,500.00 | \$ 13,314.27 |
| 06/01/2040 | Metal Pool Gate | 910-000-0030 | 06/01/2025 | 15:00 | 750.00 | 1,331.43 |
| | | | | | 8,250.00 | 14,645.70 |
| Fire Safety | | | | | | |
| 06/01/2040 | Fire Alarm System-Bells-Horns | 910-000-0032 | 06/01/2025 | 15:00 | \$ 2,500.00 | \$ 4,438.09 |
| | | | | | 2,500.00 | 4,438.09 |
| Floors-Ceilings | | | | | | |
| 06/01/2040 | Fitness Room Flooring | 910-000-0037 | 06/01/2025 | 15:00 | \$ 1,500.00 | \$ 2,662.85 |
| | | | | | 1,500.00 | 2,662.85 |
| Pool | | | | | | |
| 06/01/2040 | Aqualink Z4 Variable Speed Pump Contr | 910-000-0070 | 06/01/2025 | 15:00 | \$ 400.00 | \$ 710.09 |
| 06/01/2040 | Laars Mighty Therm | 910-000-0062 | 06/01/2025 | 15:00 | 3,500.00 | 6,213.33 |
| 06/01/2040 | Levolor II Fill Sensor | 910-000-0071 | 06/01/2025 | 15:00 | 700.00 | 1,242.67 |
| 06/01/2040 | Pool Coping | 910-000-0052 | 06/01/2025 | 15:00 | 1,250.00 | 2,219.05 |
| 06/01/2040 | Pool-Spa Rails | 910-000-0057 | 06/01/2025 | 15:00 | 500.00 | 887.62 |
| 06/01/2040 | Weil-McLain-HEII Pool Heater | 910-000-0058 | 06/01/2025 | 15:00 | 2,700.00 | 4,793.14 |
| | | | | | 9,050.00 | 16,065.90 |
| Roofing | | | | | | |
| 06/01/2040 | Membrane Roof | 920-006-0074 | 06/01/2015 | 25:00 | \$ 80,000.00 | \$ 142,018.89 |
| | | | | | 80,000.00 | 142,018.89 |
| Security | | | | | | |
| 06/01/2040 | Surveillance System-Cameras | 910-000-0078 | 06/01/2025 | 15:00 | \$ 2,500.00 | \$ 4,438.09 |
| | | | | | 2,500.00 | 4,438.09 |
| Signage | | | | | | |
| 06/01/2040 | Monument Sign | 910-000-0079 | 06/01/2025 | 15:00 | \$ 5,000.00 | \$ 8,876.18 |
| | | | | | 5,000.00 | 8,876.18 |
| Year : 2041 | | | | | | |
| Asphalt | | | | | | |
| 06/01/2041 | Asphalt Sealcoat | 910-000-0002 | 06/01/2033 | 8:00 | \$ 3,400.00 | \$ 6,216.88 |
| | | | | | 3,400.00 | 6,216.88 |

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

| Category | | | Service | Estimated | | |
|---------------------------|--|--------------|------------|-----------|---------------|---------------|
| Date | Component | Code | Date | Life | Current Cost | Expenditure |
| Balconies-Decks | | | | | | |
| 06/01/2041 | Balconies-Decks Structural-Supports-Ra | 910-000-0005 | 06/01/2036 | 5:00 | \$ 20,000.00 | \$ 36,569.86 |
| 06/01/2041 | Balcony Decks | 910-000-0006 | 06/01/2036 | 5:00 | 10,000.00 | 18,284.93 |
| | | | | | 30,000.00 | 54,854.79 |
| Concrete | | | | | | |
| 06/01/2041 | Concrete Driveways | 910-000-0010 | 06/01/2036 | 5:00 | \$ 10,000.00 | \$ 18,284.93 |
| 06/01/2041 | Concrete Stamped Driveway | 910-000-0009 | 06/01/2033 | 8:00 | 2,500.00 | 4,571.23 |
| 06/01/2041 | Underground Garage Concrete | 910-000-0008 | 06/01/2033 | 8:00 | 7,500.00 | 13,713.70 |
| | | | | | 20,000.00 | 36,569.86 |
| Fences-Walls-Gates | | | | | | |
| 06/01/2041 | Stacked Rock Siding-Walls | 910-000-0031 | 06/01/2036 | 5:00 | \$ 5,000.00 | \$ 9,142.47 |
| | | | | | 5,000.00 | 9,142.47 |
| Furnishings | | | | | | |
| 06/01/2041 | Pool Chaise Lounge Table Chairs | 910-000-0038 | 06/01/2033 | 8:00 | \$ 1,500.00 | \$ 2,742.74 |
| | | | | | 1,500.00 | 2,742.74 |
| Painting | | | | | | |
| 06/01/2041 | Building Painting Exterior | 910-000-0084 | 06/01/2031 | 10:00 | \$ 106,312.50 | \$ 194,391.68 |
| | | | | | 106,312.50 | 194,391.68 |
| Roofing | | | | | | |
| 06/01/2041 | Garage Awning | 910-000-0077 | 06/01/2033 | 8:00 | \$ 1,500.00 | \$ 2,742.74 |
| 06/01/2041 | Gutters-Downspouts | 910-000-0075 | 06/01/2037 | 4:00 | 5,000.00 | 9,142.47 |
| | | | | | 6,500.00 | 11,885.21 |
| Year : 2042 | | | | | | |
| Doors | | | | | | |
| 06/01/2042 | Utility Cabinets-Doors | 910-000-0014 | 06/01/2034 | 8:00 | \$ 3,000.00 | \$ 5,650.04 |
| | | | | | 3,000.00 | 5,650.04 |
| Equipment | | | | | | |
| 06/01/2042 | Dog Waste Station | 910-000-0022 | 06/01/2034 | 8:00 | \$ 1,000.00 | \$ 1,883.35 |
| | | | | | 1,000.00 | 1,883.35 |
| Fire Safety | | | | | | |
| 06/01/2042 | Dryer Vent Cleaning Inside Units | 910-000-0034 | 06/01/2039 | 3:00 | \$ 9,750.00 | \$ 18,362.64 |
| | | | | | 9,750.00 | 18,362.64 |
| Landscape | | | | | | |
| 06/01/2042 | Tree Removal and Major Trimming | 910-000-0039 | 06/01/2039 | 3:00 | \$ 10,000.00 | \$ 18,833.48 |
| | | | | | 10,000.00 | 18,833.48 |
| Lighting | | | | | | |
| 06/01/2042 | Lantern Landscape Pole Lights | 910-000-0043 | 06/01/2032 | 10:00 | \$ 1,750.00 | \$ 3,295.86 |
| | | | | | 1,750.00 | 3,295.86 |

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

| Category | | | Service | Estimated | | |
|-----------------|-----------------------------|--------------|------------|-----------|--------------|--------------|
| Date | Component | Code | Date | Life | Current Cost | Expenditure |
| Pipes-Valves | | | | | | |
| 06/01/2042 | Sprinkler Pipes and Valves | 910-000-0049 | 06/01/2038 | 4:00 | \$ 1,000.00 | \$ 1,883.35 |
| | | | | | 1,000.00 | 1,883.35 |
| Pool | | | | | | |
| 06/01/2042 | Sta-Rite Filter | 910-000-0065 | 06/01/2027 | 15:00 | \$ 2,500.00 | \$ 4,708.37 |
| | | | | | 2,500.00 | 4,708.37 |
| Stairwells | | | | | | |
| 06/01/2042 | Stairway Support-Stringers | 910-000-0082 | 06/01/2032 | 10:00 | \$ 3,500.00 | \$ 6,591.72 |
| 06/01/2042 | Wooden Stairways | 910-000-0081 | 06/01/2032 | 10:00 | 3,500.00 | 6,591.72 |
| | | | | | 7,000.00 | 13,183.44 |
| Year : 2043 | | | | | | |
| Balconies-Decks | | | | | | |
| 06/01/2043 | Balcony Metal Railings | 910-000-0007 | 06/01/2039 | 4:00 | \$ 5,000.00 | \$ 9,699.24 |
| | | | | | 5,000.00 | 9,699.24 |
| Concrete | | | | | | |
| 06/01/2043 | Concrete Steps and Pads | 910-000-0012 | 06/01/2038 | 5:00 | \$ 3,500.00 | \$ 6,789.47 |
| 06/01/2043 | Sidewalks | 910-000-0011 | 06/01/2038 | 5:00 | 6,000.00 | 11,639.09 |
| | | | | | 9,500.00 | 18,428.56 |
| Year : 2044 | | | | | | |
| Doors | | | | | | |
| 06/01/2044 | Crawl Space Doors | 910-000-0018 | 06/01/2034 | 10:00 | \$ 1,500.00 | \$ 2,997.07 |
| | | | | | 1,500.00 | 2,997.07 |
| Landscape | | | | | | |
| 06/01/2044 | Irrigation Control Valve | 910-000-0040 | 06/01/2034 | 10:00 | \$ 1,000.00 | \$ 1,998.04 |
| | | | | | 1,000.00 | 1,998.04 |
| Pool | | | | | | |
| 06/01/2044 | Pool-Spa Lights-Controllers | 910-000-0061 | 06/01/2034 | 10:00 | \$ 1,500.00 | \$ 2,997.07 |
| 06/01/2044 | Sump Pump | 910-000-0067 | 06/01/2034 | 10:00 | 500.00 | 999.02 |
| | | | | | 2,000.00 | 3,996.09 |
| Year : 2045 | | | | | | |
| Asphalt | | | | | | |
| 06/01/2045 | Asphalt Crack Seal | 910-000-0004 | 06/01/2040 | 5:00 | \$ 5,000.00 | \$ 10,289.93 |
| | | | | | 5,000.00 | 10,289.93 |
| Concrete | | | | | | |
| 06/01/2045 | Concrete Parking Stops | 910-000-0013 | 06/01/2035 | 10:00 | \$ 2,500.00 | \$ 5,144.96 |
| | | | | | 2,500.00 | 5,144.96 |
| Doors | | | | | | |
| 06/01/2045 | Storage Room-Garage Door | 910-000-0015 | 06/01/2030 | 15:00 | \$ 1,500.00 | \$ 3,086.98 |
| 06/01/2045 | Trash Enclosure Garage Door | 910-000-0016 | 06/01/2030 | 15:00 | 2,000.00 | 4,115.97 |

Sunriver Condo Association

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Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

| Category | | | Service | Estimated | | |
|-----------------|--|--------------|------------|-----------|--------------|--------------|
| Date | Component | Code | Date | Life | Current Cost | Expenditure |
| | | | | | 3,500.00 | 7,202.95 |
| Drainage | | | | | | |
| 06/01/2045 | Storm Drains | 910-000-0020 | 06/01/2035 | 10:00 | \$ 1,000.00 | \$ 2,057.99 |
| | | | | | 1,000.00 | 2,057.99 |
| Equipment | | | | | | |
| 06/01/2045 | Storage Room-Trash Enclosure Room- | 910-000-0023 | 06/01/2030 | 15:00 | \$ 1,500.00 | \$ 3,086.98 |
| | | | | | 1,500.00 | 3,086.98 |
| Fire Safety | | | | | | |
| 06/01/2045 | Dryer Vent Cleaning Inside Units | 910-000-0034 | 06/01/2042 | 3:00 | \$ 9,750.00 | \$ 20,065.36 |
| | | | | | 9,750.00 | 20,065.36 |
| Landscape | | | | | | |
| 06/01/2045 | Tree Removal and Major Trimming | 910-000-0039 | 06/01/2042 | 3:00 | \$ 10,000.00 | \$ 20,579.85 |
| | | | | | 10,000.00 | 20,579.85 |
| Painting | | | | | | |
| 06/01/2045 | Parking Striping | 910-000-0048 | 06/01/2038 | 7:00 | \$ 2,500.00 | \$ 5,144.96 |
| | | | | | 2,500.00 | 5,144.96 |
| Pool | | | | | | |
| 06/01/2045 | Misc Pipes-Valves | 910-000-0063 | 06/01/2037 | 8:00 | \$ 1,000.00 | \$ 2,057.99 |
| 06/01/2045 | Pool Cover | 910-000-0054 | 06/01/2038 | 7:00 | 750.00 | 1,543.49 |
| 06/01/2045 | Spa Cover | 910-000-0055 | 06/01/2038 | 7:00 | 250.00 | 514.50 |
| | | | | | 2,000.00 | 4,115.98 |
| Renovation | | | | | | |
| 06/01/2045 | Fitness Room Restroom Renovation | 910-000-0073 | 06/01/2025 | 20:00 | \$ 5,000.00 | \$ 10,289.93 |
| | | | | | 5,000.00 | 10,289.93 |
| Roofing | | | | | | |
| 06/01/2045 | Gutters-Downspouts | 910-000-0075 | 06/01/2041 | 4:00 | \$ 5,000.00 | \$ 10,289.93 |
| | | | | | 5,000.00 | 10,289.93 |
| Year : 2046 | | | | | | |
| Asphalt | | | | | | |
| 06/01/2046 | Asphalt Overlay | 910-000-0001 | 06/01/2021 | 25:00 | \$ 15,725.00 | \$ 33,332.67 |
| | | | | | 15,725.00 | 33,332.67 |
| Balconies-Decks | | | | | | |
| 06/01/2046 | Balconies-Decks Structural-Supports-Ra | 910-000-0005 | 06/01/2041 | 5:00 | \$ 20,000.00 | \$ 42,394.49 |
| 06/01/2046 | Balcony Decks | 910-000-0006 | 06/01/2041 | 5:00 | 10,000.00 | 21,197.25 |
| | | | | | 30,000.00 | 63,591.74 |
| Concrete | | | | | | |
| 06/01/2046 | Concrete Driveways | 910-000-0010 | 06/01/2041 | 5:00 | \$ 10,000.00 | \$ 21,197.25 |
| | | | | | 10,000.00 | 21,197.25 |

Sunriver Condo Association

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Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

| Category | | | Service | Estimated | | |
|---------------------------|--|--------------|------------|-----------|--------------|--------------|
| Date | Component | Code | Date | Life | Current Cost | Expenditure |
| Exterior Surfaces | | | | | | |
| 06/01/2046 | Trim-Fascia-Flashing-Soffits | 910-000-0026 | 06/01/2034 | 12:00 | \$ 25,000.00 | \$ 52,993.12 |
| | | | | | 25,000.00 | 52,993.12 |
| Fences-Walls-Gates | | | | | | |
| 06/01/2046 | Stacked Rock Siding-Walls | 910-000-0031 | 06/01/2041 | 5:00 | \$ 5,000.00 | \$ 10,598.62 |
| 06/01/2046 | Wooden Fence | 910-000-0029 | 06/01/2038 | 8:00 | 20,000.00 | 42,394.49 |
| | | | | | 25,000.00 | 52,993.11 |
| Landscape | | | | | | |
| 06/01/2046 | Loose Bricks-Planters | 910-000-0041 | 06/01/2034 | 12:00 | \$ 2,000.00 | \$ 4,239.45 |
| | | | | | 2,000.00 | 4,239.45 |
| Painting | | | | | | |
| 06/01/2046 | Trim-Fascia-Soffits-Balcony Wood Rails | 910-000-0085 | 06/01/2038 | 8:00 | \$ 20,000.00 | \$ 42,394.49 |
| | | | | | 20,000.00 | 42,394.49 |
| Pipes-Valves | | | | | | |
| 06/01/2046 | Sprinkler Pipes and Valves | 910-000-0049 | 06/01/2042 | 4:00 | \$ 1,000.00 | \$ 2,119.72 |
| | | | | | 1,000.00 | 2,119.72 |
| Pool | | | | | | |
| 06/01/2046 | Pentair 300 Chlorinator | 910-000-0069 | 06/01/2036 | 10:00 | \$ 100.00 | \$ 211.97 |
| 06/01/2046 | Pro Flex 2 Expansion Tank | 910-000-0060 | 06/01/2039 | 7:00 | 150.00 | 317.96 |
| | | | | | 250.00 | 529.93 |
| Pumps-Motors | | | | | | |
| 06/01/2046 | Munro River Pump | 910-000-0072 | 06/01/2034 | 12:00 | \$ 2,000.00 | \$ 4,239.45 |
| | | | | | 2,000.00 | 4,239.45 |
| Signage | | | | | | |
| 06/01/2046 | Misc Signs-Building Numbers-Parking | 910-000-0080 | 06/01/2039 | 7:00 | \$ 1,500.00 | \$ 3,179.59 |
| | | | | | 1,500.00 | 3,179.59 |
| Year : 2047 | | | | | | |
| Balconies-Decks | | | | | | |
| 06/01/2047 | Balcony Metal Railings | 910-000-0007 | 06/01/2043 | 4:00 | \$ 5,000.00 | \$ 10,916.58 |
| | | | | | 5,000.00 | 10,916.58 |
| Equipment | | | | | | |
| 06/01/2047 | 8 Burner Gas BBQ | 910-000-0024 | 06/01/2039 | 8:00 | \$ 600.00 | \$ 1,309.99 |
| | | | | | 600.00 | 1,309.99 |
| Floors-Ceilings | | | | | | |
| 06/01/2047 | Underground Gargage-Fitness Room- A | 910-000-0036 | 06/01/2037 | 10:00 | \$ 2,500.00 | \$ 5,458.29 |
| | | | | | 2,500.00 | 5,458.29 |
| Pool | | | | | | |
| 06/01/2047 | Pool Stamped Concrete Deck Sealer | 910-000-0056 | 06/01/2039 | 8:00 | \$ 1,500.00 | \$ 3,274.97 |
| | | | | | 1,500.00 | 3,274.97 |

Sunriver Condo Association

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Expenditures

| Category | | | Service | Estimated | | |
|--------------------|---|--------------|------------|-----------|--------------|--------------|
| Date | Component | Code | Date | Life | Current Cost | Expenditure |
| Stairwells | | | | | | |
| 06/01/2047 | Wooden Outdoor Stairs-Posts-Gate | 910-000-0083 | 06/01/2039 | 8:00 | \$ 1,500.00 | \$ 3,274.97 |
| | | | | | 1,500.00 | 3,274.97 |
| Year : 2048 | | | | | | |
| Concrete | | | | | | |
| 06/01/2048 | Concrete Steps and Pads | 910-000-0012 | 06/01/2043 | 5:00 | \$ 3,500.00 | \$ 7,870.86 |
| 06/01/2048 | Sidewalks | 910-000-0011 | 06/01/2043 | 5:00 | 6,000.00 | 13,492.90 |
| | | | | | 9,500.00 | 21,363.76 |
| Fences-Walls-Gates | | | | | | |
| 06/01/2048 | Railroad Tie Parking Protection-Retaini | 910-000-0028 | 06/01/2036 | 12:00 | \$ 20,000.00 | \$ 44,976.32 |
| | | | | | 20,000.00 | 44,976.32 |
| Fire Safety | | | | | | |
| 06/01/2048 | Dryer Vent Cleaning Inside Units | 910-000-0034 | 06/01/2045 | 3:00 | \$ 9,750.00 | \$ 21,925.96 |
| | | | | | 9,750.00 | 21,925.96 |
| Landscape | | | | | | |
| 06/01/2048 | Tree Removal and Major Trimming | 910-000-0039 | 06/01/2045 | 3:00 | \$ 10,000.00 | \$ 22,488.16 |
| | | | | | 10,000.00 | 22,488.16 |
| Pool | | | | | | |
| 06/01/2048 | Grunfos Pool Booster Pump | 910-000-0059 | 06/01/2036 | 12:00 | \$ 350.00 | \$ 787.09 |
| 06/01/2048 | Hayward Cartridge Filter | 910-000-0064 | 06/01/2036 | 12:00 | 1,000.00 | 2,248.82 |
| | | | | | 1,350.00 | 3,035.91 |
| Year : 2049 | | | | | | |
| Asphalt | | | | | | |
| 06/01/2049 | Asphalt Sealcoat | 910-000-0002 | 06/01/2041 | 8:00 | \$ 3,400.00 | \$ 7,875.35 |
| | | | | | 3,400.00 | 7,875.35 |
| Concrete | | | | | | |
| 06/01/2049 | Concrete Stamped Driveway | 910-000-0009 | 06/01/2041 | 8:00 | \$ 2,500.00 | \$ 5,790.70 |
| 06/01/2049 | Underground Garage Concrete | 910-000-0008 | 06/01/2041 | 8:00 | 7,500.00 | 17,372.10 |
| | | | | | 10,000.00 | 23,162.80 |
| Furnishings | | | | | | |
| 06/01/2049 | Pool Chaise Lounge Table Chairs | 910-000-0038 | 06/01/2041 | 8:00 | \$ 1,500.00 | \$ 3,474.42 |
| | | | | | 1,500.00 | 3,474.42 |
| Roofing | | | | | | |
| 06/01/2049 | Garage Awning | 910-000-0077 | 06/01/2041 | 8:00 | \$ 1,500.00 | \$ 3,474.42 |
| 06/01/2049 | Gutters-Downspouts | 910-000-0075 | 06/01/2045 | 4:00 | 5,000.00 | 11,581.40 |
| | | | | | 6,500.00 | 15,055.82 |
| Year : 2050 | | | | | | |
| Asphalt | | | | | | |
| 06/01/2050 | Asphalt Crack Seal | 910-000-0004 | 06/01/2045 | 5:00 | \$ 5,000.00 | \$ 11,928.84 |
| 06/01/2050 | Asphalt Slurry Seal | 910-000-0003 | 06/01/2040 | 10:00 | 6,375.00 | 15,209.28 |

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

| Category | | | Service | Estimated | | |
|--------------|--------------------------------|--------------|------------|-----------|--------------|-------------|
| Date | Component | Code | Date | Life | Current Cost | Expenditure |
| | | | | | 11,375.00 | 27,138.12 |
| Doors | | | | | | |
| 06/01/2050 | Utility Cabinets-Doors | 910-000-0014 | 06/01/2042 | 8:00 | \$ 3,000.00 | \$ 7,157.31 |
| 06/01/2050 | Utility Doors | 910-000-0017 | 06/01/2038 | 12:00 | 1,500.00 | 3,578.65 |
| | | | | | 4,500.00 | 10,735.96 |
| Equipment | | | | | | |
| 06/01/2050 | Dog Waste Station | 910-000-0022 | 06/01/2042 | 8:00 | \$ 1,000.00 | \$ 2,385.77 |
| | | | | | 1,000.00 | 2,385.77 |
| Fire Safety | | | | | | |
| 06/01/2050 | Fire Extinguisher | 910-000-0033 | 06/01/2038 | 12:00 | \$ 1,875.00 | \$ 4,473.32 |
| | | | | | 1,875.00 | 4,473.32 |
| Lighting | | | | | | |
| 06/01/2050 | Landscape Spot Lights | 910-000-0046 | 06/01/2038 | 12:00 | \$ 1,000.00 | \$ 2,385.77 |
| 06/01/2050 | Post Lanterns | 910-000-0042 | 06/01/2038 | 12:00 | 1,500.00 | 3,578.65 |
| 06/01/2050 | Security Lights | 910-000-0045 | 06/01/2038 | 12:00 | 1,000.00 | 2,385.77 |
| 06/01/2050 | Stairway Sconce Lights | 910-000-0044 | 06/01/2038 | 12:00 | 2,000.00 | 4,771.54 |
| | | | | | 5,500.00 | 13,121.73 |
| Pipes-Valves | | | | | | |
| 06/01/2050 | Sprinkler Pipes and Valves | 910-000-0049 | 06/01/2046 | 4:00 | \$ 1,000.00 | \$ 2,385.77 |
| | | | | | 1,000.00 | 2,385.77 |
| Pool | | | | | | |
| 06/01/2050 | Spa Coping | 910-000-0053 | 06/01/2035 | 15:00 | \$ 750.00 | \$ 1,789.33 |
| 06/01/2050 | Sta-Rite Maxi-E-Pro Pool Pumps | 910-000-0068 | 06/01/2038 | 12:00 | 1,100.00 | 2,624.35 |
| | | | | | 1,850.00 | 4,413.68 |

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Asphalt Crack Seal

| | |
|-----------------------|-------------|
| Item Number | 4 |
| Type | Common Area |
| Category | Asphalt |
| Measurement Basis | Allow |
| Estimated Useful Life | 5 Years |
| Basis Cost | \$ 5,000.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0004 | | Poor | 06/01/2020 | 06/01/2025 | 4:05 | 5:00 | 1 | 5,000.00 | 5,697.28 |
| | | | | | | | | 5,000.00 | 5,697.28 |

Comments

Allowance to Repair

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Asphalt Overlay

| | |
|-----------------------|-------------|
| Item Number | 1 |
| Type | Common Area |
| Category | Asphalt |
| Measurement Basis | SF |
| Estimated Useful Life | 25 Years |
| Basis Cost | \$ 1.85 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0001 | | Poor | 06/01/1996 | 06/01/2021 | 0:05 | 25:00 | 8,500 | 15,725.00 | 15,919.87 |
| | | | | | | | | 15,725.00 | 15,919.87 |

Comments

Replace as Necessary

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Asphalt Sealcoat

| | |
|-----------------------|-------------|
| Item Number | 2 |
| Type | Common Area |
| Category | Asphalt |
| Measurement Basis | SF |
| Estimated Useful Life | 8 Years |
| Basis Cost | \$ 0.40 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0002 | | Poor | 06/01/2017 | 06/01/2025 | 4:05 | 8:00 | 8,500 | 3,400.00 | 3,874.15 |
| | | | | | | | | 3,400.00 | 3,874.15 |

Comments

Re-Seal as Necessary

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Asphalt Slurry Seal

| | |
|-----------------------|-------------|
| Item Number | 3 |
| Type | Common Area |
| Category | Asphalt |
| Measurement Basis | SF |
| Estimated Useful Life | 10 Years |
| Basis Cost | \$ 0.75 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0003 | | Poor | 06/01/2020 | 06/01/2030 | 9:05 | 10:00 | 8,500 | 6,375.00 | 8,421.01 |
| | | | | | | | | 6,375.00 | 8,421.01 |

Comments

Replace as Necessary

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Balconies-Decks Structural-Supports-Rails

| | |
|-----------------------|-----------------|
| Item Number | 5 |
| Type | Common Area |
| Category | Balconies-Decks |
| Measurement Basis | Allow |
| Estimated Useful Life | 5 Years |
| Basis Cost | \$ 20,000.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0005 | | Fair-Poor | 06/01/2016 | 06/01/2021 | 0:05 | 5:00 | 1 | 20,000.00 | 20,247.85 |
| | | | | | | | | 20,000.00 | 20,247.85 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Balcony Decks

| | |
|-----------------------|-----------------|
| Item Number | 6 |
| Type | Common Area |
| Category | Balconies-Decks |
| Measurement Basis | Allow |
| Estimated Useful Life | 5 Years |
| Basis Cost | \$ 10,000.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0006 | | Fair-Poor | 06/01/2016 | 06/01/2021 | 0:05 | 5:00 | 1 | 10,000.00 | 10,123.92 |
| | | | | | | | | 10,000.00 | 10,123.92 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Balcony Metal Railings

| | |
|-----------------------|-----------------|
| Item Number | 7 |
| Type | Common Area |
| Category | Balconies-Decks |
| Measurement Basis | Allow |
| Estimated Useful Life | 4 Years |
| Basis Cost | \$ 5,000.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0007 | | Fair | 06/01/2019 | 06/01/2023 | 2:05 | 4:00 | 1 | 5,000.00 | 5,370.24 |
| | | | | | | | | 5,000.00 | 5,370.24 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Concrete Driveways

| | |
|-----------------------|--------------|
| Item Number | 10 |
| Type | Common Area |
| Category | Concrete |
| Measurement Basis | Allow |
| Estimated Useful Life | 5 Years |
| Basis Cost | \$ 10,000.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0010 | | Fair-Poor | 06/01/2016 | 06/01/2021 | 0:05 | 5:00 | 1 | 10,000.00 | 10,123.92 |
| | | | | | | | | 10,000.00 | 10,123.92 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Concrete Parking Stops

| | |
|-----------------------|-------------|
| Item Number | 13 |
| Type | Common Area |
| Category | Concrete |
| Measurement Basis | Allow |
| Estimated Useful Life | 10 Years |
| Basis Cost | \$ 2,500.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0013 | | Fair-Poor | 06/01/2015 | 06/01/2025 | 4:05 | 10:00 | 1 | 2,500.00 | 2,848.64 |
| | | | | | | | | 2,500.00 | 2,848.64 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Concrete Stamped Driveway

| | |
|-----------------------|-------------|
| Item Number | 9 |
| Type | Common Area |
| Category | Concrete |
| Measurement Basis | Allow |
| Estimated Useful Life | 8 Years |
| Basis Cost | \$ 2,500.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0009 | | Average | 06/01/2017 | 06/01/2025 | 4:05 | 8:00 | 1 | 2,500.00 | 2,848.64 |
| | | | | | | | | 2,500.00 | 2,848.64 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Concrete Steps and Pads

| | |
|-----------------------|-------------|
| Item Number | 12 |
| Type | Common Area |
| Category | Concrete |
| Measurement Basis | Allow |
| Estimated Useful Life | 5 Years |
| Basis Cost | \$ 3,500.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0012 | | Fair | 06/01/2018 | 06/01/2023 | 2:05 | 5:00 | 1 | 3,500.00 | 3,759.16 |
| | | | | | | | | 3,500.00 | 3,759.16 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Sidewalks

| | |
|-----------------------|-------------|
| Item Number | 11 |
| Type | Common Area |
| Category | Concrete |
| Measurement Basis | Allow |
| Estimated Useful Life | 5 Years |
| Basis Cost | \$ 6,000.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0011 | | Fair | 06/01/2018 | 06/01/2023 | 2:05 | 5:00 | 1 | 6,000.00 | 6,444.28 |
| | | | | | | | | 6,000.00 | 6,444.28 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Underground Garage Concrete

| | |
|-----------------------|-------------|
| Item Number | 8 |
| Type | Common Area |
| Category | Concrete |
| Measurement Basis | Allow |
| Estimated Useful Life | 8 Years |
| Basis Cost | \$ 7,500.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0008 | | Average | 06/01/2017 | 06/01/2025 | 4:05 | 8:00 | 1 | 7,500.00 | 8,545.92 |
| | | | | | | | | 7,500.00 | 8,545.92 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Clubhouse-Fitness Room Doors

| | |
|-----------------------|-------------|
| Item Number | 19 |
| Type | Common Area |
| Category | Doors |
| Measurement Basis | Allow |
| Estimated Useful Life | 15 Years |
| Basis Cost | \$ 2,000.00 |
| Tracking | Logistical |
| Method | Adjusted |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0019 | | Average | 06/01/2010 | 06/01/2025 | 4:05 | 15:00 | 1 | 2,000.00 | 2,278.91 |
| | | | | | | | | 2,000.00 | 2,278.91 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Crawl Space Doors

| | |
|-----------------------|-------------|
| Item Number | 18 |
| Type | Common Area |
| Category | Doors |
| Measurement Basis | Allow |
| Estimated Useful Life | 10 Years |
| Basis Cost | \$ 1,500.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0018 | | Fair | 06/01/2014 | 06/01/2024 | 3:05 | 10:00 | 1 | 1,500.00 | 1,659.40 |
| | | | | | | | | 1,500.00 | 1,659.40 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Storage Room-Garage Door

| | |
|-----------------------|-------------|
| Item Number | 15 |
| Type | Common Area |
| Category | Doors |
| Measurement Basis | Each |
| Estimated Useful Life | 15 Years |
| Basis Cost | \$ 1,500.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0015 | | Average | 06/01/2015 | 06/01/2030 | 9:05 | 15:00 | 1 | 1,500.00 | 1,981.41 |
| | | | | | | | | 1,500.00 | 1,981.41 |

Comments

Replace as Necessary

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Trash Enclosure Garage Door

| | |
|-----------------------|-------------|
| Item Number | 16 |
| Type | Common Area |
| Category | Doors |
| Measurement Basis | Each |
| Estimated Useful Life | 15 Years |
| Basis Cost | \$ 2,000.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0016 | | Average | 06/01/2015 | 06/01/2030 | 9:05 | 15:00 | 1 | 2,000.00 | 2,641.88 |
| | | | | | | | | 2,000.00 | 2,641.88 |

Comments

Replace as Necessary

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Utility Cabinets-Doors

| | |
|-----------------------|-------------|
| Item Number | 14 |
| Type | Common Area |
| Category | Doors |
| Measurement Basis | Allow |
| Estimated Useful Life | 8 Years |
| Basis Cost | \$ 3,000.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0014 | | Fair | 06/01/2018 | 06/01/2026 | 5:05 | 8:00 | 1 | 3,000.00 | 3,520.92 |
| | | | | | | | | 3,000.00 | 3,520.92 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Utility Doors

| | |
|-----------------------|-------------|
| Item Number | 17 |
| Type | Common Area |
| Category | Doors |
| Measurement Basis | Allow |
| Estimated Useful Life | 12 Years |
| Basis Cost | \$ 1,500.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0017 | | Fair | 06/01/2014 | 06/01/2026 | 5:05 | 12:00 | 1 | 1,500.00 | 1,760.46 |
| | | | | | | | | 1,500.00 | 1,760.46 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Deck Snow Grates

| | |
|-----------------------|-------------|
| Item Number | 21 |
| Type | Common Area |
| Category | Drainage |
| Measurement Basis | Allow |
| Estimated Useful Life | 12 Years |
| Basis Cost | \$ 1,000.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0021 | | Average | 06/01/2015 | 06/01/2027 | 6:05 | 12:00 | 1 | 1,000.00 | 1,208.85 |
| | | | | | | | | 1,000.00 | 1,208.85 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Storm Drains

| | |
|-----------------------|-------------|
| Item Number | 20 |
| Type | Common Area |
| Category | Drainage |
| Measurement Basis | Allow |
| Estimated Useful Life | 10 Years |
| Basis Cost | \$ 1,000.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0020 | | Average | 06/01/2015 | 06/01/2025 | 4:05 | 10:00 | 1 | 1,000.00 | 1,139.46 |
| | | | | | | | | 1,000.00 | 1,139.46 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

8 Burner Gas BBQ

| | |
|-----------------------|-------------|
| Item Number | 24 |
| Type | Common Area |
| Category | Equipment |
| Measurement Basis | Each |
| Estimated Useful Life | 8 Years |
| Basis Cost | \$ 600.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0024 | | Average | 06/01/2015 | 06/01/2023 | 2:05 | 8:00 | 1 | 600.00 | 644.43 |
| | | | | | | | | 600.00 | 644.43 |

Comments

Replace as Necessary

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Dog Waste Station

| | |
|-----------------------|-------------|
| Item Number | 22 |
| Type | Common Area |
| Category | Equipment |
| Measurement Basis | Allow |
| Estimated Useful Life | 8 Years |
| Basis Cost | \$ 1,000.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0022 | | Average | 06/01/2018 | 06/01/2026 | 5:05 | 8:00 | 1 | 1,000.00 | 1,173.64 |
| | | | | | | | | 1,000.00 | 1,173.64 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Storage Room-Trash Enclosure Room- Garage Door-Ope

| | |
|-----------------------|---------------------|
| Item Number | 23 |
| Type | Common Area |
| Category | Equipment |
| Measurement Basis | Each |
| Estimated Useful Life | 15 Years |
| Basis Cost | \$ 750.00 |
| Tracking Method | Logistical Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0023 | | Average | 06/01/2015 | 06/01/2030 | 9:05 | 15:00 | 2 | 1,500.00 | 1,981.41 |
| | | | | | | | | 1,500.00 | 1,981.41 |

Comments

Replace as Necessary

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Trim-Fascia-Flashing-Soffits

| | |
|-----------------------|-------------------|
| Item Number | 26 |
| Type | Common Area |
| Category | Exterior Surfaces |
| Measurement Basis | Allow |
| Estimated Useful Life | 12 Years |
| Basis Cost | \$ 25,000.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0026 | | Fair | 06/01/2010 | 06/01/2022 | 1:05 | 12:00 | 1 | 25,000.00 | 26,069.10 |
| | | | | | | | | 25,000.00 | 26,069.10 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

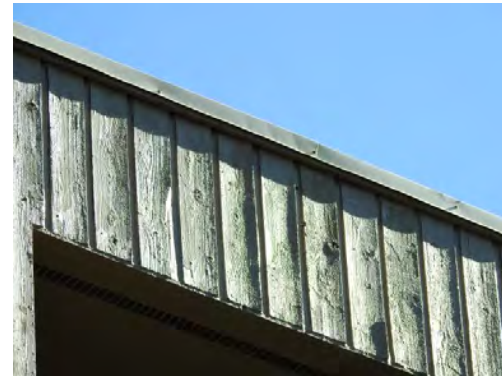
Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Wood Siding

| | |
|-----------------------|-------------------|
| Item Number | 25 |
| Type | Common Area |
| Category | Exterior Surfaces |
| Measurement Basis | SF |
| Estimated Useful Life | 30 Years |
| Basis Cost | \$ 8.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 920-001-0025 | | Poor | 06/01/1991 | 06/01/2021 | 0:05 | 30:00 | 10,500 | 84,000.00 | 85,040.96 |
| 920-002-0025 | | | 06/01/1992 | 06/01/2022 | 1:05 | 30:00 | 7,875 | 63,000.00 | 65,694.14 |
| 920-003-0025 | | | 06/01/1993 | 06/01/2023 | 2:05 | 30:00 | 12,250 | 98,000.00 | 105,256.61 |
| 920-004-0025 | | | 06/01/1994 | 06/01/2024 | 3:05 | 30:00 | 9,625 | 77,000.00 | 85,182.67 |
| 920-005-0025 | | | 06/01/1995 | 06/01/2025 | 4:05 | 30:00 | 16,625 | 133,000.00 | 151,547.71 |
| 920-006-0025 | | | 06/01/1996 | 06/01/2026 | 5:05 | 30:00 | 14,000 | 112,000.00 | 131,447.70 |
| | | | | | | | | 567,000.00 | 624,169.79 |

Comments

Replace as Necessary

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Aggregate Rock-Concrete Wall

| | |
|-----------------------|--------------------|
| Item Number | 27 |
| Type | Common Area |
| Category | Fences-Walls-Gates |
| Measurement Basis | Allow |
| Estimated Useful Life | 15 Years |
| Basis Cost | \$ 7,500.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0027 | | Average | 06/01/2010 | 06/01/2025 | 4:05 | 15:00 | 1 | 7,500.00 | 8,545.92 |
| | | | | | | | | 7,500.00 | 8,545.92 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Metal Pool Gate

| | |
|-----------------------|--------------------|
| Item Number | 30 |
| Type | Common Area |
| Category | Fences-Walls-Gates |
| Measurement Basis | Each |
| Estimated Useful Life | 15 Years |
| Basis Cost | \$ 750.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0030 | | Fair | 06/01/2010 | 06/01/2025 | 4:05 | 15:00 | 1 | 750.00 | 854.59 |
| | | | | | | | | 750.00 | 854.59 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Railroad Tie Parking Protection-Retaining Walls

| | |
|-----------------------|--------------------|
| Item Number | 28 |
| Type | Common Area |
| Category | Fences-Walls-Gates |
| Measurement Basis | Allow |
| Estimated Useful Life | 12 Years |
| Basis Cost | \$ 20,000.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0028 | | Poor | 06/01/2012 | 06/01/2024 | 3:05 | 12:00 | 1 | 20,000.00 | 22,125.37 |
| | | | | | | | | 20,000.00 | 22,125.37 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Stacked Rock Siding-Walls

| | |
|-----------------------|--------------------|
| Item Number | 31 |
| Type | Common Area |
| Category | Fences-Walls-Gates |
| Measurement Basis | Allow |
| Estimated Useful Life | 5 Years |
| Basis Cost | \$ 5,000.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0031 | | Fair-Poor | 06/01/2016 | 06/01/2021 | 0:05 | 5:00 | 1 | 5,000.00 | 5,061.96 |
| | | | | | | | | 5,000.00 | 5,061.96 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Wooden Fence

| | |
|-----------------------|--------------------|
| Item Number | 29 |
| Type | Common Area |
| Category | Fences-Walls-Gates |
| Measurement Basis | Allow |
| Estimated Useful Life | 8 Years |
| Basis Cost | \$ 20,000.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0029 | | Poor | 06/01/2014 | 06/01/2022 | 1:05 | 8:00 | 1 | 20,000.00 | 20,855.28 |
| | | | | | | | | 20,000.00 | 20,855.28 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Dryer Vent Cleaning Inside Units

| | |
|-----------------------|-------------|
| Item Number | 34 |
| Type | Common Area |
| Category | Fire Safety |
| Measurement Basis | Each |
| Estimated Useful Life | 3 Years |
| Basis Cost | \$ 150.00 |
| Tracking | Logistical |
| Method | Fixed |

| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0034 | | Fair | 06/01/2018 | 06/01/2021 | 0:05 | 3:00 | 65 | 9,750.00 | 9,870.83 |
| | | | | | | | | 9,750.00 | 9,870.83 |

Comments

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Fire Alarm System-Bells-Horns

| | |
|-----------------------|-------------|
| Item Number | 32 |
| Type | Common Area |
| Category | Fire Safety |
| Measurement Basis | Job |
| Estimated Useful Life | 15 Years |
| Basis Cost | \$ 2,500.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0032 | | Average | 06/01/2010 | 06/01/2025 | 4:05 | 15:00 | 1 | 2,500.00 | 2,848.64 |
| | | | | | | | | 2,500.00 | 2,848.64 |

Comments

Replace as Necessary

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Fire Extinguisher

| | |
|-----------------------|-------------|
| Item Number | 33 |
| Type | Common Area |
| Category | Fire Safety |
| Measurement Basis | Each |
| Estimated Useful Life | 12 Years |
| Basis Cost | \$ 125.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0033 | | Average | 06/01/2014 | 06/01/2026 | 5:05 | 12:00 | 15 | 1,875.00 | 2,200.58 |
| | | | | | | | | 1,875.00 | 2,200.58 |

Comments

Replace as Necessary

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Gas Fireplace Vents Exterior

| | |
|-----------------------|-------------|
| Item Number | 35 |
| Type | Common Area |
| Category | Fire Safety |
| Measurement Basis | Allow |
| Estimated Useful Life | 15 Years |
| Basis Cost | \$ 2,500.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0035 | | Fair | 06/01/2006 | 06/01/2021 | 0:05 | 15:00 | 1 | 2,500.00 | 2,530.98 |
| | | | | | | | | 2,500.00 | 2,530.98 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Fitness Room Flooring

| | |
|-----------------------|-----------------|
| Item Number | 37 |
| Type | Common Area |
| Category | Floors-Ceilings |
| Measurement Basis | Allow |
| Estimated Useful Life | 15 Years |
| Basis Cost | \$ 1,500.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0037 | | Fair | 06/01/2010 | 06/01/2025 | 4:05 | 15:00 | 1 | 1,500.00 | 1,709.18 |
| | | | | | | | | 1,500.00 | 1,709.18 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Underground Gargage-Fitness Room- Acoustic Ceiling

| | |
|-----------------------|-----------------|
| Item Number | 36 |
| Type | Common Area |
| Category | Floors-Ceilings |
| Measurement Basis | Allow |
| Estimated Useful Life | 10 Years |
| Basis Cost | \$ 2,500.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0036 | | Fair-Poor | 06/01/2017 | 06/01/2027 | 6:05 | 10:00 | 1 | 2,500.00 | 3,022.12 |
| | | | | | | | | 2,500.00 | 3,022.12 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Chaise Lounge Table Chairs

| | |
|-----------------------|-------------|
| Item Number | 38 |
| Type | Common Area |
| Category | Furnishings |
| Measurement Basis | Allow |
| Estimated Useful Life | 8 Years |
| Basis Cost | \$ 1,500.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0038 | | Average | 06/01/2017 | 06/01/2025 | 4:05 | 8:00 | 1 | 1,500.00 | 1,709.18 |
| | | | | | | | | 1,500.00 | 1,709.18 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Irrigation Control Valve

| | |
|-----------------------|-------------|
| Item Number | 40 |
| Type | Common Area |
| Category | Landscape |
| Measurement Basis | Allow |
| Estimated Useful Life | 10 Years |
| Basis Cost | \$ 1,000.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0040 | | Average | 06/01/2014 | 06/01/2024 | 3:05 | 10:00 | 1 | 1,000.00 | 1,106.27 |
| | | | | | | | | 1,000.00 | 1,106.27 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Loose Bricks-Planters

| | |
|-----------------------|-------------|
| Item Number | 41 |
| Type | Common Area |
| Category | Landscape |
| Measurement Basis | Allow |
| Estimated Useful Life | 12 Years |
| Basis Cost | \$ 2,000.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0041 | | Poor | 06/01/2010 | 06/01/2022 | 1:05 | 12:00 | 1 | 2,000.00 | 2,085.53 |
| | | | | | | | | 2,000.00 | 2,085.53 |

Comments

Allowance to Remove or Renovate

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Tree Removal and Major Trimming

| | |
|-----------------------|--------------|
| Item Number | 39 |
| Type | Common Area |
| Category | Landscape |
| Measurement Basis | Allow |
| Estimated Useful Life | 3 Years |
| Basis Cost | \$ 10,000.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0039 | | Poor | 06/01/2018 | 06/01/2021 | 0:05 | 3:00 | 1 | 10,000.00 | 10,123.92 |
| | | | | | | | | 10,000.00 | 10,123.92 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Landscape Spot Lights

| | |
|-----------------------|-------------|
| Item Number | 46 |
| Type | Common Area |
| Category | Lighting |
| Measurement Basis | Allow |
| Estimated Useful Life | 12 Years |
| Basis Cost | \$ 1,000.00 |
| Tracking | Logistical |
| Method | Adjusted |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0046 | | Average | 06/01/2014 | 06/01/2026 | 5:05 | 12:00 | 1 | 1,000.00 | 1,173.64 |
| | | | | | | | | 1,000.00 | 1,173.64 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Lantern Landscape Pole Lights

| | |
|-----------------------|-------------|
| Item Number | 43 |
| Type | Common Area |
| Category | Lighting |
| Measurement Basis | Allow |
| Estimated Useful Life | 10 Years |
| Basis Cost | \$ 1,750.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0043 | | Fair | 06/01/2012 | 06/01/2022 | 1:05 | 10:00 | 1 | 1,750.00 | 1,824.84 |
| | | | | | | | | 1,750.00 | 1,824.84 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Post Lanterns

| | |
|-----------------------|---------------------|
| Item Number | 42 |
| Type | Common Area |
| Category | Lighting |
| Measurement Basis | Allow |
| Estimated Useful Life | 12 Years |
| Basis Cost | \$ 1,500.00 |
| Tracking Method | Logistical Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0042 | | Average | 06/01/2014 | 06/01/2026 | 5:05 | 12:00 | 1 | 1,500.00 | 1,760.46 |
| | | | | | | | | 1,500.00 | 1,760.46 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Security Lights

| | |
|-----------------------|-------------|
| Item Number | 45 |
| Type | Common Area |
| Category | Lighting |
| Measurement Basis | Allow |
| Estimated Useful Life | 12 Years |
| Basis Cost | \$ 1,000.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0045 | | Average | 06/01/2014 | 06/01/2026 | 5:05 | 12:00 | 1 | 1,000.00 | 1,173.64 |
| | | | | | | | | 1,000.00 | 1,173.64 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Stairway Sconce Lights

| | |
|-----------------------|-------------|
| Item Number | 44 |
| Type | Common Area |
| Category | Lighting |
| Measurement Basis | Allow |
| Estimated Useful Life | 12 Years |
| Basis Cost | \$ 2,000.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0044 | | Average | 06/01/2014 | 06/01/2026 | 5:05 | 12:00 | 1 | 2,000.00 | 2,347.28 |
| | | | | | | | | 2,000.00 | 2,347.28 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Deck-Retaining Wall Structural Engineering an

| | |
|-----------------------|-----------------------|
| Item Number | 47 |
| Type | Common Area |
| Category | Major Repairs Project |
| Measurement Basis | Allow |
| Estimated Useful Life | 30 Years |
| Basis Cost | \$ 100,000.00 |
| Tracking | Logistical |
| Method | One Time |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0047 | | Poor | | 06/01/2021 | 0:05 | 30:00 | 1 | 100,000.00 | 101,239.23 |
| | | | | | | | | 100,000.00 | 101,239.23 |

Comments

Allowance to Repair or Replace with Engineering Study

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Building Painting Exterior

| | |
|-----------------------|-------------|
| Item Number | 84 |
| Type | Common Area |
| Category | Painting |
| Measurement Basis | SF |
| Estimated Useful Life | 10 Years |
| Basis Cost | \$ 1.50 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0084 | | Poor | 06/01/2011 | 06/01/2021 | 0:05 | 10:00 | 70,875 | 106,312.50 | 107,629.96 |
| | | | | | | | | 106,312.50 | 107,629.96 |

Comments

Re-Paint after new Siding is Installed

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Parking Striping

| | |
|-----------------------|-------------|
| Item Number | 48 |
| Type | Common Area |
| Category | Painting |
| Measurement Basis | Allow |
| Estimated Useful Life | 7 Years |
| Basis Cost | \$ 2,500.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0048 | | Fair | 06/01/2017 | 06/01/2024 | 3:05 | 7:00 | 1 | 2,500.00 | 2,765.67 |
| | | | | | | | | 2,500.00 | 2,765.67 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Trim-Fascia-Soffits-Balcony Wood Rails

Item Number 85
 Type Common Area
 Category Painting
 Measurement Basis Allow
 Estimated Useful Life 8 Years
 Basis Cost \$ 20,000.00
 Tracking Logistical
 Method Adjusted



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0085 | | Fair | 06/01/2014 | 06/01/2022 | 1:05 | 8:00 | 1 | 20,000.00 | 20,855.28 |
| | | | | | | | | 20,000.00 | 20,855.28 |

Comments

Re-Paint as Necessary

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Sprinkler Pipes and Valves

| | |
|-----------------------|--------------|
| Item Number | 49 |
| Type | Common Area |
| Category | Pipes-Valves |
| Measurement Basis | Allow |
| Estimated Useful Life | 4 Years |
| Basis Cost | \$ 1,000.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0049 | | Average | 06/01/2018 | 06/01/2022 | 1:05 | 4:00 | 1 | 1,000.00 | 1,042.76 |
| | | | | | | | | 1,000.00 | 1,042.76 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Aqualink Z4 Variable Speed Pump Controller

| | |
|-----------------------|-------------|
| Item Number | 70 |
| Type | Common Area |
| Category | Pool |
| Measurement Basis | Each |
| Estimated Useful Life | 15 Years |
| Basis Cost | \$ 400.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0070 | | Average | 06/01/2010 | 06/01/2025 | 4:05 | 15:00 | 1 | 400.00 | 455.78 |
| | | | | | | | | 400.00 | 455.78 |

Comments

Replace as Necessary

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Grunfos Pool Booster Pump

| | |
|-----------------------|---------------------|
| Item Number | 59 |
| Type | Common Area |
| Category | Pool |
| Measurement Basis | Each |
| Estimated Useful Life | 12 Years |
| Basis Cost | \$ 350.00 |
| Tracking Method | Logistical Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0059 | | Average | 06/01/2012 | 06/01/2024 | 3:05 | 12:00 | 1 | 350.00 | 387.19 |
| | | | | | | | | 350.00 | 387.19 |

Comments

Replace as Necessary

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Hayward Cartridge Filter

| | |
|-----------------------|-------------|
| Item Number | 64 |
| Type | Common Area |
| Category | Pool |
| Measurement Basis | Each |
| Estimated Useful Life | 12 Years |
| Basis Cost | \$ 1,000.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0064 | | Average | 06/01/2012 | 06/01/2024 | 3:05 | 12:00 | 1 | 1,000.00 | 1,106.27 |
| | | | | | | | | 1,000.00 | 1,106.27 |

Comments

Replace as Necessary

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Laars Mighty Therm

| | |
|-----------------------|---------------------|
| Item Number | 62 |
| Type | Common Area |
| Category | Pool |
| Measurement Basis | Job |
| Estimated Useful Life | 15 Years |
| Basis Cost | \$ 3,500.00 |
| Tracking Method | Logistical Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0062 | | Average | 06/01/2010 | 06/01/2025 | 4:05 | 15:00 | 1 | 3,500.00 | 3,988.10 |
| | | | | | | | | 3,500.00 | 3,988.10 |

Comments

Replace as Necessary

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Levolor II Fill Sensor

| | |
|-----------------------|-------------|
| Item Number | 71 |
| Type | Common Area |
| Category | Pool |
| Measurement Basis | Each |
| Estimated Useful Life | 15 Years |
| Basis Cost | \$ 700.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0071 | | Average | 06/01/2010 | 06/01/2025 | 4:05 | 15:00 | 1 | 700.00 | 797.62 |
| | | | | | | | | 700.00 | 797.62 |

Comments

Replace as Necessary

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Misc Pipes-Valves

| | |
|-----------------------|-------------|
| Item Number | 63 |
| Type | Common Area |
| Category | Pool |
| Measurement Basis | Allow |
| Estimated Useful Life | 8 Years |
| Basis Cost | \$ 1,000.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0063 | | Poor | 06/01/2013 | 06/01/2021 | 0:05 | 8:00 | 1 | 1,000.00 | 1,012.39 |
| | | | | | | | | 1,000.00 | 1,012.39 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pentair 300 Chlorinator

| | |
|-----------------------|-------------|
| Item Number | 69 |
| Type | Common Area |
| Category | Pool |
| Measurement Basis | Each |
| Estimated Useful Life | 10 Years |
| Basis Cost | \$ 100.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0069 | | Average | 06/01/2016 | 06/01/2026 | 5:05 | 10:00 | 1 | 100.00 | 117.36 |
| | | | | | | | | 100.00 | 117.36 |

Comments

Replace as Necessary

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Coping

| | |
|-----------------------|-------------|
| Item Number | 52 |
| Type | Common Area |
| Category | Pool |
| Measurement Basis | LF |
| Estimated Useful Life | 15 Years |
| Basis Cost | \$ 25.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0052 | | Average | 06/01/2010 | 06/01/2025 | 4:05 | 15:00 | 50 | 1,250.00 | 1,424.32 |
| | | | | | | | | 1,250.00 | 1,424.32 |

Comments

Replace as Necessary

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Cover

| | |
|-----------------------|---------------------|
| Item Number | 54 |
| Type | Common Area |
| Category | Pool |
| Measurement Basis | Each |
| Estimated Useful Life | 7 Years |
| Basis Cost | \$ 750.00 |
| Tracking Method | Logistical Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0054 | | Average | 06/01/2017 | 06/01/2024 | 3:05 | 7:00 | 1 | 750.00 | 829.70 |
| | | | | | | | | 750.00 | 829.70 |

Comments

Replace as Necessary

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Resurfacing

| | |
|-----------------------|-------------|
| Item Number | 50 |
| Type | Common Area |
| Category | Pool |
| Measurement Basis | SF |
| Estimated Useful Life | 15 Years |
| Basis Cost | \$ 7.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0050 | | Fair | 06/01/2006 | 06/01/2021 | 0:05 | 15:00 | 530 | 3,710.00 | 3,755.98 |
| | | | | | | | | 3,710.00 | 3,755.98 |

Comments

Resurface as Necessary

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Stamped Concrete Deck Sealer

| | |
|-----------------------|-------------|
| Item Number | 56 |
| Type | Common Area |
| Category | Pool |
| Measurement Basis | Job |
| Estimated Useful Life | 8 Years |
| Basis Cost | \$ 1,500.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0056 | | Average | 06/01/2015 | 06/01/2023 | 2:05 | 8:00 | 1 | 1,500.00 | 1,611.07 |
| | | | | | | | | 1,500.00 | 1,611.07 |

Comments

Replace as Necessary

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool-Spa Lights-Controllers

| | |
|-----------------------|-------------|
| Item Number | 61 |
| Type | Common Area |
| Category | Pool |
| Measurement Basis | Allow |
| Estimated Useful Life | 10 Years |
| Basis Cost | \$ 1,500.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0061 | | Average | 06/01/2014 | 06/01/2024 | 3:05 | 10:00 | 1 | 1,500.00 | 1,659.40 |
| | | | | | | | | 1,500.00 | 1,659.40 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

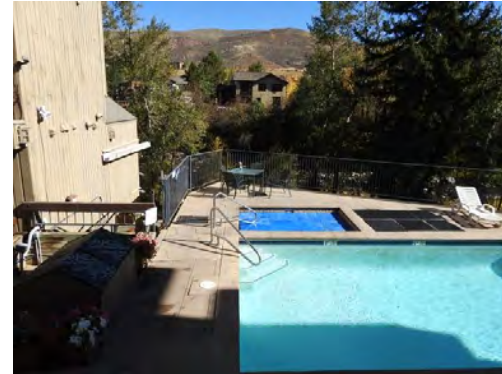
Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool-Spa Rails

| | |
|-----------------------|---------------------|
| Item Number | 57 |
| Type | Common Area |
| Category | Pool |
| Measurement Basis | Each |
| Estimated Useful Life | 15 Years |
| Basis Cost | \$ 250.00 |
| Tracking Method | Logistical Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0057 | | Average | 06/01/2010 | 06/01/2025 | 4:05 | 15:00 | 2 | 500.00 | 569.73 |
| | | | | | | | | 500.00 | 569.73 |

Comments

Replace as Necessary

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pro Flex 2 Expansion Tank

| | |
|-----------------------|------------------|
| Item Number | 60 |
| Type | Common Area |
| Category | Pool |
| Measurement Basis | Each |
| Estimated Useful Life | 7 Years |
| Basis Cost | \$ 150.00 |
| Tracking Method | Logistical Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0060 | | Good | 06/01/2018 | 06/01/2025 | 4:05 | 7:00 | 1 | 150.00 | 170.92 |
| | | | | | | | | 150.00 | 170.92 |

Comments

Replace as Necessary

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Raypack Pool Spa Heater

| | |
|-----------------------|-------------|
| Item Number | 66 |
| Type | Common Area |
| Category | Pool |
| Measurement Basis | Each |
| Estimated Useful Life | 15 Years |
| Basis Cost | \$ 2,000.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0066 | | Fair | 06/01/2008 | 06/01/2023 | 2:05 | 15:00 | 1 | 2,000.00 | 2,148.09 |
| | | | | | | | | 2,000.00 | 2,148.09 |

Comments

Replace as Necessary

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Spa Coping

| | |
|-----------------------|-------------|
| Item Number | 53 |
| Type | Common Area |
| Category | Pool |
| Measurement Basis | LF |
| Estimated Useful Life | 15 Years |
| Basis Cost | \$ 25.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0053 | | Average | 06/01/2020 | 06/01/2035 | 14:05 | 15:00 | 30 | 750.00 | 1,148.50 |
| | | | | | | | | 750.00 | 1,148.50 |

Comments

Replace as Necessary

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Spa Cover

| | |
|-----------------------|---------------------|
| Item Number | 55 |
| Type | Common Area |
| Category | Pool |
| Measurement Basis | Each |
| Estimated Useful Life | 7 Years |
| Basis Cost | \$ 250.00 |
| Tracking Method | Logistical Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0055 | | Average | 06/01/2017 | 06/01/2024 | 3:05 | 7:00 | 1 | 250.00 | 276.57 |
| | | | | | | | | 250.00 | 276.57 |

Comments

Replace as Necessary

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Spa Resurfacing

| | |
|-----------------------|-------------|
| Item Number | 51 |
| Type | Common Area |
| Category | Pool |
| Measurement Basis | SF |
| Estimated Useful Life | 15 Years |
| Basis Cost | \$ 7.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0051 | | Fair | 06/01/2006 | 06/01/2021 | 0:05 | 15:00 | 80 | 560.00 | 566.94 |
| | | | | | | | | 560.00 | 566.94 |

Comments

Resurface as Necessary

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Sta-Rite Filter

| | |
|-----------------------|-------------|
| Item Number | 65 |
| Type | Common Area |
| Category | Pool |
| Measurement Basis | Each |
| Estimated Useful Life | 15 Years |
| Basis Cost | \$ 2,500.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0065 | | Average | 06/01/2012 | 06/01/2027 | 6:05 | 15:00 | 1 | 2,500.00 | 3,022.12 |
| | | | | | | | | 2,500.00 | 3,022.12 |

Comments

Replace as Necessary

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Sta-Rite Maxi-E-Pro Pool Pumps

| | |
|-----------------------|-------------|
| Item Number | 68 |
| Type | Common Area |
| Category | Pool |
| Measurement Basis | Each |
| Estimated Useful Life | 12 Years |
| Basis Cost | \$ 550.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0068 | | Average | 06/01/2014 | 06/01/2026 | 5:05 | 12:00 | 2 | 1,100.00 | 1,291.00 |
| | | | | | | | | 1,100.00 | 1,291.00 |

Comments

Replace as Necessary

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Sump Pump

| | |
|-----------------------|-------------|
| Item Number | 67 |
| Type | Common Area |
| Category | Pool |
| Measurement Basis | Each |
| Estimated Useful Life | 10 Years |
| Basis Cost | \$ 500.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0067 | | Average | 06/01/2014 | 06/01/2024 | 3:05 | 10:00 | 1 | 500.00 | 553.13 |
| | | | | | | | | 500.00 | 553.13 |

Comments

Replace as Necessary

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Weil-McLain-HEII Pool Heater

| | |
|-----------------------|-------------|
| Item Number | 58 |
| Type | Common Area |
| Category | Pool |
| Measurement Basis | Each |
| Estimated Useful Life | 15 Years |
| Basis Cost | \$ 2,700.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0058 | | Average | 06/01/2010 | 06/01/2025 | 4:05 | 15:00 | 1 | 2,700.00 | 3,076.53 |
| | | | | | | | | 2,700.00 | 3,076.53 |

Comments

Replace as Necessary

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Munro River Pump

| | |
|-----------------------|--------------|
| Item Number | 72 |
| Type | Common Area |
| Category | Pumps-Motors |
| Measurement Basis | Each |
| Estimated Useful Life | 12 Years |
| Basis Cost | \$ 2,000.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0072 | | Average | 06/01/2010 | 06/01/2022 | 1:05 | 12:00 | 1 | 2,000.00 | 2,085.53 |
| | | | | | | | | 2,000.00 | 2,085.53 |

Comments

Replace as Necessary

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Fitness Room Restroom Renovation

| | |
|-----------------------|-------------|
| Item Number | 73 |
| Type | Common Area |
| Category | Renovation |
| Measurement Basis | Job |
| Estimated Useful Life | 20 Years |
| Basis Cost | \$ 5,000.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0073 | | Fair | 06/01/2005 | 06/01/2025 | 4:05 | 20:00 | 1 | 5,000.00 | 5,697.28 |
| | | | | | | | | 5,000.00 | 5,697.28 |

Comments

Replace as Necessary

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Garage Awning

| | |
|-----------------------|-------------|
| Item Number | 77 |
| Type | Common Area |
| Category | Roofing |
| Measurement Basis | Allow |
| Estimated Useful Life | 8 Years |
| Basis Cost | \$ 1,500.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0077 | | Average | 06/01/2017 | 06/01/2025 | 4:05 | 8:00 | 1 | 1,500.00 | 1,709.18 |
| | | | | | | | | 1,500.00 | 1,709.18 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

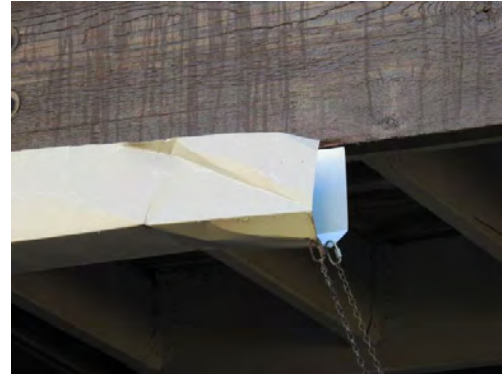
Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Gutters-Downspouts

| | |
|-----------------------|-------------|
| Item Number | 75 |
| Type | Common Area |
| Category | Roofing |
| Measurement Basis | Allow |
| Estimated Useful Life | 4 Years |
| Basis Cost | \$ 5,000.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0075 | | Fair-Poor | 06/01/2017 | 06/01/2021 | 0:05 | 4:00 | 1 | 5,000.00 | 5,061.96 |
| | | | | | | | | 5,000.00 | 5,061.96 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Membrane Roof

Item Number 74
 Type Common Area
 Category Roofing
 Measurement Basis SF
 Estimated Useful Life 25 Years
 Basis Cost \$ 8.00
 Tracking Logistical
 Method Fixed



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 920-001-0074 | | Average | 06/01/2010 | 06/01/2035 | 14:05 | 25:00 | 5,000 | 40,000.00 | 61,253.37 |
| 920-002-0074 | | | 06/01/2011 | 06/01/2036 | 15:05 | 25:00 | 3,000 | 24,000.00 | 37,854.58 |
| 920-003-0074 | | | 06/01/2012 | 06/01/2037 | 16:05 | 25:00 | 5,000 | 40,000.00 | 64,983.70 |
| 920-004-0074 | | | 06/01/2013 | 06/01/2038 | 17:05 | 25:00 | 6,000 | 48,000.00 | 80,319.85 |
| 920-005-0074 | | | 06/01/2014 | 06/01/2039 | 18:05 | 25:00 | 8,000 | 64,000.00 | 110,305.93 |
| 920-006-0074 | | | 06/01/2015 | 06/01/2040 | 19:05 | 25:00 | 10,000 | 80,000.00 | 142,018.89 |
| | | | | | | | | 296,000.00 | 496,736.32 |

Comments

Replace as Necessary

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Surveillance System-Cameras

| | |
|-----------------------|-------------|
| Item Number | 78 |
| Type | Common Area |
| Category | Security |
| Measurement Basis | Allow |
| Estimated Useful Life | 15 Years |
| Basis Cost | \$ 2,500.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0078 | | Average | 06/01/2010 | 06/01/2025 | 4:05 | 15:00 | 1 | 2,500.00 | 2,848.64 |
| | | | | | | | | 2,500.00 | 2,848.64 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Misc Signs-Building Numbers-Parking

| | |
|-----------------------|-------------|
| Item Number | 80 |
| Type | Common Area |
| Category | Signage |
| Measurement Basis | Allow |
| Estimated Useful Life | 7 Years |
| Basis Cost | \$ 1,500.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0080 | | Average | 06/01/2018 | 06/01/2025 | 4:05 | 7:00 | 1 | 1,500.00 | 1,709.18 |
| | | | | | | | | 1,500.00 | 1,709.18 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Monument Sign

| | |
|-----------------------|-------------|
| Item Number | 79 |
| Type | Common Area |
| Category | Signage |
| Measurement Basis | Allow |
| Estimated Useful Life | 15 Years |
| Basis Cost | \$ 5,000.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0079 | | Average | 06/01/2010 | 06/01/2025 | 4:05 | 15:00 | 1 | 5,000.00 | 5,697.28 |
| | | | | | | | | 5,000.00 | 5,697.28 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Special Assessment Loan Repayment

| | |
|-----------------------|--------------------|
| Item Number | 86 |
| Type | Common Area |
| Category | Special Assessment |
| Measurement Basis | Each |
| Estimated Useful Life | 10 Years |
| Basis Cost | \$ 5,303.00 |
| Tracking | Logistical |
| Method | One Time |

| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 920-001-0086 | | Pending | | 06/01/2022 | 1:05 | 10:00 | 12 | 63,636.00 | 63,636.00 |
| 920-002-0086 | | | | 06/01/2023 | 2:05 | 10:00 | 12 | 63,636.00 | 63,636.00 |
| 920-003-0086 | | | | 06/01/2024 | 3:05 | 10:00 | 12 | 63,636.00 | 63,636.00 |
| 920-004-0086 | | | | 06/01/2025 | 4:05 | 10:00 | 12 | 63,636.00 | 63,636.00 |
| 920-005-0086 | | | | 06/01/2026 | 5:05 | 10:00 | 12 | 63,636.00 | 63,636.00 |
| 920-006-0086 | | | | 06/01/2027 | 6:05 | 10:00 | 12 | 63,636.00 | 63,636.00 |
| 920-007-0086 | | | | 06/01/2028 | 7:05 | 10:00 | 12 | 63,636.00 | 63,636.00 |
| 920-008-0086 | | | | 06/01/2029 | 8:05 | 10:00 | 12 | 63,636.00 | 63,636.00 |
| 920-009-0086 | | | | 06/01/2030 | 9:05 | 10:00 | 12 | 63,636.00 | 63,636.00 |
| 920-010-0086 | | | | 06/01/2031 | 10:05 | 10:05 | 12 | 63,636.00 | 63,636.00 |
| | | | | | | | | 636,360.00 | 636,360.00 |

Comments

Loan Repayment for Special Assessment. \$500,000 loaned in January 2021. Interest 5% paid over 10 years from Reserve Fund.

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Stairway Support-Stringers

Item Number 82
 Type Common Area
 Category Stairwells
 Measurement Basis Allow
 Estimated Useful Life 10 Years
 Basis Cost \$ 3,500.00
 Tracking Logistical
 Method Fixed



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0082 | | Fair | 06/01/2012 | 06/01/2022 | 1:05 | 10:00 | 1 | 3,500.00 | 3,649.67 |
| | | | | | | | | 3,500.00 | 3,649.67 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Wooden Outdoor Stairs-Posts-Gate

| | |
|-----------------------|-------------|
| Item Number | 83 |
| Type | Common Area |
| Category | Stairwells |
| Measurement Basis | Allow |
| Estimated Useful Life | 8 Years |
| Basis Cost | \$ 1,500.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0083 | | Fair | 06/01/2015 | 06/01/2023 | 2:05 | 8:00 | 1 | 1,500.00 | 1,611.07 |
| | | | | | | | | 1,500.00 | 1,611.07 |

Comments

Allowance to Repair or Replace

Sunriver Condo Association

Analysis Date - January 1, 2021

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Wooden Stairways

| | |
|-----------------------|-------------|
| Item Number | 81 |
| Type | Common Area |
| Category | Stairwells |
| Measurement Basis | Allow |
| Estimated Useful Life | 10 Years |
| Basis Cost | \$ 3,500.00 |
| Tracking | Logistical |
| Method | Fixed |



| Code | Desc. | Condition | Service Date | Replace Date | Rem Life | Adj Life | Quantity | Current Cost | Future Cost |
|--------------|-------|-----------|--------------|--------------|----------|----------|----------|--------------|-------------|
| 910-000-0081 | | Fair | 06/01/2012 | 06/01/2022 | 1:05 | 10:00 | 1 | 3,500.00 | 3,649.67 |
| | | | | | | | | 3,500.00 | 3,649.67 |

Comments

Allowance to Repair or Replace