CLUB ESTATES EAST CONDOMINIUM

MAINTENANCE PLAN

RESERVE STUDY

LEVEL II: UPDATE WITH VISUAL SITE INSPECTION

BUDGET YEAR

April 1, 2025 to March 31, 2026

SCHWINDT & CO.
RESERVE STUDY SERVICES
https://www.schwindtco.com/
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CLUB ESTATES EAST CONDOMINIUM

Executive Summary

Year of Report:

April 1, 2025 to March 31, 2026

Number of Units:

80 Units

Parameters:

Beginning Balance: $187,070

Year 2025 Suggested Contribution: $140,000

Year 2025 Projected Interest Earned: $4,722

Inflation: 3.00%

Annual Increase to Suggested Contribution: 10.00%

Lowest Cash Balance Over 30 Years (Threshold): $68,797

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2025

We have conducted an onsite reserve study update and maintenance plan for Club Estates East Condominium for the year beginning April 1, 2025, in accordance with guidelines established by Community Associations Institute and the American Institute of Certified Public Accountants.

This reserve study and maintenance plan is in compliance with the legislative changes made in 2007 to ORS Chapters 94 and 100.

We have no other involvement with the Association other than providing the reserve study and maintenance plan. Schwindt and Company believes that every association should have a complete building envelope inspection within 12 months of completion of all construction and every 5 years. This inspection must be performed by a licensed building envelope inspector. Ongoing inspections of the property should be performed by a licensed inspector, with the exception of a roof inspection which may be performed by a licensed roofing contractor.

Assumptions used for inflation, interest, and other factors are detailed in page 26. Income tax factors were not considered due to the uncertainty of factors affecting net taxable income and the election of tax form to be filed.

Increases in Roofing and Painting Costs

Over the last several years, roofing, painting, and other costs have increased at a dramatic pace. Schwindt and Company has noted this in our reserve studies. We were not sure if this was a temporary price increase or the new normal in pricing. We are now of the opinion that these increased prices will most likely continue. Roofing costs have nearly doubled and painting costs have increased 50%. It is still possible to keep the increases to a minimum if Associations can find a vendor that will perform the work at a reduced price, however, these vendors are becoming rare.

The main reason for increased prices aside from normal cost increases appears to be the availability of labor. Many workers left the industry during the downturn and have not reentered the job market thus driving up wage costs to attract qualified workers. Roofers and painters are also seeing increased demand for their services due to aging association property. These factors have created the perfect storm for increased prices.

These increases are being built into cost estimates and required contributions. Associations have seen an increase in the suggested reserve contributions beginning with the 2018/2019 budget years and depending on the year the roofing and painting projects occur, the increases may be substantial. As of 2020, we are seeing the prices remain at the elevated rate.

In 2023, the average annual inflation rate was to 4.12% and has reduced to 2.75% in November 2024 . At this time, Schwindt and Company is recommending an inflation rate of 3% in reserve studies. We will continue to monitor the inflation rate throughout this period. More information can be found at https://inflationdata.com/Inflation/Inflation_Rate/HistoricalInflation.aspx.

Currently, the price of oil has fluctuated greatly, and there are ongoing issues with the supply chain. As of now, it is unknown when these factors will be resolved, making it difficult to predict prices. We recommend the Association begin the replacement process several years out, including inspection, creation of a scope of work, and a competitive bidding process. For large projects, associations may choose to sign contracts a year before the work is to occur so that they can get scheduled during the spring and summer.

Associations should have a complete building envelope study conducted every 3-5 years. If the Association chooses

not to engage a qualified engineer or architect to perform a building envelope inspection, the Association should be 100% funded using the fully funded method of funding to insure funds are available to pay for unexpected costs.

In 2024, the Association engaged J2 Building Consultants to perform a building envelope inspection. In their report, they noted some areas of damage. This includes siding, gutters, downspouts, and entryways. The Association is currently working with J2 to complete the repairs. At this time the cost of the work is not known, therefore it is not included in this reserve study. For more information, please see the full report completed by J2.

David T. Schwindt, the representative in charge of this report, is a designated Reserve Study Specialist, Professional Reserve Analyst, and Certified Public Accountant licensed in the states of Oregon, Washington, California, and Arizona.

The terms *RS Means*, *National Construction Estimator*, and *Fannie Mae Expected Useful Life Tables and Forms* refer to construction industry estimating databases that are used throughout the industry to establish cost estimates and useful life estimates for common building components and products. We suggest that the Association obtain firm bids for these services.

The Bylaws, Article VI, Section 2 (a) state: Each owner must promptly perform all maintenance and repair work within his own unit, which, if omitted, would affect the project in its entirety or in part belonging to other owners…

The Bylaws, Article VI, Section 2 (b0 state: all the repairs of the internal installations of the unit, such as: water, lights, gas, power, sewage, telephone, air conditioners, sanitary installations, doors, windows, lamps and all other accessories belonging to the unit area shall be at the owner's expense.

The Bylaws, Article VI, Section 2 (d) states: Repairs to utility sheds, original windows, outside water faucets, and the replacement of garbage cans shall be the Association's responsibility. Repairs to patio floors, outside doors and storm windows, awnings, fireplaces, chimneys and porch lights and door bells shall be at the unit owner's expense.

According to the Association, the insurance deductible is included in the operating budget.

Many reserve studies do not include components such as the structural building envelope, plumbing (including water supply and piping), electrical systems and water/sewer systems because they are deemed to be beyond the usual 30 year threshold and reserve study providers are generally not experts in determining the estimated useful lives and replacement costs of such assets. Associations that are 20+ in age should consider adding funding for these components because the eventual cost may be one of the largest expenditures in the study. Because the eventual replacement costs and determination of the estimated useful life of such components depend on a number of factors, it is advisable to hire experts to advise the Association on such matters. Schwindt & Co believes the best way to determine costs and lives associated with these components is to perform an inspection of the applicable components which should include information about the component, steps to take to lengthen the estimated useful life, projected estimated useful life and estimated replacement costs. This inspection should be conducted by experts and should include a written report. This information will allow the reserve study provider and the Association to include appropriate costs, lives and projected expenditures in the study. Schwindt & Co believes that the cost of these inspections should be included in the reserve study as a funded component.

The Association has elected to provide certain information to Schwindt and Company to allow Schwindt and Company to perform a lesser level of assurance with respect to the reserve study. Factual data may include measurements, component listings, and other relevant information. As such, Schwindt and Company accepts no responsibility for such information. Had we performed a level I reserve study, Schwindt and Company would have collected and analyzed such data and would have taken responsibility for the presentation of the reserve study taken as a whole.

We are not aware of any material issues which, if not disclosed, would cause a material distortion of this report.

Certain information, such as the beginning balance of reserve funds and other information as detailed on the component detail reports, was provided by Association representatives and is deemed to be reliable by us. This reserve study is a reflection of the information provided to us and cannot be used for the purpose of performing an audit, a quality/forensic analysis, or background checks of historical records.

Site visits should not be considered a project audit or quality inspection of the Association's property. This site visit does not evaluate the condition of the property to determine the useful life or needed repairs. Schwindt & Company suggests that the Association perform a building envelope inspection to determine the condition, performance, and the useful life of all the components.

Certain costs outlined in the reserve study are subjective and, as a result, are for planning purposes only. The Association should obtain firm bids at the time of work. Actual costs will depend upon the scope of work as defined at the time the repair, replacement, or restoration is performed. All estimates relating to future work are good faith estimates and projections are based on the estimated inflation rate, which may or may not prove accurate. All future costs and life expectancies should be reviewed and adjusted annually.

This reserve study, unless specifically stated in the report, assumes no fungi, mold, asbestos, lead paint, urea-formaldehyde foam insulation, termite control substances, other chemicals, toxic wastes, radon gas, electro-magnetic radiation or other potentially hazardous materials (on the surface or sub-surface), or termites on the property. The existence of any of these substances may adversely affect the accuracy of this reserve study. Schwindt & Company assumes no responsibility regarding such conditions, as we are not qualified to detect substances, determine the impact, or develop remediation plans/costs.

Since destructive testing was not performed, this reserve study does not attempt to address latent and/or patent defects. Neither does it address useful life expectancies that are abnormally short due either to improper design, installation, nor to subsequent improper maintenance. This reserve study assumes all components will be reasonably maintained for the remainder of their life expectancy.

Physical Analysis:

New projects generally include information provided by developers and/or refer to drawings.

Full onsite reserve studies generally include field measurements and do not include destructive testing. Drawings are usually not available for existing projects.

Onsite updates generally include observations of physical characteristics, but do not include field measurements.

Please note that the Association has not had a complete building envelope inspection. The effects of not having information relating to this inspection are not known.

The client is considered to have deemed previously developed component quantities as accurate and reliable. The current work is reliant on the validity of prior reserve studies.

This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require the association to (1) defer major maintenance, repair, or replacement, (2) increase future reserve contributions, (3) borrow funds to pay for major maintenance, repair, or replacement, or (4) impose special assessments for the cost of major maintenance, repair, or replacement.

CLUB ESTATES EAST CONDOMINIUM

MAINTENANCE PLAN

BUDGET YEAR

April 1, 2025 to March 31, 2026

Club Estates East Condominium
Executive Summary of Maintenance Plan

Regular maintenance of common elements is necessary to ensure the maximum useful life and optimum performance of components. Of particular concern are items that may present a safety hazard to residents or guests if they are not maintained in a timely manner and components that perform a water-proofing function.

This maintenance plan is a cyclical plan that calls for maintenance at regular intervals. The frequency of the maintenance activity and the cost of the activity at the first instance follow a short descriptive narrative. This maintenance plan should be reviewed on an annual basis when preparing the annual operating budget for the Association.

Checklists, developed by Reed Construction Data, Inc., can be photocopied or accessed from the RS Means website:

http://www.rsmeans.com/supplement/67346.asp

They can be used to assess and document the existing condition of an Association's common elements and to track the carrying out of planned maintenance activities.

Club Estates East Condominium
Maintenance Plan
2025 to 2026

Pursuant to Oregon State Statutes Chapters 94 and 100, which require a maintenance plan as an integral part of the reserve study, the maintenance procedures are as follows:

The Board of Directors should refer to this maintenance plan each year when preparing the annual operating budget for the Association to ensure that annual maintenance costs are included in the budget for the years that they are scheduled.

Property Inspection

Schwindt and Company recommends that a provision for the annual inspection of common area components be included in the maintenance plan for all associations. This valuable management tool will help to ensure that all components achieve a maximum useful life expectancy and that they function as intended throughout their lifespan.

The inspection should be performed by a qualified professional and should include a written summary of conclusions with specific recommendations for any needed repairs or maintenance.

We suggest that the Association obtain firm bids for this service.

This expense should be included in the annual operating budget for the Association.

Frequency: Annually

Building Envelope Inspection

Schwindt and Company recommends that all associations perform a building envelope inspection within 12 months of substantial completion of all construction or immediately upon detection of any water intrusion or mold problems. This inspection process may involve invasive testing if the problems detected are serious enough to warrant such measures.

The inspection should be performed by an architect, engineer, or state-licensed inspector who is specifically trained in forensic waterproofing analysis. The report should include a written summary of findings with recommendations for needed repairs or maintenance procedures.

All reserve studies and maintenance plans prepared by Schwindt and Company assume that any such recommendations will be followed and that all work will be performed by qualified professionals.

A complete envelope inspection will usually be required only one time although a visual review of the building exterior may be advisable on a periodic basis under certain circumstances. The Association should consult with the inspector(s) who performed the original assessment to determine the best course of action for their individual situation.

We suggest that the Association obtain firm bids for this service.

Frequency: Every 7 years

Roof Inspection

Schwindt and Company recommends that a provision for the periodic inspection and maintenance of roofing and related components be included in the maintenance plan for all associations.

The frequency of this inspection will vary based on the age, condition, complexity, and remaining useful life of the roof system. As the roof components become older, the Association is well advised to consider increasing the frequency of this critical procedure.

The inspection should be performed by a qualified roofing professional and should include a written summary of conclusions with specific recommendations for any needed repairs or maintenance. Recommended maintenance should be performed promptly by a licensed roofing contractor.

We suggest that the Association obtain firm bids for this service.

This expense should be included in the annual operating budget for the Association.

Frequency: Refer to roof warranty for frequency

Lighting: Exterior & Common Area Interior – Inspection/Maintenance

Note: Replacement of flickering or burned-out bulbs or lamps should be immediate.

Lighting is a crucial element in the provision of safety and security. All lighting systems should be inspected frequently and care must be taken to identify and correct deficiencies.

Various fixture and lamp types may be used according to area needs. Lighting systems should be designed to provide maximum, appropriate illumination at minimal energy expenditures. Lighting maintenance processes should include a general awareness of factors that cause malfunctions in lighting systems, such as dirt accumulation and lumen depreciation. It is important to fully wash, rather than dry-wipe, exterior surfaces to reclaim light and prevent further deterioration.

Deficiencies, required maintenance, and required repairs after completion of the review should be noted by the maintenance contractor and/or association representatives.

Repairs and inspections should be completed by a qualified professional.

This expense should be included in the annual operating budget for the Association as general property maintenance expense.

Frequency: Bi-Weekly

Clubhouse/Fitness/Recreation Areas

The clubhouse may experience heavy traffic that can have a dramatic impact on the life expectancy of the equipment. Preventive maintenance is critical. Consult the manufacturers of exercise and weight equipment for specific maintenance. The overall condition of the floors and mats should be reviewed for deficiencies such as excessive wear, stains, tears, and tripping hazards. The overall condition of the following should be reviewed: walls/ceilings, lighting fixture protection, exercise/weight equipment; location of signs and fire safety devices, fire extinguishers, and trash receptacles. Mirrors and glass should be reviewed for cracked/broken surfaces or rough edges.

Deficiencies, required maintenance, and required repairs after completion of the review should be noted by the maintenance contractor and/or association representatives.

This expense should be included in the annual operating budget for the Association as general property maintenance expense.

Frequency: Monthly

Clubhouse–Kitchen–Review

In condo facilities, common area kitchenettes and dining areas may contain pieces of equipment that can jeopardize life safety if preventive maintenance is neglected. The following monthly checklist includes common cooking equipment and dining furniture.

Review the electrical outlet load for fire safety (per manufacturer and code); check that paper/flammable materials are positioned away from heat sources; insure there is an accessible route, and there is sufficient visibility of emergency exits.

A fire extinguisher review should include: tag currency, placement, housing condition, hose condition, and overall condition.

Equipment, such as dishwashers, garbage disposals, stoves, refrigerators, and sinks should undergo review. ***Note: Always follow manufacturer's guidelines.*** For each item, check overall condition, switches, timer, piping and valves for leaks, wiring, pilots, doors, gaskets, and belts where applicable. Gas connections should be checked.

The flooring systems should be reviewed for deficiencies such as excessive wear, stains, and tripping hazards.

Review the exhaust system for hood function and condition, grease trap function, cleanliness and condition, filter condition, exhaust duct condition, and fan function and condition

Deficiencies, required maintenance, and required repairs after completion of the review should be noted by the maintenance contractor and/or association representatives.

Frequency: Monthly

Exterior Stairs, Decks, Balconies, & Patios

The performance of and payment for the following maintenance procedures is solely the

responsibility of the owners. Owners should be made aware of the consequence of not maintaining their property. A method should be adopted for owners to report problems.

Concrete should be reviewed for deficiencies such as alkali-aggregate expansion, honeycombing, chips, cracks, stains, lifted areas, tripping hazards, and/or unevenness. Railings should be reviewed for stability, hardware, and overall condition. Wood should be reviewed for deficiencies, such as dry rot, termites, instability, worn edges, cracks, holes and splintering. Footing/foundation should be reviewed for stability and overall condition deficiencies, such as cracks and broken or missing components. A safety review should include, but not be limited to, the sufficient distance maintained between flammables and other surfaces, as well as the overall condition of access points such as doors, windows, screens and thresholds.

Frequency: Monthly

Gas Connections–Review

The performance of and payment for the following maintenance procedures is solely the responsibility of the owners for their units. Owners should be made aware of the consequence of not maintaining their property. A method should be adopted for owners to report problems.

These maintenance procedures should also be performed on the common area equipment, such as the equipment in the clubhouse. This expense for the common area concrete should be included in the Association's operating budget in the year it is to occur.

The following check should be performed monthly for all gas connections and main valves throughout the facility. (Do not open and close valves.) The gas company should be contacted if:

* There is an odor of gas anywhere at any time.

* Valves cannot be turned off or appear to be rusted or damaged.

* Minor repairs are needed and maintenance personnel do not have adequate training or tools.

When gas is detected by odor, building occupants should immediately evacuate. The gas company and fire department should be contacted.

Possible undetected leakage should be visually checked (***do not open and close valves)*** by performing a bubble test with soap and water, or by using a handheld combustible gas detector of professional quality.

Deficiencies, required maintenance, and required repairs after completion of the review should be noted by the maintenance contractor and/or association representatives.

This expense should be included in the annual operating budget for the Association.

Frequency: Monthly

Hot Water Heater – Clubhouse (Common Area Only) – Inspection/Maintenance

Maintenance of the hot water heater includes regularly scheduled inspections and maintenance.

The water heater and related components should be checked for water leaks and fuel supply leaks. The water heater and related components should also be checked for proper operation and settings. Filters should be changed and all components serviced as required. The surrounding area should be cleaned at the time of servicing.

Deficiencies, required maintenance, and required repairs after completion of the review should be noted by the maintenance contractor and/or association representatives.

Inspections and maintenance should be performed by a qualified, licensed service provider.

We understand that this expense should be included in the annual operating budget for the Association.

Frequency: Monthly to Annually

Property Entrance - Review

The property entrance is a significant reflection on the development as a whole and is often the first stop in the development for residents, prospective residents or buyers, and visitors. The area should be consistently clean, functional, and accessible. In addition to serving as a point of initial access, the main entry may feature mailboxes which should be secure and operational.

Mailboxes: Review overall condition and function of locks; proper lubrication of working parts; cleanliness of face plates; security of housing, in compliance with current postal regulations; accuracy and visibility of signage/accessibility of tactile lettering, where required; condition and function of slots and depositories for outgoing mail and packages.

Deficiencies, required maintenance, and required repairs after completion of the review should be noted by the maintenance contractor and/or association representatives.

This expense should be included in the annual operating budget for the Association as general property maintenance expense.

Frequency: Monthly

Swimming Pool & Spa

Swimming pool maintenance should be performed in conjunction with a service contractor. Preventive maintenance in this area consists of validating all equipment is present and functional on a monthly basis. Only certified professionals should complete repairs or maintenance procedures more advanced than manufacturer's prescribed chemical treatments and cleaning. Maintenance staff should accompany the certified professional during statutory inspections and maintenance to ensure that the physical work complies with contract and manufacturer's specifications.

Preventive maintenance includes, but is not limited to, the review of the following: automatic fill device function; electrical component condition; pump/filter/chlorination function; thermostat; and heater

function.

Whirlpools should be reviewed for the function of the timer, drainage, and emergency switch.

Deck surface condition should be reviewed for deficiencies such as rough areas and tripping and slippage hazards. Fence and gates should be reviewed for the function of the anchors, latches and the overall condition. Handrails and ladders should be reviewed for stability, hardware and overall condition. Steps and treads should be reviewed for security and tread condition.

Safety equipment should be reviewed for its condition and function including, but not limited to, the following: the location and condition of the life ring; emergency telephone equipment; compliance of signage with codes and standards; visibility and overall condition of the signage; and fire extinguishers tag currency, placement, housing, hose, and overall condition.

Note: Any and all electrical outlets near water should be serviced by a ground-fault circuit-interrupter (GFI) to protect users from electrical shock.

Water condition and cleanliness should be reviewed and must comply with local health standards. The County Health Department or local water management authority determines health standards in most communities. Standards must be posted within the pool area.

Pool tile/plaster should be reviewed for its overall condition.

During the off-season when the pool is covered, check the security of the fastening system monthly to make sure it hasn't been tampered with.

Deficiencies, required maintenance, and required repairs after completion of the review should be noted by the maintenance contractor and/or association representatives.

This expense should be included in the annual operating budget for the Association.

Frequency: Monthly

Windows, Doors & Garage Doors

A method should be adopted for owners to report problems.

These maintenance procedures should also be performed on the common area buildings including the clubhouse, guard station and sales office. This expense for the common buildings should be included in the Association's operating budget and may be considered part of the annual property inspection.

Exterior window and door casings, sashes, and frames should be inspected annually for twisting, cracking, deterioration, or other signs of distress. Hardware and weather stripping should be checked for proper operation and fit. Gaskets and seals should be reviewed for signs of moisture intrusion. Weep holes should be cleaned. These building envelope components should be repaired and replaced as necessary.

Garage doors should be inspected to ensure smooth operation and all moving parts are working as intended. This includes the runners, moving parts and locks.

Frequency: Annually

Fence – Metal - Inspection

The metal fence located along the perimeter of the property should be checked semi-annually for overall integrity and safety. The overall condition of the fence should be checked for deficiencies such as vegetation encroachment, debris buildup, holes, sagging areas, missing segments, rot, fungus, and/or vandalism.

Deficiencies, required maintenance, and required repairs after completion of the review should be noted by the maintenance contractor and/or association representatives.

Frequency: Semiannually

Gutters & Downspouts

Schwindt and Company recommends that all gutters and downspouts be cleaned, visually inspected, and repaired as required every six months in the spring and fall.

This important maintenance procedure will help to ensure that the gutters and downspouts are free-flowing at all times, thus preventing the backup of water within the drainage system. Such backup can lead to water ingress issues along the roof edges, around scuppers or other roof penetrations, and at sheet metal flashing or transition points that rely on quick and continuous discharge of water from surrounding roof surfaces to maintain a watertight building exterior.

This expense should be included in the annual operating budget for the Association.

Frequency: Semiannually, more often if necessary

HVAC–Clubhouse Air Conditioning Unit (Common Area Only)

Regular preventive maintenance of HVAC (heating, ventilation, and air-conditioning) systems is crucial to the quality of air and comfort level within the condominium community. Preventive maintenance is also important for energy efficiency and maximizing equipment life. HVAC systems should always sufficiently control temperature and humidity, distribute outside air uniformly, and isolate and remove odors and pollutants. Improper function and maintenance can cause indoor air pollution by allowing stale or contaminated air to remain in the building. It is essential that both the building's common HVAC system and those for individual units have fully functional and regularly inspected pressure control, filtration, and exhaust equipment. HVAC systems must also be properly sized in proportion to the area and number of occupants.

Management may opt to contract outside professionals to handle this task, although the following preventive maintenance procedures can be conducted by in-house maintenance personnel. If an outside service contractor is used, be sure to validate their performance by an audit of service performed.

When performing any maintenance procedures, always refer to manufacturer's recommendations. Diagnostic tools, such as a digital HVAC analyzer, can also be of help.

For all types of HVAC systems, change filters twice a year and post a sticker on the HVAC unit with the date of change and initials of the mechanic. If an outside service is used, plot the date of service on the wall chart and verify that performance is as per contract.

Frequency: Semiannually

Exterior Walls

The siding, trim, and other wood building components should be inspected for loose, missing, cracked or otherwise damaged components. Sealant joints should be checked for missing or cracked sealant.

Painted surfaces should be checked for paint deterioration, bubbling, or other signs of deterioration.

Dryer vents should be checked **twice a year** and cleared of lint. Also check operation of exhaust baffles to make sure they are present and that they move freely. Exhaust ducts should be cleared of debris **every 3 years**.

The payment for maintenance and the performance of maintenance repair of dryer vents, exhaust baffles, and exhaust ducts is solely the responsibility of the owners.

Any penetrations of the building envelope such as utility lines and light fixtures should be checked annually for signs of water intrusion. Hose bibs should be checked for leaks and other failures. Each hose bib should be shut off and drained during the winter to prevent damage from freezing.

The payment for and performance of maintenance and repair of all outlets of utility service lines, including water, sewerage, gas or electricity is solely the responsibility of the Owners.

Annual inspections to check for signs of water intrusion should be made of the building envelope interfaces such as where the windows intersect with the walls and where the walls intersect with the roof.

Deficiencies, required maintenance, and required repairs after completion of the review should be noted by the maintenance contractor and/or association representatives.

Inspections should be made by a qualified professional.

This expense should be included in the annual operating budget for the Association.

Frequency: Annually

Fence – Swimming Pool - Inspection

Metal fences require regular inspection of paint condition, rust and other corrosion, and vegetation and trash buildup. The overall condition of the fence should be reviewed for deficiencies such as vegetation encroachment, debris buildup, holes, sagging areas, missing segments, rust, and/or vandalism.

Deficiencies, required maintenance, and required repairs after completion of the review should be noted by the maintenance contractor and/or association representatives.

This expense should be included in the Association's operating budget and may be considered part of the annual property inspection.

Frequency: Annually

Trees - Maintenance

The Association will be responsible for trimming trees in the common area throughout the property. Trees and shrubs should be kept clear of the building components.

We suggest that the Association obtain firm bids for this service.

This expense should be included in the Association's operating budget.

Frequency: Annually

Landscape Maintenance

The Association will be responsible for maintenance and upkeep of common area landscape throughout the property. This may include mowing lawn, removal of weeds, and dead-heading of flowers. Landscape techniques vary depending on the foliage and season.

We suggest that the Association obtain firm bids for this service.

This expense should be included in the Association's operating budget.

Frequency: Annually

Lawn Irrigation System

Periodic maintenance to the lawn irrigation system should be anticipated with this type of component. These maintenance procedures will include replacement of the control mechanism, replacement of damaged piping, upgrading of sprinkler heads and valve components, and any other work that is advised by repair professionals.

In recent years, improvements have been made to this type of system which has increased the efficiency of the water distribution process. Such improvements can be expected to continue to be made and the owners of such systems are well advised to plan on periodic upgrades to maintain the efficiency of their systems.

Lawn irrigation systems also require periodic testing to ensure proper operation. Sometimes this testing

is mandated by ordinance or building codes. All work on lawn irrigation systems must be performed by licensed contractors who specialize in this type of work.

This expense should be included in the annual operating budget for the Association.

Frequency: Annually

Sewer Laterals – Inspection/Maintenance

All drain lines in the facility connect to the main drain, which is referred to as the "sewer", beyond the foundation. All sewer lines outside of the foundation have cleanout points at various locations. Reaming from these points requires the use of a high power hose, hydro-jet, or power equipment. Sewer laterals should be annually reamed from clean-out points by in-house personnel.

Inspections and maintenance should be performed by a qualified, licensed service provider.

This expense should be included in the annual operating budget for the Association.

Frequency: Annually

Storm Drains

Storm drains or sewers are underground systems used to collect and dispose of surface water. They carry large quantities of water away from paved surface areas, and should be kept clean to prevent the accumulation of dirt and debris. They should be cleaned and flushed annually to ensure blockages are removed and piping is functional. If drains tend to become clogged frequently, they should be inspected and cleaned more often.

Deficiencies, required maintenance, and required repairs after completion of the review should be noted by the maintenance contractor and/or association representatives.

This expense should be included in the annual operating budget for the Association as a general property maintenance expense.

Frequency: Annually

Exterior Siding Maintenance – Painting

Maintenance of the exterior siding includes regularly scheduled cleaning and inspection of the surface areas for cracks, peeling paint or other sealants, deterioration of the base material, and failure of caulking or other sealant materials that serve a waterproofing function.

This maintenance provision is for the periodic painting of the exterior siding. The siding should be cleaned, repaired as required, and primed and painted with premium quality exterior house paint in accordance with the siding manufacturer's specifications. The work should be performed by a qualified, licensed painting contractor.

This expense is included in the reserve study for the Association.

Frequency: Every 8 years

Asphalt – Seal Coating

Maintenance of asphalt paving includes the periodic application of an asphalt emulsion sealer or "seal coat". This procedure is typically performed every 4 to 7 years, depending on a variety of factors that can affect the useful life of the sealer.

Vehicle traffic is one such factor, and associations that have asphalt paving that carries considerable vehicle traffic should consider a maintenance program that calls for seal coating of asphalt driving surfaces as frequently as every 4 years.

This maintenance procedure involves thoroughly cleaning all pavements, filling of any surface cracks and patching of any locally damaged pavement surfaces. The emulsion sealer is then applied.

Parking area demarcation lines will need to be renewed each time a seal coat is applied. The component expense includes the cost of this work as well as the seal coating cost.

This work should be performed by a licensed paving contractor.

This expense is included in the reserve study for the Association.

Main Road Frequency: Every 5 years

Driveway Frequency: Every 7 years

Clubhouse - Interior Paint

The interior painted surfaces of the clubhouse should be cleaned, repaired as required, primed and painted with premium quality interior house paint in accordance with the manufacturer's specifications. The work should be performed by a qualified, licensed painting contractor.

This expense is included in the reserve study for the Association.

Frequency: Every 12 years

Backflow Device Maintenance

Maintenance of the backflow device and components related to the water system includes, but is not limited to, inspecting for leaks under pressure and checking for damage or deterioration.

Annual maintenance on the backflow device includes the testing and calibrating of valve operation. Air should be bled from the backflow preventer and the area should be cleaned.

Inspections and maintenance should be performed by a qualified, licensed service provider.

Deficiencies, required maintenance, and required repairs after completion of the review should be noted by the maintenance contractor and/or association representatives.

This maintenance item should be included in the Association's annual operating budget.

Frequency: Annually

Attics & Crawl Spaces

A method should be adopted for owners to report problems.

Attic should be inspected annually to make sure all vents are free of obstructions and exhaust ducts are tight lined to the exterior. Owners should consult a professional if mold is detected.

Crawl spaces should be checked annually to make sure all vents are free of obstructions. Owners should make sure that the finish grade is below the height of the vents and vents are clear of debris. Crawl space should be checked for signs of water intrusion or moisture damage to the building structure.

Owners should consult a professional if water related damage is discovered.

Frequency: Annually

Concrete Pavement

These maintenance procedures should be performed on the any common area concrete surfaces, including the clubhouse patio. This expense for the common area concrete should be included in the Association's operating budget in the year it is to occur.

Maintenance of the concrete pavement should include cleaning the surface areas with pressure washing equipment. The pavement should also be visually reviewed for signs of undue stress and cracking. Noticeable cracks should be filled with a suitable concrete crack filler to prevent penetration of moisture below the concrete surface which will undermine the integrity of the base material over time.

Frequency: Annually

This maintenance plan is designed to preserve and extend the useful life of assets and is dependent upon proper inspection and follow up procedures.

CLUB ESTATES EAST CONDOMINIUM

RESERVE STUDY

LEVEL II: UPDATE WITH VISUAL SITE INSPECTION

BUDGET YEAR

April 1, 2025 to March 31, 2026

Club Estates East Condominium
Category Detail Index

Club Estates East Condominium
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Club Estates East Condominium
Category Detail Index

Total Funded Assets	67
Total Unfunded Assets	1
Total Assets	68

Club Estates East Condominium
Property Description

Club Estates East Condominium consists of 21 buildings with 80 units located in Portland, Oregon. The buildings are single story with wood siding and tile roofs, and was built around 1965. The Association shall provide exterior improvements upon each unit, such as paint, maintenance, repair and replacement of roofs, gutters, downspouts, rain drains, and exterior building surfaces. The individual homeowners are responsible for all maintenance and repairs of the interior of their home.

This study uses information supplied by the Association, local vendors and various construction pricing and scheduling manuals to determine useful lives and replacement costs.

A site visit was performed by Schwindt and Company in 2015, 2018, and 2025. Schwindt and Company did not investigate components for defects, materials, design or workmanship. This would ordinarily be considered in a complete building envelope inspection. Our condition assessment considers if the component is wearing as intended. All components are considered to be in fair condition and appear to be wearing as intended unless noted otherwise in the component detail.

Funds are being accumulated in the replacement fund based on estimates of future need for repairs and replacement of common property components. Actual expenditures, investment income, and provisions for income taxes however, may vary from estimated amounts, and variations may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet future funding needs.

If additional funds are needed, the Association has the right, subject to board approval, to increase regular assessments, levy special assessments, otherwise the Association may delay repairs or replacements until funds are available.

Club Estates East Condominium
Portland, Oregon
Cash Flow Method - Threshold Funding Model Summary

Report Date	March 12, 2025
Account Number	2clube
Budget Year Beginning	April 1, 2025
Budget Year Ending	March 31, 2026

Report Parameters

Inflation	3.00%
Interest Rate on Reserve Deposit	3.00%
2025 Beginning Balance	$187,070

Threshold Funding
Fully Reserved Model Summary

- This study utilizes the cash flow method and the threshold funding model, which establishes a reserve funding goal that keeps the reserve balance above a specified dollar or percent funded amount. The threshold method assumes that the threshold method is funded with a positive threshold balance, therefore, "fully reserved".
- The following items were not included in the analysis because they have useful lives greater than 30 years: grading/drainage; foundation/footings; storm drains; telephone, cable, and internet lines.
- This funding scenario begins with a contribution of **$140,000** in **2025-2026** and increases **10.00%** each year until 2038-2039. In 2038-2039 the contribution is $531,650 and increases 0.0% each year for the remaining years of the study. A minimum balance of **$68,797** is maintained.
- The reserve study cash flow model includes an annual increase in the required contribution over the 30 year period. Since the current Board and membership only has the authority to obligate the Association for the current budget year, the cash flow model relies on the actions of future Boards to adhere to the required increase in the annual reserve contribution. Because of the possibility that future Boards, due to budgetary constraints, are not able to increase the reserve contribution to the required amount to provide for adequate funding, the Association may be at risk in the future of special assessing the members to fund needed expenditures.
- The purpose of this study is to ensure that adequate replacement funds are available when components reach the end of their useful life. Components will be replaced as required, not necessarily in their expected replacement year. This analysis should be updated annually.

Cash Flow Method - Threshold Funding Model Summary of Calculations

Required Monthly Contribution	$11,666.67
Average Net Monthly Interest Earned	$393.46
Total Monthly Allocation to Reserves	$12,060.13

Club Estates East Condominium
Cash Flow Method - Threshold Funding Model Projection

Beginning Balance: $187,070

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
25-26	140,000	4,722	107,323	224,468	2,841,827	8%
26-27	154,000		309,672	68,797	2,778,886	2%
27-28	169,400	3,163	56,133	185,227	2,881,067	6%
28-29	186,340	8,226	15,262	364,530	3,081,949	12%
29-30	204,974	14,113	11,051	572,566	3,297,101	17%
30-31	225,471	19,364	57,498	759,904	3,474,889	22%
31-32	248,019	10,457	549,846	468,533	3,155,053	15%
32-33	272,820	12,789	195,172	558,970	3,195,241	17%
33-34	300,102	20,183	57,205	822,051	3,383,137	24%
34-35	330,113	23,929	213,322	962,771	3,420,399	28%
35-36	363,124	33,991	41,030	1,318,855	3,640,903	36%
36-37	399,436	28,109	610,071	1,136,330	3,887,006	29%
37-38	439,380	21,829	655,549	941,990	4,116,606	23%
38-39	483,318	14,108	738,744	700,672	4,291,050	16%
39-40	531,650	9,862	663,090	579,094	4,573,007	13%
40-41	531,650	21,061	173,325	958,480	4,014,126	24%
41-42	531,650	36,134	57,138	1,469,126	4,252,728	35%
42-43	531,650	47,498	194,176	1,854,098	4,362,649	42%
43-44	531,650	64,597	16,969	2,433,375	4,663,861	52%
44-45	531,650	80,726	65,964	2,979,787	4,929,278	60%
45-46	531,650	95,531	125,624	3,481,344	5,147,013	68%
46-47	531,650	108,302	207,301	3,913,994	5,293,129	74%
47-48	531,650	125,394	78,025	4,493,013	5,582,940	80%
48-49	531,650	20,769	4,096,851	948,581	1,779,851	53%
49-50	531,650	32,203	176,482	1,335,951	1,908,125	70%
50-51	531,650	36,832	411,662	1,492,771	1,805,711	83%
51-52	531,650	48,599	181,623	1,891,397	1,945,096	97%
52-53	531,650	58,348	259,715	2,221,680	2,016,396	110%
53-54	531,650	70,874	178,179	2,646,025	2,182,230	121%
54-55	531,650	84,637	150,032	3,112,280	2,390,697	130%

Club Estates East Condominium
Component Summary By Category

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Roofing								
Clubhouse Roof: Flat - Replacement	2009	26-27	20	-3	1	5,343 SF	20.00	106,860
Clubhouse Roof: Tile - Replacement	2009	34-35	25	0	9	2,500 SF	19.09	47,725
Tile Roof - Repairs 2024-25	2020	25-26	1	3	0	1 Total	34,000.00	34,000
Tile Roof - Replacement	1986	36-37	1	49	11	90,000 SF	19.09@ 25%	429,624
Roofing - Total								$618,209
Siding								
Exterior Siding - Repair/Replace I	2025	32-33	8	0	7	1 Total	5,200.00	5,200
Exterior Siding - Repair/Replace II	2025	32-33	8	0	7	1 Total	5,200.00	5,200
Exterior Siding Replacement	1965	48-49	50	33	23	69,300 SF	28.08	1,945,944
Siding - Total								$1,956,344
Painting								
Clubhouse Interior - Painting	2014	26-27	12	0	1	1 Total	20,482.61	20,483
Painting Exterior Siding I	2025	32-33	8	0	7	80 Units	1,988.17@ 50%	79,527
Painting Exterior Siding II	2017	26-27	8	1	1	80 Units	1,988.17@ 50%	79,527
Painting - Total								$179,536
Building Components								
Building Envelope Inspection	2024	31-32	7	0	6	1 Total	10,189.37	10,189
Chimney - Maintenance	2019	54-55	35	0	29	1 Total	1,325.45	1,325
Electrical Panel	2021	71-72	50	0	46	1 Total	7,064.83	7,065
Garage Doors - Replacement	2017	42-43	25	0	17	9 Each	1,633.02	14,697
Patio Sheds - Repair	2024	25-26	1	0	0	1 Total	300.00	300
Plumbing Repairs	2022	25-26	2	0	0	1 Total	5,200.00	5,200
Plumbing Study	1970	27-28	50	7	2	1 Total	14,630.44	14,630
Pool Shower Rooms - Refurbish	2018	48-49	30	0	23	1 Total	1,325.45	1,325
Storage Sheds - Replacement	2013	33-34	20	0	8	1 Total	14,789.90	14,790
Building Components - Total								$69,523
Gutters and Downspouts								
Gutters & Downspouts Phase I - Replacement	2025	59-60	35	0	34	1 Total	11,587.30	11,587
Gutters & Downspouts Phase II - Replacement	1988	26-27	35	3	1	1 Total	11,587.30	11,587
Gutters & Downspouts Phase III - Replacem..	1990	28-29	35	3	3	1 Total	11,587.30	11,587
Gutters and Downspouts - Total								$34,762
Streets/Asphalt								
Asphalt - Repairs & Maintenance I	2018	48-49	30	0	23	1 Total	16,647.59	16,648
Asphalt - Repairs & Maintenance II	2019	49-50	30	0	24	1 Total	69,278.79	69,279
Asphalt - Repairs & Maintenance III	2020	50-51	30	0	25	1 Total	68,791.34	68,791
Asphalt - Repairs & Maintenance IV	2021	51-52	30	0	26	1 Total	75,461.31	75,461
Asphalt - Seal Coat	2022	27-28	5	0	2	1 Total	18,195.84	18,196

Club Estates East Condominium
Component Summary By Category

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Streets/Asphalt continued...								
Asphalt - Seal Coat Driveways	2025	31-32	7	0	6	1 Total	20,331.17	20,331
Asphalt - Seal Coat Driveways Overlay	2025	31-32	7	0	6	6,700 SF	2.50	16,750
Streets/Asphalt - Total								$285,456
Fencing/Security								
Metal Fence - Replacement I	1980	30-31	50	0	5	1 Total	112,903.10@ 33%	37,634
Metal Fence - Replacement II	1980	31-32	50	1	6	1 Total	112,903.10@ 33%	37,634
Metal Fence - Replacement III	1980	32-33	50	2	7	1 Total	112,903.10@ 33%	37,634
Patio Wall - Repair	2024	25-26	1	0	0	1 Total	2,080.00	2,080
Pool Fencing - Replacement	1986	36-37	50	0	11	1 Total	6,529.55	6,530
Fencing/Security - Total								$121,513
Carports								
Carport Roof 2018 - Replacement	2018	48-49	30	0	23	1 Total	19,616.59	19,617
Carport Roof 2019 - Replacement	2019	49-50	30	0	24	1 Total	6,740.00	6,740
Carport Roof 2020 - Replacement	2020	50-51	30	0	25	1 Total	6,740.00	6,740
Carport Roof 2022 - Replacement	2022	52-53	30	0	27	5 Each	6,740.00	33,700
Carport Roof 2023 - Replacement	2023	53-54	30	0	28	5 Each	6,740.00	33,700
Carport Roof 2024 - Replacement	2024	54-55	30	0	29	4 Each	6,740.00	26,960
Carport Roof 2025 - Replacement	1988	25-26	30	7	0	4 Each	6,740.00	26,960
Carports - Total								$154,417
Equipment								
Clubhouse HVAC - Replacement	2016	41-42	25	0	16	2 Each	10,637.39	21,275
Clubhouse Hot Water Tanks - Replacement	2015	27-28	12	0	2	1 Total	1,176.29	1,176
Clubhouse Refrigerator - Replacement	2021	41-42	20	0	16	1 Total	1,294.33	1,294
Office Equipment - Allowance	2018	26-27	8	0	1	1 Total	861.54	862
Equipment - Total								$24,607
Interior Furnishings								
Clubhouse Carpet - Replacement	2014	27-28	10	3	2	1 Total	4,389.13	4,389
Interior Furnishings - Total								$4,389
Lighting								
Clubhouse Light Fixtures - Replacement	1976	27-28	40	11	2	7 Each	731.50	5,120
Lighting - Total								$5,120
Recreation/Pool								
Pool - Resurface	2025	34-35	10	0	9	1 Total	33,000.00	33,000
Pool Cover - Replacement	2010	26-27	10	6	1	1 Total	2,194.57	2,195
Pool Decking - Replacement	2017	32-33	15	0	7	1 Total	8,317.23	8,317
Pool Gas Fired Heater - Replacement	2020	35-36	15	0	10	1 Total	6,007.63	6,008

Club Estates East Condominium
Component Summary By Category

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Recreation/Pool continued...								
Pool Pump Motor - Replacement	2014	25-26	8	3	0	1 Total	3,218.69	3,219
Pool Sand Filter - Replacement	2020	25-26	5	0	0	1 Total	2,190.10	2,190
Recreation/Pool - Total								$54,928
Grounds Components								
Cesspool - Decommission	2019	25-26	1	5	0	1 Total	11,500.00	11,500
Concrete Surfaces - Repairs	2019	25-26	5	0	0	1 Total	1,500.00	1,500
Dry Wells - Replacement	2009	25-26	15	0	0	2 Each	4,680.00	9,360
Irrigation - Repairs	2015	25-26	10	0	0	1 Total	5,120.66	5,121
Irrigation Controllers - Replacement	2019	31-32	12	0	6	1 Total	2,387.69	2,388
Irrigation Valves - Replacement	2013	33-34	20	0	8	1 Total	19,569.67	19,570
Main Water Line - Repair/Replace	1981	31-32	50	0	6	1 Total	365,614.68	365,615
Retaining Wall - Maintenance	2015	25-26	5	1	0	1 Total	5,893.68	5,894
Tree Replacement	2023	26-27	3	0	1	1 Total	2,238.46	2,238
Walkway & Curbs - Repairs & Maintenance	2012	27-28	15	0	2	1 Total	1,818.55	1,819
Grounds Components - Total								$425,003
Mailboxes								
Mailboxes - Replacement	2022	52-53	30	0	27	1 Total	15,374.36	15,374
Mailboxes - Total								$15,374
Doors and Windows								
Clubhouse Doors- Replacement	1976	26-27	50	0	1	7 Each	1,097.28	7,681
Clubhouse Windows - Replacement	1976	26-27	50	0	1	1 Total	21,339.97	21,340
Shop Roll Up Garage Door - Replacement	2008	38-39	30	0	13	1 Total	1,053.38	1,053
Windows - Replacement		*Unfunded*						
Doors and Windows - Total								$30,074
Total Asset Summary								$3,979,256

Club Estates East Condominium
Component Summary By Group

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Capital								
Asphalt - Seal Coat	2022	27-28	5	0	2	1 Total	18,195.84	18,196
Carport Roof 2018 - Replacement	2018	48-49	30	0	23	1 Total	19,616.59	19,617
Carport Roof 2019 - Replacement	2019	49-50	30	0	24	1 Total	6,740.00	6,740
Carport Roof 2020 - Replacement	2020	50-51	30	0	25	1 Total	6,740.00	6,740
Carport Roof 2022 - Replacement	2022	52-53	30	0	27	5 Each	6,740.00	33,700
Carport Roof 2023 - Replacement	2023	53-54	30	0	28	5 Each	6,740.00	33,700
Carport Roof 2024 - Replacement	2024	54-55	30	0	29	4 Each	6,740.00	26,960
Carport Roof 2025 - Replacement	1988	25-26	30	7	0	4 Each	6,740.00	26,960
Cesspool - Decommission	2019	25-26	1	5	0	1 Total	11,500.00	11,500
Clubhouse Carpet - Replacement	2014	27-28	10	3	2	1 Total	4,389.13	4,389
Clubhouse Doors- Replacement	1976	26-27	50	0	1	7 Each	1,097.28	7,681
Clubhouse HVAC - Replacement	2016	41-42	25	0	16	2 Each	10,637.39	21,275
Clubhouse Hot Water Tanks - Replacement	2015	27-28	12	0	2	1 Total	1,176.29	1,176
Clubhouse Light Fixtures - Replacement	1976	27-28	40	11	2	7 Each	731.50	5,120
Clubhouse Refrigerator - Replacement	2021	41-42	20	0	16	1 Total	1,294.33	1,294
Clubhouse Roof: Flat - Replacement	2009	26-27	20	-3	1	5,343 SF	20.00	106,860
Clubhouse Roof: Tile - Replacement	2009	34-35	25	0	9	2,500 SF	19.09	47,725
Clubhouse Windows - Replacement	1976	26-27	50	0	1	1 Total	21,339.97	21,340
Dry Wells - Replacement	2009	25-26	15	0	0	2 Each	4,680.00	9,360
Exterior Siding Replacement	1965	48-49	50	33	23	69,300 SF	28.08	1,945,944
Garage Doors - Replacement	2017	42-43	25	0	17	9 Each	1,633.02	14,697
Gutters & Downspouts Phase I - Replacement	2025	59-60	35	0	34	1 Total	11,587.30	11,587
Gutters & Downspouts Phase II - Replacement	1988	26-27	35	3	1	1 Total	11,587.30	11,587
Gutters & Downspouts Phase III - Replacem..	1990	28-29	35	3	3	1 Total	11,587.30	11,587
Irrigation - Repairs	2015	25-26	10	0	0	1 Total	5,120.66	5,121
Irrigation Controllers - Replacement	2019	31-32	12	0	6	1 Total	2,387.69	2,388
Irrigation Valves - Replacement	2013	33-34	20	0	8	1 Total	19,569.67	19,570
Mailboxes - Replacement	2022	52-53	30	0	27	1 Total	15,374.36	15,374
Main Water Line - Repair/Replace	1981	31-32	50	0	6	1 Total	365,614.68	365,615
Metal Fence - Replacement I	1980	30-31	50	0	5	1 Total	112,903.10@ 33%	37,634
Metal Fence - Replacement II	1980	31-32	50	1	6	1 Total	112,903.10@ 33%	37,634
Metal Fence - Replacement III	1980	32-33	50	2	7	1 Total	112,903.10@ 33%	37,634
Office Equipment - Allowance	2018	26-27	8	0	1	1 Total	861.54	862
Pool - Resurface	2025	34-35	10	0	9	1 Total	33,000.00	33,000
Pool Cover - Replacement	2010	26-27	10	6	1	1 Total	2,194.57	2,195
Pool Decking - Replacement	2017	32-33	15	0	7	1 Total	8,317.23	8,317
Pool Fencing - Replacement	1986	36-37	50	0	11	1 Total	6,529.55	6,530
Pool Gas Fired Heater - Replacement	2020	35-36	15	0	10	1 Total	6,007.63	6,008
Pool Pump Motor - Replacement	2014	25-26	8	3	0	1 Total	3,218.69	3,219
Pool Sand Filter - Replacement	2020	25-26	5	0	0	1 Total	2,190.10	2,190
Shop Roll Up Garage Door - Replacement	2008	38-39	30	0	13	1 Total	1,053.38	1,053
Storage Sheds - Replacement	2013	33-34	20	0	8	1 Total	14,789.90	14,790
Tile Roof - Replacement	1986	36-37	1	49	11	90,000 SF	19.09@ 25%	429,624

Club Estates East Condominium
Component Summary By Group

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units		Unit Cost	Current Cost
Capital continued...									
Tree Replacement	2023	26-27	3	0	1	1	Total	2,238.46	2,238
Windows - Replacement		*Unfunded*							
Capital - Total									$3,436,732
Non-Capital									
Asphalt - Repairs & Maintenance I	2018	48-49	30	0	23	1	Total	16,647.59	16,648
Asphalt - Repairs & Maintenance II	2019	49-50	30	0	24	1	Total	69,278.79	69,279
Asphalt - Repairs & Maintenance III	2020	50-51	30	0	25	1	Total	68,791.34	68,791
Asphalt - Repairs & Maintenance IV	2021	51-52	30	0	26	1	Total	75,461.31	75,461
Asphalt - Seal Coat Driveways	2025	31-32	7	0	6	1	Total	20,331.17	20,331
Asphalt - Seal Coat Driveways Overlay	2025	31-32	7	0	6	6,700	SF	2.50	16,750
Building Envelope Inspection	2024	31-32	7	0	6	1	Total	10,189.37	10,189
Chimney - Maintenance	2019	54-55	35	0	29	1	Total	1,325.45	1,325
Clubhouse Interior - Painting	2014	26-27	12	0	1	1	Total	20,482.61	20,483
Concrete Surfaces - Repairs	2019	25-26	5	0	0	1	Total	1,500.00	1,500
Electrical Panel	2021	71-72	50	0	46	1	Total	7,064.83	7,065
Exterior Siding - Repair/Replace I	2025	32-33	8	0	7	1	Total	5,200.00	5,200
Exterior Siding - Repair/Replace II	2025	32-33	8	0	7	1	Total	5,200.00	5,200
Painting Exterior Siding I	2025	32-33	8	0	7	80	Units	1,988.17@ 50%	79,527
Painting Exterior Siding II	2017	26-27	8	1	1	80	Units	1,988.17@ 50%	79,527
Patio Sheds - Repair	2024	25-26	1	0	0	1	Total	300.00	300
Patio Wall - Repair	2024	25-26	1	0	0	1	Total	2,080.00	2,080
Plumbing Repairs	2022	25-26	2	0	0	1	Total	5,200.00	5,200
Plumbing Study	1970	27-28	50	7	2	1	Total	14,630.44	14,630
Pool Shower Rooms - Refurbish	2018	48-49	30	0	23	1	Total	1,325.45	1,325
Retaining Wall - Maintenance	2015	25-26	5	1	0	1	Total	5,893.68	5,894
Tile Roof - Repairs 2024-25	2020	25-26	1	3	0	1	Total	34,000.00	34,000
Walkway & Curbs - Repairs & Maintenance	2012	27-28	15	0	2	1	Total	1,818.55	1,819
Non-Capital - Total									$542,524
Total Asset Summary									$3,979,256

Club Estates East Condominium
Annual Expenditure Detail

Description	Expenditures
Replacement Year 25-26	
Carport Roof 2025 - Replacement	26,960
Cesspool - Decommission	11,500
Concrete Surfaces - Repairs	1,500
Dry Wells - Replacement	9,360
Irrigation - Repairs	5,121
Patio Sheds - Repair	300
Patio Wall - Repair	2,080
Plumbing Repairs	5,200
Pool Pump Motor - Replacement	3,219
Pool Sand Filter - Replacement	2,190
Retaining Wall - Maintenance	5,894
Tile Roof - Repairs 2024-25	34,000
Total for 2025 - 2026	**$107,323**
Replacement Year 26-27	
Cesspool - Decommission	11,845
Clubhouse Doors- Replacement	7,911
Clubhouse Interior - Painting	21,097
Clubhouse Roof: Flat - Replacement	110,066
Clubhouse Windows - Replacement	21,980
Gutters & Downspouts Phase II - Replacement	11,935
Office Equipment - Allowance	887
Painting Exterior Siding II	81,913
Patio Sheds - Repair	309
Patio Wall - Repair	2,142
Pool Cover - Replacement	2,260
Tile Roof - Repairs 2024-25	35,020
Tree Replacement	2,306
Total for 2026 - 2027	**$309,672**
Replacement Year 27-28	
Asphalt - Seal Coat	19,304
Clubhouse Carpet - Replacement	4,656
Clubhouse Hot Water Tanks - Replacement	1,248
Clubhouse Light Fixtures - Replacement	5,432

Club Estates East Condominium
Annual Expenditure Detail

Description	Expenditures
Replacement Year 27-28 continued...	
Patio Sheds - Repair	318
Patio Wall - Repair	2,207
Plumbing Repairs	5,517
Plumbing Study	15,521
Walkway & Curbs - Repairs & Maintenance	1,929
Total for 2027 - 2028	**$56,133**
Replacement Year 28-29	
Gutters & Downspouts Phase III - Replacement	12,662
Patio Sheds - Repair	328
Patio Wall - Repair	2,273
Total for 2028 - 2029	**$15,262**
Replacement Year 29-30	
Patio Sheds - Repair	338
Patio Wall - Repair	2,341
Plumbing Repairs	5,853
Tree Replacement	2,519
Total for 2029 - 2030	**$11,051**
Replacement Year 30-31	
Concrete Surfaces - Repairs	1,739
Metal Fence - Replacement I	43,629
Patio Sheds - Repair	348
Patio Wall - Repair	2,411
Pool Sand Filter - Replacement	2,539
Retaining Wall - Maintenance	6,832
Total for 2030 - 2031	**$57,498**
Replacement Year 31-32	
Asphalt - Seal Coat Driveways	24,276
Asphalt - Seal Coat Driveways Overlay	20,000
Building Envelope Inspection	12,167
Irrigation Controllers - Replacement	2,851

Club Estates East Condominium
Annual Expenditure Detail

Description	Expenditures
Replacement Year 31-32 continued...	
Main Water Line - Repair/Replace	436,563
Metal Fence - Replacement II	44,937
Patio Sheds - Repair	358
Patio Wall - Repair	2,484
Plumbing Repairs	6,209
Total for 2031 - 2032	**$549,846**
Replacement Year 32-33	
Asphalt - Seal Coat	22,379
Exterior Siding - Repair/Replace I	6,395
Exterior Siding - Repair/Replace II	6,395
Metal Fence - Replacement III	46,286
Painting Exterior Siding I	97,808
Patio Sheds - Repair	369
Patio Wall - Repair	2,558
Pool Decking - Replacement	10,229
Tree Replacement	2,753
Total for 2032 - 2033	**$195,172**
Replacement Year 33-34	
Irrigation Valves - Replacement	24,790
Patio Sheds - Repair	380
Patio Wall - Repair	2,635
Plumbing Repairs	6,587
Pool Pump Motor - Replacement	4,077
Storage Sheds - Replacement	18,735
Total for 2033 - 2034	**$57,205**
Replacement Year 34-35	
Clubhouse Roof: Tile - Replacement	62,270
Office Equipment - Allowance	1,124
Painting Exterior Siding II	103,764
Patio Sheds - Repair	391
Patio Wall - Repair	2,714
Pool - Resurface	43,058
Total for 2034 - 2035	**$213,322**

Club Estates East Condominium
Annual Expenditure Detail

Description	Expenditures
Replacement Year 35-36	
Concrete Surfaces - Repairs	2,016
Irrigation - Repairs	6,882
Patio Sheds - Repair	403
Patio Wall - Repair	2,795
Plumbing Repairs	6,988
Pool Gas Fired Heater - Replacement	8,074
Pool Sand Filter - Replacement	2,943
Retaining Wall - Maintenance	7,921
Tree Replacement	3,008
Total for 2035 - 2036	**$41,030**
Replacement Year 36-37	
Patio Sheds - Repair	415
Patio Wall - Repair	2,879
Pool Cover - Replacement	3,038
Pool Fencing - Replacement	9,038
Tile Roof - Replacement	594,700
Total for 2036 - 2037	**$610,071**
Replacement Year 37-38	
Asphalt - Seal Coat	25,943
Clubhouse Carpet - Replacement	6,258
Patio Sheds - Repair	428
Patio Wall - Repair	2,966
Plumbing Repairs	7,414
Tile Roof - Replacement	612,541
Total for 2037 - 2038	**$655,549**
Replacement Year 38-39	
Asphalt - Seal Coat Driveways	29,857
Asphalt - Seal Coat Driveways Overlay	24,598
Building Envelope Inspection	14,963
Clubhouse Interior - Painting	30,079
Patio Sheds - Repair	441

Club Estates East Condominium
Annual Expenditure Detail

Description	Expenditures
Replacement Year 38-39 continued...	
Patio Wall - Repair	3,055
Shop Roll Up Garage Door - Replacement	1,547
Tile Roof - Replacement	630,917
Tree Replacement	3,287
Total for 2038 - 2039	**$738,744**
Replacement Year 39-40	
Clubhouse Hot Water Tanks - Replacement	1,779
Patio Sheds - Repair	454
Patio Wall - Repair	3,146
Plumbing Repairs	7,865
Tile Roof - Replacement	649,845
Total for 2039 - 2040	**$663,090**
Replacement Year 40-41	
Concrete Surfaces - Repairs	2,337
Dry Wells - Replacement	14,583
Exterior Siding - Repair/Replace I	8,101
Exterior Siding - Repair/Replace II	8,101
Painting Exterior Siding I	123,900
Patio Sheds - Repair	467
Patio Wall - Repair	3,241
Pool Sand Filter - Replacement	3,412
Retaining Wall - Maintenance	9,182
Total for 2040 - 2041	**$173,325**
Replacement Year 41-42	
Clubhouse HVAC - Replacement	34,140
Clubhouse Refrigerator - Replacement	2,077
Patio Sheds - Repair	481
Patio Wall - Repair	3,338
Plumbing Repairs	8,344
Pool Pump Motor - Replacement	5,165
Tree Replacement	3,592
Total for 2041 - 2042	**$57,138**

Club Estates East Condominium
Annual Expenditure Detail

Description	Expenditures
Replacement Year 42-43	
Asphalt - Seal Coat	30,075
Garage Doors - Replacement	24,292
Office Equipment - Allowance	1,424
Painting Exterior Siding II	131,446
Patio Sheds - Repair	496
Patio Wall - Repair	3,438
Walkway & Curbs - Repairs & Maintenance	3,006
Total for 2042 - 2043	**$194,176**
Replacement Year 43-44	
Irrigation Controllers - Replacement	4,065
Patio Sheds - Repair	511
Patio Wall - Repair	3,541
Plumbing Repairs	8,853
Total for 2043 - 2044	**$16,969**
Replacement Year 44-45	
Patio Sheds - Repair	526
Patio Wall - Repair	3,647
Pool - Resurface	57,866
Tree Replacement	3,925
Total for 2044 - 2045	**$65,964**
Replacement Year 45-46	
Asphalt - Seal Coat Driveways	36,720
Asphalt - Seal Coat Driveways Overlay	30,252
Building Envelope Inspection	18,403
Concrete Surfaces - Repairs	2,709
Irrigation - Repairs	9,248
Patio Sheds - Repair	542
Patio Wall - Repair	3,757
Plumbing Repairs	9,392
Pool Sand Filter - Replacement	3,956
Retaining Wall - Maintenance	10,645
Total for 2045 - 2046	**$125,624**

Club Estates East Condominium
Annual Expenditure Detail

Description	Expenditures
Replacement Year 46-47	
Clubhouse Roof: Flat - Replacement	198,791
Patio Sheds - Repair	558
Patio Wall - Repair	3,869
Pool Cover - Replacement	4,083
Total for 2046 - 2047	**$207,301**
Replacement Year 47-48	
Asphalt - Seal Coat	34,865
Clubhouse Carpet - Replacement	8,410
Patio Sheds - Repair	575
Patio Wall - Repair	3,985
Plumbing Repairs	9,964
Pool Decking - Replacement	15,937
Tree Replacement	4,289
Total for 2047 - 2048	**$78,025**
Replacement Year 48-49	
Asphalt - Repairs & Maintenance I	32,855
Carport Roof 2018 - Replacement	38,715
Exterior Siding - Repair/Replace I	10,263
Exterior Siding - Repair/Replace II	10,263
Exterior Siding Replacement	3,840,489
Painting Exterior Siding I	156,953
Patio Sheds - Repair	592
Patio Wall - Repair	4,105
Pool Shower Rooms - Refurbish	2,616
Total for 2048 - 2049	**$4,096,851**
Replacement Year 49-50	
Asphalt - Repairs & Maintenance II	140,830
Carport Roof 2019 - Replacement	13,701
Patio Sheds - Repair	610
Patio Wall - Repair	4,228
Plumbing Repairs	10,571

Club Estates East Condominium
Annual Expenditure Detail

Description	Expenditures
Replacement Year 49-50 continued...	
Pool Pump Motor - Replacement	6,543
Total for 2049 - 2050	**$176,482**
Replacement Year 50-51	
Asphalt - Repairs & Maintenance III	144,034
Carport Roof 2020 - Replacement	14,112
Clubhouse Interior - Painting	42,886
Concrete Surfaces - Repairs	3,141
Office Equipment - Allowance	1,804
Painting Exterior Siding II	166,511
Patio Sheds - Repair	628
Patio Wall - Repair	4,355
Pool Gas Fired Heater - Replacement	12,579
Pool Sand Filter - Replacement	4,586
Retaining Wall - Maintenance	12,340
Tree Replacement	4,687
Total for 2050 - 2051	**$411,662**
Replacement Year 51-52	
Asphalt - Repairs & Maintenance IV	162,739
Clubhouse Hot Water Tanks - Replacement	2,537
Patio Sheds - Repair	647
Patio Wall - Repair	4,486
Plumbing Repairs	11,214
Total for 2051 - 2052	**$181,623**
Replacement Year 52-53	
Asphalt - Seal Coat	40,418
Asphalt - Seal Coat Driveways	45,161
Asphalt - Seal Coat Driveways Overlay	37,207
Building Envelope Inspection	22,634
Carport Roof 2022 - Replacement	74,857
Mailboxes - Replacement	34,151
Patio Sheds - Repair	666
Patio Wall - Repair	4,620
Total for 2052 - 2053	**$259,715**

Club Estates East Condominium
Annual Expenditure Detail

Description	Expenditures
Replacement Year 53-54	
Carport Roof 2023 - Replacement	77,103
Irrigation Valves - Replacement	44,774
Patio Sheds - Repair	686
Patio Wall - Repair	4,759
Plumbing Repairs	11,897
Storage Sheds - Replacement	33,838
Tree Replacement	5,121
Total for 2053 - 2054	**$178,179**
Replacement Year 54-55	
Carport Roof 2024 - Replacement	63,533
Chimney - Maintenance	3,124
Patio Sheds - Repair	707
Patio Wall - Repair	4,902
Pool - Resurface	77,767
Total for 2054 - 2055	**$150,032**

Clubhouse Roof: Flat - Replacement

		5,343 SF	@ $20.00
Asset ID	1040	Asset Actual Cost	$106,860.00
	Capital	Percent Replacement	100%
Category	Roofing	Future Cost	$110,065.80
Placed in Service	April 2009		
Useful Life	20		
Adjustment	-3		
Replacement Year	26-27		
Remaining Life	1		

This component funds for the replacement of the clubhouse roof. The roof is a mixture of tile and flat roof. According to J2 Building Consultants, the flat roof is nearing the end of its life (2025).

Schwindt and Company estimated 2,500 square feet of tile roofing and 5,343 square feet of flat roofing.

The cost and useful life estimates are based on information provided by the Association.

Clubhouse Roof: Tile - Replacement

		2,500 SF	@ $19.09
Asset ID	1082	Asset Actual Cost	$47,725.00
	Capital	Percent Replacement	100%
Category	Roofing	Future Cost	$62,270.30
Placed in Service	April 2009		
Useful Life	25		
Replacement Year	34-35		
Remaining Life	9		

This component funds for the replacement of the clubhouse roof. The roof is a mixture of tile and flat roof.

Schwindt and Company estimated 2,500 square feet of tile roofing and 5,343 square feet of flat roofing.

The cost and useful life estimates are based on information provided by the Association.

Tile Roof - Repairs 2024-25

		1 Total	@ $34,000.00
Asset ID	1072	Asset Actual Cost	$34,000.00
	Non-Capital	Percent Replacement	100%
Category	Roofing	Future Cost	$34,000.00
Placed in Service	April 2020		
Useful Life	1		
Adjustment	3		
Replacement Year	25-26		
Remaining Life	0		

This component funds for the repairs to the tile roof.

In 2018, $16,310 was spent. In 2020, $19,765 was spent.

According to information provided by the Association, there is 90,000 square feet of roofing.

The cost and useful life estimates are based on information provided by the Association.

Tile Roof - Replacement

		90,000 SF	@ $19.09
Asset ID	1064	Asset Actual Cost	$429,624.00
	Capital	Percent Replacement	25%
Category	Roofing	Future Cost	$594,700.09
Placed in Service	April 1986		
Useful Life	1		
Adjustment	49		
Replacement Year	36-37		
Remaining Life	11		

This component funds for the replacement to the tile roof from 2036-2039.

According to information provided by the Association, there is 90,000 square feet of roofing.

The useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The cost is based on a per square foot estimate from CC& L Roofing. The Association should obtain a bid to confirm this estimate.

Roofing - Total Current Cost **$618,209**

Exterior Siding - Repair/Replace I

		1 Total	@ $5,200.00
Asset ID	1026	Asset Actual Cost	$5,200.00
	Non-Capital	Percent Replacement	100%
Category	Siding	Future Cost	$6,395.34
Placed in Service	March 2025		
Useful Life	8		
Replacement Year	32-33		
Remaining Life	7		

This component funds for the repair and replacement of the exterior siding. This should include repair of the storage sheds.

The 2025 repair is planned to be paid for with a special assessment.

The cost estimates are based on information provided by the Association.

According to the Association, $1,685 was spent in 2016-17.

The useful life assumption is based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. This has been timed to occur with the painting.

Exterior Siding - Repair/Replace II

		1 Total	@ $5,200.00
Asset ID	1062	Asset Actual Cost	$5,200.00
	Non-Capital	Percent Replacement	100%
Category	Siding	Future Cost	$6,395.34
Placed in Service	March 2025		
Useful Life	8		
Replacement Year	32-33		
Remaining Life	7		

This component funds for the repair and replacement of the exterior siding. This should include repair of the storage sheds.

The 2025 repair is planned to be paid for with a special assessment.

The cost estimates are based on information provided by the Association.

According to the Association, $1,685 was spent in 2016-17.

The useful life assumption is based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. This has been timed to occur with the painting.

Exterior Siding Replacement

		69,300 SF	@ $28.08
Asset ID	1075	Asset Actual Cost	$1,945,944.00
	Capital	Percent Replacement	100%
Category	Siding	Future Cost	$3,840,488.83
Placed in Service	April 1965		
Useful Life	50		
Adjustment	33		
Replacement Year	48-49		
Remaining Life	23		

This component funds for the painting of the exterior siding. This should include the storage sheds that are rented out.

Schwindt and Company estimated 69,300 square feet of siding.

According to the Association, $47,000 was spent in 2016-17.

The cost is based on a per unit estimate from Painting and Drywall received by the Association. The useful life assumption is based on accepted industry estimates as established by RS Means and/or The National Construction Estimator.

Siding - Total Current Cost **$1,956,344**

Clubhouse Interior - Painting

		1 Total	@ $20,482.61
Asset ID	1010	Asset Actual Cost	$20,482.61
	Non-Capital	Percent Replacement	100%
Category	Painting	Future Cost	$21,097.09
Placed in Service	April 2014		
Useful Life	12		
Replacement Year	26-27		
Remaining Life	1		

This component funds for painting the interior of the clubhouse.

The cost and useful life estimates are based on information provided by the Association.

Painting Exterior Siding I

		80 Units	@ $1,988.17
Asset ID	1028	Asset Actual Cost	$79,526.80
	Non-Capital	Percent Replacement	50%
Category	Painting	Future Cost	$97,807.93
Placed in Service	March 2025		
Useful Life	8		
Replacement Year	32-33		
Remaining Life	7		

This component funds for the painting of the exterior siding. This should include the storage sheds that are rented out.

Schwindt and Company estimated 69,300 square feet of siding.

According to the Association, $47,000 was spent in 2016-17.

The 2025 painting is planned to be paid for with a special assessment.

The cost is based on a per unit estimate from Painting and Drywall received by the Association. The useful life assumption is based on accepted industry estimates as established by RS Means and/or The National Construction Estimator.

Painting Exterior Siding II

		80 Units	@ $1,988.17
Asset ID	1063	Asset Actual Cost	$79,526.72
	Non-Capital	Percent Replacement	50%
Category	Painting	Future Cost	$81,912.52
Placed in Service	April 2017		
Useful Life	8		
Adjustment	1		
Replacement Year	26-27		
Remaining Life	1		

This component funds for the painting of the exterior siding. This should include the storage sheds that are rented out.

Schwindt and Company estimated 69,300 square feet of siding.

According to the Association, $47,000 was spent in 2016-17.

The cost is based on a per unit estimate from Painting and Drywall received by the Association. The useful life assumption is based on accepted industry estimates as established by RS Means and/or The National Construction Estimator.

Painting - Total Current Cost **$179,536**

Building Envelope Inspection

		1 Total	@ $10,189.37
Asset ID	1066	Asset Actual Cost	$10,189.37
	Non-Capital	Percent Replacement	100%
Category	Building Components	Future Cost	$12,166.64
Placed in Service	April 2024		
Useful Life	7		
Replacement Year	31-32		
Remaining Life	6		

This provision is for a building envelope inspection. Generally the life of the building envelope is greater than 30 years. We recommend the Association perform an inspection to determine the current condition of the system. Once the condition is known the reserve study should be updated.

Industry specialists recommend a building envelope inspection every 5-10 years.

Chimney - Maintenance

		1 Total	@ $1,325.45
Asset ID	1041	Asset Actual Cost	$1,325.45
	Non-Capital	Percent Replacement	100%
Category	Building Components	Future Cost	$3,123.51
Placed in Service	April 2019		
Useful Life	35		
Replacement Year	54-55		
Remaining Life	29		

This component funds for the maintenance of the chimney on the clubhouse.

The cost and useful life estimates are based on information provided by the Association.

Electrical Panel

		1 Total	@ $7,064.83
Asset ID	1052	Asset Actual Cost	$7,064.83
	Non-Capital	Percent Replacement	100%
Category	Building Components	Future Cost	$27,517.83
Placed in Service	April 2021		
Useful Life	50		
Replacement Year	71-72		
Remaining Life	46		

This provision is for the electrical panel in the clubhouse to be replaced.

Electrical Panel continued...

The cost and useful life are based on information from the Association.

Garage Doors - Replacement

		9 Each	@ $1,633.02
Asset ID	1007	Asset Actual Cost	$14,697.17
	Capital	Percent Replacement	100%
Category	Building Components	Future Cost	$24,292.17
Placed in Service	April 2017		
Useful Life	25		
Replacement Year	42-43		
Remaining Life	17		

This component funds for the replacement of the garage doors.

At the time of site visit, Schwindt and Company noted 9 garage doors.

The cost and useful life estimates are based on information provided by the Association.

Patio Sheds - Repair

		1 Total	@ $300.00
Asset ID	1054	Asset Actual Cost	$300.00
	Non-Capital	Percent Replacement	100%
Category	Building Components	Future Cost	$300.00
Placed in Service	April 2024		
Useful Life	1		
Replacement Year	25-26		
Remaining Life	0		

This component funds for the repair of the storage sheds on each patio. Currently many sheds are damaged. This provision is to replace them as needed.

In 2018 $829 was spent, and $500 is planned for 2019. In 2024, 2 sheds were purchased.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Plumbing Repairs

		1 Total	@ $5,200.00
Asset ID	1077	Asset Actual Cost	$5,200.00
	Non-Capital	Percent Replacement	100%
Category	Building Components	Future Cost	$5,200.00
Placed in Service	April 2022		
Useful Life	2		
Replacement Year	25-26		
Remaining Life	0		

This provision is for plumbing repairs.

In 2023, $8,925 was spent on a drywell/storm line replacement between 12375 and 12385.

The cost and useful life are based on information from the Association.

Plumbing Study

		1 Total	@ $14,630.44
Asset ID	1053	Asset Actual Cost	$14,630.44
	Non-Capital	Percent Replacement	100%
Category	Building Components	Future Cost	$15,521.43
Placed in Service	April 1970		
Useful Life	50		
Adjustment	7		
Replacement Year	27-28		
Remaining Life	2		

This provision is for a plumbing study to be done. The Association should consult with a plumber to determine the current condition of the pipes. This may include cutting of pipes.

Pool Shower Rooms - Refurbish

		1 Total	@ $1,325.45
Asset ID	1009	Asset Actual Cost	$1,325.45
	Non-Capital	Percent Replacement	100%
Category	Building Components	Future Cost	$2,615.89
Placed in Service	April 2018		
Useful Life	30		
Replacement Year	48-49		
Remaining Life	23		

This component funds for refurbishing the pool shower rooms.

According to the Association, this was done in 2018 for $890.

The cost and useful life estimates are based on information provided by the Association. This

Pool Shower Rooms - Refurbish continued...

has been pushed back 15 years by the Association.

Storage Sheds - Replacement

		1 Total	@ $14,789.90
Asset ID	1024	Asset Actual Cost	$14,789.90
	Capital	Percent Replacement	100%
Category	Building Components	Future Cost	$18,735.40
Placed in Service	April 2013		
Useful Life	20		
Replacement Year	33-34		
Remaining Life	8		

This component funds for the replacement of the storage sheds.

The cost and useful life estimates are based on information provided by the Association.

Building Components - Total Current Cost **$69,523**

Gutters & Downspouts Phase I - Replacement

		1 Total	@ $11,587.30
Asset ID	1034	Asset Actual Cost	$11,587.30
	Capital	Percent Replacement	100%
Category	Gutters and Downspouts	Future Cost	$31,655.40
Placed in Service	March 2025		
Useful Life	35		
Replacement Year	59-60		
Remaining Life	34		

This component funds for the replacement of the gutters and downspouts in Phase I.

In 2022, the Association spent $1,525 on carport gutters (12535, 12500)

The 2025 work is planned to be paid for with a special assessment.

The cost and useful life estimates are based on information provided by the Association.

Gutters & Downspouts Phase II - Replacement

		1 Total	@ $11,587.30
Asset ID	1035	Asset Actual Cost	$11,587.30
	Capital	Percent Replacement	100%
Category	Gutters and Downspouts	Future Cost	$11,934.91
Placed in Service	April 1988		
Useful Life	35		
Adjustment	3		
Replacement Year	26-27		
Remaining Life	1		

This component funds for the replacement of the gutters and downspouts in Phase II.

The cost and useful life estimates are based on information provided by the Association.

Gutters & Downspouts Phase III - Replacement

		1 Total	@ $11,587.30
Asset ID	1036	Asset Actual Cost	$11,587.30
	Capital	Percent Replacement	100%
Category	Gutters and Downspouts	Future Cost	$12,661.75
Placed in Service	April 1990		
Useful Life	35		
Adjustment	3		
Replacement Year	28-29		
Remaining Life	3		

This component funds for the replacement of the gutters and downspouts of Phase III.

The cost and useful life estimates are based on information provided by the Association.

Gutters and Downspouts - Total Current Cost **$34,762**

Asphalt - Repairs & Maintenance I

		1 Total	@ $16,647.59
Asset ID	1002	Asset Actual Cost	$16,647.59
	Non-Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	$32,855.46
Placed in Service	April 2018		
Useful Life	30		
Replacement Year	48-49		
Remaining Life	23		

This component funds for the repairs and maintenance of the asphalt in the common area.

The cost and useful life estimates are based on information provided by the Association.

Asphalt - Repairs & Maintenance II

		1 Total	@ $69,278.79
Asset ID	1067	Asset Actual Cost	$69,278.79
	Non-Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	$140,829.51
Placed in Service	April 2019		
Useful Life	30		
Replacement Year	49-50		
Remaining Life	24		

This component funds for the repairs and maintenance of the asphalt in the common area.

The cost and useful life estimates are based on information provided by the Association.

Asphalt - Repairs & Maintenance III

		1 Total	@ $68,791.34
Asset ID	1068	Asset Actual Cost	$68,791.34
	Non-Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	$144,033.79
Placed in Service	April 2020		
Useful Life	30		
Replacement Year	50-51		
Remaining Life	25		

This component funds for the repairs and maintenance of the asphalt in the common area.

According to the Association this was done in 2021 for $54,528.

The cost and useful life estimates are based on information provided by the Association.

Asphalt - Repairs & Maintenance IV

		1 Total	@ $75,461.31
Asset ID	1069	Asset Actual Cost	$75,461.31
	Non-Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	$162,739.20
Placed in Service	April 2021		
Useful Life	30		
Replacement Year	51-52		
Remaining Life	26		

This component funds for the repairs and maintenance of the asphalt in the common area.

The cost and useful life estimates are based on information provided by the Association.

Asphalt - Seal Coat

		1 Total	@ $18,195.84
Asset ID	1001	Asset Actual Cost	$18,195.84
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	$19,303.97
Placed in Service	April 2022		
Useful Life	5		
Replacement Year	27-28		
Remaining Life	2		

This component funds for the sealcoat of the common area.

Maintenance of asphalt paving includes the periodic application of an asphalt emulsion sealer or "seal coat". This involves thorough cleaning of all pavement, filling of any surface cracks and patching of any locally damaged pavement surfaces, then application of the emulsion sealer.

All asphalt striping will need to be renewed each time that a seal coat is applied. The component expense includes the cost of this work as well as the seal coating cost.

This work should be performed by a licensed paving contractor.

The Association obtained a bid of $7,550 in 2022 (when oil was $32/barrel.)

The useful life estimates are based on information provided by the Association. The cost is based on a bid received by the Association.

Asphalt - Seal Coat Driveways

		1 Total	@ $20,331.17
Asset ID	1047	Asset Actual Cost	$20,331.17
	Non-Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	$24,276.48
Placed in Service	March 2025		
Useful Life	7		
Replacement Year	31-32		
Remaining Life	6		

This component funds for the sealcoat of the parking areas and driveways off the main road.

During the site visit in 2025, it was noted that some of the driveways will require an overlay.

The 2025 overlay is planned to be paid for with a special assessment.

Maintenance of asphalt paving includes the periodic application of an asphalt emulsion sealer or "seal coat". This involves thorough cleaning of all pavement, filling of any surface cracks and patching of any locally damaged pavement surfaces, then application of the emulsion sealer.

All asphalt striping will need to be renewed each time that a seal coat is applied. The component expense includes the cost of this work as well as the seal coating cost.

This work should be performed by a licensed paving contractor.

The cost is based on a bid received by the Association from Lasting Impressions.

Asphalt - Seal Coat Driveways Overlay

		6,700 SF	@ $2.50
Asset ID	1083	Asset Actual Cost	$16,750.00
	Non-Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	$20,000.38
Placed in Service	March 2025		
Useful Life	7		
Replacement Year	31-32		
Remaining Life	6		

This component funds for the repair of the parking areas and driveways off the main road.

During the site visit in 2025, it was noted that some of the driveways will require an overlay.

The 2025 repair/seal coat is planned to be paid for with a special assessment.

It is estimated that 1 driveway will be repaired as the driveways are seal coated. It is estimated

Asphalt - Seal Coat Driveways Overlay continued...

that each driveway is 6,700 square feet.

The cost and useful life assumption are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator.

Streets/Asphalt - Total Current Cost	**$285,456**

Metal Fence - Replacement I

		1 Total	@ $112,903.10
Asset ID	1022	Asset Actual Cost	$37,634.37
	Capital	Percent Replacement	33.33%
Category	Fencing/Security	Future Cost	$43,628.54
Placed in Service	April 1980		
Useful Life	50		
Replacement Year	30-31		
Remaining Life	5		

This component funds for the replacement of the exterior metal fence.

According to the Association, $5,720 was spent in 2018.

The cost and useful life estimates are based on information provided by the Association.

Metal Fence - Replacement II

		1 Total	@ $112,903.10
Asset ID	1070	Asset Actual Cost	$37,634.37
	Capital	Percent Replacement	33.33%
Category	Fencing/Security	Future Cost	$44,937.40
Placed in Service	April 1980		
Useful Life	50		
Adjustment	1		
Replacement Year	31-32		
Remaining Life	6		

This component funds for the replacement of the exterior metal fence.

According to the Association, $5,720 was spent in 2018.

The cost and useful life estimates are based on information provided by the Association.

Metal Fence - Replacement III

		1 Total	@ $112,903.10
Asset ID	1071	Asset Actual Cost	$37,634.37
	Capital	Percent Replacement	33.33%
Category	Fencing/Security	Future Cost	$46,285.52
Placed in Service	April 1980		
Useful Life	50		
Adjustment	2		
Replacement Year	32-33		
Remaining Life	7		

This component funds for the replacement of the exterior metal fence.

Metal Fence - Replacement III continued...

According to the Association, $5,720 was spent in 2018.

The cost and useful life estimates are based on information provided by the Association.

Patio Wall - Repair

		1 Total	@ $2,080.00
Asset ID	1050	Asset Actual Cost	$2,080.00
	Non-Capital	Percent Replacement	100%
Category	Fencing/Security	Future Cost	$2,080.00
Placed in Service	April 2024		
Useful Life	1		
Replacement Year	25-26		
Remaining Life	0		

This provision is for the repair of the patio walls.

According to the Association, $2,800 was spent in 2018 and $1,500 will be spent in 2019.

In 2020, $1,400 was spent. In 2023, $3,500 was spent for 12445, 12305, and 12355.

In 2024, $1,650 was spent.

The cost and useful life estimates are based on information provided by the Association.

Pool Fencing - Replacement

		1 Total	@ $6,529.55
Asset ID	1018	Asset Actual Cost	$6,529.55
	Capital	Percent Replacement	100%
Category	Fencing/Security	Future Cost	$9,038.42
Placed in Service	April 1986		
Useful Life	50		
Replacement Year	36-37		
Remaining Life	11		

This component funds for the replacement of the pool fencing.

The cost and useful life estimates are based on information provided by the Association.

Fencing/Security - Total Current Cost **$121,513**

Carport Roof 2018 - Replacement

		1 Total	@ $19,616.59
Asset ID	1037	Asset Actual Cost	$19,616.59
	Capital	Percent Replacement	100%
Category	Carports	Future Cost	$38,715.04
Placed in Service	April 2018		
Useful Life	30		
Replacement Year	48-49		
Remaining Life	23		

This component funds for the replacement of the carport roofs in 2018.

The cost and useful life estimates are based on information provided by the Association.

Carport Roof 2019 - Replacement

		1 Total	@ $6,740.00
Asset ID	1038	Asset Actual Cost	$6,740.00
	Capital	Percent Replacement	100%
Category	Carports	Future Cost	$13,701.03
Placed in Service	April 2019		
Useful Life	30		
Replacement Year	49-50		
Remaining Life	24		

This component funds for the replacement of the carport roofs in 2019.

The cost and useful life estimates are based on information provided by the Association.

Carport Roof 2020 - Replacement

		1 Total	@ $6,740.00
Asset ID	1076	Asset Actual Cost	$6,740.00
	Capital	Percent Replacement	100%
Category	Carports	Future Cost	$14,112.06
Placed in Service	April 2020		
Useful Life	30		
Replacement Year	50-51		
Remaining Life	25		

This component funds for the replacement of 1 carport roof in 2020.

The cost and useful life estimates are based on information provided by the Association.

Carport Roof 2022 - Replacement

		5 Each	@ $6,740.00
Asset ID	1039	Asset Actual Cost	$33,700.00
	Capital	Percent Replacement	100%
Category	Carports	Future Cost	$74,857.44
Placed in Service	April 2022		
Useful Life	30		
Replacement Year	52-53		
Remaining Life	27		

This component funds for the replacement of the carport roofs in 2022.

In 7/2022 the Association spent $20,550 on courtyards 8, 9, & 10.
Units 12535, 12525, 12515, 12465, 12455, 12445, 12435, 12425, 12415, 12405, 12395, 12385, 12375, 12365, 12355, 12345, 12335, 12325, 12315, 12305, 12295

The cost and useful life estimates are based on information provided by the Association.

Carport Roof 2023 - Replacement

		5 Each	@ $6,740.00
Asset ID	1078	Asset Actual Cost	$33,700.00
	Capital	Percent Replacement	100%
Category	Carports	Future Cost	$77,103.16
Placed in Service	April 2023		
Useful Life	30		
Replacement Year	53-54		
Remaining Life	28		

This component funds for the replacement of the carport roofs in 2023.

In 2023 the roofs on 12670, 12635, 12595, 12575, and 12555 were replaced for $23,802

The cost and useful life estimates are based on information provided by the Association.

Carport Roof 2024 - Replacement

		4 Each	@ $6,740.00
Asset ID	1079	Asset Actual Cost	$26,960.00
	Capital	Percent Replacement	100%
Category	Carports	Future Cost	$63,533.00
Placed in Service	April 2024		
Useful Life	30		
Replacement Year	54-55		
Remaining Life	29		

This component funds for the replacement of the carport roofs in 2024.

Carport Roof 2024 - Replacement continued...

The cost and useful life estimates are based on information provided by the Association.

Carport Roof 2025 - Replacement

		4 Each	@ $6,740.00
Asset ID	1081	Asset Actual Cost	$26,960.00
	Capital	Percent Replacement	100%
Category	Carports	Future Cost	$26,960.00
Placed in Service	April 1988		
Useful Life	30		
Adjustment	7		
Replacement Year	25-26		
Remaining Life	0		

This component funds for the replacement of the carport roofs in 2025.

The cost and useful life estimates are based on information provided by the Association.

Carports - Total Current Cost **$154,417**

Clubhouse HVAC - Replacement

		2 Each	@ $10,637.39
Asset ID	1043	Asset Actual Cost	$21,274.78
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	$34,139.78
Placed in Service	April 2016		
Useful Life	25		
Replacement Year	41-42		
Remaining Life	16		

This component funds for the replacement of the clubhouse HVAC air handler.

The cost is based on a bid the Association received.

The useful life assumption is based on accepted industry estimates as established by RS Means and/or The National Construction Estimator.

Clubhouse Hot Water Tanks - Replacement

		1 Total	@ $1,176.29
Asset ID	1015	Asset Actual Cost	$1,176.29
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	$1,247.93
Placed in Service	April 2015		
Useful Life	12		
Replacement Year	27-28		
Remaining Life	2		

This component funds for the replacement of the hot water tanks in the clubhouse.

At the time of site visit, Schwindt and Company noted one in the clubhouse and one in the shop.

The cost and useful life estimates are based on information provided by the Association.

Clubhouse Refrigerator - Replacement

		1 Total	@ $1,294.33
Asset ID	1016	Asset Actual Cost	$1,294.33
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	$2,077.02
Placed in Service	April 2021		
Useful Life	20		
Replacement Year	41-42		
Remaining Life	16		

This component funds for the replacement of the clubhouse refrigerator.

The cost and useful life estimates are based on information provided by the Association.

Office Equipment - Allowance

		1 Total	@ $861.54
Asset ID	1012	Asset Actual Cost	$861.54
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	$887.38
Placed in Service	April 2018		
Useful Life	8		
Replacement Year	26-27		
Remaining Life	1		

This component funds for the replacement of office equipment as needed.

The cost and useful life estimates are based on information provided by the Association.

Equipment - Total Current Cost **$24,607**

Clubhouse Carpet - Replacement

		1 Total	@ $4,389.13
Asset ID	1011	Asset Actual Cost	$4,389.13
	Capital	Percent Replacement	100%
Category	Interior Furnishings	Future Cost	$4,656.43
Placed in Service	April 2014		
Useful Life	10		
Adjustment	3		
Replacement Year	27-28		
Remaining Life	2		

This component funds for the replacement of the clubhouse carpet.

The cost and useful life estimates are based on information provided by the Association.

Interior Furnishings - Total Current Cost **$4,389**

Clubhouse Light Fixtures - Replacement

		7 Each	@ $731.50
Asset ID	1060	Asset Actual Cost	$5,120.50
	Capital	Percent Replacement	100%
Category	Lighting	Future Cost	$5,432.34
Placed in Service	April 1976		
Useful Life	40		
Adjustment	11		
Replacement Year	27-28		
Remaining Life	2		

This component funds for the replacement of the clubhouse light fixtures in the main hall.

According to the Association, there are 7 fixtures. 6 fixtures are hanging from the ceiling and 1 florescent fixture.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Lighting - Total Current Cost **$5,120**

Pool - Resurface

		1 Total	@ $33,000.00
Asset ID	1048	Asset Actual Cost	$33,000.00
	Capital	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	$43,057.51
Placed in Service	March 2025		
Useful Life	10		
Replacement Year	34-35		
Remaining Life	9		

This provision is for resurface the pool.

The 2025 resurface is planned to be paid for with a special assessment.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Pool Cover - Replacement

		1 Total	@ $2,194.57
Asset ID	1049	Asset Actual Cost	$2,194.57
	Capital	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	$2,260.41
Placed in Service	April 2010		
Useful Life	10		
Adjustment	6		
Replacement Year	26-27		
Remaining Life	1		

This provision is for the replacement of the pool cover.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Pool Decking - Replacement

		1 Total	@ $8,317.23
Asset ID	1017	Asset Actual Cost	$8,317.23
	Capital	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	$10,229.15
Placed in Service	April 2017		
Useful Life	15		
Replacement Year	32-33		
Remaining Life	7		

This component funds for the replacement of the pool decking.

The cost and useful life estimates are based on information provided by the Association.

Pool Gas Fired Heater - Replacement

		1 Total	@ $6,007.63
Asset ID	1020	Asset Actual Cost	$6,007.63
	Capital	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	$8,073.76
Placed in Service	April 2020		
Useful Life	15		
Replacement Year	35-36		
Remaining Life	10		

This component funds for the replacement of the gas fired pool heater.

According to the Association, this was done in 2020 for $4,762.

The cost and useful life estimates are based on information provided by the Association.

Pool Pump Motor - Replacement

		1 Total	@ $3,218.69
Asset ID	1021	Asset Actual Cost	$3,218.69
	Capital	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	$3,218.69
Placed in Service	April 2014		
Useful Life	8		
Adjustment	3		
Replacement Year	25-26		
Remaining Life	0		

This component funds for the replacement of the pool pump motor.

The useful life estimates are based on information provided by the Association. According to

Pool Pump Motor - Replacement continued...

the Association, the pump was replaced in 2014 for $2,200.

Pool Sand Filter - Replacement

		1 Total	@ $2,190.10
Asset ID	1019	Asset Actual Cost	$2,190.10
	Capital	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	$2,190.10
Placed in Service	April 2020		
Useful Life	5		
Replacement Year	25-26		
Remaining Life	0		

This component funds for the replacement of the pool sand filter.

According to the Association, this was done in 2020 for $1,736.

The cost and useful life estimates are based on information provided by the Association.

Recreation/Pool - Total Current Cost **$54,928**

Cesspool - Decommission

		1 Total	@ $11,500.00
Asset ID	1065	Asset Actual Cost	$11,500.00
	Capital	Percent Replacement	100%
Category	Grounds Components	Future Cost	$11,500.00
Placed in Service	April 2019		
Useful Life	1		
Adjustment	5		
Replacement Year	25-26		
Remaining Life	0		

This provision is for the decommissioning of the cesspool in 2019, 2025 and 2026.

According to the Association, 3 units will be done in 2019 for $9,650.

The cost and useful life are based on information from the Association.

Concrete Surfaces - Repairs

		1 Total	@ $1,500.00
Asset ID	1006	Asset Actual Cost	$1,500.00
	Non-Capital	Percent Replacement	100%
Category	Grounds Components	Future Cost	$1,500.00
Placed in Service	April 2019		
Useful Life	5		
Replacement Year	25-26		
Remaining Life	0		

This component funds for immediate repairs to concrete surfaces.

According to the Association, $4,160 of work was done in 2014.

In 7/2022, the Association spent $3,720 on repairs.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Dry Wells - Replacement

		2 Each	@ $4,680.00
Asset ID	1058	Asset Actual Cost	$9,360.00
	Capital	Percent Replacement	100%
Category	Grounds Components	Future Cost	$9,360.00
Placed in Service	April 2009		
Useful Life	15		
Replacement Year	25-26		
Remaining Life	0		

This provision is for the replacement of the dry wells located on the property.

According to the Association 3 dry wells were replaced from 2009 - 2011. The Association should annually inspected the dry wells to ensure they are working as intended. $3,650 was spent in 2016-2017.

According to the Association, $5,400 was spent in 2018.

In 2023 the Association spent $7,998 to replace catch basin at the last parking area on the SE side.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Irrigation - Repairs

		1 Total	@ $5,120.66
Asset ID	1055	Asset Actual Cost	$5,120.66
	Capital	Percent Replacement	100%
Category	Grounds Components	Future Cost	$5,120.66
Placed in Service	April 2015		
Useful Life	10		
Replacement Year	25-26		
Remaining Life	0		

This component funds for the repair of the irrigation system.

According to the Association, they received a bid of $3,500 to do this work in 2015.

Irrigation Controllers - Replacement

		1 Total	@ $2,387.69
Asset ID	1044	Asset Actual Cost	$2,387.69
	Capital	Percent Replacement	100%
Category	Grounds Components	Future Cost	$2,851.03
Placed in Service	April 2019		
Useful Life	12		
Replacement Year	31-32		
Remaining Life	6		

This component funds for the replacement of the irrigation controllers.

The cost and useful life estimates are based on information provided by the Association.

Irrigation Valves - Replacement

		1 Total	@ $19,569.67
Asset ID	1045	Asset Actual Cost	$19,569.67
	Capital	Percent Replacement	100%
Category	Grounds Components	Future Cost	$24,790.27
Placed in Service	April 2013		
Useful Life	20		
Replacement Year	33-34		
Remaining Life	8		

This component funds for the replacement of the irrigation valves.

The cost and useful life estimates are based on information provided by the Association.

Main Water Line - Repair/Replace

		1 Total	@ $365,614.68
Asset ID	1023	Asset Actual Cost	$365,614.68
	Capital	Percent Replacement	100%
Category	Grounds Components	Future Cost	$436,563.05
Placed in Service	April 1981		
Useful Life	50		
Replacement Year	31-32		
Remaining Life	6		

This component funds for the repair and replacement of the main water line.

According to the Association, they flush the lines every 5 years.

The cost and useful life estimates are based on information provided by the Association.

Retaining Wall - Maintenance

		1 Total	@ $5,893.68
Asset ID	1061	Asset Actual Cost	$5,893.68
	Non-Capital	Percent Replacement	100%
Category	Grounds Components	Future Cost	$5,893.68
Placed in Service	April 2015		
Useful Life	5		
Adjustment	1		
Replacement Year	25-26		
Remaining Life	0		

This provision is for the maintenance of the retaining walls located along the property.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater than or less than the amount provided for herein, this study should be updated to reflect the actual component cost.

Tree Replacement

		1 Total	@ $2,238.46
Asset ID	1046	Asset Actual Cost	$2,238.46
	Capital	Percent Replacement	100%
Category	Grounds Components	Future Cost	$2,305.62
Placed in Service	April 2023		
Useful Life	3		
Replacement Year	26-27		
Remaining Life	1		

This component funds for the necessary arbor work.

The cost and useful life estimates are based on information provided by the Association.

Walkway & Curbs - Repairs & Maintenance

		1 Total	@ $1,818.55
Asset ID	1005	Asset Actual Cost	$1,818.55
	Non-Capital	Percent Replacement	100%
Category	Grounds Components	Future Cost	$1,929.30
Placed in Service	April 2012		
Useful Life	15		
Replacement Year	27-28		
Remaining Life	2		

This component funds for repairs to curbs and walkways.

The cost and useful life estimates are based on information provided by the Association.

Grounds Components - Total Current Cost **$425,003**

Mailboxes - Replacement

		1 Total	@ $15,374.36
Asset ID	1080	Asset Actual Cost	$15,374.36
	Capital	Percent Replacement	100%
Category	Mailboxes	Future Cost	$34,150.90
Placed in Service	July 2022		
Useful Life	30		
Replacement Year	52-53		
Remaining Life	27		

This provision is for the replacement of the mailboxes for the property.

According to the Association, this was done in 2022 for $13,688.

Mailboxes - Total Current Cost **$15,374**

Clubhouse Doors- Replacement

		7 Each	@ $1,097.28
Asset ID	1059	Asset Actual Cost	$7,680.96
	Capital	Percent Replacement	100%
Category	Doors and Windows	Future Cost	$7,911.39
Placed in Service	April 1976		
Useful Life	50		
Replacement Year	26-27		
Remaining Life	1		

This component funds for the replacement of the clubhouse doors.

According to the Association, there are 2 exterior double doors, one standard entrance door and one glass door entrance.

On the inside there are 7 normal size inside doors and 1 set of double doors

In addition to the roll up door, the shop has 2 exterior doors - one replaced in 2011 for $978.

The cost and useful life estimates are based on information provided by the Association.

Clubhouse Windows - Replacement

		1 Total	@ $21,339.97
Asset ID	1014	Asset Actual Cost	$21,339.97
	Capital	Percent Replacement	100%
Category	Doors and Windows	Future Cost	$21,980.17
Placed in Service	April 1976		
Useful Life	50		
Replacement Year	26-27		
Remaining Life	1		

This component funds for the replacement of the clubhouse windows.

The cost and useful life estimates are based on information provided by the Association.

Shop Roll Up Garage Door - Replacement

		1 Total	@ $1,053.38
Asset ID	1013	Asset Actual Cost	$1,053.38
	Capital	Percent Replacement	100%
Category	Doors and Windows	Future Cost	$1,546.93
Placed in Service	April 2008		
Useful Life	30		
Replacement Year	38-39		
Remaining Life	13		

This component funds for the replacement of the shop roll up garage door.

Shop Roll Up Garage Door - Replacement continued...

The cost and useful life estimates are based on information provided by the Association.

Windows - Replacement

		1 Total
Asset ID	1051	Asset Actual Cost
	Capital	
Category	Doors and Windows	Future Cost
Placed in Service	April 1982	
Useful Life	30	
Replacement Year	25-26	
Remaining Life	0	

The replacement of the original windows is the responsibility of the Association, however, many of the windows have been replaced by owner. Once a window is replaced is becomes the responsibility of the unit owner.

Doors and Windows - Total Current Cost	**$30,074**

Additional Disclosures

Levels of Service

The following three categories describe the various types of Reserve Studies from exhaustive to minimal.

I. Full: A Reserve Study in which the following five Reserve Study tasks are performed:

- Component Inventory
- Condition Assessment (based upon on-site visual observations)
- Life and Valuation Estimates
- Fund Status
- Funding Plan

II. Update, With Site Visit/On-Site Review: A Reserve Study update in which the following five Reserve Study tasks are performed:

- Component Inventory (verification only, not quantification)
- Condition Assessment (based on on-site visual observations)
- Life and Valuation Estimates
- Fund Status
- Funding Plan

III. Update, No Site Visit/Off-Site Review: A Reserve Study update with no on-site visual observations in which the following three Reserve Study tasks are performed:

- Life and Valuation Estimates
- Fund Status
- Funding Plan

IV. Preliminary, Community Not Yet Constructed. A reserve study prepared before construction, that is generally used for budget estimates. It is based on design documents such as the architectural and engineering plans. The following three tasks are performed to prepare this type of study:

- Component inventory
- Life and valuation estimates
- Funding Plan

Terms and Definitions

Adequate Reserves: A replacement reserve fund and stable and equitable multiyear funding plan that together provide for the reliable and timely execution of the association's major repair and replacement projects as defined herein without reliance on additional supplemental funding.

Capital Improvements: Additions to the association's common area that previously did not exist. While

these components should be added to the reserve study for future replacement, the cost of construction or installation cannot be taken from the reserve fund.

Cash Flow Method (also known as pooling): A method of developing a reserve funding plan where funding of reserves is designed to offset the annual expenditures from the reserve fund.

To determine the selected funding plan, different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Common Area: The areas identified in the community association's master deed or declarations of covenant easements and restrictions that the association is obligated to maintain and replace or based on a well-established association precedent.

Community Association: A nonprofit entity that exists to preserve the nature of the community and protect the value of the property owned by members. Membership in the community association is mandatory and automatic for all owners. All owners pay mandatory lien-based assessments that fund the operation of the association and maintain the common area or elements, as defined in the governing documents. The community association is served and lead by an elected board of trustees or directors.

Components: The individually listed projects within the physical analysis which are determined for inclusion using the process described within the component inventory. These components form the building blocks for the reserve study. **Components are selected to be included in the reserve study based on the following three-part test:**

1. The association has the obligation to maintain or replace the existing element.
2. The need and schedule for this project can be reasonably anticipated.
3. The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs.

Component Inventory: The task of selecting and quantifying reserve components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, review of association precedents, and discussion with appropriate representative(s) of the association.

The Reserve Specialist, in coordination with the client, will determine the methodology for including these components in the study. Typical evaluation techniques for consideration include:

- Inclusion of long-life components with funding in the study.
- Addition of long-life components with funding at the time when they fall within the 30-year period from the date of study preparation.
- Identification of long-life components in the component inventory even when they are not yet being funded in the 30-year funding plan.

Component Method (also known as Straight Line): A method of developing a reserve funding plan where the total funding is based on the sum of funding for the individual components.

Condition Assessment: The task of evaluating the current condition of the component based on observed or reported characteristics. The assessment is limited to a visual, non-invasive evaluation.

Effective Age: The difference between useful life and estimated remaining useful life. Not always equivalent to chronological age since some components age irregularly. Used primarily in computations.

Financial Analysis: The portion of a reserve study in which the current status of the reserves (measured as cash or percent funded) and a recommended reserve funding plan are derived, and the projected reserve income and expense over a period of time are presented. The financial analysis is one of the two parts of a reserve study. A minimum of 30 years of income and expense are to be considered.

Fully Funded: 100 percent funded. When the actual (or projected) reserve balance is equal to the fully funded balance.

Fully Funded Balance (FFB): An indicator against which the actual (or projected) reserve balance can be compared. The reserve balance that is in direct proportion to the fraction of life "used up" of the current repair or replacement cost. This number is calculated for each component, and then summed for an association total.

FFB = Current Cost X Effective Age/Useful Life

Example: For a component with a $10,000 current replacement cost, a 10-year useful life, and effective age of 4 years, the fully funded balance would be $4,000.

Fund Status: The status of the reserve fund reported in terms of cash or percent funded. The Association appears to be adequately funded as the threshold method, reducing the potential risk of special assessment.

Funding Goals:

The three funding goals listed below range from the most aggressive to most conservative:

Baseline Funding

Establishing a reserve funding goal of allowing the reserve cash balance to approach but never fall below zero during the cash flow projection. This is the funding goal with the greatest risk of being prepared to fund future repair and replacement of major components, **and it is not recommended** as a long-term solution/plan. Baseline funding may lead to project delays, the need for a special assessment, and/or a line of credit for the community to fund needed repairs and replacement of major components.

Threshold Funding

Establishing a reserve funding goal of keeping the reserve balance above a specified dollar or percent funded amount. Depending on the threshold selected, this funding goal may be weaker or stronger than "fully funded" with respective higher risk or less risk of cash problems. In determining the threshold, many variables should be considered, including things such as

investment risk tolerance, community age, building type, components that are not readily inspected, and components with a remaining useful life of more than 30 years.

Full Funding

Setting a reserve funding goal to attain and maintain reserves at or near 100 percent funded. Fully funded is when the actual or projected reserve balance is equal to the fully funded balance.

It should be noted that, in certain jurisdictions, there may be statutory funding requirements that would dictate the funding requirements. In all cases, these standards are considered the minimum to be referenced.

Funding Plan: An association's plan to provide income to a reserve fund to offset anticipated expenditures from that fund. The plan must be a minimum of 30 years of projected income and expenses.

Funding Principles: A funding plan addressing these principles. These funding principles are the basis for the recommendations included within the reserve study:

- Sufficient funds when required.
- Stable funding rate over the years.
- Equitable funding rate over the years.
- Fiscally responsible.

Initial Year: The first fiscal year in the financial analysis or funding plan.

Life Estimates: The task of estimating useful life and remaining useful life of the reserve components.

Life Cycle Cost: The ongoing cost of deterioration which must be offset in order to maintain and replace common area components at the end of their useful life. Note that the cost of preventive maintenance and corrective maintenance determined through periodic structural inspections (if required) are included in the calculation of life cycle costs and often result in overall net lower life cycle costs.

Maintenance: Maintenance is the process of maintaining or preserving something, or the state of being maintained. Maintenance is often defined in three ways: preventive maintenance, corrective maintenance, and deferred maintenance. Maintenance projects commonly fall short of "replacement" but may pass the defining test of a reserve component and be appropriate for reserve funding.
Maintenance types are categorized below:

> **Preventive Maintenance:** Planned maintenance carried out proactively at predetermined intervals, aimed at reducing the performance degradation of the component such that it can attain, at minimum, its estimated useful life.
>
> **Deferred Maintenance:** Maintenance which is not performed and leads to premature deterioration to the common areas due to lack of preventive maintenance.
>
> *This results in a reduction in the remaining useful life of the reserve components and the potential of inadequate funding. Typically, deferred maintenance creates a need for corrective maintenance.*
>
> **Corrective Maintenance:** Maintenance performed following the detection of a problem, with the goal of remediating the condition such that the intended function and life of the component or system is restored, preserved, or enhanced.
>
> *Many corrective maintenance projects could be prevented with a proactive, preventive maintenance program. Note that when the scope is minor, these projects may fall below the threshold of cost significance and thus are handled through the operational budget. In other cases, the cost and timing should be included within the reserve study.*

Percent Funded: The ratio, at a particular point in time clearly identified as either the beginning or end of the association's fiscal year, of the actual (or projected) reserve balance to the fully funded balance, expressed as a percentage.

While percent funded is an indicator of an association's reserve fund size, it should be viewed in the context of how it is changing due to the association's reserve funding plan, in light of the association's risk tolerance and is not by itself a measure of "adequacy."

Periodic Structural Inspection: Structural system inspections aimed at identifying issues when they become evident.

Additional information and recommendations are included within the Condominium Safety Public Policy Report. www.condosafety.com

Physical Evaluation: The portion of the reserve study where the component inventory, condition assessment, and life and valuation estimate tasks are performed. This represents one of the two parts of the reserve study.

Preventive Maintenance Schedule: A summary of the preventive maintenance tasks included within a maintenance manual which should be performed such that the useful lives of the components are attained or exceeded. This schedule should include both the timing and the estimated cost of the task(s).

Remaining Useful Life (RUL): Also referred to as "remaining life" (RL). The estimated time, in years, that a component can be expected to serve its intended function, presuming timely preventive maintenance. Projects expected to occur in the initial year have zero remaining useful life.

Replacement Cost: The cost to replace, repair, or restore the component to its original functional condition during that particular year, including all related expenses (including but not limited to shipping, engineering, design, permits, installation, disposal, etc.).

Reserve Balance: Actual or projected funds, clearly identified as existing either at the beginning or end of the association's fiscal year, which will be used to fund reserve component expenditures. The source of this information should be disclosed within the reserve study.

Also known as beginning balance, reserves, reserve accounts, or cash reserves. This balance is based on information provided and not audited.

Reserve Study: A reserve study is a budget planning tool which identifies the components that a community association is responsible to maintain or replace, the current status of the reserve fund, and a stable and equitable funding plan to offset the anticipated future major common area expenditures.

This limited evaluation is conducted for budget and cash flow purposes. Tasks outside the scope of a reserve study include, but are not limited to, design review, construction evaluation, intrusive or destructive testing, preventive maintenance plans, and structural or safety evaluations.

Reserve Study Provider: An individual who prepares reserve studies. In many instances, the reserve study provider will possess a specialized designation such as the Reserve Specialist® (RS) designation administered by Community Associations Institute (CAI). This designation indicates that the provider has shown the necessary skills to perform a reserve study that conforms to these standards. In some instances, qualifications in excess of the RS designation will be required if supplemental subject matter expertise is required.

Reserve Study Provider Firm: A company that prepares reserve studies as one of its primary business activities.

Responsible Charge: A Reserve Specialist (RS) in responsible charge of a reserve study shall render regular and effective supervision to those individuals' performing services that directly and materially affect the quality and competence of services rendered by the Reserve Specialist. A Reserve Specialist shall maintain such records as are reasonably necessary to establish that the Reserve Specialist exercised regular and effective supervision of a reserve study of which he or she was in responsible charge. A Reserve Specialist engaged in any of the following acts or practices shall be deemed not to have rendered the regular and effective supervision required herein:

1. The regular and continuous absence from principal office premises from which professional services are rendered; except for performance of field work or presence in a field office maintained exclusively for a specific project;

2. The failure to personally inspect or review the work of subordinates where necessary and appropriate;

3. The rendering of a limited, cursory or perfunctory review of plans or projects in lieu of an appropriate detailed review; and

4. The failure to personally be available on a reasonable basis or with adequate advance notice for consultation and inspection where circumstances require personal availability.

Site Visit: A visual assessment of the accessible areas of the components included within the reserve study.

The site visit includes tasks such as, but not limited to, on-site visual observations, a review of the association's design and governing documents, review of association precedents, and discussion with appropriate representative(s) of the association.

Special Assessment: A temporary assessment levied on the members of an association in addition to regular assessments. Note that special assessments are often regulated by governing documents or local statutes.

Special assessments, when used to make up for unplanned reserve fund shortfalls, may be an indicator of deferred maintenance, improper reserve project planning, and unforeseen catastrophes and accidents, as well as other surprises.

Structural System: The structural components within a building that, by contiguous interconnection, form a path by which external and internal forces, applied to the building, are delivered to the ground. This is generally a combination of structural beams, columns, and bracing and is not included within the reserve study, although it is reviewed as part of the recommended periodic structural inspections.

It is important to recognize that individual structural components which are not a part of the structural system, such as decks, balconies, and podium deck components may be included for reserve funding if they otherwise satisfy the three-part test.

Useful Life (UL): The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed presuming proactive, planned, preventive maintenance.

Best practice is that a component's Useful Life should reflect the actual preventive maintenance being performed (or not performed).

Valuation Estimates: The task of estimating the current repair or replacement costs for the reserve components.