

CHARBONNEAU COUNTRY CLUB ASSOCIATION
MAINTENANCE PLAN
RESERVE STUDY
LEVEL I: FULL RESERVE STUDY FUNDING ANALYSIS
2020



CHARBONNEAU COUNTRY CLUB ASSOCIATION

Executive Summary

Year of Report:

January 1, 2020 to December 31, 2020

Number of Units:

1627 Units

Parameters:

Beginning Balance: \$1,644,430

Year 2020 Suggested Contribution: \$113,120

Year 2020 Projected Interest Earned: \$32,139

Inflation: 2.50%

Annual Increase to Suggested Contribution: 3.50%

Lowest Cash Balance Over 30 Years (Threshold): \$585,072

Average Reserve Assessment per Unit: \$5.79

Prior Year's Actual Contribution: \$110,361

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**Charbonneau Country Club Association
Maintenance Plan
Reserve Study– Onsite
Disclosure Information
2020**

We have conducted an onsite reserve study and maintenance plan for Charbonneau Country Club Association for the year beginning January 1, 2020, in accordance with guidelines established by Community Associations Institute and the American Institute of Certified Public Accountants.

This reserve study and maintenance plan are 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 & 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 28. 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.

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.

Increases in Roofing and Painting Costs.

Over the last several years, roofing, painting and other costs have increased at a dramatic pace. Schwindt & 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 appear 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 in to cost estimates and required contributions. Associations will see 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.

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



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SCHWINDT & CO.
RESERVE STUDY SERVICES

The Association is currently considering the replacement of their annex building. The Association is planning to pay for this work with a special assessment or construction loan. Funding for this project is not included in the reserve study. This reserve study should be updated once the building has been completed.

All information regarding the useful life and cost of reserve components was derived from the Association, local vendors, and/or from various construction pricing and scheduling manuals.

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.

An earthquake insurance deductible is not included in the reserve study.

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

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.

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.

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 homeowners to pay on demand (as a special assessment) their share of common expenses for the cost of major maintenance, repair, or replacement of a reserve component.

CHARBONNEAU COUNTRY CLUB ASSOCIATION

MAINTENANCE PLAN

2020

Charbonneau Country Club Association Executive Summary of Maintenance Plan

Regular maintenance of common elements is necessary to insure 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.

**Charbonneau Country Club Association
Maintenance Plan
2020**

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 & 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

Marina Inspection

Schwindt & Company recommends that a provision for the annual inspection of the marina. Inspection should include review the deck boards, pilings, gangway and floats.

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 & 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 & 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 5 years

Roof Inspection

Schwindt & 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

Automatic Entry Gates

Automatic entry gates to and from the grounds and buildings should be inspected bi-weekly, as they are critical points of vehicular and pedestrian security and safety.

The automatic vehicular gates should be reviewed for the following: binding integrity, condition of the parts, hinge and bracket condition, security, stability, and overall condition.

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: Biweekly

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

Security Systems – Inspection/Maintenance

Preventive maintenance of security systems is critical for occupant safety. Due to the technical nature of most security systems and services, it is recommended that security components be serviced by independent contractors. However, maintenance personnel should monitor the contractors' work and should conduct the following general inspections:

Review surveillance cameras and monitors for overall function, fixture integrity, mounting condition/stability, location accuracy, general console condition, and overall condition.

The following should be reviewed for overall function: restricted gates' operation, security, stability, hardware condition; overall function and communication system function; emergency call box station for lighting function and phone function/condition.

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: Biweekly

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

Common Play Area – Review

As play areas, surfaces, and equipment vary widely, a general safety and maintenance protocol will be included in the maintenance plan. Management should work with their insurance company to identify additional specific recommendations and should consult manufacturer's specifications. Note deficiencies and required maintenance and repairs after completion of the review.

Generally, in order to maintain a safe playing area, the following should be reviewed: signage visibility and currency; accessible safety/first aid equipment location; fence condition for protruding or loose parts, holes or inoperable gates; and overall condition of grounds for deficiencies such as vandalism, debris buildup, trash, or tripping hazards.

Concrete play surfaces should be reviewed for deficiencies such as tripping hazards, alkali-aggregate expansions, honeycombing, spalling, chipping, cracks, stains, lifts, slippery areas, and/or unevenness.

Grass play areas should be reviewed for deficiencies: such as overgrowth; exposed soil; excess fertilization (granules left on surface); contamination from foreign substances; rodent infestation (e.g., gopher holes); root encroachment; depressions or other tripping hazards, such as rocks, elevated sprinkler heads, hoses, field markers, and/or exposed irrigation pipes.

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

Frequency: Monthly

Gas Connections–Review

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 – 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

Windows & Doors

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.

Frequency: Monthly

Fence–Inspection

The fence located on 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 & 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

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

Bridge Maintenance

Regular maintenance of the wooden foot bridge at the marina should include regular inspections, repairs, and replacements of boards, fasteners and railings. Fasteners and railings should be kept secure to ensure safety.

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

Frequency: Annually

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**.

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.

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

Fire Extinguishers – Common Areas Only

The following annual preventive maintenance checklist is for the fire extinguishers located in the common areas, such as the clubhouse. This inspection and certification must be conducted by a licensed specialty contractor and should be scheduled in advance to ensure that the date on extinguishers will not expire. Monthly inspections of fire extinguishers' general condition, housing, and locations per code should be conducted as part of preventive maintenance procedures in areas that include business offices, common kitchen areas, locker rooms, restrooms, fitness/recreation areas, and swimming pool areas. In addition to the annual preventive maintenance tasks outlined below, check the pressure and weight of each extinguisher in the facility every 6 months, according to its manufacturer's label. If the pressure is below the recommended minimum or if the extinguisher has been used, it should be recharged. Consult the National Fire Protect Association's (NFPA) Standard 10 for the specific requirements regarding the proper locations of fire extinguishers and signage.

Annual preventive maintenance checklist consists of the following: certification; housing condition; hose condition; proper location per code; count per code; and overall condition.

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

Frequency: Annual

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

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 7 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.

Frequency: Every 5 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 10 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

Fire Alarm System Maintenance

Regular inspection and maintenance of the fire alarm system includes a visual inspection of the alarm equipment and operational testing. Regular maintenance of this system will help to ensure building safety.

Inspections and maintenance should be performed by a 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.

The expense for this service should be included in the operating budget for the Association.

Frequency: Annually

Attics Spaces

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.

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

Frequency: Annually

Concrete Pavement

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.

CHARBONNEAU COUNTRY CLUB ASSOCIATION
RESERVE STUDY
LEVEL I: FULL RESERVE STUDY FUNDING ANALYSIS
2020

Charbonneau Country Club Association
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1050	Clubhouse: Dining Room Chairs - Replacement	2028	66 of 140
1048	Clubhouse: Dining Room Dishwasher - Replacement	2021	67 of 140
1047	Clubhouse: Dining Room Oven - Replacement	2021	67 of 140
1060	Clubhouse: Dishes - Replacement	2030	68 of 140
1041	Clubhouse: Double Refrigerator - Replacement	2031	68 of 140
1062	Clubhouse: Drapes - Replacement	2028	68 of 140
1151	Clubhouse: Fire Alarm - Upgrade	2028	69 of 140
1152	Clubhouse: Fire Sprinkler - Upgrade	2028	69 of 140
1037	Clubhouse: Fireplace - Replacement	2026	70 of 140

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1057	Clubhouse: Fixtures: Coat Room - Replacement	2034	71 of 140
1056	Clubhouse: Fixtures: Conference Room - Replacement	2034	71 of 140
1055	Clubhouse: Fixtures: Dining Room - Replacement	2034	72 of 140
1058	Clubhouse: Fixtures: Kitchen - Replacement	2034	72 of 140
1067	Clubhouse: Fixtures: Living Room Nook - Replacement	2034	73 of 140
1040	Clubhouse: Freezer/Refrig - Replacement	2026	73 of 140
1030	Clubhouse: Furnace Living Room - Replacement	2027	74 of 140
1065	Clubhouse: Grand Piano - Replacement	Unfunded	74 of 140
1029	Clubhouse: HVAC Card Room - Replacement	2027	75 of 140
1028	Clubhouse: HVAC Dining Room - Replacement	2030	75 of 140
1033	Clubhouse: Hardwood Floors - Replacement	2030	76 of 140
1031	Clubhouse: Interior Paint	2023	76 of 140
1038	Clubhouse: Kitchen Dishwasher - Replacement	2035	77 of 140
1147	Clubhouse: Kitchen Exhaust Hood - Replacement	2035	77 of 140
1042	Clubhouse: Kitchen Ice Maker - Replacement	2020	78 of 140
1036	Clubhouse: Kitchen Tile Floors - Replacement	2029	78 of 140
1061	Clubhouse: Lighting - Upgrade	2025	79 of 140
1148	Clubhouse: Movable Wall - Replacement	2022	79 of 140
1161	Clubhouse: Range/Oven - Replacement	2020	80 of 140
1149	Clubhouse: Restrooms - Renovation	2027	80 of 140
1049	Clubhouse: Round Tables - Replacement	2025	80 of 140
1150	Clubhouse: Security System - Replacement	2023	81 of 140
1063	Clubhouse: Shades- Replacement	2021	81 of 140
1069	Clubhouse: Skylight Blinds - Replacement	2032	82 of 140
1068	Clubhouse: Stage - Replacement	2032	82 of 140
1066	Clubhouse: Television - Replacement	2022	82 of 140
1035	Clubhouse: Tile Floors - Replacement	2027	83 of 140
1034	Clubhouse: Vinyl Floors - Replacement	2034	83 of 140
1026	Clubhouse: Water Heater - Replacement	2023	84 of 140
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1107	Garden Terrace: Appliances/Hood - Replacement	2030	85 of 140
1106	Garden Terrace: Barbecue - Replacement	2029	85 of 140
1109	Garden Terrace: Concrete - Repair	2030	86 of 140

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1110	Garden Terrace: Iron Work - Repair	2040	87 of 140
1114	Garden Terrace: Landscaping - Renovation	2025	88 of 140
1111	Garden Terrace: Lighting - Replacement	2030	88 of 140
1113	Garden Terrace: Renovation	2040	88 of 140
1159	Garden Terrace: Stone Benches - Replacement	2050	89 of 140
1112	Garden Terrace: Woodwork - Maintenance/Repair	2026	89 of 140
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1115	Office: Furniture - Replacement	2033	91 of 140
1119	Office: Infocus Projector - Replacement	2020	92 of 140
1118	Office: Mail Equipment - Replacement	2020	92 of 140
1120	Office: Misc Equipment - Replacement	2020	93 of 140
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1162	Tennis: AC Heat Pump - Replacement	2023	94 of 140
1144	Tennis: AED - Replacement	2025	94 of 140
1097	Tennis: Ball Machine - Replacement	2022	94 of 140
1166	Tennis: Ball Mower - Replacement	2027	95 of 140
1101	Tennis: Carpet - Replacement	2029	95 of 140
1094	Tennis: Chain Link Fence - Replacement	2027	96 of 140
1092	Tennis: Court Curtains - Replacement	2029	96 of 140
1088	Tennis: Court Exterior - Resurface	2023	96 of 140
1087	Tennis: Court Interior - Resurface	2025	97 of 140
1102	Tennis: Court Vacuum - Replacement	2025	97 of 140
1170	Tennis: Entry Keypad- Replacement	2024	98 of 140
1093	Tennis: Exhaust Fans - Replacement	2023	98 of 140
1100	Tennis: Furnace - Replacement	2028	98 of 140
1173	Tennis: Garage Door - Replacement	2038	99 of 140
1091	Tennis: Gas Heaters - Replacement	2029	99 of 140
1098	Tennis: Gutters & Downspouts - Replacement	2030	100 of 140

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1171	Tennis: Interior Ceiling Panels - Replacement	2024	101 of 14
1099	Tennis: Interior Paint	2023	101 of 14
1145	Tennis: Kitchen - Remodel	Unfunded	102 of 14
1103	Tennis: LED Lighting - Replacement	2033	102 of 14
1090	Tennis: Light Poles Exterior - Paint	2036	102 of 14
1089	Tennis: Lights Exterior - Replacement	2036	103 of 14
1143	Tennis: Outdoor Benches - Replacement	2032	103 of 14
1142	Tennis: Outdoor Doors I - Replacement	2020	104 of 14
1165	Tennis: Outdoor Doors II - Replacement	2049	104 of 14
1164	Tennis: Outdoor Grandstands - Replacement	2032	105 of 14
1172	Tennis: Plumbing/Drains - Replacement	2027	105 of 14
1096	Tennis: Practice Wall - Replacement	2022	105 of 14
1167	Tennis: Restroom Water Heaters - Replacement	2025	106 of 14
1146	Tennis: Restrooms - Remodel	Unfunded	106 of 14
1084	Tennis: Shingle Roof - Replacement	2030	107 of 14
1086	Tennis: Siding - Paint	2026	107 of 14
1085	Tennis: Siding - Replacement	2038	108 of 14
1169	Tennis: Video Surveillance System - Replacement	2024	108 of 14
1168	Tennis: Water Heater Maintenance Room - Replace..	2029	109 of 14
1141	Tennis: Windows - Replacement	2038	109 of 14
1095	Tennis: Windscreen - Replacement	2022	110 of 14
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1160	Fitness: AEO - Replacement	2025	111 of 14
1080	Fitness: Bike Recumbent 1 - Replacement	2022	111 of 14
1075	Fitness: Bike Recumbent 1 - Replacement	2021	111 of 14
1079	Fitness: Bike Recumbent 2 - Replacement	2027	112 of 14
1076	Fitness: Elliptical 1 - Replacement	2020	112 of 14
1077	Fitness: Elliptical 2 - Replacement	2022	113 of 14
1081	Fitness: Multi Strength - Replacement	2035	113 of 14
1078	Fitness: Recumbent Elliptical - Replacement	2024	113 of 14
1082	Fitness: Strength Equipment (4) - Replacement	2035	114 of 14
1071	Fitness: Treadmill 1 - Replacement	2020	114 of 14

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1073	Fitness: Treadmill 3 - Replacement	2020	115 of 14
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RV Lot			
1011	RV Lot: Asphalt - Overlay	2020	117 of 14
1012	RV Lot: Asphalt - Seal Coat	2022	117 of 14
1013	RV Lot: Chain Link Fence - Replacement	2027	118 of 14
1017	RV Lot: Electrical Upgrade	2037	118 of 14
1016	RV Lot: Light Poles - Replacement	2037	119 of 14
1014	RV Lot: Sliding Gate - Replacement	2024	119 of 14
1015	RV Lot: Wood Fence - Replacement	2020	120 of 14
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1006	Marina: Dock - Inspection	2041	121 of 14
1007	Marina: Dock - Replacement	2024	121 of 14
1010	Marina: Gate - Replacement	2024	122 of 14
1008	Marina: Parking Lot - Repair	2020	122 of 14
1005	Marina: Ramp - Replacement	2046	122 of 14
1009	Marina: Wood Platform - Replacement	2026	123 of 14
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1003	Electrical Inspection	2020	124 of 14
1138	Infrastructure: Barkdust	2020	124 of 14
1130	Infrastructure: Benches - Replacement	2032	125 of 14
1137	Infrastructure: Electric Meters	2038	125 of 14
1121	Infrastructure: Entry Sign 1 - Repair	2028	126 of 14
1122	Infrastructure: Entry Sign 2 - Repair	2028	126 of 14
1124	Infrastructure: Entry Sign Lights/Signage 1 - Repair	2028	126 of 14
1123	Infrastructure: Entry Sign Lights/Signage 2 - Repair	2028	127 of 14
1157	Infrastructure: Entry System	2020	127 of 14
1127	Infrastructure: Flood Lights - Replacement	2029	128 of 14
1158	Infrastructure: Irrigation System - Inspection	2020	128 of 14
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1135	Infrastructure: Landscaping Clubhouse	2032	130 of 14
1126	Infrastructure: Pole Lights - Replacement	2029	130 of 14
1128	Infrastructure: Soccer Equipment - Replacement	2037	131 of 14
1125	Infrastructure: Street Signs - Replacement	2029	131 of 14
1129	Infrastructure: Tot Lot Play Structure - Replacement	2038	132 of 14
1131	Infrastructure: Walkway Path Signs - Replacement	2037	132 of 14
1133	Infrastructure: Walkway Water Feature East - Repla..	2037	133 of 14
1134	Infrastructure: Walkway Water Feature Pumps - Re..	2021	133 of 14
1132	Infrastructure: Walkway Water Feature West - Repl..	2028	134 of 14
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1004	Insurance Deductible	2020	135 of 14
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1156	Annex Building - Rebuild	Unfunded	136 of 14
1154	Annex Building - Tear Down	Unfunded	136 of 14
	Total Funded Assets	168	
	Total Unfunded Assets	<u>5</u>	
	Total Assets	173	

Charbonneau Country Club Association Property Description

Charbonneau Country Club Association consists of 1627 units located in Wilsonville, Oregon. The Association includes a clubhouse, tennis facility, fitness facility, marina, parks, RV Lot, annex building and common areas. The Association shall provide exterior improvements upon the common elements, 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 their home and the adjacent private property.

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

A site visit was performed by Schwindt & Company in 2019. Schwindt & Co 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.

Charbonneau Country Club Association
Wilsonville, Oregon
Cash Flow Method - Threshold Funding Model Summary

Report Date	August 07, 2019
Budget Year Beginning	January 01, 2020
Budget Year Ending	December 31, 2020
Total Units	1627

<i>Report Parameters</i>	
Inflation	2.50%
Annual Assessment Increase	3.50%
Interest Rate on Reserve Deposit	2.25%
2020 Beginning Balance	\$1,644,430

**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 **\$113,120** in **2020** and increases **3.50%** each year for the remaining years of the study. A minimum balance of **\$585,072** is maintained.
- The purpose of this study is to insure 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 Month Contribution	\$9,426.67
<i>\$5.79 per unit monthly</i>	
Average Net Month Interest Earned	<u>\$2,678.26</u>
Total Month Allocation to Reserves	\$12,104.92
<i>\$7.44 per unit monthly</i>	

Charbonneau Country Club Association
Cash Flow Method - Threshold Funding Model Projection

Beginning Balance: \$1,644,430

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2020	113,120	32,139	291,760	1,497,929	1,959,712	76%
2021	117,079	33,864	71,504	1,577,369	2,077,162	76%
2022	121,177	36,486	37,822	1,697,209	2,246,577	76%
2023	125,418	37,293	124,450	1,735,471	2,335,352	74%
2024	129,808	26,670	632,374	1,259,575	1,912,041	66%
2025	134,351	27,149	137,858	1,283,217	1,989,080	65%
2026	139,053	29,055	80,205	1,371,120	2,131,403	64%
2027	143,920	15,819	752,973	777,886	1,592,471	49%
2028	148,957	14,404	224,704	716,543	1,586,495	45%
2029	154,171	14,684	153,860	731,538	1,658,509	44%
2030	159,567	11,791	299,009	603,888	1,588,738	38%
2031	165,152	15,442	13,777	770,704	1,814,455	42%
2032	170,932	16,088	155,286	802,439	1,905,701	42%
2033	176,915	16,099	189,767	805,686	1,969,012	41%
2034	183,107	17,576	131,407	874,961	2,098,980	42%
2035	189,515	16,288	260,766	819,999	2,104,990	39%
2036	196,148	16,370	205,797	826,721	2,173,066	38%
2037	203,014	18,392	127,278	920,849	2,328,986	40%
2038	210,119	10,856	556,751	585,072	2,054,573	28%
2039	217,473	14,003	86,487	730,062	2,261,271	32%
2040	225,085	13,085	275,977	692,255	2,285,009	30%
2041	232,963	16,211	104,913	836,516	2,490,933	34%
2042	241,117	16,602	236,372	857,863	2,573,669	33%
2043	249,556	15,906	292,881	830,444	2,607,119	32%
2044	258,290	17,871	183,767	922,838	2,759,981	33%
2045	267,330	20,120	182,104	1,028,185	2,925,270	35%
2046	276,687	23,266	154,114	1,174,024	3,130,455	38%
2047	286,371	27,885	101,988	1,386,292	3,401,448	41%
2048	296,394	28,558	290,091	1,421,153	3,493,843	41%
2049	306,768	31,625	195,629	1,563,916	3,692,988	42%

Charbonneau Country Club Association Component Summary By Group

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Clubhouse Exterior								
Clubhouse: Comp Roof - Replacement	2010	2036	25	1	16	3,750 SF	6.00	22,500
Clubhouse: Concrete Paving - Repair	2013	2028	15	0	8	962 SF	10.00	9,625
Clubhouse: Covered Entryway - Rebuild	2004	2024	25	-5	4	1 Total	6,000.00	6,000
Clubhouse: Doors - Replacement	1977	2023	30	16	3	10 Each	1,000.00	10,000
Clubhouse: Emergency Generator - Replac..	1990	2020	30	0	0	1 Total	30,000.00	30,000
Clubhouse: Gutters & Downspouts - Repla..	2012	2032	25	-5	12	500 LF	10.00	5,000
Clubhouse: Siding - Painting	2013	2021	7	1	1	4,500 SF	3.00	13,500
Clubhouse: Siding - Replacement	2013	2043	30	0	23	4,500 SF	17.00	76,500
Clubhouse: TPO Membrane Roof - Replac..	2016	2036	20	0	16	7,200 SF	10.00	72,000
Clubhouse: Windows - Replacement	1977	2023	30	16	3	32 Each	750.00	24,000
Clubhouse Exterior - Total								\$269,125
Clubhouse Interior								
Clubhouse: AC TV/Fireplace - Replacement	2005	2020	15	0	0	3 Each	6,000.00	18,000
Clubhouse: AED - Replacement	2017	2022	5	0	2	1 Total	2,000.00	2,000
Clubhouse: Artwork - Replacement	2009	2024	15	0	4	1 Total	10,000.00	10,000
Clubhouse: Audio Equipment - Replaceme..	2009	2020	20	-9	0	1 Total	16,000.00	16,000
Clubhouse: Black Out Blinds - Replacement	2000	2021	14	7	1	1 Total	4,500.00	4,500
Clubhouse: Brown Square Tables - Replac..	1999	2021	15	7	1	17 Each	530.00	9,010
Clubhouse: Cardroom Convection Oven - ..	2005	2021	15	1	1	1 Total	2,000.00	2,000
Clubhouse: Cardroom Dishwasher - Repla..	2005	2021	15	1	1	1 Total	5,000.00	5,000
Clubhouse: Cardroom Ice Machine - Repla..	2016	2026	10	0	6	1 Total	2,700.00	2,700
Clubhouse: Cardroom Refrig - Replacement	2005	2020	15	0	0	1 Total	3,000.00	3,000
Clubhouse: Carpet - Replacement	2014	2028	14	0	8	900 SY	50.00	45,000
Clubhouse: Conference Room Chairs - Rep..	1999	2021	20	2	1	14 Each	400.00	5,600
Clubhouse: Conference Room Furniture - ..	1999	2021	20	2	1	1 Total	8,000.00	8,000
Clubhouse: Convection Oven - Replacement	2002	2020	18	0	0	1 Total	6,500.00	6,500
Clubhouse: Dining Room Chairs - Replace..	2005	2028	15	8	8	200 Each	80.00	16,000
Clubhouse: Dining Room Dishwasher - Re..	2005	2021	15	1	1	1 Total	5,500.00	5,500
Clubhouse: Dining Room Oven - Replace..	2005	2021	15	1	1	1 Total	2,000.00	2,000
Clubhouse: Dishes - Replacement	2000	2030	30	0	10	1 Total	10,000.00	10,000
Clubhouse: Double Refrigerator - Replace..	2012	2031	20	-1	11	1 Total	3,500.00	3,500
Clubhouse: Drapes - Replacement	2014	2028	14	0	8	1 Total	10,000.00	10,000
Clubhouse: Fire Alarm - Upgrade	2018	2028	10	0	8	1 Total	10,000.00	10,000
Clubhouse: Fire Sprinkler - Upgrade	2018	2028	10	0	8	1 Total	10,000.00	10,000
Clubhouse: Fireplace - Replacement	2014	2026	12	0	6	1 Total	5,000.00	5,000
Clubhouse: Fixtures: Card Room - Replace..	2014	2034	20	0	14	1 Total	10,000.00	10,000
Clubhouse: Fixtures: Coat Room - Replace..	2014	2034	20	0	14	1 Total	7,500.00	7,500
Clubhouse: Fixtures: Conference Room - R..	2014	2034	20	0	14	1 Total	7,500.00	7,500
Clubhouse: Fixtures: Dining Room - Repla..	2014	2034	20	0	14	1 Total	10,000.00	10,000
Clubhouse: Fixtures: Kitchen - Replacement	2014	2034	20	0	14	1 Total	15,000.00	15,000
Clubhouse: Fixtures: Living Room Nook - ..	2014	2034	20	0	14	1 Total	7,500.00	7,500

Charbonneau Country Club Association
Component Summary By Group

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost	
<i>Clubhouse Interior continued...</i>									
Clubhouse: Freezer/Refrig - Replacement	2011	2026	15	0	6	1 Total	8,500.00	8,500	
Clubhouse: Furnace Living Room - Replac..	2012	2027	15	0	7	2 Each	6,000.00	12,000	
Clubhouse: Grand Piano - Replacement	<i>Unfunded</i>								
Clubhouse: HVAC Card Room - Replacem..	2010	2027	15	2	7	1 Total	12,000.00	12,000	
Clubhouse: HVAC Dining Room - Replacem..	2013	2030	15	2	10	1 Total	25,000.00	25,000	
Clubhouse: Hardwood Floors - Replacement	1992	2030	30	8	10	1 Total	20,000.00	20,000	
Clubhouse: Interior Paint	2010	2023	10	3	3	1 Total	26,000.00	26,000	
Clubhouse: Kitchen Dishwasher - Replace..	2017	2035	18	0	15	1 Total	16,000.00	16,000	
Clubhouse: Kitchen Exhaust Hood - Repla..	2017	2035	18	0	15	1 Total	20,000.00	20,000	
Clubhouse: Kitchen Ice Maker - Replacem..	2010	2020	15	-5	0	1 Total	3,550.00	3,550	
Clubhouse: Kitchen Tile Floors - Replacem..	1999	2029	30	0	9	1 Total	12,000.00	12,000	
Clubhouse: Lighting - Upgrade	2012	2025	15	-2	5	1 Total	50,000.00	50,000	
Clubhouse: Movable Wall - Replacement	1977	2022	45	0	2	1 Total	5,000.00	5,000	
Clubhouse: Range/Oven - Replacement	2002	2020	18	0	0	1 Total	9,000.00	9,000	
Clubhouse: Restrooms - Renovation	1977	2027	30	20	7	2 Each	10,000.00	20,000	
Clubhouse: Round Tables - Replacement	2005	2025	15	5	5	26 Each	350.00	9,100	
Clubhouse: Security System - Replacement	2018	2023	5	0	3	1 Total	10,000.00	10,000	
Clubhouse: Shades- Replacement	2000	2021	14	7	1	22 Each	375.00	8,250	
Clubhouse: Skylight Blinds - Replacement	2017	2032	15	0	12	2 Each	2,500.00	5,000	
Clubhouse: Stage - Replacement	2012	2032	20	0	12	1 Total	10,000.00	10,000	
Clubhouse: Television - Replacement	2014	2022	7	1	2	3 Each	1,000.00	3,000	
Clubhouse: Tile Floors - Replacement	1999	2027	30	-2	7	1 Total	12,000.00	12,000	
Clubhouse: Vinyl Floors - Replacement	2014	2034	20	0	14	400 SF	10.00	4,000	
Clubhouse: Water Heater - Replacement	2010	2023	10	3	3	1 Total	5,000.00	5,000	
Clubhouse Interior - Total									\$572,210
Garden Terrace									
Garden Terrace: Appliances/Hood - Replac..	2010	2030	20	0	10	1 Total	16,200.00	16,200	
Garden Terrace: Barbecue - Replacement	2013	2029	10	6	9	1 Total	13,000.00	13,000	
Garden Terrace: Concrete - Repair	2015	2030	15	0	10	812 SF	10.00	8,125	
Garden Terrace: Furniture - Replacement	2015	2025	10	0	5	1 Total	13,600.00	13,600	
Garden Terrace: Gazebo - Maint/Repair	2018	2023	5	0	3	1 Total	2,500.00	2,500	
Garden Terrace: Gazebo Roof - Replacemem..	2018	2038	20	0	18	315 SF	6.00	1,890	
Garden Terrace: Iron Work - Repair	2010	2040	30	0	20	1 Total	10,000.00	10,000	
Garden Terrace: Landscaping - Renovation	2010	2025	10	5	5	1 Total	8,000.00	8,000	
Garden Terrace: Lighting - Replacement	2010	2030	20	0	10	1 Total	5,000.00	5,000	
Garden Terrace: Renovation	2010	2040	30	0	20	1 Total	5,000.00	5,000	
Garden Terrace: Stone Benches - Replacem..	2015	2050	35	0	30	1 Total	8,000.00	8,000	
Garden Terrace: Woodwork - Maintenance..	2019	2026	7	0	6	1 Total	6,000.00	6,000	
Garden Terrace - Total									\$97,315

Charbonneau Country Club Association Component Summary By Group

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Office								
Office: Computers - Replacement	2019	2024	5	0	4	1 Total	15,000.00	15,000
Office: Copy Machine - Replacement	2019	2024	5	0	4	1 Total	6,500.00	6,500
Office: Furniture - Replacement	2018	2033	15	0	13	1 Total	14,000.00	14,000
Office: Infocus Projector - Replacement	2015	2020	3	0	0	1 Total	2,500.00	2,500
Office: Mail Equipment - Replacement	2015	2020	5	0	0	1 Total	2,500.00	2,500
Office: Misc Equipment - Replacement	2015	2020	5	0	0	1 Total	6,000.00	<u>6,000</u>
Office - Total								<u>\$46,500</u>
Tennis Building								
Tennis: AC Heat Pump - Replacement	2013	2023	10	0	3	1 Total	3,500.00	3,500
Tennis: AED - Replacement	2015	2025	10	0	5	1 Total	2,000.00	2,000
Tennis: Ball Machine - Replacement	2012	2022	10	0	2	1 Each	4,400.00	4,400
Tennis: Ball Mower - Replacement	2019	2027	8	0	7	1 Total	650.00	650
Tennis: Carpet - Replacement	2019	2029	10	0	9	1 Total	9,600.00	9,600
Tennis: Chain Link Fence - Replacement	1977	2027	50	0	7	375 LF	40.00	15,000
Tennis: Court Curtains - Replacement	2004	2029	15	10	9	4 Each	2,100.00	8,400
Tennis: Court Exterior - Resurface	2014	2023	9	0	3	14,560 SF	0.65	9,464
Tennis: Court Interior - Resurface	2013	2025	12	0	5	14,560 SF	0.69	10,046
Tennis: Court Vacuum - Replacement	2015	2025	10	0	5	1 Total	2,000.00	2,000
Tennis: Entry Keypad- Replacement	2012	2024	12	0	4	1 Total	1,000.00	1,000
Tennis: Exhaust Fans - Replacement	2013	2023	10	0	3	2 Each	800.00	1,600
Tennis: Furnace - Replacement	2018	2028	10	0	8	1 Total	2,800.00	2,800
Tennis: Garage Door - Replacement	2007	2038	30	1	18	1 Total	9,000.00	9,000
Tennis: Gas Heaters - Replacement	2014	2029	15	0	9	4 Each	700.00	2,800
Tennis: Gutters & Downspouts - Replacem..	2005	2030	25	0	10	376 LF	10.00	3,760
Tennis: Indoor Benches - Replacement	2019	2034	15	0	14	6 Each	500.00	3,000
Tennis: Indoor Doors - Replacement	1977	2027	50	0	7	4 Each	500.00	2,000
Tennis: Interior Ceiling Panels - Replacem..	2008	2024	16	0	4	1 Total	8,400.00	8,400
Tennis: Interior Paint	2018	2023	10	-5	3	1 Total	11,000.00	11,000
Tennis: Kitchen - Remodel		<i>Unfunded</i>						
Tennis: LED Lighting - Replacement	2018	2033	15	0	13	2 Each	20,000.00	40,000
Tennis: Light Poles Exterior - Paint	2016	2036	20	0	16	4 Each	880.00	3,520
Tennis: Lights Exterior - Replacement	2013	2036	23	0	16	4 Each	2,000.00	8,000
Tennis: Outdoor Benches - Replacement	2007	2032	25	0	12	3 Each	300.00	900
Tennis: Outdoor Doors I - Replacement	1977	2020	30	0	0	2 Each	1,800.00	3,600
Tennis: Outdoor Doors II - Replacement	2019	2049	30	0	29	2 Each	1,800.00	3,600
Tennis: Outdoor Grandstands - Replacement	2007	2032	25	0	12	1 Total	1,800.00	1,800
Tennis: Plumbing/Drains - Replacement	1977	2027	50	0	7	1 Total	6,000.00	6,000
Tennis: Practice Wall - Replacement	2007	2022	15	0	2	1 Total	3,200.00	3,200
Tennis: Restroom Water Heaters - Replacem..	2019	2025	6	0	5	2 Each	300.00	600
Tennis: Restrooms - Remodel		<i>Unfunded</i>						
Tennis: Shingle Roof - Replacement	2005	2030	25	0	10	17,300 SF	6.00	103,800

Charbonneau Country Club Association Component Summary By Group

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Tennis Building continued...</i>								
Tennis: Siding - Paint	2019	2026	7	0	6	14,340 SF	1.12	16,061
Tennis: Siding - Replacement	2008	2038	30	0	18	14,340 SF	17.00	243,780
Tennis: Video Surveillance System - Repla..	1984	2024	20	20	4	1 Total	9,000.00	9,000
Tennis: Water Heater Maintenance Room -..	2014	2029	15	0	9	1 Total	1,200.00	1,200
Tennis: Windows - Replacement	1977	2038	30	31	18	8 Each	750.00	6,000
Tennis: Windscreen - Replacement	2012	2022	10	0	2	3 Each	800.00	2,400
Tennis Building - Total								<u>\$563,881</u>
Fitness								
Fitness: AEO - Replacement	2017	2025	8	0	5	1 Total	2,000.00	2,000
Fitness: Bike Recumbent 1 - Replacement	2012	2022	10	0	2	1 Total	4,000.00	4,000
Fitness: Bike Recumbent 1- Replacement	2011	2021	10	0	1	1 Total	4,000.00	4,000
Fitness: Bike Recumbent 2 - Replacement	2017	2027	10	0	7	1 Total	4,000.00	4,000
Fitness: Elliptical 1 - Replacement	2007	2020	10	0	0	1 Total	5,200.00	5,200
Fitness: Elliptical 2 - Replacement	2012	2022	10	0	2	1 Total	5,200.00	5,200
Fitness: Multi Strength - Replacement	2015	2035	20	0	15	1 Total	10,000.00	10,000
Fitness: Recumbent Elliptical - Replacement	2014	2024	10	0	4	1 Total	7,000.00	7,000
Fitness: Strength Equipment (4) - Replace..	2015	2035	20	0	15	1 Total	10,000.00	10,000
Fitness: Treadmill 1 - Replacement	2010	2020	10	0	0	1 Total	6,000.00	6,000
Fitness: Treadmill 2 - Replacement	2010	2020	10	0	0	1 Total	6,000.00	6,000
Fitness: Treadmill 3 - Replacement	2010	2020	10	0	0	1 Total	6,000.00	6,000
Fitness: Treadmill 4 - Replacement	2015	2025	10	0	5	1 Total	6,000.00	6,000
Fitness - Total								<u>\$75,400</u>
RV Lot								
RV Lot: Asphalt - Overlay	1977	2020	30	0	0	34,000 SF	2.00	68,000
RV Lot: Asphalt - Seal Coat	2017	2022	5	0	2	34,000 SF	0.20	6,800
RV Lot: Chain Link Fence - Replacement	1977	2027	50	0	7	700 LF	30.00	21,000
RV Lot: Electrical Upgrade	1977	2037	60	0	17	1 Total	30,000.00	30,000
RV Lot: Light Poles - Replacement	2017	2037	20	0	17	4 Each	2,000.00	8,000
RV Lot: Sliding Gate - Replacement	1994	2024	30	0	4	1 Total	5,000.00	5,000
RV Lot: Wood Fence - Replacement	1993	2020	20	0	0	176 LF	35.00	6,160
RV Lot - Total								<u>\$144,960</u>
Marina								
Marina: Dock - Inspection	2016	2041	25	0	21	1 Total	10,000.00	10,000
Marina: Dock - Replacement	1977	2024	40	7	4	1 Total	500,000.00	500,000
Marina: Gate - Replacement	1977	2024	40	7	4	1 Total	5,000.00	5,000
Marina: Parking Lot - Repair	1977	2020	40	0	0	6,750 SF	5.00	33,750
Marina: Ramp - Replacement	2016	2046	30	0	26	1 Total	60,000.00	60,000
Marina: Wood Platform - Replacement	2006	2026	20	0	6	200 SF	80.00	16,000
Marina - Total								<u>\$624,750</u>

Charbonneau Country Club Association Component Summary By Group

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
General Infrastructure								
Building Envelope Inspection	1977	2020	5	0	0	1 Total	10,000.00	10,000
Electrical Inspection	1977	2020	25	0	0	1 Total	7,500.00	7,500
Infrastructure: Barkdust	2009	2020	3	0	0	1 Total	10,000.00	10,000
Infrastructure: Benches - Replacement	2012	2032	20	0	12	12 Each	1,000.00	12,000
Infrastructure: Electric Meters	2008	2038	30	0	18	2 Each	3,000.00	6,000
Infrastructure: Entry Sign 1 - Repair	2008	2028	20	0	8	1 Total	10,000.00	10,000
Infrastructure: Entry Sign 2 - Repair	2008	2028	20	0	8	1 Total	10,000.00	10,000
Infrastructure: Entry Sign Lights/Signage 1..	2008	2028	20	0	8	1 Total	9,000.00	9,000
Infrastructure: Entry Sign Lights/Signage 2..	2008	2028	20	0	8	1 Total	6,000.00	6,000
Infrastructure: Entry System	1977	2020	15	0	0	1 Total	10,000.00	10,000
Infrastructure: Flood Lights - Replacement	2014	2029	15	0	9	3 Each	400.00	1,200
Infrastructure: Irrigation System - Inspection	1977	2020	40	0	0	1 Total	5,000.00	5,000
Infrastructure: Irrigation System - Replace..	1977	2027	50	0	7	1 Total	500,000.00	500,000
Infrastructure: Landscaping	2012	2027	15	0	7	1 Total	20,000.00	20,000
Infrastructure: Landscaping Clubhouse	2012	2032	20	0	12	1 Total	34,000.00	34,000
Infrastructure: Pole Lights - Replacement	2014	2029	15	0	9	3 Each	2,000.00	6,000
Infrastructure: Soccer Equipment - Replace..	2017	2037	20	0	17	1 Total	5,000.00	5,000
Infrastructure: Street Signs - Replacement	2014	2029	15	0	9	32 Each	1,000.00	32,000
Infrastructure: Tot Lot Play Structure - Rep..	2018	2038	20	0	18	1 Total	22,000.00	22,000
Infrastructure: Walkway Path Signs - Repl..	2017	2037	20	0	17	5 Each	400.00	2,000
Infrastructure: Walkway Water Feature Ea..	2017	2037	20	0	17	1 Total	12,000.00	12,000
Infrastructure: Walkway Water Feature Pu..	2016	2021	5	0	1	2 Each	1,200.00	2,400
Infrastructure: Walkway Water Feature We..	2008	2028	20	0	8	1 Total	20,000.00	20,000
Plumbing Inspection	1977	2020	25	0	0	1 Total	7,500.00	<u>7,500</u>
General Infrastructure - Total								\$759,600
Other								
Insurance Deductible	2019	2020	1	0	0	1 Total	10,000.00	<u>10,000</u>
Other - Total								\$10,000
Annex Building								
Annex Building - Rebuild								<i>Unfunded</i>
Annex Building - Tear Down								<i>Unfunded</i>
Total Asset Summary								<u>\$3,163,741</u>

Charbonneau Country Club Association Component Summary By Category

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Roofing								
Clubhouse: Comp Roof - Replacement	2010	2036	25	1	16	3,750 SF	6.00	22,500
Clubhouse: TPO Membrane Roof - Replac..	2016	2036	20	0	16	7,200 SF	10.00	72,000
Garden Terrace: Gazebo - Maint/Repair	2018	2023	5	0	3	1 Total	2,500.00	2,500
Garden Terrace: Gazebo Roof - Replaceme..	2018	2038	20	0	18	315 SF	6.00	1,890
Tennis: Shingle Roof - Replacement	2005	2030	25	0	10	17,300 SF	6.00	<u>103,800</u>
Roofing - Total								\$202,690
Siding								
Clubhouse: Siding - Replacement	2013	2043	30	0	23	4,500 SF	17.00	76,500
Tennis: Siding - Replacement	2008	2038	30	0	18	14,340 SF	17.00	<u>243,780</u>
Siding - Total								\$320,280
Painting								
Clubhouse: Interior Paint	2010	2023	10	3	3	1 Total	26,000.00	26,000
Clubhouse: Siding - Painting	2013	2021	7	1	1	4,500 SF	3.00	13,500
Tennis: Interior Paint	2018	2023	10	-5	3	1 Total	11,000.00	11,000
Tennis: Light Poles Exterior - Paint	2016	2036	20	0	16	4 Each	880.00	3,520
Tennis: Siding - Paint	2019	2026	7	0	6	14,340 SF	1.12	<u>16,061</u>
Painting - Total								\$70,081
Building Components								
Annex Building - Rebuild		<i>Unfunded</i>						
Annex Building - Tear Down		<i>Unfunded</i>						
Clubhouse: Covered Entryway - Rebuild	2004	2024	25	-5	4	1 Total	6,000.00	<u>6,000</u>
Building Components - Total								\$6,000
Gutters and Downspouts								
Clubhouse: Gutters & Downspouts - Repla..	2012	2032	25	-5	12	500 LF	10.00	<u>5,000</u>
Gutters and Downspouts - Total								\$5,000
Streets/Asphalt								
RV Lot: Asphalt - Overlay	1977	2020	30	0	0	34,000 SF	2.00	68,000
RV Lot: Asphalt - Seal Coat	2017	2022	5	0	2	34,000 SF	0.20	<u>6,800</u>
Streets/Asphalt - Total								\$74,800
Fencing/Security								
RV Lot: Chain Link Fence - Replacement	1977	2027	50	0	7	700 LF	30.00	21,000
RV Lot: Sliding Gate - Replacement	1994	2024	30	0	4	1 Total	5,000.00	5,000
RV Lot: Wood Fence - Replacement	1993	2020	20	0	0	176 LF	35.00	6,160
Tennis: Chain Link Fence - Replacement	1977	2027	50	0	7	375 LF	40.00	15,000
Tennis: Windscreen - Replacement	2012	2022	10	0	2	3 Each	800.00	<u>2,400</u>
Fencing/Security - Total								\$49,560

Charbonneau Country Club Association Component Summary By Category

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Equipment								
Clubhouse: AC TV/Fireplace - Replacement	2005	2020	15	0	0	3 Each	6,000.00	18,000
Clubhouse: AED - Replacement	2017	2022	5	0	2	1 Total	2,000.00	2,000
Clubhouse: Cardroom Convection Oven - ..	2005	2021	15	1	1	1 Total	2,000.00	2,000
Clubhouse: Cardroom Dishwasher - Repla..	2005	2021	15	1	1	1 Total	5,000.00	5,000
Clubhouse: Cardroom Ice Machine - Repla..	2016	2026	10	0	6	1 Total	2,700.00	2,700
Clubhouse: Cardroom Refrig - Replacement	2005	2020	15	0	0	1 Total	3,000.00	3,000
Clubhouse: Convection Oven - Replacement	2002	2020	18	0	0	1 Total	6,500.00	6,500
Clubhouse: Dining Room Dishwasher - Re..	2005	2021	15	1	1	1 Total	5,500.00	5,500
Clubhouse: Dining Room Oven - Replac..	2005	2021	15	1	1	1 Total	2,000.00	2,000
Clubhouse: Double Refrigerator - Replac..	2012	2031	20	-1	11	1 Total	3,500.00	3,500
Clubhouse: Emergency Generator - Replac..	1990	2020	30	0	0	1 Total	30,000.00	30,000
Clubhouse: Fire Alarm - Upgrade	2018	2028	10	0	8	1 Total	10,000.00	10,000
Clubhouse: Fire Sprinkler - Upgrade	2018	2028	10	0	8	1 Total	10,000.00	10,000
Clubhouse: Freezer/Refrig - Replacement	2011	2026	15	0	6	1 Total	8,500.00	8,500
Clubhouse: Furnace Living Room - Replac..	2012	2027	15	0	7	2 Each	6,000.00	12,000
Clubhouse: HVAC Card Room - Replacem..	2010	2027	15	2	7	1 Total	12,000.00	12,000
Clubhouse: HVAC Dining Room - Replac..	2013	2030	15	2	10	1 Total	25,000.00	25,000
Clubhouse: Kitchen Dishwasher - Replac..	2017	2035	18	0	15	1 Total	16,000.00	16,000
Clubhouse: Kitchen Exhaust Hood - Repla..	2017	2035	18	0	15	1 Total	20,000.00	20,000
Clubhouse: Kitchen Ice Maker - Replacem..	2010	2020	15	-5	0	1 Total	3,550.00	3,550
Clubhouse: Movable Wall - Replacement	1977	2022	45	0	2	1 Total	5,000.00	5,000
Clubhouse: Range/Oven - Replacement	2002	2020	18	0	0	1 Total	9,000.00	9,000
Clubhouse: Security System - Replacement	2018	2023	5	0	3	1 Total	10,000.00	10,000
Clubhouse: Water Heater - Replacement	2010	2023	10	3	3	1 Total	5,000.00	5,000
Fitness: AEO - Replacement	2017	2025	8	0	5	1 Total	2,000.00	2,000
Fitness: Bike Recumbent 1 - Replacement	2012	2022	10	0	2	1 Total	4,000.00	4,000
Fitness: Bike Recumbent 1- Replacement	2011	2021	10	0	1	1 Total	4,000.00	4,000
Fitness: Bike Recumbent 2 - Replacement	2017	2027	10	0	7	1 Total	4,000.00	4,000
Fitness: Elliptical 1 - Replacement	2007	2020	10	0	0	1 Total	5,200.00	5,200
Fitness: Elliptical 2 - Replacement	2012	2022	10	0	2	1 Total	5,200.00	5,200
Fitness: Multi Strength - Replacement	2015	2035	20	0	15	1 Total	10,000.00	10,000
Fitness: Recumbent Elliptical - Replacement	2014	2024	10	0	4	1 Total	7,000.00	7,000
Fitness: Strength Equipment (4) - Replac..	2015	2035	20	0	15	1 Total	10,000.00	10,000
Fitness: Treadmill 1 - Replacement	2010	2020	10	0	0	1 Total	6,000.00	6,000
Fitness: Treadmill 2 - Replacement	2010	2020	10	0	0	1 Total	6,000.00	6,000
Fitness: Treadmill 3 - Replacement	2010	2020	10	0	0	1 Total	6,000.00	6,000
Fitness: Treadmill 4 - Replacement	2015	2025	10	0	5	1 Total	6,000.00	6,000
Garden Terrace: Appliances/Hood - Replac..	2010	2030	20	0	10	1 Total	16,200.00	16,200
Garden Terrace: Barbecue - Replacement	2013	2029	10	6	9	1 Total	13,000.00	13,000
Garden Terrace: Furniture - Replacement	2015	2025	10	0	5	1 Total	13,600.00	13,600
Infrastructure: Electric Meters	2008	2038	30	0	18	2 Each	3,000.00	6,000
Infrastructure: Walkway Water Feature Pu..	2016	2021	5	0	1	2 Each	1,200.00	2,400

Charbonneau Country Club Association Component Summary By Category

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Equipment continued...</i>								
Office: Computers - Replacement	2019	2024	5	0	4	1 Total	15,000.00	15,000
Office: Copy Machine - Replacement	2019	2024	5	0	4	1 Total	6,500.00	6,500
Office: Infocus Projector - Replacement	2015	2020	3	0	0	1 Total	2,500.00	2,500
Office: Mail Equipment - Replacement	2015	2020	5	0	0	1 Total	2,500.00	2,500
Office: Misc Equipment - Replacement	2015	2020	5	0	0	1 Total	6,000.00	6,000
RV Lot: Electrical Upgrade	1977	2037	60	0	17	1 Total	30,000.00	30,000
Tennis: AC Heat Pump - Replacement	2013	2023	10	0	3	1 Total	3,500.00	3,500
Tennis: Ball Machine - Replacement	2012	2022	10	0	2	1 Each	4,400.00	4,400
Tennis: Ball Mower - Replacement	2019	2027	8	0	7	1 Total	650.00	650
Tennis: Carpet - Replacement	2019	2029	10	0	9	1 Total	9,600.00	9,600
Tennis: Court Curtains - Replacement	2004	2029	15	10	9	4 Each	2,100.00	8,400
Tennis: Court Vacuum - Replacement	2015	2025	10	0	5	1 Total	2,000.00	2,000
Tennis: Entry Keypad- Replacement	2012	2024	12	0	4	1 Total	1,000.00	1,000
Tennis: Exhaust Fans - Replacement	2013	2023	10	0	3	2 Each	800.00	1,600
Tennis: Furnace - Replacement	2018	2028	10	0	8	1 Total	2,800.00	2,800
Tennis: Garage Door - Replacement	2007	2038	30	1	18	1 Total	9,000.00	9,000
Tennis: Gas Heaters - Replacement	2014	2029	15	0	9	4 Each	700.00	2,800
Tennis: Interior Ceiling Panels - Replacem..	2008	2024	16	0	4	1 Total	8,400.00	8,400
Tennis: Plumbing/Drains - Replacement	1977	2027	50	0	7	1 Total	6,000.00	6,000
Tennis: Restroom Water Heaters - Replacem..	2019	2025	6	0	5	2 Each	300.00	600
Tennis: Video Surveillance System - Repla..	1984	2024	20	20	4	1 Total	9,000.00	9,000
Tennis: Water Heater Maintenance Room - ..	2014	2029	15	0	9	1 Total	1,200.00	1,200
Equipment - Total								\$486,300
Interior Furnishings								
Clubhouse: Artwork - Replacement	2009	2024	15	0	4	1 Total	10,000.00	10,000
Clubhouse: Audio Equipment - Replaceme..	2009	2020	20	-9	0	1 Total	16,000.00	16,000
Clubhouse: Black Out Blinds - Replacement	2000	2021	14	7	1	1 Total	4,500.00	4,500
Clubhouse: Brown Square Tables - Replac..	1999	2021	15	7	1	17 Each	530.00	9,010
Clubhouse: Carpet - Replacement	2014	2028	14	0	8	900 SY	50.00	45,000
Clubhouse: Conference Room Chairs - Rep..	1999	2021	20	2	1	14 Each	400.00	5,600
Clubhouse: Conference Room Furniture - ..	1999	2021	20	2	1	1 Total	8,000.00	8,000
Clubhouse: Dining Room Chairs - Replacem..	2005	2028	15	8	8	200 Each	80.00	16,000
Clubhouse: Dishes - Replacement	2000	2030	30	0	10	1 Total	10,000.00	10,000
Clubhouse: Drapes - Replacement	2014	2028	14	0	8	1 Total	10,000.00	10,000
Clubhouse: Fireplace - Replacement	2014	2026	12	0	6	1 Total	5,000.00	5,000
Clubhouse: Fixtures: Card Room - Replacem..	2014	2034	20	0	14	1 Total	10,000.00	10,000
Clubhouse: Fixtures: Coat Room - Replacem..	2014	2034	20	0	14	1 Total	7,500.00	7,500
Clubhouse: Fixtures: Conference Room - R..	2014	2034	20	0	14	1 Total	7,500.00	7,500
Clubhouse: Fixtures: Dining Room - Repla..	2014	2034	20	0	14	1 Total	10,000.00	10,000
Clubhouse: Fixtures: Kitchen - Replacement	2014	2034	20	0	14	1 Total	15,000.00	15,000
Clubhouse: Fixtures: Living Room Nook - ..	2014	2034	20	0	14	1 Total	7,500.00	7,500

Charbonneau Country Club Association Component Summary By Category

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Interior Furnishings continued...</i>								
Clubhouse: Grand Piano - Replacement		<i>Unfunded</i>						
Clubhouse: Hardwood Floors - Replacement	1992	2030	30	8	10	1 Total	20,000.00	20,000
Clubhouse: Kitchen Tile Floors - Replace..	1999	2029	30	0	9	1 Total	12,000.00	12,000
Clubhouse: Restrooms - Renovation	1977	2027	30	20	7	2 Each	10,000.00	20,000
Clubhouse: Round Tables - Replacement	2005	2025	15	5	5	26 Each	350.00	9,100
Clubhouse: Shades- Replacement	2000	2021	14	7	1	22 Each	375.00	8,250
Clubhouse: Skylight Blinds - Replacement	2017	2032	15	0	12	2 Each	2,500.00	5,000
Clubhouse: Stage - Replacement	2012	2032	20	0	12	1 Total	10,000.00	10,000
Clubhouse: Television - Replacement	2014	2022	7	1	2	3 Each	1,000.00	3,000
Clubhouse: Tile Floors - Replacement	1999	2027	30	-2	7	1 Total	12,000.00	12,000
Clubhouse: Vinyl Floors - Replacement	2014	2034	20	0	14	400 SF	10.00	4,000
Office: Furniture - Replacement	2018	2033	15	0	13	1 Total	14,000.00	14,000
Interior Furnishings - Total								\$313,960
Lighting								
Clubhouse: Lighting - Upgrade	2012	2025	15	-2	5	1 Total	50,000.00	50,000
Garden Terrace: Lighting - Replacement	2010	2030	20	0	10	1 Total	5,000.00	5,000
Infrastructure: Flood Lights - Replacement	2014	2029	15	0	9	3 Each	400.00	1,200
Infrastructure: Pole Lights - Replacement	2014	2029	15	0	9	3 Each	2,000.00	6,000
RV Lot: Light Poles - Replacement	2017	2037	20	0	17	4 Each	2,000.00	8,000
Tennis: LED Lighting - Replacement	2018	2033	15	0	13	2 Each	20,000.00	40,000
Tennis: Lights Exterior - Replacement	2013	2036	23	0	16	4 Each	2,000.00	8,000
Lighting - Total								\$118,200
Grounds Components								
Clubhouse: Concrete Paving - Repair	2013	2028	15	0	8	962 SF	10.00	9,625
Garden Terrace: Concrete - Repair	2015	2030	15	0	10	812 SF	10.00	8,125
Garden Terrace: Iron Work - Repair	2010	2040	30	0	20	1 Total	10,000.00	10,000
Garden Terrace: Landscaping - Renovation	2010	2025	10	5	5	1 Total	8,000.00	8,000
Garden Terrace: Renovation	2010	2040	30	0	20	1 Total	5,000.00	5,000
Garden Terrace: Stone Benches - Replace..	2015	2050	35	0	30	1 Total	8,000.00	8,000
Garden Terrace: Woodwork - Maintenance..	2019	2026	7	0	6	1 Total	6,000.00	6,000
Infrastructure: Barkdust	2009	2020	3	0	0	1 Total	10,000.00	10,000
Infrastructure: Benches - Replacement	2012	2032	20	0	12	12 Each	1,000.00	12,000
Infrastructure: Entry Sign 1 - Repair	2008	2028	20	0	8	1 Total	10,000.00	10,000
Infrastructure: Entry Sign 2 - Repair	2008	2028	20	0	8	1 Total	10,000.00	10,000
Infrastructure: Entry Sign Lights/Signage 1..	2008	2028	20	0	8	1 Total	9,000.00	9,000
Infrastructure: Entry Sign Lights/Signage 2..	2008	2028	20	0	8	1 Total	6,000.00	6,000
Infrastructure: Entry System	1977	2020	15	0	0	1 Total	10,000.00	10,000
Infrastructure: Irrigation System - Inspection	1977	2020	40	0	0	1 Total	5,000.00	5,000
Infrastructure: Irrigation System - Replace..	1977	2027	50	0	7	1 Total	500,000.00	500,000
Infrastructure: Landscaping	2012	2027	15	0	7	1 Total	20,000.00	20,000

Charbonneau Country Club Association Component Summary By Category

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Grounds Components continued...</i>								
Infrastructure: Landscaping Clubhouse	2012	2032	20	0	12	1 Total	34,000.00	34,000
Infrastructure: Soccer Equipment - Replace..	2017	2037	20	0	17	1 Total	5,000.00	5,000
Infrastructure: Tot Lot Play Structure - Rep..	2018	2038	20	0	18	1 Total	22,000.00	22,000
Infrastructure: Walkway Water Feature Ea..	2017	2037	20	0	17	1 Total	12,000.00	12,000
Infrastructure: Walkway Water Feature We..	2008	2028	20	0	8	1 Total	20,000.00	20,000
Marina: Dock - Replacement	1977	2024	40	7	4	1 Total	500,000.00	500,000
Marina: Gate - Replacement	1977	2024	40	7	4	1 Total	5,000.00	5,000
Marina: Parking Lot - Repair	1977	2020	40	0	0	6,750 SF	5.00	33,750
Marina: Ramp - Replacement	2016	2046	30	0	26	1 Total	60,000.00	60,000
Marina: Wood Platform - Replacement	2006	2026	20	0	6	200 SF	80.00	16,000
Tennis: AED - Replacement	2015	2025	10	0	5	1 Total	2,000.00	2,000
Tennis: Court Exterior - Resurface	2014	2023	9	0	3	14,560 SF	0.65	9,464
Tennis: Court Interior - Resurface	2013	2025	12	0	5	14,560 SF	0.69	10,046
Tennis: Gutters & Downspouts - Replacem..	2005	2030	25	0	10	376 LF	10.00	3,760
Tennis: Indoor Benches - Replacement	2019	2034	15	0	14	6 Each	500.00	3,000
Tennis: Kitchen - Remodel	<i>Unfunded</i>							
Tennis: Outdoor Benches - Replacement	2007	2032	25	0	12	3 Each	300.00	900
Tennis: Outdoor Grandstands - Replacement	2007	2032	25	0	12	1 Total	1,800.00	1,800
Tennis: Practice Wall - Replacement	2007	2022	15	0	2	1 Total	3,200.00	3,200
Tennis: Restrooms - Remodel	<i>Unfunded</i>							
Grounds Components - Total								\$1,388,670
Signs								
Infrastructure: Street Signs - Replacement	2014	2029	15	0	9	32 Each	1,000.00	32,000
Infrastructure: Walkway Path Signs - Repl..	2017	2037	20	0	17	5 Each	400.00	2,000
Signs - Total								\$34,000
Doors and Windows								
Clubhouse: Doors - Replacement	1977	2023	30	16	3	10 Each	1,000.00	10,000
Clubhouse: Windows - Replacement	1977	2023	30	16	3	32 Each	750.00	24,000
Tennis: Indoor Doors - Replacement	1977	2027	50	0	7	4 Each	500.00	2,000
Tennis: Outdoor Doors I - Replacement	1977	2020	30	0	0	2 Each	1,800.00	3,600
Tennis: Outdoor Doors II - Replacement	2019	2049	30	0	29	2 Each	1,800.00	3,600
Tennis: Windows - Replacement	1977	2038	30	31	18	8 Each	750.00	6,000
Doors and Windows - Total								\$49,200
Inspections								
Building Envelope Inspection	1977	2020	5	0	0	1 Total	10,000.00	10,000
Electrical Inspection	1977	2020	25	0	0	1 Total	7,500.00	7,500
Marina: Dock - Inspection	2016	2041	25	0	21	1 Total	10,000.00	10,000
Plumbing Inspection	1977	2020	25	0	0	1 Total	7,500.00	7,500
Inspections - Total								\$35,000

**Charbonneau Country Club Association
Component Summary By Category**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Contingency								
Insurance Deductible	2019	2020	1	0	0	1 Total	10,000.00	<u>10,000</u>
Contingency - Total								\$10,000
Total Asset Summary								<u>\$3,163,741</u>

**Charbonneau Country Club Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2020	
Building Envelope Inspection	10,000
Clubhouse: AC TV/Fireplace - Replacement	18,000
Clubhouse: Audio Equipment - Replacement	16,000
Clubhouse: Cardroom Refrig - Replacement	3,000
Clubhouse: Convection Oven - Replacement	6,500
Clubhouse: Emergency Generator - Replacement	30,000
Clubhouse: Kitchen Ice Maker - Replacement	3,550
Clubhouse: Range/Oven - Replacement	9,000
Electrical Inspection	7,500
Fitness: Elliptical 1 - Replacement	5,200
Fitness: Treadmill 1 - Replacement	6,000
Fitness: Treadmill 2 - Replacement	6,000
Fitness: Treadmill 3 - Replacement	6,000
Infrastructure: Barkdust	10,000
Infrastructure: Entry System	10,000
Infrastructure: Irrigation System - Inspection - 1 of 1X	5,000
Insurance Deductible - 1 of 1X	10,000
Marina: Parking Lot - Repair	33,750
Office: Infocus Projector - Replacement	2,500
Office: Mail Equipment - Replacement	2,500
Office: Misc Equipment - Replacement	6,000
Plumbing Inspection	7,500
RV Lot: Asphalt - Overlay	68,000
RV Lot: Wood Fence - Replacement	6,160
Tennis: Outdoor Doors I - Replacement	3,600
Total for 2020	\$291,760
Replacement Year 2021	
Clubhouse: Black Out Blinds - Replacement	4,612
Clubhouse: Brown Square Tables - Replacement	9,235
Clubhouse: Cardroom Convection Oven - Replacement	2,050
Clubhouse: Cardroom Dishwasher - Replacement	5,125
Clubhouse: Conference Room Chairs - Replacement	5,740
Clubhouse: Conference Room Furniture - Replacement	8,200
Clubhouse: Dining Room Dishwasher - Replacement	5,637
Clubhouse: Dining Room Oven - Replacement	2,050

**Charbonneau Country Club Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2021 continued...</i>	
Clubhouse: Shades- Replacement	8,456
Clubhouse: Siding - Painting	13,837
Fitness: Bike Recumbent 1- Replacement	4,100
Infrastructure: Walkway Water Feature Pumps - Replacement	2,460
Total for 2021	<u>\$71,504</u>
Replacement Year 2022	
Clubhouse: AED - Replacement	2,101
Clubhouse: Movable Wall - Replacement	5,253
Clubhouse: Television - Replacement	3,152
Fitness: Bike Recumbent 1 - Replacement	4,202
Fitness: Elliptical 2 - Replacement	5,463
RV Lot: Asphalt - Seal Coat	7,144
Tennis: Ball Machine - Replacement	4,623
Tennis: Practice Wall - Replacement	3,362
Tennis: Windscreen - Replacement	2,521
Total for 2022	<u>\$37,822</u>
Replacement Year 2023	
Clubhouse: Doors - Replacement	10,769
Clubhouse: Interior Paint	27,999
Clubhouse: Security System - Replacement	10,769
Clubhouse: Water Heater - Replacement	5,384
Clubhouse: Windows - Replacement	25,845
Garden Terrace: Gazebo - Maint/Repair	2,692
Infrastructure: Barkdust	10,769
Office: Infocus Projector - Replacement	2,692
Tennis: AC Heat Pump - Replacement	3,769
Tennis: Court Exterior - Resurface	10,192
Tennis: Exhaust Fans - Replacement	1,723
Tennis: Interior Paint	11,846
Total for 2023	<u>\$124,450</u>
Replacement Year 2024	
Clubhouse: Artwork - Replacement	11,038

**Charbonneau Country Club Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2024 continued...</i>	
Clubhouse: Covered Entryway - Rebuild	6,623
Fitness: Recumbent Elliptical - Replacement	7,727
Marina: Dock - Replacement	551,906
Marina: Gate - Replacement	5,519
Office: Computers - Replacement	16,557
Office: Copy Machine - Replacement	7,175
RV Lot: Sliding Gate - Replacement	5,519
Tennis: Entry Keypad- Replacement	1,104
Tennis: Interior Ceiling Panels - Replacement	9,272
Tennis: Video Surveillance System - Replacement	9,934
Total for 2024	<u>\$632,374</u>
Replacement Year 2025	
Building Envelope Inspection	11,314
Clubhouse: Lighting - Upgrade	56,570
Clubhouse: Round Tables - Replacement	10,296
Fitness: AEO - Replacement	2,263
Fitness: Treadmill 4 - Replacement	6,788
Garden Terrace: Furniture - Replacement	15,387
Garden Terrace: Landscaping - Renovation	9,051
Office: Mail Equipment - Replacement	2,829
Office: Misc Equipment - Replacement	6,788
Tennis: AED - Replacement	2,263
Tennis: Court Interior - Resurface	11,367
Tennis: Court Vacuum - Replacement	2,263
Tennis: Restroom Water Heaters - Replacement	679
Total for 2025	<u>\$137,858</u>
Replacement Year 2026	
Clubhouse: Cardroom Ice Machine - Replacement	3,131
Clubhouse: Fireplace - Replacement	5,798
Clubhouse: Freezer/Refrig - Replacement	9,857
Garden Terrace: Woodwork - Maintenance/Repair	6,958
Infrastructure: Barkdust	11,597
Infrastructure: Walkway Water Feature Pumps - Replacement	2,783

**Charbonneau Country Club Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2026 continued...</i>	
Marina: Wood Platform - Replacement	18,555
Office: Infocus Projector - Replacement	2,899
Tennis: Siding - Paint	18,626
Total for 2026	<u>\$80,205</u>
Replacement Year 2027	
Clubhouse: AED - Replacement	2,377
Clubhouse: Furnace Living Room - Replacement	14,264
Clubhouse: HVAC Card Room - Replacement	14,264
Clubhouse: Restrooms - Renovation	23,774
Clubhouse: Tile Floors - Replacement	14,264
Fitness: Bike Recumbent 2 - Replacement	4,755
Infrastructure: Irrigation System - Replacement	594,343
Infrastructure: Landscaping	23,774
RV Lot: Asphalt - Seal Coat	8,083
RV Lot: Chain Link Fence - Replacement	24,962
Tennis: Ball Mower - Replacement	773
Tennis: Chain Link Fence - Replacement	17,830
Tennis: Indoor Doors - Replacement	2,377
Tennis: Plumbing/Drains - Replacement	7,132
Total for 2027	<u>\$752,973</u>
Replacement Year 2028	
Clubhouse: Carpet - Replacement	54,828
Clubhouse: Concrete Paving - Repair	11,727
Clubhouse: Dining Room Chairs - Replacement	19,494
Clubhouse: Drapes - Replacement	12,184
Clubhouse: Fire Alarm - Upgrade	12,184
Clubhouse: Fire Sprinkler - Upgrade	12,184
Clubhouse: Security System - Replacement	12,184
Clubhouse: Siding - Painting	16,448
Garden Terrace: Gazebo - Maint/Repair	3,046
Infrastructure: Entry Sign 1 - Repair	12,184
Infrastructure: Entry Sign 2 - Repair	12,184
Infrastructure: Entry Sign Lights/Signage 1 - Repair	10,966

**Charbonneau Country Club Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2028 continued...</i>	
Infrastructure: Entry Sign Lights/Signage 2 - Repair	7,310
Infrastructure: Walkway Water Feature West - Replacement	24,368
Tennis: Furnace - Replacement	3,412
Total for 2028	\$224,704
Replacement Year 2029	
Clubhouse: Kitchen Tile Floors - Replacement	14,986
Clubhouse: Television - Replacement	3,747
Garden Terrace: Barbecue - Replacement	16,235
Infrastructure: Barkdust	12,489
Infrastructure: Flood Lights - Replacement	1,499
Infrastructure: Pole Lights - Replacement	7,493
Infrastructure: Street Signs - Replacement	39,964
Office: Computers - Replacement	18,733
Office: Copy Machine - Replacement	8,118
Office: Infocus Projector - Replacement	3,122
Tennis: Carpet - Replacement	11,989
Tennis: Court Curtains - Replacement	10,490
Tennis: Gas Heaters - Replacement	3,497
Tennis: Water Heater Maintenance Room - Replacement	1,499
Total for 2029	\$153,860
Replacement Year 2030	
Building Envelope Inspection	12,801
Clubhouse: Dishes - Replacement	12,801
Clubhouse: Hardwood Floors - Replacement	25,602
Clubhouse: HVAC Dining Room - Replacement	32,002
Fitness: Elliptical 1 - Replacement	6,656
Fitness: Treadmill 1 - Replacement	7,681
Fitness: Treadmill 2 - Replacement	7,681
Fitness: Treadmill 3 - Replacement	7,681
Garden Terrace: Appliances/Hood - Replacement	20,737
Garden Terrace: Concrete - Repair	10,401
Garden Terrace: Lighting - Replacement	6,400
Office: Mail Equipment - Replacement	3,200

**Charbonneau Country Club Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2030 continued...</i>	
Office: Misc Equipment - Replacement	7,681
Tennis: Gutters & Downspouts - Replacement	4,813
Tennis: Shingle Roof - Replacement	132,873
Total for 2030	\$299,009
Replacement Year 2031	
Clubhouse: Double Refrigerator - Replacement	4,592
Fitness: Bike Recumbent 1- Replacement	5,248
Infrastructure: Walkway Water Feature Pumps - Replacement	3,149
Tennis: Restroom Water Heaters - Replacement	787
Total for 2031	\$13,777
Replacement Year 2032	
Clubhouse: AED - Replacement	2,690
Clubhouse: Gutters & Downspouts - Replacement	6,724
Clubhouse: Skylight Blinds - Replacement	6,724
Clubhouse: Stage - Replacement	13,449
Fitness: Bike Recumbent 1 - Replacement	5,380
Fitness: Elliptical 2 - Replacement	6,993
Infrastructure: Barkdust	13,449
Infrastructure: Benches - Replacement	16,139
Infrastructure: Landscaping Clubhouse	45,726
Office: Infocus Projector - Replacement	3,362
RV Lot: Asphalt - Seal Coat	9,145
Tennis: Ball Machine - Replacement	5,918
Tennis: Court Exterior - Resurface	12,728
Tennis: Outdoor Benches - Replacement	1,210
Tennis: Outdoor Grandstands - Replacement	2,421
Tennis: Windscreen - Replacement	3,228
Total for 2032	\$155,286
Replacement Year 2033	
Clubhouse: Interior Paint	35,841
Clubhouse: Security System - Replacement	13,785
Clubhouse: Water Heater - Replacement	6,893

**Charbonneau Country Club Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2033 continued...</i>	
Fitness: AEO - Replacement	2,757
Garden Terrace: Gazebo - Maint/Repair	3,446
Garden Terrace: Woodwork - Maintenance/Repair	8,271
Office: Furniture - Replacement	19,299
Tennis: AC Heat Pump - Replacement	4,825
Tennis: Exhaust Fans - Replacement	2,206
Tennis: Interior Paint	15,164
Tennis: LED Lighting - Replacement	55,140
Tennis: Siding - Paint	22,140
Total for 2033	\$189,767
Replacement Year 2034	
Clubhouse: Fixtures: Card Room - Replacement	14,130
Clubhouse: Fixtures: Coat Room - Replacement	10,597
Clubhouse: Fixtures: Conference Room - Replacement	10,597
Clubhouse: Fixtures: Dining Room - Replacement	14,130
Clubhouse: Fixtures: Kitchen - Replacement	21,195
Clubhouse: Fixtures: Living Room Nook - Replacement	10,597
Clubhouse: Vinyl Floors - Replacement	5,652
Fitness: Recumbent Elliptical - Replacement	9,891
Office: Computers - Replacement	21,195
Office: Copy Machine - Replacement	9,184
Tennis: Indoor Benches - Replacement	4,239
Total for 2034	\$131,407
Replacement Year 2035	
Building Envelope Inspection	14,483
Clubhouse: AC TV/Fireplace - Replacement	26,069
Clubhouse: Black Out Blinds - Replacement	6,517
Clubhouse: Cardroom Refrig - Replacement	4,345
Clubhouse: Kitchen Dishwasher - Replacement	23,173
Clubhouse: Kitchen Exhaust Hood - Replacement	28,966
Clubhouse: Kitchen Ice Maker - Replacement	5,141
Clubhouse: Shades- Replacement	11,948
Clubhouse: Siding - Painting	19,552

**Charbonneau Country Club Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2035 continued...</i>	
Fitness: Multi Strength - Replacement	14,483
Fitness: Strength Equipment (4) - Replacement	14,483
Fitness: Treadmill 4 - Replacement	8,690
Garden Terrace: Furniture - Replacement	19,697
Garden Terrace: Landscaping - Renovation	11,586
Infrastructure: Barkdust	14,483
Infrastructure: Entry System	14,483
Office: Infocus Projector - Replacement	3,621
Office: Mail Equipment - Replacement	3,621
Office: Misc Equipment - Replacement	8,690
Tennis: AED - Replacement	2,897
Tennis: Ball Mower - Replacement	941
Tennis: Court Vacuum - Replacement	2,897
Total for 2035	\$260,766
Replacement Year 2036	
Clubhouse: Brown Square Tables - Replacement	13,375
Clubhouse: Cardroom Convection Oven - Replacement	2,969
Clubhouse: Cardroom Dishwasher - Replacement	7,423
Clubhouse: Cardroom Ice Machine - Replacement	4,008
Clubhouse: Comp Roof - Replacement	33,401
Clubhouse: Dining Room Dishwasher - Replacement	8,165
Clubhouse: Dining Room Oven - Replacement	2,969
Clubhouse: Television - Replacement	4,454
Clubhouse: TPO Membrane Roof - Replacement	106,884
Infrastructure: Walkway Water Feature Pumps - Replacement	3,563
Tennis: Entry Keypad- Replacement	1,485
Tennis: Light Poles Exterior - Paint	5,225
Tennis: Lights Exterior - Replacement	11,876
Total for 2036	\$205,797
Replacement Year 2037	
Clubhouse: AED - Replacement	3,043
Fitness: Bike Recumbent 2 - Replacement	6,086
Infrastructure: Soccer Equipment - Replacement	7,608

**Charbonneau Country Club Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2037 continued...</i>	
Infrastructure: Walkway Path Signs - Replacement	3,043
Infrastructure: Walkway Water Feature East - Replacement	18,259
RV Lot: Asphalt - Seal Coat	10,347
RV Lot: Electrical Upgrade	45,649
RV Lot: Light Poles - Replacement	12,173
Tennis: Court Interior - Resurface	15,287
Tennis: Practice Wall - Replacement	4,869
Tennis: Restroom Water Heaters - Replacement	913
Total for 2037	\$127,278
Replacement Year 2038	
Clubhouse: Convection Oven - Replacement	10,138
Clubhouse: Fire Alarm - Upgrade	15,597
Clubhouse: Fire Sprinkler - Upgrade	15,597
Clubhouse: Fireplace - Replacement	7,798
Clubhouse: Range/Oven - Replacement	14,037
Clubhouse: Security System - Replacement	15,597
Garden Terrace: Gazebo - Maint/Repair	3,899
Garden Terrace: Gazebo Roof - Replacement	2,948
Infrastructure: Barkdust	15,597
Infrastructure: Electric Meters	9,358
Infrastructure: Tot Lot Play Structure - Replacement	34,312
Office: Infocus Projector - Replacement	3,899
Tennis: Furnace - Replacement	4,367
Tennis: Garage Door - Replacement	14,037
Tennis: Siding - Replacement	380,214
Tennis: Windows - Replacement	9,358
Total for 2038	\$556,751
Replacement Year 2039	
Clubhouse: Artwork - Replacement	15,987
Garden Terrace: Barbecue - Replacement	20,782
Office: Computers - Replacement	23,980
Office: Copy Machine - Replacement	10,391
Tennis: Carpet - Replacement	15,347
Total for 2039	\$86,487

**Charbonneau Country Club Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2040	
Building Envelope Inspection	16,386
Clubhouse: Audio Equipment - Replacement	26,218
Clubhouse: Lighting - Upgrade	81,931
Clubhouse: Round Tables - Replacement	14,911
Fitness: Elliptical 1 - Replacement	8,521
Fitness: Treadmill 1 - Replacement	9,832
Fitness: Treadmill 2 - Replacement	9,832
Fitness: Treadmill 3 - Replacement	9,832
Garden Terrace: Iron Work - Repair	16,386
Garden Terrace: Renovation	8,193
Garden Terrace: Woodwork - Maintenance/Repair	9,832
Office: Mail Equipment - Replacement	4,097
Office: Misc Equipment - Replacement	9,832
RV Lot: Wood Fence - Replacement	10,094
Tennis: Interior Ceiling Panels - Replacement	13,764
Tennis: Siding - Paint	26,317
Total for 2040	\$275,977
Replacement Year 2041	
Clubhouse: Conference Room Chairs - Replacement	9,406
Clubhouse: Conference Room Furniture - Replacement	13,437
Clubhouse: Freezer/Refrig - Replacement	14,276
Fitness: AEO - Replacement	3,359
Fitness: Bike Recumbent 1- Replacement	6,718
Infrastructure: Barkdust	16,796
Infrastructure: Walkway Water Feature Pumps - Replacement	4,031
Marina: Dock - Inspection	16,796
Office: Infocus Projector - Replacement	4,199
Tennis: Court Exterior - Resurface	15,896
Total for 2041	\$104,913
Replacement Year 2042	
Clubhouse: AED - Replacement	3,443
Clubhouse: Carpet - Replacement	77,471
Clubhouse: Drapes - Replacement	17,216

**Charbonneau Country Club Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2042 continued...</i>	
Clubhouse: Furnace Living Room - Replacement	20,659
Clubhouse: HVAC Card Room - Replacement	20,659
Clubhouse: Siding - Painting	23,241
Fitness: Bike Recumbent 1 - Replacement	6,886
Fitness: Elliptical 2 - Replacement	8,952
Infrastructure: Landscaping	34,431
RV Lot: Asphalt - Seal Coat	11,707
Tennis: Ball Machine - Replacement	7,575
Tennis: Windscreen - Replacement	4,132
Total for 2042	\$236,372
Replacement Year 2043	
Clubhouse: Concrete Paving - Repair	16,984
Clubhouse: Dining Room Chairs - Replacement	28,234
Clubhouse: Interior Paint	45,880
Clubhouse: Security System - Replacement	17,646
Clubhouse: Siding - Replacement	134,993
Clubhouse: Television - Replacement	5,294
Clubhouse: Water Heater - Replacement	8,823
Garden Terrace: Gazebo - Maint/Repair	4,412
Tennis: AC Heat Pump - Replacement	6,176
Tennis: Ball Mower - Replacement	1,147
Tennis: Exhaust Fans - Replacement	2,823
Tennis: Interior Paint	19,411
Tennis: Restroom Water Heaters - Replacement	1,059
Total for 2043	\$292,881
Replacement Year 2044	
Fitness: Recumbent Elliptical - Replacement	12,661
Infrastructure: Barkdust	18,087
Infrastructure: Flood Lights - Replacement	2,170
Infrastructure: Pole Lights - Replacement	10,852
Infrastructure: Street Signs - Replacement	57,879
Office: Computers - Replacement	27,131
Office: Copy Machine - Replacement	11,757

**Charbonneau Country Club Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2044 continued...</i>	
Office: Infocus Projector - Replacement	4,522
Tennis: Court Curtains - Replacement	15,193
Tennis: Gas Heaters - Replacement	5,064
Tennis: Video Surveillance System - Replacement	16,279
Tennis: Water Heater Maintenance Room - Replacement	2,170
Total for 2044	\$183,767
Replacement Year 2045	
Building Envelope Inspection	18,539
Clubhouse: HVAC Dining Room - Replacement	46,349
Electrical Inspection	13,905
Fitness: Treadmill 4 - Replacement	11,124
Garden Terrace: Concrete - Repair	15,063
Garden Terrace: Furniture - Replacement	25,214
Garden Terrace: Landscaping - Renovation	14,832
Office: Mail Equipment - Replacement	4,635
Office: Misc Equipment - Replacement	11,124
Plumbing Inspection	13,905
Tennis: AED - Replacement	3,708
Tennis: Court Vacuum - Replacement	3,708
Total for 2045	\$182,104
Replacement Year 2046	
Clubhouse: Cardroom Ice Machine - Replacement	5,131
Infrastructure: Walkway Water Feature Pumps - Replacement	4,561
Marina: Ramp - Replacement	114,018
Marina: Wood Platform - Replacement	30,405
Total for 2046	\$154,114
Replacement Year 2047	
Clubhouse: AED - Replacement	3,896
Clubhouse: Skylight Blinds - Replacement	9,739
Fitness: Bike Recumbent 2 - Replacement	7,791
Garden Terrace: Woodwork - Maintenance/Repair	11,687
Infrastructure: Barkdust	19,478

**Charbonneau Country Club Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2047 continued...</i>	
Office: Infocus Projector - Replacement	4,869
RV Lot: Asphalt - Seal Coat	13,245
Tennis: Siding - Paint	31,283
Total for 2047	\$101,988
Replacement Year 2048	
Clubhouse: Fire Alarm - Upgrade	19,965
Clubhouse: Fire Sprinkler - Upgrade	19,965
Clubhouse: Security System - Replacement	19,965
Garden Terrace: Gazebo - Maint/Repair	4,991
Infrastructure: Entry Sign 1 - Repair	19,965
Infrastructure: Entry Sign 2 - Repair	19,965
Infrastructure: Entry Sign Lights/Signage 1 - Repair	17,968
Infrastructure: Entry Sign Lights/Signage 2 - Repair	11,979
Infrastructure: Walkway Water Feature West - Replacement	39,930
Office: Furniture - Replacement	27,951
Tennis: Entry Keypad- Replacement	1,996
Tennis: Furnace - Replacement	5,590
Tennis: LED Lighting - Replacement	79,860
Total for 2048	\$290,091
Replacement Year 2049	
Clubhouse: Black Out Blinds - Replacement	9,209
Clubhouse: Covered Entryway - Rebuild	12,278
Clubhouse: Shades- Replacement	16,883
Clubhouse: Siding - Painting	27,626
Fitness: AEO - Replacement	4,093
Garden Terrace: Barbecue - Replacement	26,603
Office: Computers - Replacement	30,696
Office: Copy Machine - Replacement	13,302
Tennis: Carpet - Replacement	19,646
Tennis: Court Interior - Resurface	20,559
Tennis: Indoor Benches - Replacement	6,139
Tennis: Outdoor Doors II - Replacement	7,367
Tennis: Restroom Water Heaters - Replacement	1,228
Total for 2049	\$195,629

**Charbonneau Country Club Association
Detail Report by Category**

Clubhouse: Comp Roof - Replacement		3,750 SF	@ \$6.00
Asset ID	1021	Asset Cost	\$22,500.00
	Clubhouse Exterior	Percent Replacement	100%
	Roofing	Future Cost	\$33,401.38
Placed in Service	January 2010		
Useful Life	25		
Adjustment	1		
Replacement Year	2036		
Remaining Life	16		

This provision is for the replacement of the composition shingle roof.

Schwindt and Company estimated 3,750 square feet of composition shingle roofing.

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.

Clubhouse: Concrete Paving - Repair		3,850 SF	@ \$10.00
Asset ID	1024	Asset Cost	\$9,625.00
	Clubhouse Exterior	Percent Replacement	25%
	Grounds Components	Future Cost	\$11,727.13
Placed in Service	January 2013		
Useful Life	15		
Replacement Year	2028		
Remaining Life	8		

This provision is for the repair of the concrete paving.

According to the Association, there is 3,850 square feet of concrete.

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.

Charbonneau Country Club Association
Detail Report by Category

Clubhouse: Covered Entryway - Rebuild		1 Total	@ \$6,000.00
Asset ID	1023	Asset Cost	\$6,000.00
	Clubhouse Exterior	Percent Replacement	100%
	Building Components	Future Cost	\$6,622.88
Placed in Service	January 2004		
Useful Life	25		
Adjustment	-5		
Replacement Year	2024		
Remaining Life	4		

This provision is for the rebuild of the covered entryway.

According to the Association, this was done in 2004 for \$4,000.

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.

Clubhouse: Doors - Replacement		10 Each	@ \$1,000.00
Asset ID	1140	Asset Cost	\$10,000.00
	Clubhouse Exterior	Percent Replacement	100%
	Doors and Windows	Future Cost	\$10,768.91
Placed in Service	January 1977		
Useful Life	30		
Adjustment	16		
Replacement Year	2023		
Remaining Life	3		

This provision is for the replacement of the exterior doors of the clubhouse.

Schwindt and Company estimated 8 doors and 2 sliding doors.

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.

Charbonneau Country Club Association
Detail Report by Category

Clubhouse: Emergency Generator - Replacement

		1 Total	@ \$30,000.00
Asset ID	1025	Asset Cost	\$30,000.00
	Clubhouse Exterior	Percent Replacement	100%
	Equipment	Future Cost	\$30,000.00
Placed in Service	January 1990		
Useful Life	30		
Replacement Year	2020		
Remaining Life	0		

This provision is for the replacement of the emergency generator.

According to the Association, there is 3,850 square feet of concrete.

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.

Clubhouse: Gutters & Downspouts - Replacement

		500 LF	@ \$10.00
Asset ID	1022	Asset Cost	\$5,000.00
	Clubhouse Exterior	Percent Replacement	100%
	Gutters and Downspouts	Future Cost	\$6,724.44
Placed in Service	January 2012		
Useful Life	25		
Adjustment	-5		
Replacement Year	2032		
Remaining Life	12		

This provision is for the replacement of the gutters and downspouts.

Schwindt and Company estimated 500 lineal feet of gutters and downspouts.

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.

Charbonneau Country Club Association
Detail Report by Category

Clubhouse: Siding - Painting		4,500 SF	@ \$3.00
Asset ID	1018	Asset Cost	\$13,500.00
	Clubhouse Exterior Painting	Percent Replacement	100%
Placed in Service	January 2013	Future Cost	\$13,837.50
Useful Life	7		
Adjustment	1		
Replacement Year	2021		
Remaining Life	1		

This provision is for the exterior painting of the clubhouse.

According to the Association, there is 4,500 square feet of siding.

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.

Clubhouse: Siding - Replacement		4,500 SF	@ \$17.00
Asset ID	1019	Asset Cost	\$76,500.00
	Clubhouse Exterior Siding	Percent Replacement	100%
Placed in Service	January 2013	Future Cost	\$134,992.72
Useful Life	30		
Replacement Year	2043		
Remaining Life	23		

This provision is for the replacement of the exterior siding of the clubhouse.

According to the Association, there is 4,500 square feet of siding.

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.

**Charbonneau Country Club Association
Detail Report by Category**

Clubhouse: TPO Membrane Roof - Replacement

		7,200 SF	@ \$10.00
Asset ID	1020	Asset Cost	\$72,000.00
	Clubhouse Exterior	Percent Replacement	100%
	Roofing	Future Cost	\$106,884.40
Placed in Service	January 2016		
Useful Life	20		
Replacement Year	2036		
Remaining Life	16		

This provision is for the replacement of the TPO membrane roof.

Schwindt and Company estimated 7,200 square feet of membrane roofing.

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.

Clubhouse: Windows - Replacement

		32 Each	@ \$750.00
Asset ID	1139	Asset Cost	\$24,000.00
	Clubhouse Exterior	Percent Replacement	100%
	Doors and Windows	Future Cost	\$25,845.37
Placed in Service	January 1977		
Useful Life	30		
Adjustment	16		
Replacement Year	2023		
Remaining Life	3		

This provision is for the replacement of the exterior windows of the clubhouse.

Schwindt and Company estimated 32 windows.

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.

Clubhouse Exterior - Total Current Cost

\$269,125

**Charbonneau Country Club Association
Detail Report by Category**

Clubhouse: AC TV/Fireplace - Replacement

Asset ID	1027	3 Each	@ \$6,000.00
		Asset Cost	\$18,000.00
Clubhouse Interior		Percent Replacement	100%
Equipment		Future Cost	\$18,000.00
Placed in Service	January 2005		
Useful Life	15		
Replacement Year	2020		
Remaining Life	0		

This provision is for the replacement of the AC systems at the clubhouse in the TV and fireplace.

According to the Association, there are 3.

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.

Clubhouse: AED - Replacement

Asset ID	1153	1 Total	@ \$2,000.00
		Asset Cost	\$2,000.00
Clubhouse Interior		Percent Replacement	100%
Equipment		Future Cost	\$2,101.25
Placed in Service	January 2017		
Useful Life	5		
Replacement Year	2022		
Remaining Life	2		

This provision is for the replacement of the clubhouse AED.

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.

**Charbonneau Country Club Association
Detail Report by Category**

Clubhouse: Artwork - Replacement

		1 Total	@ \$10,000.00
Asset ID	1070	Asset Cost	\$10,000.00
	Clubhouse Interior	Percent Replacement	100%
	Interior Furnishings	Future Cost	\$11,038.13
Placed in Service	January 2009		
Useful Life	15		
Replacement Year	2024		
Remaining Life	4		

This provision is for the replacement of the clubhouse artwork.

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.

Clubhouse: Audio Equipment - Replacement

		1 Total	@ \$16,000.00
Asset ID	1083	Asset Cost	\$16,000.00
	Clubhouse Interior	Percent Replacement	100%
	Interior Furnishings	Future Cost	\$16,000.00
Placed in Service	January 2009		
Useful Life	20		
Adjustment	-9		
Replacement Year	2020		
Remaining Life	0		

This provision is for the replacement of the clubhouse audio equipment.

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.

Charbonneau Country Club Association
Detail Report by Category

Clubhouse: Black Out Blinds - Replacement

		1 Total	@ \$4,500.00
Asset ID	1064	Asset Cost	\$4,500.00
	Clubhouse Interior	Percent Replacement	100%
	Interior Furnishings	Future Cost	\$4,612.50
Placed in Service	January 2000		
Useful Life	14		
Adjustment	7		
Replacement Year	2021		
Remaining Life	1		

This provision is for the replacement of the black out blinds in the clubhouse.

According to the Association, this was installed in 2000.

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.

Clubhouse: Brown Square Tables - Replacement

		17 Each	@ \$530.00
Asset ID	1051	Asset Cost	\$9,010.00
	Clubhouse Interior	Percent Replacement	100%
	Interior Furnishings	Future Cost	\$9,235.25
Placed in Service	January 1999		
Useful Life	15		
Adjustment	7		
Replacement Year	2021		
Remaining Life	1		

This provision is for the replacement of the brown square tables.

According to the Association, there are 17.

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.

**Charbonneau Country Club Association
Detail Report by Category**

Clubhouse: Cardroom Convection Oven - Replacement

			1 Total @ \$2,000.00
Asset ID	1046	Asset Cost	\$2,000.00
	Clubhouse Interior	Percent Replacement	100%
	Equipment	Future Cost	\$2,050.00
Placed in Service	January 2005		
Useful Life	15		
Adjustment	1		
Replacement Year	2021		
Remaining Life	1		

This provision is for the replacement of the clubhouse cardroom convection oven.

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.

Clubhouse: Cardroom Dishwasher - Replacement

			1 Total @ \$5,000.00
Asset ID	1045	Asset Cost	\$5,000.00
	Clubhouse Interior	Percent Replacement	100%
	Equipment	Future Cost	\$5,125.00
Placed in Service	January 2005		
Useful Life	15		
Adjustment	1		
Replacement Year	2021		
Remaining Life	1		

This provision is for the replacement of the clubhouse cardroom dishwasher.

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.

**Charbonneau Country Club Association
Detail Report by Category**

Clubhouse: Cardroom Ice Machine - Replacement

Asset ID	1044	1 Total	@ \$2,700.00
		Asset Cost	\$2,700.00
Clubhouse Interior		Percent Replacement	100%
Equipment		Future Cost	\$3,131.17
Placed in Service	January 2016		
Useful Life	10		
Replacement Year	2026		
Remaining Life	6		

This provision is for the replacement of the clubhouse cardroom refrigerator.

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.

Clubhouse: Cardroom Refrig - Replacement

Asset ID	1043	1 Total	@ \$3,000.00
		Asset Cost	\$3,000.00
Clubhouse Interior		Percent Replacement	100%
Equipment		Future Cost	\$3,000.00
Placed in Service	January 2005		
Useful Life	15		
Replacement Year	2020		
Remaining Life	0		

This provision is for the replacement of the clubhouse cardroom refrigerator.

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.

Clubhouse: Carpet - Replacement

Asset ID	1032	900 SY	@ \$50.00
		Asset Cost	\$45,000.00
Clubhouse Interior		Percent Replacement	100%
Interior Furnishings		Future Cost	\$54,828.13
Placed in Service	January 2014		
Useful Life	14		
Replacement Year	2028		
Remaining Life	8		

This provision is for the replacement of the clubhouse carpet.

**Charbonneau Country Club Association
Detail Report by Category**

Clubhouse: Carpet - Replacement continued...

According to the Association, there is 900 square yards of carpet.

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.

Clubhouse: Conference Room Chairs - Replacement

Asset ID	1053	14 Each	@ \$400.00
	Clubhouse Interior	Asset Cost	\$5,600.00
	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 1999	Future Cost	\$5,740.00
Useful Life	20		
Adjustment	2		
Replacement Year	2021		
Remaining Life	1		

This provision is for the replacement of the conference chairs.

According to the Association, there are 14.

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.

Clubhouse: Conference Room Furniture - Replacement

Asset ID	1052	1 Total	@ \$8,000.00
	Clubhouse Interior	Asset Cost	\$8,000.00
	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 1999	Future Cost	\$8,200.00
Useful Life	20		
Adjustment	2		
Replacement Year	2021		
Remaining Life	1		

This provision is for the replacement of the conference table.

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

**Charbonneau Country Club Association
Detail Report by Category**

Clubhouse: Conference Room Furniture - Replacement continued...

bid to confirm this estimate.

Clubhouse: Convection Oven - Replacement

Asset ID	1039	1 Total	@ \$6,500.00
		Asset Cost	\$6,500.00
Clubhouse Interior		Percent Replacement	100%
Equipment		Future Cost	\$6,500.00
Placed in Service	January 2002		
Useful Life	18		
Replacement Year	2020		
Remaining Life	0		

This provision is for the replacement of the clubhouse convection oven.

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.

Clubhouse: Dining Room Chairs - Replacement

Asset ID	1050	200 Each	@ \$80.00
		Asset Cost	\$16,000.00
Clubhouse Interior		Percent Replacement	100%
Interior Furnishings		Future Cost	\$19,494.45
Placed in Service	January 2005		
Useful Life	15		
Adjustment	8		
Replacement Year	2028		
Remaining Life	8		

This provision is for the replacement of the clubhouse dining room chairs.

According to the Association, there are 200.

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.

**Charbonneau Country Club Association
Detail Report by Category**

Clubhouse: Dining Room Dishwasher - Replacement

		1 Total	@ \$5,500.00
Asset ID	1048	Asset Cost	\$5,500.00
	Clubhouse Interior	Percent Replacement	100%
	Equipment	Future Cost	\$5,637.50
Placed in Service	January 2005		
Useful Life	15		
Adjustment	1		
Replacement Year	2021		
Remaining Life	1		

This provision is for the replacement of the clubhouse dining room dishwasher.

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.

Clubhouse: Dining Room Oven - Replacement

		1 Total	@ \$2,000.00
Asset ID	1047	Asset Cost	\$2,000.00
	Clubhouse Interior	Percent Replacement	100%
	Equipment	Future Cost	\$2,050.00
Placed in Service	January 2005		
Useful Life	15		
Adjustment	1		
Replacement Year	2021		
Remaining Life	1		

This provision is for the replacement of the clubhouse dining room oven.

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.

**Charbonneau Country Club Association
Detail Report by Category**

Clubhouse: Dishes - Replacement

		1 Total	@ \$10,000.00
Asset ID	1060	Asset Cost	\$10,000.00
	Clubhouse Interior	Percent Replacement	100%
	Interior Furnishings	Future Cost	\$12,800.85
Placed in Service	January 2000		
Useful Life	30		
Replacement Year	2030		
Remaining Life	10		

This provision is for the replacement of the dishes and flatware.

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.

Clubhouse: Double Refrigerator - Replacement

		1 Total	@ \$3,500.00
Asset ID	1041	Asset Cost	\$3,500.00
	Clubhouse Interior	Percent Replacement	100%
	Equipment	Future Cost	\$4,592.30
Placed in Service	January 2012		
Useful Life	20		
Adjustment	-1		
Replacement Year	2031		
Remaining Life	11		

This provision is for the replacement of the clubhouse double refrigerator.

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.

Clubhouse: Drapes - Replacement

		1 Total	@ \$10,000.00
Asset ID	1062	Asset Cost	\$10,000.00
	Clubhouse Interior	Percent Replacement	100%
	Interior Furnishings	Future Cost	\$12,184.03
Placed in Service	January 2014		
Useful Life	14		
Replacement Year	2028		
Remaining Life	8		

This provision is for the replacement of the drapes in the clubhouse.

**Charbonneau Country Club Association
Detail Report by Category**

Clubhouse: Drapes - Replacement continued...

According to the Association, an upgrade was done in 2014.

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.

Clubhouse: Fire Alarm - Upgrade

		1 Total	@ \$10,000.00
Asset ID	1151	Asset Cost	\$10,000.00
	Clubhouse Interior	Percent Replacement	100%
	Equipment	Future Cost	\$12,184.03
Placed in Service	January 2018		
Useful Life	10		
Replacement Year	2028		
Remaining Life	8		

This provision is for the upgrade of the clubhouse fire alarm.

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.

Clubhouse: Fire Sprinkler - Upgrade

		1 Total	@ \$10,000.00
Asset ID	1152	Asset Cost	\$10,000.00
	Clubhouse Interior	Percent Replacement	100%
	Equipment	Future Cost	\$12,184.03
Placed in Service	January 2018		
Useful Life	10		
Replacement Year	2028		
Remaining Life	8		

This provision is for the upgrade of the clubhouse fire sprinklers.

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.

Charbonneau Country Club Association
Detail Report by Category

Clubhouse: Fireplace - Replacement

		1 Total	@ \$5,000.00
Asset ID	1037	Asset Cost	\$5,000.00
	Clubhouse Interior	Percent Replacement	100%
	Interior Furnishings	Future Cost	\$5,798.47
Placed in Service	January 2014		
Useful Life	12		
Replacement Year	2026		
Remaining Life	6		

This provision is for the replacement of the clubhouse fireplace.

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.

Clubhouse: Fixtures: Card Room - Replacement

		1 Total	@ \$10,000.00
Asset ID	1054	Asset Cost	\$10,000.00
	Clubhouse Interior	Percent Replacement	100%
	Interior Furnishings	Future Cost	\$14,129.74
Placed in Service	January 2014		
Useful Life	20		
Replacement Year	2034		
Remaining Life	14		

This provision is for the replacement of the fixtures in the card room.

According to the Association, this was last done in 2014.

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.

**Charbonneau Country Club Association
Detail Report by Category**

Clubhouse: Fixtures: Coat Room - Replacement

Asset ID	1057	1 Total	@ \$7,500.00
	Clubhouse Interior	Asset Cost	\$7,500.00
	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$10,597.30
Useful Life	20		
Replacement Year	2034		
Remaining Life	14		

This provision is for the replacement of the fixtures in the coat room.

According to the Association, this was last done in 2014.

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.

Clubhouse: Fixtures: Conference Room - Replacement

Asset ID	1056	1 Total	@ \$7,500.00
	Clubhouse Interior	Asset Cost	\$7,500.00
	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$10,597.30
Useful Life	20		
Replacement Year	2034		
Remaining Life	14		

This provision is for the replacement of the fixtures in the conference room. This includes the book cases in the library.

According to the Association, this was last done in 2014.

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.

**Charbonneau Country Club Association
Detail Report by Category**

Clubhouse: Fixtures: Dining Room - Replacement

		1 Total	@ \$10,000.00
Asset ID	1055	Asset Cost	\$10,000.00
	Clubhouse Interior	Percent Replacement	100%
	Interior Furnishings	Future Cost	\$14,129.74
Placed in Service	January 2014		
Useful Life	20		
Replacement Year	2034		
Remaining Life	14		

This provision is for the replacement of the fixtures in the dining room.

According to the Association, this was last done in 2014.

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.

Clubhouse: Fixtures: Kitchen - Replacement

		1 Total	@ \$15,000.00
Asset ID	1058	Asset Cost	\$15,000.00
	Clubhouse Interior	Percent Replacement	100%
	Interior Furnishings	Future Cost	\$21,194.61
Placed in Service	January 2014		
Useful Life	20		
Replacement Year	2034		
Remaining Life	14		

This provision is for the replacement of the fixtures in the kitchen.,

According to the Association, this was last done in 2014.

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.

**Charbonneau Country Club Association
Detail Report by Category**

Clubhouse: Fixtures: Living Room Nook - Replacement

		1 Total	@ \$7,500.00
Asset ID	1067	Asset Cost	\$7,500.00
	Clubhouse Interior	Percent Replacement	100%
	Interior Furnishings	Future Cost	\$10,597.30
Placed in Service	January 2014		
Useful Life	20		
Replacement Year	2034		
Remaining Life	14		

This provision is for the replacement of the fixtures in the living room nook off the dance floor.

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.

Clubhouse: Freezer/Refrig - Replacement

		1 Total	@ \$8,500.00
Asset ID	1040	Asset Cost	\$8,500.00
	Clubhouse Interior	Percent Replacement	100%
	Equipment	Future Cost	\$9,857.39
Placed in Service	January 2011		
Useful Life	15		
Replacement Year	2026		
Remaining Life	6		

This provision is for the replacement of the clubhouse freezer/refrigerator.

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.

**Charbonneau Country Club Association
Detail Report by Category**

Clubhouse: Furnace Living Room - Replacement

		2 Each	@ \$6,000.00
Asset ID	1030	Asset Cost	\$12,000.00
	Clubhouse Interior	Percent Replacement	100%
	Equipment	Future Cost	\$14,264.23
Placed in Service	January 2012		
Useful Life	15		
Replacement Year	2027		
Remaining Life	7		

This provision is for the replacement of the furnace at the clubhouse in the living room.

According to the Association, there are 2.

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.

Clubhouse: Grand Piano - Replacement

		1 Total	@ \$15,000.00
Asset ID	1065	Asset Cost	\$15,000.00
	Clubhouse Interior	Percent Replacement	100%
	Interior Furnishings	Future Cost	\$15,000.00
Placed in Service	January 2000		
Useful Life	14		
Replacement Year	2020		
Remaining Life	0		

Generally the useful life of this item is greater than 30 years, therefore it is unfunded.

This provision is for the replacement of the grand piano in the clubhouse.

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.

Charbonneau Country Club Association
Detail Report by Category

Clubhouse: HVAC Card Room - Replacement

		1 Total	@ \$12,000.00
Asset ID	1029	Asset Cost	\$12,000.00
	Clubhouse Interior	Percent Replacement	100%
	Equipment	Future Cost	\$14,264.23
Placed in Service	January 2010		
Useful Life	15		
Adjustment	2		
Replacement Year	2027		
Remaining Life	7		

This provision is for the replacement of the HVAC systems at the clubhouse in the card rooms.

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.

Clubhouse: HVAC Dining Room - Replacement

		1 Total	@ \$25,000.00
Asset ID	1028	Asset Cost	\$25,000.00
	Clubhouse Interior	Percent Replacement	100%
	Equipment	Future Cost	\$32,002.11
Placed in Service	January 2013		
Useful Life	15		
Adjustment	2		
Replacement Year	2030		
Remaining Life	10		

This provision is for the replacement of the HVAC systems at the clubhouse in the dining rooms.

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.

Charbonneau Country Club Association
Detail Report by Category

Clubhouse: Hardwood Floors - Replacement

Asset ID	1033	1 Total	@ \$20,000.00
	Clubhouse Interior	Asset Cost	\$20,000.00
	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 1992	Future Cost	\$25,601.69
Useful Life	30		
Adjustment	8		
Replacement Year	2030		
Remaining Life	10		

This provision is for the replacement of the clubhouse hardwood flooring.

According to the Association, it was refinished in 2016.

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.

Clubhouse: Interior Paint

Asset ID	1031	1 Total	@ \$26,000.00
	Clubhouse Interior	Asset Cost	\$26,000.00
	Painting	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$27,999.16
Useful Life	10		
Adjustment	3		
Replacement Year	2023		
Remaining Life	3		

This provision is for the painting of the clubhouse interior.

According to the Association, this was done in 2010 for \$24,913.

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.

**Charbonneau Country Club Association
Detail Report by Category**

Clubhouse: Kitchen Dishwasher - Replacement

		1 Total	@ \$16,000.00
Asset ID	1038	Asset Cost	\$16,000.00
	Clubhouse Interior	Percent Replacement	100%
	Equipment	Future Cost	\$23,172.77
Placed in Service	January 2017		
Useful Life	18		
Replacement Year	2035		
Remaining Life	15		

This provision is for the replacement of the clubhouse kitchen dishwasher.

According to the Association, this was purchased in 2017 for \$16,000.

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.

Clubhouse: Kitchen Exhaust Hood - Replacement

		1 Total	@ \$20,000.00
Asset ID	1147	Asset Cost	\$20,000.00
	Clubhouse Interior	Percent Replacement	100%
	Equipment	Future Cost	\$28,965.96
Placed in Service	January 2017		
Useful Life	18		
Replacement Year	2035		
Remaining Life	15		

This provision is for the replacement of the clubhouse kitchen exhaust hood.

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.

**Charbonneau Country Club Association
Detail Report by Category**

Clubhouse: Kitchen Ice Maker - Replacement

			1 Total @ \$3,550.00
Asset ID	1042	Asset Cost	\$3,550.00
	Clubhouse Interior	Percent Replacement	100%
	Equipment	Future Cost	\$3,550.00
Placed in Service	January 2010		
Useful Life	15		
Adjustment	-5		
Replacement Year	2020		
Remaining Life	0		

This provision is for the replacement of the clubhouse kitchen ice maker.

According to the Association, this was installed in 2010 for \$3,378.

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.

Clubhouse: Kitchen Tile Floors - Replacement

			1 Total @ \$12,000.00
Asset ID	1036	Asset Cost	\$12,000.00
	Clubhouse Interior	Percent Replacement	100%
	Interior Furnishings	Future Cost	\$14,986.36
Placed in Service	January 1999		
Useful Life	30		
Replacement Year	2029		
Remaining Life	9		

This provision is for the replacement of the clubhouse tile flooring in the restrooms, lobby and hallway.

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.

**Charbonneau Country Club Association
Detail Report by Category**

Clubhouse: Lighting - Upgrade

		1 Total	@ \$50,000.00
Asset ID	1061	Asset Cost	\$50,000.00
	Clubhouse Interior	Percent Replacement	100%
	Lighting	Future Cost	\$56,570.41
Placed in Service	January 2012		
Useful Life	15		
Adjustment	-2		
Replacement Year	2025		
Remaining Life	5		

This provision is for the upgrade of the lighting system.

According to the Association, an upgrade was done in 2012.

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.

Clubhouse: Movable Wall - Replacement

		1 Total	@ \$5,000.00
Asset ID	1148	Asset Cost	\$5,000.00
	Clubhouse Interior	Percent Replacement	100%
	Equipment	Future Cost	\$5,253.12
Placed in Service	January 1977		
Useful Life	45		
Replacement Year	2022		
Remaining Life	2		

This provision is for the replacement of the clubhouse movable wall.

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.

**Charbonneau Country Club Association
Detail Report by Category**

Clubhouse: Range/Oven - Replacement

		1 Total	@ \$9,000.00
Asset ID	1161	Asset Cost	\$9,000.00
	Clubhouse Interior	Percent Replacement	100%
	Equipment	Future Cost	\$9,000.00
Placed in Service	January 2002		
Useful Life	18		
Replacement Year	2020		
Remaining Life	0		

This provision is for the replacement of the clubhouse range/oven.

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.

Clubhouse: Restrooms - Renovation

		2 Each	@ \$10,000.00
Asset ID	1149	Asset Cost	\$20,000.00
	Clubhouse Interior	Percent Replacement	100%
	Interior Furnishings	Future Cost	\$23,773.71
Placed in Service	January 1977		
Useful Life	30		
Adjustment	20		
Replacement Year	2027		
Remaining Life	7		

This provision is for the renovation of the clubhouse restrooms.

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.

Clubhouse: Round Tables - Replacement

		26 Each	@ \$350.00
Asset ID	1049	Asset Cost	\$9,100.00
	Clubhouse Interior	Percent Replacement	100%
	Interior Furnishings	Future Cost	\$10,295.81
Placed in Service	January 2005		
Useful Life	15		
Adjustment	5		
Replacement Year	2025		
Remaining Life	5		

This provision is for the replacement of the clubhouse round tables.

Charbonneau Country Club Association
Detail Report by Category

Clubhouse: Round Tables - Replacement continued...

According to the Association, there are 26.

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.

Clubhouse: Security System - Replacement

		1 Total	@ \$10,000.00
Asset ID	1150	Asset Cost	\$10,000.00
	Clubhouse Interior	Percent Replacement	100%
	Equipment	Future Cost	\$10,768.91
Placed in Service	January 2018		
Useful Life	5		
Replacement Year	2023		
Remaining Life	3		

This provision is for the replacement of the clubhouse security system.

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.

Clubhouse: Shades- Replacement

		22 Each	@ \$375.00
Asset ID	1063	Asset Cost	\$8,250.00
	Clubhouse Interior	Percent Replacement	100%
	Interior Furnishings	Future Cost	\$8,456.25
Placed in Service	January 2000		
Useful Life	14		
Adjustment	7		
Replacement Year	2021		
Remaining Life	1		

This provision is for the replacement of the shades in the clubhouse.

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.

**Charbonneau Country Club Association
Detail Report by Category**

Clubhouse: Skylight Blinds - Replacement

		2 Each	@ \$2,500.00
Asset ID	1069	Asset Cost	\$5,000.00
	Clubhouse Interior	Percent Replacement	100%
	Interior Furnishings	Future Cost	\$6,724.44
Placed in Service	January 2017		
Useful Life	15		
Replacement Year	2032		
Remaining Life	12		

This provision is for the replacement of the skylight blinds.

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.

Clubhouse: Stage - Replacement

		1 Total	@ \$10,000.00
Asset ID	1068	Asset Cost	\$10,000.00
	Clubhouse Interior	Percent Replacement	100%
	Interior Furnishings	Future Cost	\$13,448.89
Placed in Service	January 2012		
Useful Life	20		
Replacement Year	2032		
Remaining Life	12		

This provision is for the replacement of the portable stage.

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.

Clubhouse: Television - Replacement

		3 Each	@ \$1,000.00
Asset ID	1066	Asset Cost	\$3,000.00
	Clubhouse Interior	Percent Replacement	100%
	Interior Furnishings	Future Cost	\$3,151.87
Placed in Service	January 2014		
Useful Life	7		
Adjustment	1		
Replacement Year	2022		
Remaining Life	2		

This provision is for the replacement of the 3 televisions in the clubhouse.

**Charbonneau Country Club Association
Detail Report by Category**

Clubhouse: Television - Replacement continued...

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.

Clubhouse: Tile Floors - Replacement

		1 Total	@ \$12,000.00
Asset ID	1035	Asset Cost	\$12,000.00
	Clubhouse Interior	Percent Replacement	100%
	Interior Furnishings	Future Cost	\$14,264.23
Placed in Service	January 1999		
Useful Life	30		
Adjustment	-2		
Replacement Year	2027		
Remaining Life	7		

This provision is for the replacement of the clubhouse tile flooring in the restrooms, lobby and hallway.

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.

Clubhouse: Vinyl Floors - Replacement

		400 SF	@ \$10.00
Asset ID	1034	Asset Cost	\$4,000.00
	Clubhouse Interior	Percent Replacement	100%
	Interior Furnishings	Future Cost	\$5,651.89
Placed in Service	January 2014		
Useful Life	20		
Replacement Year	2034		
Remaining Life	14		

This provision is for the replacement of the clubhouse vinyl flooring in the 2 bars.

According to the Association, there are 400 square feet.

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.

Charbonneau Country Club Association
Detail Report by Category

Garden Terrace: Appliances/Hood - Replacement

			1 Total @ \$16,200.00
Asset ID	1107	Asset Cost	\$16,200.00
	Garden Terrace	Percent Replacement	100%
	Equipment	Future Cost	\$20,737.37
Placed in Service	January 2010		
Useful Life	20		
Replacement Year	2030		
Remaining Life	10		

This provision is for the replacement of the appliances and hood vent in the gazebo in the garden terrace.

There is a hood vent, 3 refrigerators, water heater and an ice machine.

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.

Garden Terrace: Barbecue - Replacement

			1 Total @ \$13,000.00
Asset ID	1106	Asset Cost	\$13,000.00
	Garden Terrace	Percent Replacement	100%
	Equipment	Future Cost	\$16,235.22
Placed in Service	January 2013		
Useful Life	10		
Adjustment	6		
Replacement Year	2029		
Remaining Life	9		

This provision is for the replacement of the barbecue in the gazebo in the garden terrace.

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.

Charbonneau Country Club Association
Detail Report by Category

Garden Terrace: Concrete - Repair

		3,250 SF	@ \$10.00
Asset ID	1109	Asset Cost	\$8,125.00
	Garden Terrace	Percent Replacement	25%
	Grounds Components	Future Cost	\$10,400.69
Placed in Service	January 2015		
Useful Life	15		
Replacement Year	2030		
Remaining Life	10		

This provision is for the repair of the concrete paving in the garden terrace.

Schwindt and Company estimated 3,250 square feet of concrete.

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.

Garden Terrace: Furniture - Replacement

		1 Total	@ \$13,600.00
Asset ID	1108	Asset Cost	\$13,600.00
	Garden Terrace	Percent Replacement	100%
	Equipment	Future Cost	\$15,387.15
Placed in Service	January 2015		
Useful Life	10		
Replacement Year	2025		
Remaining Life	5		

This provision is for the replacement of the outdoor furniture in the garden terrace.

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.

Garden Terrace: Gazebo - Maint/Repair

		1 Total	@ \$2,500.00
Asset ID	1105	Asset Cost	\$2,500.00
	Garden Terrace	Percent Replacement	100%
	Roofing	Future Cost	\$2,692.23
Placed in Service	January 2018		
Useful Life	5		
Replacement Year	2023		
Remaining Life	3		

This provision is for the maintenance and repair of the gazebo in the garden terrace.

Charbonneau Country Club Association
Detail Report by Category

Garden Terrace: Gazebo - Maint/Repair continued...

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.

Garden Terrace: Gazebo Roof - Replacement

		315 SF	@ \$6.00
Asset ID	1104	Asset Cost	\$1,890.00
	Garden Terrace	Percent Replacement	100%
	Roofing	Future Cost	\$2,947.75
Placed in Service	January 2018		
Useful Life	20		
Replacement Year	2038		
Remaining Life	18		

This provision is for the replacement of the shingle roof on the gazebo in the garden terrace. Schwindt and Company estimated 315 square feet of roofing.

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.

Garden Terrace: Iron Work - Repair

		1 Total	@ \$10,000.00
Asset ID	1110	Asset Cost	\$10,000.00
	Garden Terrace	Percent Replacement	100%
	Grounds Components	Future Cost	\$16,386.16
Placed in Service	January 2010		
Useful Life	30		
Replacement Year	2040		
Remaining Life	20		

This provision is for the repair of the iron work in the garden terrace.

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.

Charbonneau Country Club Association
Detail Report by Category

Garden Terrace: Landscaping - Renovation

Asset ID	1114	1 Total	@ \$8,000.00
	Garden Terrace	Asset Cost	\$8,000.00
	Grounds Components	Percent Replacement	100%
		Future Cost	\$9,051.27
Placed in Service	January 2010		
Useful Life	10		
Adjustment	5		
Replacement Year	2025		
Remaining Life	5		

This provision is for the renovation of landscaping in the garden terrace. This includes repair of the replacement/redesign of plants and repairs/upgrades to the irrigation system.

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.

Garden Terrace: Lighting - Replacement

Asset ID	1111	1 Total	@ \$5,000.00
	Garden Terrace	Asset Cost	\$5,000.00
	Lighting	Percent Replacement	100%
		Future Cost	\$6,400.42
Placed in Service	January 2010		
Useful Life	20		
Replacement Year	2030		
Remaining Life	10		

This provision is for the replacement of the lighting in the garden terrace.

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.

Garden Terrace: Renovation

Asset ID	1113	1 Total	@ \$5,000.00
	Garden Terrace	Asset Cost	\$5,000.00
	Grounds Components	Percent Replacement	100%
		Future Cost	\$8,193.08
Placed in Service	January 2010		
Useful Life	30		
Replacement Year	2040		
Remaining Life	20		

This provision is for the renovation of structure in the garden terrace. This includes repair of

**Charbonneau Country Club Association
Detail Report by Category**

Garden Terrace: Renovation continued...

the stone work and replacement of the countertop.

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.

Garden Terrace: Stone Benches - Replacement

Asset ID	1159	1 Total	@ \$8,000.00
	Garden Terrace	Asset Cost	\$8,000.00
	Grounds Components	Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$16,780.54
Useful Life	35		
Replacement Year	2050		
Remaining Life	30		

This provision is for the replacement of the stone benches.

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.

Garden Terrace: Woodwork - Maintenance/Repair

Asset ID	1112	1 Total	@ \$6,000.00
	Garden Terrace	Asset Cost	\$6,000.00
	Grounds Components	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	\$6,958.16
Useful Life	7		
Replacement Year	2026		
Remaining Life	6		

This provision is for the maintenance and repair of the perimeter woodwork in the garden terrace.

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.

**Charbonneau Country Club Association
Detail Report by Category**

Garden Terrace - Total Current Cost	\$97,315
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**Charbonneau Country Club Association
Detail Report by Category**

Office: Computers - Replacement

		1 Total	@ \$15,000.00
Asset ID	1117	Asset Cost	\$15,000.00
	Office	Percent Replacement	100%
	Equipment	Future Cost	\$16,557.19
Placed in Service	January 2019		
Useful Life	5		
Replacement Year	2024		
Remaining Life	4		

This provision is for the replacement of the computers, printers and all required software.

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.

Office: Copy Machine - Replacement

		1 Total	@ \$6,500.00
Asset ID	1116	Asset Cost	\$6,500.00
	Office	Percent Replacement	100%
	Equipment	Future Cost	\$7,174.78
Placed in Service	January 2019		
Useful Life	5		
Replacement Year	2024		
Remaining Life	4		

This provision is for the replacement of the office copy machine.

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.

Office: Furniture - Replacement

		1 Total	@ \$14,000.00
Asset ID	1115	Asset Cost	\$14,000.00
	Office	Percent Replacement	100%
	Interior Furnishings	Future Cost	\$19,299.15
Placed in Service	January 2018		
Useful Life	15		
Replacement Year	2033		
Remaining Life	13		

This provision is for the replacement of the office furniture.

**Charbonneau Country Club Association
Detail Report by Category**

Office: Furniture - Replacement continued...

6 desks, 6 files, 5 chairs. According to the Association this was done in 2018 for \$14,000.

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.

Office: Infocus Projector - Replacement

		1 Total	@ \$2,500.00
Asset ID	1119	Asset Cost	\$2,500.00
	Office	Percent Replacement	100%
	Equipment	Future Cost	\$2,500.00
Placed in Service	January 2015		
Useful Life	3		
Replacement Year	2020		
Remaining Life	0		

This provision is for the replacement of the infocus projector.

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.

Office: Mail Equipment - Replacement

		1 Total	@ \$2,500.00
Asset ID	1118	Asset Cost	\$2,500.00
	Office	Percent Replacement	100%
	Equipment	Future Cost	\$2,500.00
Placed in Service	January 2015		
Useful Life	5		
Replacement Year	2020		
Remaining Life	0		

This provision is for the replacement of the mail equipment.

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.

**Charbonneau Country Club Association
Detail Report by Category**

Office: Misc Equipment - Replacement

		1 Total	@ \$6,000.00
Asset ID	1120	Asset Cost	\$6,000.00
	Office	Percent Replacement	100%
	Equipment	Future Cost	\$6,000.00
Placed in Service	January 2015		
Useful Life	5		
Replacement Year	2020		
Remaining Life	0		

This provision is for the replacement of the miscellaneous equipment. This includes adding machines, telephones, etc.

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.

Office - Total Current Cost \$46,500

Charbonneau Country Club Association
Detail Report by Category

Tennis: AC Heat Pump - Replacement

		1 Total	@ \$3,500.00
Asset ID	1162	Asset Cost	\$3,500.00
	Tennis Building	Percent Replacement	100%
	Equipment	Future Cost	\$3,769.12
Placed in Service	January 2013		
Useful Life	10		
Replacement Year	2023		
Remaining Life	3		

This provision is for the replacement of the AC heat pump.

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.

Tennis: AED - Replacement

		1 Total	@ \$2,000.00
Asset ID	1144	Asset Cost	\$2,000.00
	Tennis Building	Percent Replacement	100%
	Grounds Components	Future Cost	\$2,262.82
Placed in Service	January 2015		
Useful Life	10		
Replacement Year	2025		
Remaining Life	5		

This provision is for the replacement of the AED at the tennis facility.

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.

Tennis: Ball Machine - Replacement

		1 Each	@ \$4,400.00
Asset ID	1097	Asset Cost	\$4,400.00
	Tennis Building	Percent Replacement	100%
	Equipment	Future Cost	\$4,622.75
Placed in Service	January 2012		
Useful Life	10		
Replacement Year	2022		
Remaining Life	2		

This provision is for the replacement of the 1 ball machine.

The cost and useful life assumptions are based on accepted industry estimates as established

Charbonneau Country Club Association
Detail Report by Category

Tennis: Ball Machine - Replacement continued...

by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Tennis: Ball Mower - Replacement

Asset ID	1166	1 Total	@ \$650.00
	Tennis Building	Asset Cost	\$650.00
	Equipment	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	\$772.65
Useful Life	8		
Replacement Year	2027		
Remaining Life	7		

This provision is for the replacement of the 1 ball mower.

The cost and useful life assumptions are based on information provided by the Association. The Association should obtain a bid to confirm this estimate.

Tennis: Carpet - Replacement

Asset ID	1101	1 Total	@ \$9,600.00
	Tennis Building	Asset Cost	\$9,600.00
	Equipment	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	\$11,989.08
Useful Life	10		
Replacement Year	2029		
Remaining Life	9		

This provision is for the replacement of the carpet, both upstairs and downstairs.

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.

**Charbonneau Country Club Association
Detail Report by Category**

Tennis: Chain Link Fence - Replacement

		375 LF	@ \$40.00
Asset ID	1094	Asset Cost	\$15,000.00
	Tennis Building	Percent Replacement	100%
	Fencing/Security	Future Cost	\$17,830.29
Placed in Service	January 1977		
Useful Life	50		
Replacement Year	2027		
Remaining Life	7		

This provision is for the replacement of the chain link fence at the tennis court building.

According to the Association, there is 375 lineal feet of fencing.

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.

Tennis: Court Curtains - Replacement

		4 Each	@ \$2,100.00
Asset ID	1092	Asset Cost	\$8,400.00
	Tennis Building	Percent Replacement	100%
	Equipment	Future Cost	\$10,490.45
Placed in Service	January 2004		
Useful Life	15		
Adjustment	10		
Replacement Year	2029		
Remaining Life	9		

This provision is for the replacement of the back court curtains at the tennis court building.

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.

Tennis: Court Exterior - Resurface

		14,560 SF	@ \$0.65
Asset ID	1088	Asset Cost	\$9,464.00
	Tennis Building	Percent Replacement	100%
	Grounds Components	Future Cost	\$10,191.69
Placed in Service	January 2014		
Useful Life	9		
Replacement Year	2023		
Remaining Life	3		

This provision is for the resurfacing of the exterior tennis court.

Charbonneau Country Club Association
Detail Report by Category

Tennis: Court Exterior - Resurface continued...

According to the Association, it measures 14,560 square feet.

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.

Tennis: Court Interior - Resurface

		14,560 SF	@ \$0.69
Asset ID	1087	Asset Cost	\$10,046.40
	Tennis Building	Percent Replacement	100%
	Grounds Components	Future Cost	\$11,366.58
Placed in Service	January 2013		
Useful Life	12		
Replacement Year	2025		
Remaining Life	5		

This provision is for the resurfacing of the interior tennis court.

According to the Association, it measures 14,560 square feet.

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.

Tennis: Court Vacuum - Replacement

		1 Total	@ \$2,000.00
Asset ID	1102	Asset Cost	\$2,000.00
	Tennis Building	Percent Replacement	100%
	Equipment	Future Cost	\$2,262.82
Placed in Service	January 2015		
Useful Life	10		
Replacement Year	2025		
Remaining Life	5		

This provision is for the replacement of the tennis court vacuum.

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.

Charbonneau Country Club Association
Detail Report by Category

Tennis: Entry Keypad- Replacement

		1 Total	@ \$1,000.00
Asset ID	1170	Asset Cost	\$1,000.00
	Tennis Building	Percent Replacement	100%
	Equipment	Future Cost	\$1,103.81
Placed in Service	January 2012		
Useful Life	12		
Replacement Year	2024		
Remaining Life	4		

This provision is for the replacement of the entry keypad.

The cost and useful life assumptions are based on information provided by the Association.
The Association should obtain a bid to confirm this estimate.

Tennis: Exhaust Fans - Replacement

		2 Each	@ \$800.00
Asset ID	1093	Asset Cost	\$1,600.00
	Tennis Building	Percent Replacement	100%
	Equipment	Future Cost	\$1,723.02
Placed in Service	January 2013		
Useful Life	10		
Replacement Year	2023		
Remaining Life	3		

This provision is for the replacement of the exhaust fans at the tennis court building.

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.

Tennis: Furnace - Replacement

		1 Total	@ \$2,800.00
Asset ID	1100	Asset Cost	\$2,800.00
	Tennis Building	Percent Replacement	100%
	Equipment	Future Cost	\$3,411.53
Placed in Service	January 2018		
Useful Life	10		
Replacement Year	2028		
Remaining Life	8		

This provision is for the replacement of the furnace.

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

**Charbonneau Country Club Association
Detail Report by Category**

Tennis: Furnace - Replacement continued...

bid to confirm this estimate.

Tennis: Garage Door - Replacement

Asset ID	1173	1 Total	@ \$9,000.00
	Tennis Building	Asset Cost	\$9,000.00
	Equipment	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$14,036.93
Useful Life	30		
Adjustment	1		
Replacement Year	2038		
Remaining Life	18		

This provision is for the replacement of the garage door.

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

The Association should obtain a bid to confirm this estimate.

Tennis: Gas Heaters - Replacement

Asset ID	1091	4 Each	@ \$700.00
	Tennis Building	Asset Cost	\$2,800.00
	Equipment	Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$3,496.82
Useful Life	15		
Replacement Year	2029		
Remaining Life	9		

This provision is for the replacement of the gas heaters at the tennis court building.

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.

**Charbonneau Country Club Association
Detail Report by Category**

Tennis: Gutters & Downspouts - Replacement

Asset ID	1098	376 LF	@ \$10.00
	Tennis Building	Asset Cost	\$3,760.00
	Grounds Components	Percent Replacement	100%
Placed in Service	January 2005	Future Cost	\$4,813.12
Useful Life	25		
Replacement Year	2030		
Remaining Life	10		

This provision is for the replacement of the gutters and downspouts.

Schwindt and Company estimated 376 lineal feet.

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.

Tennis: Indoor Benches - Replacement

Asset ID	1163	6 Each	@ \$500.00
	Tennis Building	Asset Cost	\$3,000.00
	Grounds Components	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	\$4,238.92
Useful Life	15		
Replacement Year	2034		
Remaining Life	14		

This provision is for the replacement of the outdoor benches at the tennis facility.

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.

Tennis: Indoor Doors - Replacement

Asset ID	1174	4 Each	@ \$500.00
	Tennis Building	Asset Cost	\$2,000.00
	Doors and Windows	Percent Replacement	100%
Placed in Service	January 1977	Future Cost	\$2,377.37
Useful Life	50		
Replacement Year	2027		
Remaining Life	7		

This provision is for the replacement of the interior doors of the tennis building.

Charbonneau Country Club Association
Detail Report by Category

Tennis: Indoor Doors - Replacement continued...

According to the Association, there are 4 doors.

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.

Tennis: Interior Ceiling Panels - Replacement

		1 Total	@ \$8,400.00
Asset ID	1171	Asset Cost	\$8,400.00
	Tennis Building	Percent Replacement	100%
	Equipment	Future Cost	\$9,272.03
Placed in Service	January 2008		
Useful Life	16		
Replacement Year	2024		
Remaining Life	4		

This provision is for the replacement of the interior ceiling panels.

The cost and useful life assumptions are based on information provided by the Association. The Association should obtain a bid to confirm this estimate.

Tennis: Interior Paint

		1 Total	@ \$11,000.00
Asset ID	1099	Asset Cost	\$11,000.00
	Tennis Building	Percent Replacement	100%
	Painting	Future Cost	\$11,845.80
Placed in Service	January 2018		
Useful Life	10		
Adjustment	-5		
Replacement Year	2023		
Remaining Life	3		

This provision is for the interior painting. According to the Association a partial painting was done in 2018.

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.

Charbonneau Country Club Association
Detail Report by Category

Tennis: Kitchen - Remodel

		1 Total	@ \$7,500.00
Asset ID	1145	Asset Cost	\$7,500.00
	Tennis Building	Percent Replacement	100%
	Grounds Components	Future Cost	\$7,500.00
Placed in Service	January 1977		
Useful Life	30		
Replacement Year	2020		
Remaining Life	0		

This provision is to remodel the kitchen at the tennis facility. This includes the ping pong table and the TV.

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.

Tennis: LED Lighting - Replacement

		2 Each	@ \$20,000.00
Asset ID	1103	Asset Cost	\$40,000.00
	Tennis Building	Percent Replacement	100%
	Lighting	Future Cost	\$55,140.44
Placed in Service	January 2018		
Useful Life	15		
Replacement Year	2033		
Remaining Life	13		

This provision is for the replacement of the LED lighting.

According to the Association it was installed in 2018 for \$40,000.

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.

Tennis: Light Poles Exterior - Paint

		4 Each	@ \$880.00
Asset ID	1090	Asset Cost	\$3,520.00
	Tennis Building	Percent Replacement	100%
	Painting	Future Cost	\$5,225.46
Placed in Service	January 2016		
Useful Life	20		
Replacement Year	2036		
Remaining Life	16		

This provision is for the painting of the exterior light poles for the tennis court.

Charbonneau Country Club Association
Detail Report by Category

Tennis: Light Poles Exterior - Paint continued...

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.

Tennis: Lights Exterior - Replacement

		4 Each	@ \$2,000.00
Asset ID	1089	Asset Cost	\$8,000.00
	Tennis Building	Percent Replacement	100%
	Lighting	Future Cost	\$11,876.04
Placed in Service	January 2013		
Useful Life	23		
Replacement Year	2036		
Remaining Life	16		

This provision is for the replacement of the exterior light fixtures for the tennis court.

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.

Tennis: Outdoor Benches - Replacement

		3 Each	@ \$300.00
Asset ID	1143	Asset Cost	\$900.00
	Tennis Building	Percent Replacement	100%
	Grounds Components	Future Cost	\$1,210.40
Placed in Service	January 2007		
Useful Life	25		
Replacement Year	2032		
Remaining Life	12		

This provision is for the replacement of the outdoor benches at the tennis facility.

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.

Charbonneau Country Club Association
Detail Report by Category

Tennis: Outdoor Doors I - Replacement

		2 Each	@ \$1,800.00
Asset ID	1142	Asset Cost	\$3,600.00
	Tennis Building	Percent Replacement	100%
	Doors and Windows	Future Cost	\$3,600.00
Placed in Service	January 1977		
Useful Life	30		
Replacement Year	2020		
Remaining Life	0		

This provision is for the replacement of the exterior doors of the tennis building.

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.

Tennis: Outdoor Doors II - Replacement

		2 Each	@ \$1,800.00
Asset ID	1165	Asset Cost	\$3,600.00
	Tennis Building	Percent Replacement	100%
	Doors and Windows	Future Cost	\$7,367.06
Placed in Service	January 2019		
Useful Life	30		
Replacement Year	2049		
Remaining Life	29		

This provision is for the replacement of the exterior doors of the tennis building.

Schwindt and Company estimated 7 man doors and 1 roll up door.

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.

Charbonneau Country Club Association
Detail Report by Category

Tennis: Outdoor Grandstands - Replacement

Asset ID	1164	1 Total	@ \$1,800.00
	Tennis Building	Asset Cost	\$1,800.00
	Grounds Components	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$2,420.80
Useful Life	25		
Replacement Year	2032		
Remaining Life	12		

This provision is for the replacement of the outdoor grandstands at the tennis facility.

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.

Tennis: Plumbing/Drains - Replacement

Asset ID	1172	1 Total	@ \$6,000.00
	Tennis Building	Asset Cost	\$6,000.00
	Equipment	Percent Replacement	100%
Placed in Service	January 1977	Future Cost	\$7,132.11
Useful Life	50		
Replacement Year	2027		
Remaining Life	7		

This provision is for the replacement of the plumbing/drains.

The cost and useful life assumptions are based on information provided by the Association. The Association should obtain a bid to confirm this estimate.

Tennis: Practice Wall - Replacement

Asset ID	1096	1 Total	@ \$3,200.00
	Tennis Building	Asset Cost	\$3,200.00
	Grounds Components	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$3,362.00
Useful Life	15		
Replacement Year	2022		
Remaining Life	2		

This provision is for the replacement of the practice board at the outdoor tennis courts. According to the Association it has been insulated for noise.

**Charbonneau Country Club Association
Detail Report by Category**

Tennis: Practice Wall - Replacement continued...

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.

Tennis: Restroom Water Heaters - Replacement

Asset ID	1167	2 Each	@ \$300.00
		Asset Cost	\$600.00
	Tennis Building	Percent Replacement	100%
	Equipment	Future Cost	\$678.84
Placed in Service	January 2019		
Useful Life	6		
Replacement Year	2025		
Remaining Life	5		

This provision is for the replacement of the 2 restroom water heaters.

The cost and useful life assumptions are based on information provided by the Association. The Association should obtain a bid to confirm this estimate.

Tennis: Restrooms - Remodel

Asset ID	1146	1 Total	@ \$5,000.00
		Asset Cost	\$5,000.00
	Tennis Building	Percent Replacement	100%
	Grounds Components	Future Cost	\$5,000.00
Placed in Service	January 1977		
Useful Life	30		
Replacement Year	2020		
Remaining Life	0		

This provision is to remodel the restroom at the tennis facility.

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.

Charbonneau Country Club Association
Detail Report by Category

Tennis: Shingle Roof - Replacement		17,300 SF	@ \$6.00
Asset ID	1084	Asset Cost	\$103,800.00
	Tennis Building	Percent Replacement	100%
	Roofing	Future Cost	\$132,872.78
Placed in Service	January 2005		
Useful Life	25		
Replacement Year	2030		
Remaining Life	10		

This provision is for the replacement of the shingle roof on the tennis court building.

According to information provided by the Association, there is 17,300 square feet of roofing.

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.

Tennis: Siding - Paint		14,340 SF	@ \$1.12
Asset ID	1086	Asset Cost	\$16,060.80
	Tennis Building	Percent Replacement	100%
	Painting	Future Cost	\$18,625.60
Placed in Service	January 2019		
Useful Life	7		
Replacement Year	2026		
Remaining Life	6		

This provision is for the painting of the siding on the tennis court building. In 2008-2009 the siding was replaced on 3 sides. The west elevation is the original wood.

Schwindt and Company estimated 14,340 square feet of siding.

According to the Association, the building was painted in 2019 for 16,000.

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.

Charbonneau Country Club Association
Detail Report by Category

Tennis: Siding - Replacement

		14,340 SF	@ \$17.00
Asset ID	1085	Asset Cost	\$243,780.00
	Tennis Building	Percent Replacement	100%
	Siding	Future Cost	\$380,213.60
Placed in Service	January 2008		
Useful Life	30		
Replacement Year	2038		
Remaining Life	18		

This provision is for the replacement of the siding on the tennis court building. In 2008-2009 the siding was replaced on 3 sides. The west elevation is the original wood.

Schwindt and Company estimated 14,340 square feet of siding.

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.

Tennis: Video Surveillance System - Replacement

		1 Total	@ \$9,000.00
Asset ID	1169	Asset Cost	\$9,000.00
	Tennis Building	Percent Replacement	100%
	Equipment	Future Cost	\$9,934.32
Placed in Service	January 1984		
Useful Life	20		
Adjustment	20		
Replacement Year	2024		
Remaining Life	4		

This provision is for the replacement of the video surveillance system.

The cost and useful life assumptions are based on information provided by the Association. The Association should obtain a bid to confirm this estimate.

**Charbonneau Country Club Association
Detail Report by Category**

Tennis: Water Heater Maintenance Room - Replacement

		1 Total	@ \$1,200.00
Asset ID	1168	Asset Cost	\$1,200.00
	Tennis Building	Percent Replacement	100%
	Equipment	Future Cost	\$1,498.64
Placed in Service	January 2014		
Useful Life	15		
Replacement Year	2029		
Remaining Life	9		

This provision is for the replacement of the water heater in the maintenance room.

The cost and useful life assumptions are based on information provided by the Association.
The Association should obtain a bid to confirm this estimate.

Tennis: Windows - Replacement

		8 Each	@ \$750.00
Asset ID	1141	Asset Cost	\$6,000.00
	Tennis Building	Percent Replacement	100%
	Doors and Windows	Future Cost	\$9,357.95
Placed in Service	January 1977		
Useful Life	30		
Adjustment	31		
Replacement Year	2038		
Remaining Life	18		

This provision is for the replacement of the exterior windows of the tennis building.

Schwindt and Company estimated 8 windows.

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.

**Charbonneau Country Club Association
Detail Report by Category**

Tennis: Windscreen - Replacement

		3 Each	@ \$800.00
Asset ID	1095	Asset Cost	\$2,400.00
	Tennis Building	Percent Replacement	100%
	Fencing/Security	Future Cost	\$2,521.50
Placed in Service	January 2012		
Useful Life	10		
Replacement Year	2022		
Remaining Life	2		

This provision is for the replacement of the wind screens for the outdoor tennis courts.

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.

Tennis Building - Total Current Cost \$563,881

**Charbonneau Country Club Association
Detail Report by Category**

Fitness: AEO - Replacement

		1 Total	@ \$2,000.00
Asset ID	1160	Asset Cost	\$2,000.00
	Fitness	Percent Replacement	100%
	Equipment	Future Cost	\$2,262.82
Placed in Service	January 2017		
Useful Life	8		
Replacement Year	2025		
Remaining Life	5		

This provision is for the replacement of the AEO.

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.

Fitness: Bike Recumbent 1 - Replacement

		1 Total	@ \$4,000.00
Asset ID	1080	Asset Cost	\$4,000.00
	Fitness	Percent Replacement	100%
	Equipment	Future Cost	\$4,202.50
Placed in Service	January 2012		
Useful Life	10		
Replacement Year	2022		
Remaining Life	2		

This provision is for the replacement of the recumbent bike 1.

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.

Fitness: Bike Recumbent 1- Replacement

		1 Total	@ \$4,000.00
Asset ID	1075	Asset Cost	\$4,000.00
	Fitness	Percent Replacement	100%
	Equipment	Future Cost	\$4,100.00
Placed in Service	January 2011		
Useful Life	10		
Replacement Year	2021		
Remaining Life	1		

This provision is for the replacement of the recumbent bike 1.

**Charbonneau Country Club Association
Detail Report by Category**

Fitness: Bike Recumbent 1- Replacement continued...

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.

Fitness: Bike Recumbent 2 - Replacement

		1 Total	@ \$4,000.00
Asset ID	1079	Asset Cost	\$4,000.00
	Fitness	Percent Replacement	100%
	Equipment	Future Cost	\$4,754.74
Placed in Service	January 2017		
Useful Life	10		
Replacement Year	2027		
Remaining Life	7		

This provision is for the replacement of the recumbent bike 2.

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.

Fitness: Elliptical 1 - Replacement

		1 Total	@ \$5,200.00
Asset ID	1076	Asset Cost	\$5,200.00
	Fitness	Percent Replacement	100%
	Equipment	Future Cost	\$5,200.00
Placed in Service	January 2007		
Useful Life	10		
Replacement Year	2020		
Remaining Life	0		

This provision is for the replacement of elliptical 1.

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.

**Charbonneau Country Club Association
Detail Report by Category**

Fitness: Elliptical 2 - Replacement

		1 Total	@ \$5,200.00
Asset ID	1077	Asset Cost	\$5,200.00
	Fitness	Percent Replacement	100%
	Equipment	Future Cost	\$5,463.25
Placed in Service	January 2012		
Useful Life	10		
Replacement Year	2022		
Remaining Life	2		

This provision is for the replacement of elliptical 2.

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.

Fitness: Multi Strength - Replacement

		1 Total	@ \$10,000.00
Asset ID	1081	Asset Cost	\$10,000.00
	Fitness	Percent Replacement	100%
	Equipment	Future Cost	\$14,482.98
Placed in Service	January 2015		
Useful Life	20		
Replacement Year	2035		
Remaining Life	15		

This provision is for the replacement of the multipurpose strength machine.

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.

Fitness: Recumbent Elliptical - Replacement

		1 Total	@ \$7,000.00
Asset ID	1078	Asset Cost	\$7,000.00
	Fitness	Percent Replacement	100%
	Equipment	Future Cost	\$7,726.69
Placed in Service	January 2014		
Useful Life	10		
Replacement Year	2024		
Remaining Life	4		

This provision is for the replacement of the recumbent elliptical.

**Charbonneau Country Club Association
Detail Report by Category**

Fitness: Recumbent Elliptical - Replacement continued...

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.

Fitness: Strength Equipment (4) - Replacement

		1 Total	@ \$10,000.00
Asset ID	1082	Asset Cost	\$10,000.00
	Fitness	Percent Replacement	100%
	Equipment	Future Cost	\$14,482.98
Placed in Service	January 2015		
Useful Life	20		
Replacement Year	2035		
Remaining Life	15		

This provision is for the replacement of the strength equipment.

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.

Fitness: Treadmill 1 - Replacement

		1 Total	@ \$6,000.00
Asset ID	1071	Asset Cost	\$6,000.00
	Fitness	Percent Replacement	100%
	Equipment	Future Cost	\$6,000.00
Placed in Service	January 2010		
Useful Life	10		
Replacement Year	2020		
Remaining Life	0		

This provision is for the replacement of treadmill 1.

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.

**Charbonneau Country Club Association
Detail Report by Category**

Fitness: Treadmill 2 - Replacement

		1 Total	@ \$6,000.00
Asset ID	1072	Asset Cost	\$6,000.00
	Fitness	Percent Replacement	100%
	Equipment	Future Cost	\$6,000.00
Placed in Service	January 2010		
Useful Life	10		
Replacement Year	2020		
Remaining Life	0		

This provision is for the replacement of treadmill 2.

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.

Fitness: Treadmill 3 - Replacement

		1 Total	@ \$6,000.00
Asset ID	1073	Asset Cost	\$6,000.00
	Fitness	Percent Replacement	100%
	Equipment	Future Cost	\$6,000.00
Placed in Service	January 2010		
Useful Life	10		
Replacement Year	2020		
Remaining Life	0		

This provision is for the replacement of treadmill 3.

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.

Fitness: Treadmill 4 - Replacement

		1 Total	@ \$6,000.00
Asset ID	1074	Asset Cost	\$6,000.00
	Fitness	Percent Replacement	100%
	Equipment	Future Cost	\$6,788.45
Placed in Service	January 2015		
Useful Life	10		
Replacement Year	2025		
Remaining Life	5		

This provision is for the replacement of treadmill 4.

The cost and useful life assumptions are based on accepted industry estimates as established

Charbonneau Country Club Association
Detail Report by Category

RV Lot: Asphalt - Overlay		34,000 SF	@ \$2.00
Asset ID	1011	Asset Cost	\$68,000.00
	RV Lot	Percent Replacement	100%
	Streets/Asphalt	Future Cost	\$68,000.00
Placed in Service	January 1977		
Useful Life	30		
Replacement Year	2020		
Remaining Life	0		

This provision is for the overlay of the asphalt RV parking lot.

According to the Association, there is 34,000 square feet of asphalt.

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.

RV Lot: Asphalt - Seal Coat		34,000 SF	@ \$0.20
Asset ID	1012	Asset Cost	\$6,800.00
	RV Lot	Percent Replacement	100%
	Streets/Asphalt	Future Cost	\$7,144.25
Placed in Service	January 2017		
Useful Life	5		
Replacement Year	2022		
Remaining Life	2		

This provision is for the seal coating of the asphalt RV parking lot.

According to the Association, there is 34,000 square feet of asphalt.

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.

Charbonneau Country Club Association
Detail Report by Category

RV Lot: Chain Link Fence - Replacement

		700 LF	@ \$30.00
Asset ID	1013	Asset Cost	\$21,000.00
	RV Lot	Percent Replacement	100%
	Fencing/Security	Future Cost	\$24,962.40
Placed in Service	January 1977		
Useful Life	50		
Replacement Year	2027		
Remaining Life	7		

This provision is for the replacement of the chain link fence surrounding the RV parking lot. According to the Association, there is 700 lineal feet of fencing.

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.

RV Lot: Electrical Upgrade

		1 Total	@ \$30,000.00
Asset ID	1017	Asset Cost	\$30,000.00
	RV Lot	Percent Replacement	100%
	Equipment	Future Cost	\$45,648.55
Placed in Service	January 1977		
Useful Life	60		
Replacement Year	2037		
Remaining Life	17		

This provision is for the upgrade of the electrical system at the RV parking lot.

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.

Charbonneau Country Club Association
Detail Report by Category

RV Lot: Light Poles - Replacement

		4 Each	@ \$2,000.00
Asset ID	1016	Asset Cost	\$8,000.00
	RV Lot	Percent Replacement	100%
	Lighting	Future Cost	\$12,172.95
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	2037		
Remaining Life	17		

This provision is for the replacement of the pole lights at the RV parking lot.

According to the Association, there are 4.

According to the Association, they were updated to LED's and fiberglass in 2017.

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.

RV Lot: Sliding Gate - Replacement

		1 Total	@ \$5,000.00
Asset ID	1014	Asset Cost	\$5,000.00
	RV Lot	Percent Replacement	100%
	Fencing/Security	Future Cost	\$5,519.06
Placed in Service	January 1994		
Useful Life	30		
Replacement Year	2024		
Remaining Life	4		

This provision is for the replacement of the sliding gate for the RV parking lot.

According to the Association, it was replaced in 1994.

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.

Charbonneau Country Club Association
Detail Report by Category

RV Lot: Wood Fence - Replacement

		176 LF	@ \$35.00
Asset ID	1015	Asset Cost	\$6,160.00
	RV Lot	Percent Replacement	100%
	Fencing/Security	Future Cost	\$6,160.00
Placed in Service	January 1993		
Useful Life	20		
Replacement Year	2020		
Remaining Life	0		

This provision is for the replacement of the wood fence by the RV parking lot.

According to the Association, there is 176 lineal feet of fencing.

According to the Association, it was replaced in 1993.

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.

RV Lot - Total Current Cost	\$144,960
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**Charbonneau Country Club Association
Detail Report by Category**

Marina: Dock - Inspection

Asset ID	1006	1 Total	@ \$10,000.00
	Marina	Asset Cost	\$10,000.00
	Inspections	Percent Replacement	100%
Placed in Service	January 2016	Future Cost	\$16,795.82
Useful Life	25		
Replacement Year	2041		
Remaining Life	21		

This provision is for an inspection of the marina.

According to the Association, the marina was inspected in .

Marina: Dock - Replacement

Asset ID	1007	1 Total	@ \$500,000.00
	Marina	Asset Cost	\$500,000.00
	Grounds Components	Percent Replacement	100%
Placed in Service	January 1977	Future Cost	\$551,906.45
Useful Life	40		
Adjustment	7		
Replacement Year	2024		
Remaining Life	4		

This provision is for replacement of the marina.

Over the years the marina has been repaired and deck boards have been replaced as needed. At the time of site visit, a large amount of the wood surface was replaced with a composite deck surface. However it appeared the deck surface was spalling.

The marina includes 6 main river pilings, 3 support pilings, electricity and approximately 5,600 square feet of deck surface.

However the deck still uses wood for flotation of the main walkway. We recommend an inspection of the marina to determine the current condition and replacement cost.

The cost is based on information from the Association.

Charbonneau Country Club Association
Detail Report by Category

Marina: Gate - Replacement		1 Total	@ \$5,000.00
Asset ID	1010	Asset Cost	\$5,000.00
	Marina	Percent Replacement	100%
	Grounds Components	Future Cost	\$5,519.06
Placed in Service	January 1977		
Useful Life	40		
Adjustment	7		
Replacement Year	2024		
Remaining Life	4		

This provision is for replacement of the metal gate at the marina.

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.

Marina: Parking Lot - Repair		6,750 SF	@ \$5.00
Asset ID	1008	Asset Cost	\$33,750.00
	Marina	Percent Replacement	100%
	Grounds Components	Future Cost	\$33,750.00
Placed in Service	January 1977		
Useful Life	40		
Replacement Year	2020		
Remaining Life	0		

This provision is for repair of the parking lot by the marina.

According to the Association, there is 6,750 square feet of asphalt.

Marina: Ramp - Replacement		1 Total	@ \$60,000.00
Asset ID	1005	Asset Cost	\$60,000.00
	Marina	Percent Replacement	100%
	Grounds Components	Future Cost	\$114,017.56
Placed in Service	January 2016		
Useful Life	30		
Replacement Year	2046		
Remaining Life	26		

This provision is for the replacement of the ramp to the marina.

Charbonneau Country Club Association
Detail Report by Category

Building Envelope Inspection

		1 Total	@ \$10,000.00
Asset ID	1001	Asset Cost	\$10,000.00
General Infrastructure		Percent Replacement	100%
	Inspections	Future Cost	\$10,000.00
Placed in Service	January 1977		
Useful Life	5		
Replacement Year	2020		
Remaining Life	0		

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 3-5 years.

Electrical Inspection

		1 Total	@ \$7,500.00
Asset ID	1003	Asset Cost	\$7,500.00
General Infrastructure		Percent Replacement	100%
	Inspections	Future Cost	\$7,500.00
Placed in Service	January 1977		
Useful Life	25		
Replacement Year	2020		
Remaining Life	0		

This provision is for an electrical inspection. Generally the life of the electrical system 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.

Infrastructure: Barkdust

		1 Total	@ \$10,000.00
Asset ID	1138	Asset Cost	\$10,000.00
General Infrastructure		Percent Replacement	100%
	Grounds Components	Future Cost	\$10,000.00
Placed in Service	January 2009		
Useful Life	3		
Replacement Year	2020		
Remaining Life	0		

This provision is for the replacement of the barkdust.

Charbonneau Country Club Association
Detail Report by Category

Infrastructure: Barkdust continued...

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.

Infrastructure: Benches - Replacement

		12 Each	@ \$1,000.00
Asset ID	1130	Asset Cost	\$12,000.00
	General Infrastructure	Percent Replacement	100%
	Grounds Components	Future Cost	\$16,138.67
Placed in Service	January 2012		
Useful Life	20		
Replacement Year	2032		
Remaining Life	12		

This provision is for the replacement of the benches.

According to the Association, this was replaced in 2012.

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.

Infrastructure: Electric Meters

		2 Each	@ \$3,000.00
Asset ID	1137	Asset Cost	\$6,000.00
	General Infrastructure	Percent Replacement	100%
	Equipment	Future Cost	\$9,357.95
Placed in Service	January 2008		
Useful Life	30		
Replacement Year	2038		
Remaining Life	18		

This provision is for the replacement of the electric meters installed in 2008..

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.

Charbonneau Country Club Association
Detail Report by Category

Infrastructure: Entry Sign 1 - Repair

Asset ID	1121	1 Total	@ \$10,000.00
		Asset Cost	\$10,000.00
General Infrastructure		Percent Replacement	100%
Grounds Components		Future Cost	\$12,184.03
Placed in Service	January 2008		
Useful Life	20		
Replacement Year	2028		
Remaining Life	8		

This provision is for the repair of the first entry sign masonry.

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.

Infrastructure: Entry Sign 2 - Repair

Asset ID	1122	1 Total	@ \$10,000.00
		Asset Cost	\$10,000.00
General Infrastructure		Percent Replacement	100%
Grounds Components		Future Cost	\$12,184.03
Placed in Service	January 2008		
Useful Life	20		
Replacement Year	2028		
Remaining Life	8		

This provision is for the repair of the second entry sign masonry.

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.

Infrastructure: Entry Sign Lights/Signage 1 - Repair

Asset ID	1124	1 Total	@ \$9,000.00
		Asset Cost	\$9,000.00
General Infrastructure		Percent Replacement	100%
Grounds Components		Future Cost	\$10,965.63
Placed in Service	January 2008		
Useful Life	20		
Replacement Year	2028		
Remaining Life	8		

This provision is for the repair of the first entry sign lights and sign.

Charbonneau Country Club Association
Detail Report by Category

Infrastructure: Entry Sign Lights/Signage 1 - Repair continued...

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.

Infrastructure: Entry Sign Lights/Signage 2 - Repair

		1 Total	@ \$6,000.00
Asset ID	1123	Asset Cost	\$6,000.00
	General Infrastructure	Percent Replacement	100%
	Grounds Components	Future Cost	\$7,310.42
Placed in Service	January 2008		
Useful Life	20		
Replacement Year	2028		
Remaining Life	8		

This provision is for the repair of the second entry sign lights and sign.

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.

Infrastructure: Entry System

		1 Total	@ \$10,000.00
Asset ID	1157	Asset Cost	\$10,000.00
	General Infrastructure	Percent Replacement	100%
	Grounds Components	Future Cost	\$10,000.00
Placed in Service	January 1977		
Useful Life	15		
Replacement Year	2020		
Remaining Life	0		

This provision is for the replacement of the entry system. Currently the Association uses keys. The Association may want to consider upgrading to a key card system to increase security and restrict access to areas such as the Marina, RV lot and after hour access to the clubhouse.

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.

Charbonneau Country Club Association
Detail Report by Category

Infrastructure: Flood Lights - Replacement

		3 Each	@ \$400.00
Asset ID	1127	Asset Cost	\$1,200.00
	General Infrastructure	Percent Replacement	100%
	Lighting	Future Cost	\$1,498.64
Placed in Service	January 2014		
Useful Life	15		
Replacement Year	2029		
Remaining Life	9		

This provision is for the replacement of the flood lights on turf island.

According to the Association, there are 3.

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.

Infrastructure: Irrigation System - Inspection

		1 Total	@ \$5,000.00
Asset ID	1158	Asset Cost	\$5,000.00
	General Infrastructure	Percent Replacement	100%
	Grounds Components	Future Cost	\$5,000.00
Placed in Service	January 1977		
Useful Life	40		
Replacement Year	2020		
Remaining Life	0		

This provision is for an inspection of the irrigation system. The inspection should include a condition assessment and planning for replacement.

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.

Charbonneau Country Club Association
Detail Report by Category

Infrastructure: Irrigation System - Replacement

			1 Total @ \$500,000.00
Asset ID	1155	Asset Cost	\$500,000.00
	General Infrastructure	Percent Replacement	100%
	Grounds Components	Future Cost	\$594,342.88
Placed in Service	January 1977		
Useful Life	50		
Replacement Year	2027		
Remaining Life	7		

This provision is for the replacement of the irrigation system.

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.

Infrastructure: Landscaping

			1 Total @ \$20,000.00
Asset ID	1136	Asset Cost	\$20,000.00
	General Infrastructure	Percent Replacement	100%
	Grounds Components	Future Cost	\$23,773.71
Placed in Service	January 2012		
Useful Life	15		
Replacement Year	2027		
Remaining Life	7		

This provision is for the renovation of the landscaping at all areas, not the clubhouse.

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.

Charbonneau Country Club Association
Detail Report by Category

Infrastructure: Landscaping Clubhouse

		1 Total	@ \$34,000.00
Asset ID	1135	Asset Cost	\$34,000.00
	General Infrastructure	Percent Replacement	100%
	Grounds Components	Future Cost	\$45,726.22
Placed in Service	January 2012		
Useful Life	20		
Replacement Year	2032		
Remaining Life	12		

This provision is for the renovation of the landscaping at the clubhouse.

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.

Infrastructure: Pole Lights - Replacement

		3 Each	@ \$2,000.00
Asset ID	1126	Asset Cost	\$6,000.00
	General Infrastructure	Percent Replacement	100%
	Lighting	Future Cost	\$7,493.18
Placed in Service	January 2014		
Useful Life	15		
Replacement Year	2029		
Remaining Life	9		

This provision is for the replacement of the pole lights on turf island.

According to the Association, there are 3.

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.

**Charbonneau Country Club Association
Detail Report by Category**

Infrastructure: Soccer Equipment - Replacement

		1 Total	@ \$5,000.00
Asset ID	1128	Asset Cost	\$5,000.00
General Infrastructure		Percent Replacement	100%
Grounds Components		Future Cost	\$7,608.09
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	2037		
Remaining Life	17		

This provision is for the replacement of the soccer equipment.

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.

Infrastructure: Street Signs - Replacement

		32 Each	@ \$1,000.00
Asset ID	1125	Asset Cost	\$32,000.00
General Infrastructure		Percent Replacement	100%
Signs		Future Cost	\$39,963.61
Placed in Service	January 2014		
Useful Life	15		
Replacement Year	2029		
Remaining Life	9		

This provision is for the replacement of the street signs.

According to the Association, there are 32.

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.

**Charbonneau Country Club Association
Detail Report by Category**

Infrastructure: Tot Lot Play Structure - Replacement

Asset ID	1129	1 Total	@ \$22,000.00
		Asset Cost	\$22,000.00
General Infrastructure		Percent Replacement	100%
Grounds Components		Future Cost	\$34,312.49
Placed in Service	January 2018		
Useful Life	20		
Replacement Year	2038		
Remaining Life	18		

This provision is for the replacement of the tot lot play structure.

According to the Association, this was replaced in 2018 for \$22,000.

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.

Infrastructure: Walkway Path Signs - Replacement

Asset ID	1131	5 Each	@ \$400.00
		Asset Cost	\$2,000.00
General Infrastructure		Percent Replacement	100%
Signs		Future Cost	\$3,043.24
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	2037		
Remaining Life	17		

This provision is for the replacement of the path signs on the walkway.

According to the Association, this was replaced in 2017 with stone.

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.

**Charbonneau Country Club Association
Detail Report by Category**

Infrastructure: Walkway Water Feature East - Replacement

		1 Total	@ \$12,000.00
Asset ID	1133	Asset Cost	\$12,000.00
	General Infrastructure	Percent Replacement	100%
	Grounds Components	Future Cost	\$18,259.42
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	2037		
Remaining Life	17		

This provision is for the replacement of the east walkway water feature.

According to the Association, this was upgraded in 2017.

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.

Infrastructure: Walkway Water Feature Pumps - Replacement

		2 Each	@ \$1,200.00
Asset ID	1134	Asset Cost	\$2,400.00
	General Infrastructure	Percent Replacement	100%
	Equipment	Future Cost	\$2,460.00
Placed in Service	January 2016		
Useful Life	5		
Replacement Year	2021		
Remaining Life	1		

This provision is for the replacement of the walkway water feature pumps.

According to the Association, this was replaced in 2016.

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.

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

CAPITAL IMPROVEMENTS: Additions to the association's common elements that previously did not exist. While these components should be added to the reserve study for future replacement, the cost of construction should not be taken from the reserve fund.

CASH FLOW METHOD: A method of developing a reserve *Funding Plan* where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve *Funding Plans* are tested against the anticipated schedule of reserve expenses until the desired *Funding Goal* is achieved.

COMPONENT: The individual line items in the *Reserve Study* developed or updated in the *Physical Analysis*. These elements form the building blocks for the *Reserve Study*. *Components* typically are: 1) association responsibility; 2) with limited *Useful Life* expectancies; 3) predictable *Remaining Useful Life* expectancies; 4) above a minimum threshold cost; and 5) as required by local codes.

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, a review of established association precedents, and discussion with appropriate association representative(s) of the Association or cooperative.

COMPONENT METHOD: A method of developing a reserve *Funding Plan* where the total contribution is based on the sum of contributions for individual *Components*. See *Cash Flow Method*.

CONDITION ASSESSMENT: The task of evaluating the current condition of the *Component* based on observed or reported characteristics.

CURRENT REPLACEMENT COST: See *Replacement Cost*.

DEFICIT: An actual or projected *Reserve Balance* that is less than the *Fully Funded Balance*. The opposite would be a *Surplus*.

EFFECTIVE AGE: The difference between *Useful Life* and *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* where current status of the reserves (measured as cash or *Percent Funded*) and a recommended reserve contribution rate (reserve *Funding Plan*) are derived, and the projected reserve income and expense over time is presented. The *Financial Analysis* is one of the two parts of a *Reserve Study*.

FULLY FUNDED: 100% Funded. When the actual or projected *Reserve Balance* is equal to the *Fully Funded Balance*.

FULLY FUNDED BALANCE (FFB): Total accrued depreciation, an indicator against which 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*, then added together for an association total. Two formulas can be utilized, depending on the provider’s sensitivity to interest and inflation effects. Note: Both yield identical results when interest and inflation are equivalent.

$$\text{FFB} = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$$

or

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) + [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Interest Rate})^{\text{Remaining Life}}] - [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Inflation Rate})^{\text{Remaining Life}}]$$

FUND STATUS: The status of the reserve fund as compared to an established benchmark such as percent funding. The Association appears to be adequately funded as the threshold method.

FUNDING GOALS: Independent of methodology utilized, the following represent the basic categories of *Funding Plan* goals:

- **Baseline Funding:** Establishing a reserve funding goal of keeping the reserve cash balance above zero.
- **Full Funding:** Setting a reserve funding goal of attaining and maintaining reserves at or near 100% funded.
- **Statutory Funding:** Establishing a reserve funding goal of setting aside the specific minimum amount of reserves required by local statutes.
- **Threshold Funding:** Establishing a reserve funding goal of keeping the *Reserve Balance* above a specified dollar or *Percent Funded* amount. Depending on the threshold, this may be more or less conservative than fully funding.

FUNDING PLAN: An association's plan to provide income to a reserve fund to offset anticipated expenditures from that fund.

FUNDING PRINCIPLES:

- Sufficient Funds When Required
- Stable Contribution Rate over the Years
- Evenly Distributed Contributions over the Years
- Fiscally Responsible

LIFE AND VALUATION ESTIMATES: The task of estimating *Useful Life*, *Remaining Useful Life*, and repair or *Replacement Costs* for the reserve *Components*.

PERCENT FUNDED: The ratio at a particular point of time (typically the beginning of the Fiscal Year) of the actual or projected *Reserve Balance* to the *Fully Funded Balance*, expressed as a percentage.

PHYSICAL ANALYSIS: 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*.

REMAINING USEFUL LIFE (RUL): Also referred to as "Remaining Life" (RL). The estimated time, in years, that a reserve *Component* can be expected to continue to serve its intended function. Projects anticipated to occur in the initial year have "zero" *Remaining Useful Life*.

REPLACEMENT COST: The cost of replacing, repairing, or restoring a reserve *Component* to its original functional condition. The *Current Replacement Cost* would be the cost to replace, repair, or restore the

Component during that particular year.

RESERVE BALANCE: Actual or projected funds as of a particular point in time that the Association has identified for use to defray the future repair or replacement of those major *Components* which the Association is obligated to maintain. Also known as reserves, reserve accounts, or cash reserves. Based upon information provided and not audited.

RESERVE PROVIDER: An individual that prepares *Reserve Studies*.

RESERVE STUDY: A budget planning tool which identifies the current status of the reserve fund and a stable and equitable *Funding Plan* to offset the anticipated future major common area expenditures. The *Reserve Study* consists of two parts: the *Physical Analysis* and the *Financial Analysis*.

RESPONSIBLE CHARGE: A reserve specialist in *Responsible Charge* of a *Reserve Study* shall render regular and effective supervision to those individuals performing services which directly and materially affect the quality and competence 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 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:

- 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;
- The failure to personally inspect or review the work of subordinates where necessary and appropriate;
- The rendering of a limited, cursory, or perfunctory review of plans or projects in lieu of an appropriate detailed review;
- The failure to personally be available on a reasonable basis or with adequate advance notice for consultation and inspection where circumstances require personal availability.

SPECIAL ASSESSMENT: An assessment levied on the members of an association in addition to regular assessments. *Special Assessments* are often regulated by governing documents or local statutes.

SURPLUS: An actual or projected *Reserve Balance* greater than the *Fully Funded Balance*. The opposite would be a *Deficit*.

USEFUL LIFE (UL): Total *Useful Life* or depreciable life. The estimated time, in years, that a *Reserve Component* can be expected to serve its intended function if properly constructed in its present application or installation.