

CHARBONNEAU COUNTRY CLUB ASSOCIATION
MAINTENANCE PLAN
RESERVE STUDY
LEVEL II: UPDATE WITH VISUAL SITE INSPECTION
BUDGET YEAR
January 1, 2023 to December 31, 2023





CHARBONNEAU COUNTRY CLUB ASSOCIATION

Executive Summary

Year of Report:

January 1, 2023 to December 31, 2023

Number of Units:

1627 Units

Parameters:

Beginning Balance: \$1,872,259

Year 2023 Suggested Contribution: \$170,000

Year 2023 Projected Interest Earned: \$1,042

Inflation: 4.00%

Annual Increase to Suggested Contribution: 10.00%

Lowest Cash Balance Over 30 Years (Threshold): \$495,347

Average Reserve Assessment per Unit: \$8.71

Prior Year's Actual Contribution: \$141,905

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**Charbonneau Country Club Association
Maintenance Plan
Reserve Study Update – Onsite
Disclosure Information
2023**

We have conducted an onsite reserve study and maintenance plan for Charbonneau Country Club Association for the year beginning January 1, 2023, 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. 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.

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 ensure funds are available to pay for unexpected costs.

Assumptions used for inflation, interest, and other factors are detailed on page 31. Income tax factors were not considered due to the uncertainty of factors affecting net taxable income and the election of tax forms 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.

The property is currently under construction; no site visit was performed. All information regarding the useful life and cost of reserve components was derived from the developer, 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.

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

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

In December 2021, the average annual inflation rate increased to 7.04%. Experts are not sure if this increase is temporary due to supply chain issues or if this will be a long-term increase. At this time, Schwindt and Company is recommending an inflation rate of 4% in reserve studies. We will continue to monitor the inflation rate throughout this period. More information can be found at https://inflationdata.com/Inflation/Inflation_Rate/HistoricalInflation.aspx.

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

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

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+ years 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 several factors, it is advisable to hire experts to advise the Association on such matters. Schwindt and Company 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.

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

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

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

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

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



CHARBONNEAU COUNTRY CLUB ASSOCIATION

MAINTENANCE PLAN

BUDGET YEAR

January 1, 2023 to December 31, 2023

**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
2023**

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 reviewing 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 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; ensure 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 the 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 the 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 footbridge 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 the 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 Protection Association's (NFPA) Standard 10 for the specific requirements regarding the proper locations of fire extinguishers and signage.

The 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 the maintenance and upkeep of the 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 any surface cracks, and patching 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 include 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

The 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 II: UPDATE WITH VISUAL SITE INSPECTION
BUDGET YEAR
January 1, 2023 to December 31, 2023

Charbonneau Country Club Association Category Detail Index

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1043	Clubhouse: Cardroom Refrig - Replacement	2035	74 of 184
1032	Clubhouse: Carpet - Replacement	2028	74 of 184
1039	Clubhouse: Convection Oven - Replacement	2040	75 of 184
1050	Clubhouse: Dining Room Chairs - Replacement	2028	75 of 184
1048	Clubhouse: Dining Room Dishwasher - Replacement	2027	76 of 184
1060	Clubhouse: Dishes - Replacement	2030	76 of 184
1041	Clubhouse: Double Refrigerator - Replacement	2031	77 of 184
1062	Clubhouse: Drapes - Replacement	2028	77 of 184
1151	Clubhouse: Fire Alarm - Upgrade	2023	78 of 184
1152	Clubhouse: Fire Sprinkler - Upgrade	2023	78 of 184
1037	Clubhouse: Fireplace - Replacement	2026	79 of 184
1054	Clubhouse: Fixtures: Card Room - Replacement	2034	79 of 184
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1056	Clubhouse: Fixtures: Conference Room - Replacem..	2034	80 of 184
1055	Clubhouse: Fixtures: Dining Room - Replacement	2034	81 of 184
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1028	Clubhouse: HVAC Dining Room - Replacement	2030	84 of 184
1033	Clubhouse: Hardwood Floors - Replacement	2030	84 of 184
1031	Clubhouse: Interior Paint (Partial)	2023	85 of 184
1038	Clubhouse: Kitchen Dishwasher - Replacement	2035	85 of 184
1147	Clubhouse: Kitchen Exhaust Hood - Replacement	2035	86 of 184
1042	Clubhouse: Kitchen Ice Maker - Replacement	2028	86 of 184
1036	Clubhouse: Kitchen Tile Floors - Replacement	2029	87 of 184
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1194	Clubhouse: Pool Table - Replacement	2042	89 of 184
1161	Clubhouse: Range/Oven - Replacement	2027	89 of 184
1149	Clubhouse: Restrooms - Renovation	2024	90 of 184
1049	Clubhouse: Round Tables - Replacement	2028	90 of 184
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1068	Clubhouse: Stage - Replacement	2032	92 of 184
1066	Clubhouse: Television - Replacement	2027	92 of 184
1035	Clubhouse: Tile Floors - Replacement	2024	93 of 184
1034	Clubhouse: Vinyl Floors - Replacement	2034	93 of 184
1026	Clubhouse: Water Heater - Replacement	2023	94 of 184
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1107	Pavilion: Appliances/Hood - Replacement	2030	95 of 184
1106	Pavilion: Barbecue - Replacement	2029	96 of 184
1109	Pavilion: Concrete - Repair	2030	96 of 184

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1108	Pavilion: Furniture - Replacement	2025	98 of 184
1175	Pavilion: Heaters - Replacement	2040	98 of 184
1114	Pavilion: Landscaping - Renovation	2025	98 of 184
1111	Pavilion: Lighting - Replacement	2030	99 of 184
1189	Pavilion: Portable Heaters - Replacement	2040	99 of 184
1184	Pavilion: Receiver - Replacement	2031	100 of 184
1104	Pavilion: Roof - Replacement	2040	100 of 184
1185	Pavilion: Speakers - Replacement	2036	100 of 184
1183	Pavilion: TV - Replacement	2026	101 of 184
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1116	Office: Copy Machine - Replacement	2024	102 of 184
1115	Office: Furniture - Replacement	2037	102 of 184
1120	Office: Misc Equipment - Replacement	2027	103 of 184
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1162	Tennis: AC Heat Pump - Replacement	2023	104 of 184
1144	Tennis: AED - Replacement	2025	104 of 184
1097	Tennis: Ball Machine - Replacement	2032	104 of 184
1166	Tennis: Ball Mower - Replacement	2027	105 of 184
1101	Tennis: Carpet - Replacement	2029	105 of 184
1092	Tennis: Court Curtains - Replacement	2025	106 of 184
1088	Tennis: Court Exterior - Resurface	2031	106 of 184
1087	Tennis: Court Interior - Resurface	2025	107 of 184
1102	Tennis: Court Vacuum - Replacement	2032	107 of 184
1170	Tennis: Entry Keypad- Replacement	2024	108 of 184
1093	Tennis: Exhaust Fans - Replacement	2025	108 of 184
1188	Tennis: Exterior Stairs - Replacement	2052	108 of 184
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1174	Tennis: Indoor Doors - Replacement	2027	111 of 184
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1099	Tennis: Interior Paint Upper	2023	112 of 184
1145	Tennis: Kitchen - Remodel	2024	113 of 184
1103	Tennis: LED Lighting - Replacement	2033	113 of 184
1090	Tennis: Light Poles Exterior - Paint	2036	114 of 184
1089	Tennis: Lights Exterior - Replacement	2036	114 of 184
1142	Tennis: Outdoor Doors - Replacement	2049	114 of 184
1165	Tennis: Outdoor Doors II - Replacement	2023	115 of 184
1164	Tennis: Outdoor Grandstands - Replacement	2032	115 of 184
1172	Tennis: Plumbing/Drains - Replacement	2027	116 of 184
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1146	Tennis: Restrooms - Remodel	2024	117 of 184
1084	Tennis: Shingle Roof - Replacement	2030	117 of 184
1086	Tennis: Siding - Paint	2026	117 of 184
1187	Tennis: Siding - Replacement	2038	118 of 184
1085	Tennis: Siding - Replacement (West)	2026	118 of 184
1169	Tennis: Video Surveillance System - Replacement	2024	119 of 184
1168	Tennis: Water Heater Maintenance Room - Replace..	2029	119 of 184
1141	Tennis: Windows - Replacement	2026	120 of 184
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1190	Fitness: Bike Peloton - Replacement	2032	121 of 184
1080	Fitness: Bike Recumbent 1 - Replacement	2023	121 of 184
1079	Fitness: Bike Recumbent 2 - Replacement	2027	122 of 184
1075	Fitness: Bike Recumbent 3 - Replacement	2024	122 of 184
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1195	Fitness: Dumbbells - Replacement	2035	123 of 184
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1197	Fitness: Elliptical 3 - Replacement	2023	124 of 184
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1193	Fitness: Leg Press w/ Weights - Replacement	2042	125 of 184
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1192	Fitness: Stair Climber - Replacement	2032	127 of 184
1082	Fitness: Strength Equipment (4) - Replacement	2035	127 of 184
1071	Fitness: Treadmill 1 - Replacement	2032	128 of 184
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1073	Fitness: Treadmill 3 - Replacement	2032	129 of 184
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1017	RV Lot: Electrical Upgrade	2037	132 of 184
1016	RV Lot: Light Poles - Replacement	2037	132 of 184
1014	RV Lot: Sliding Gate - Replacement	2023	133 of 184
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1006	Marina: Dock - Inspection	2047	135 of 184
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1010	Marina: Gate - Replacement	2030	136 of 184
1181	Marina: Lower Ramp - Replacement	2036	137 of 184
1008	Marina: Parking Lot - Overlay	2033	137 of 184
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1130	Infrastructure: Benches - Replacement	2032	140 of 184
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1122	Infrastructure: Entry Sign 2 - Repair	2028	141 of 184
1124	Infrastructure: Entry Sign Lights/Signage 1 - Repair	2028	141 of 184
1123	Infrastructure: Entry Sign Lights/Signage 2 - Repair	2028	142 of 184
1157	Infrastructure: Entry System	2023	142 of 184
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1158	Infrastructure: Irrigation System - Inspection	2023	143 of 184
1155	Infrastructure: Irrigation System - Phased Replacem..	2023	144 of 184
1136	Infrastructure: Landscaping	2027	144 of 184
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1126	Infrastructure: Pole Lights - Replacement	2029	145 of 184
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1182	Infrastructure: Trees	2030	147 of 184
1131	Infrastructure: Walkway Path Signs - Replacement	2037	148 of 184
1133	Infrastructure: Walkway Water Feature East - Repla..	2037	148 of 184
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1132	Infrastructure: Walkway Water Feature West - Repl..	2028	149 of 184
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1206	Activity Center: Benches - Replacement	2052	151 of 184
1231	Activity Center: Board Room - Furniture	2037	152 of 184
1205	Activity Center: Bollard Lights - Replacement	2042	152 of 184
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1216	Activity Center: Fire Alarm - Upgrade	2037	155 of 184
1217	Activity Center: Fire Sprinkler - Upgrade	2052	155 of 184
1207	Activity Center: Generator - Replacement	2042	156 of 184
1208	Activity Center: HVAC - Replacement	2042	156 of 184
1235	Activity Center: Hazel Glade (Coffee) - Renovation	2052	156 of 184
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1232	Activity Center: Hazel Glade (Coffee) Fireplace - R..	2037	157 of 184
1223	Activity Center: Hazel Glade (Coffee) Keurig - Repl..	2037	158 of 184
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1250	Activity Center: Interior Paint	2037	159 of 184
1236	Activity Center: Kalapuya (Game) Room Carpet	2037	159 of 184
1221	Activity Center: Kalapuya (Game) Room Furniture	2037	160 of 184
1237	Activity Center: Kalapuya (Game) Room Renovation	2052	160 of 184
1258	Activity Center: Kitchen Coffee Maker - Replaceme..	2037	161 of 184
1256	Activity Center: Kitchen Dishwasher - Replacement	2037	161 of 184
1259	Activity Center: Kitchen Exhaust Hood - Replaceme..	2040	162 of 184
1253	Activity Center: Kitchen Freezer/Refrigerator - Repl..	2037	162 of 184
1254	Activity Center: Kitchen Ice Machine - Replacement	2032	163 of 184
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1252	Activity Center: Kitchen Warming Oven - Replace..	2037	164 of 184
1242	Activity Center: Lewis & Clark Room - Divider	2052	164 of 184
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1225	Activity Center: Library Fire Place	2037	166 of 184
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1265	Activity Center: Roofing: Metal - Replacement	2072	171 of 184
1209	Activity Center: Security Cameras - Replacement	2032	171 of 184
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1199	Activity Center: Siding - Replacement	2052	172 of 184
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1210	Activity Center: Solar Panels - Replacement	2052	173 of 184
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1267	Activity Center: Solar System Electronics - Replace..	2042	174 of 184
1244	Activity Center: Stairs - Refinish	2027	174 of 184
1245	Activity Center: TV's & Projectors	2027	175 of 184
1249	Activity Center: Tile Flooring	2052	175 of 184
1220	Activity Center: Veranda Furniture	2030	176 of 184
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1248	Activity Center: Water Fountain	2037	177 of 184
1211	Activity Center: Water Heater - Replacement	2032	177 of 184
1239	Activity Center: Wilson Room (MPR) - Flooring	2037	177 of 184
1229	Activity Center: Wilson Room (MPR) - Furniture	2037	178 of 184
1240	Activity Center: Wilson Room (MPR) - Renovation	2052	178 of 184
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1203	Activity Center: Windows - Replacement	2052	179 of 184
	Total Funded Assets	241	
	Total Unfunded Assets	<u>2</u>	
	Total Assets	243	

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, activity center building and common areas. In 2022, the Association constructed a new activity center. 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.

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 and Company in 2019 and 2022. Schwindt and Company did not investigate components for defects, materials, design or workmanship. This investigation 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 and/or 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

<i>Report Parameters</i>	
Report Date	July 7, 2021
Budget Year Beginning	January 1, 2023
Budget Year Ending	December 31, 2023
Total Units	1627
Inflation	4.00%
Interest Rate on Reserve Deposit	0.25%
2023 Beginning Balance	\$1,872,259

**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 **\$170,000** in **2023** and increases **10.00%** each year until 2039. In 2039 the contribution is \$781,145 and increases 4% each year for the remaining years of the study. A minimum balance of **\$495,347** is maintained.
- The Association has requested a minimum balance of \$500,000.
- 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 Monthly Contribution	\$14,166.67
<i>\$8.71 per unit monthly</i>	
Average Net Monthly Interest Earned	<u>\$86.84</u>
Total Monthly Allocation to Reserves	\$14,253.51
<i>\$8.76 per unit monthly</i>	

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

Beginning Balance: \$1,872,259

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2023	170,000	1,042	1,547,954	495,347	1,672,009	30%
2024	187,000	1,142	140,433	543,056	1,915,894	28%
2025	205,700	1,333	121,708	628,381	2,202,745	29%
2026	226,270	1,351	211,075	644,927	2,418,962	27%
2027	248,897	1,489	184,850	710,463	2,686,288	26%
2028	273,787	1,487	264,532	721,205	2,896,843	25%
2029	301,165	1,715	198,878	825,208	3,199,956	26%
2030	331,282	1,295	487,373	670,411	3,231,808	21%
2031	364,410	2,021	60,115	976,728	3,725,696	26%
2032	400,851	2,233	301,586	1,078,226	4,005,211	27%
2033	440,936	2,577	287,193	1,234,547	4,328,785	29%
2034	485,030	3,093	261,369	1,461,301	4,710,640	31%
2035	533,533	3,760	247,998	1,750,596	5,140,897	34%
2036	586,886	4,226	379,781	1,961,927	5,471,375	36%
2037	645,575	2,708	1,229,686	1,380,524	4,951,964	28%
2038	710,132	2,756	663,830	1,429,582	5,021,910	28%
2039	781,145	4,271	145,934	2,069,065	5,655,757	37%
2040	812,391	4,949	531,784	2,354,621	5,937,064	40%
2041	844,887	6,838	79,839	3,126,507	6,723,971	46%
2042	878,682	6,357	1,062,379	2,949,167	6,545,811	45%
2043	913,830	7,447	468,484	3,401,960	7,004,485	49%
2044	950,383	9,080	288,831	4,072,591	7,695,708	53%
2045	988,398	10,698	333,518	4,738,170	8,396,563	56%
2046	1,027,934	12,585	266,387	5,512,303	9,224,864	60%
2047	1,069,051	13,371	748,956	5,845,769	9,615,204	61%
2048	1,111,813	15,180	382,593	6,590,170	10,434,186	63%
2049	1,156,286	17,303	302,881	7,460,879	11,402,118	65%
2050	1,202,537	18,883	567,564	8,114,735	12,168,119	67%
2051	1,250,639	21,798	82,842	9,304,330	13,504,879	69%
2052	1,300,665	11,523	5,404,789	5,211,728	9,397,732	55%

Charbonneau Country Club Association Component Summary By Group

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Clubhouse Exterior								
Clubhouse: Comp Roof - Replacement	2010	2036	25	1	13	3,750 SF	7.56	28,350
Clubhouse: Concrete Paving - Repair	2013	2028	15	0	5	3,850 SF	11.35@ 25%	10,921
Clubhouse: Doors - Replacement	2022	2052	30	0	29	10 Each	3,000.00	30,000
Clubhouse: Gutters & Downspouts - Replace..	2012	2032	25	-5	9	500 LF	11.35	5,673
Clubhouse: Siding - Painting	2022	2029	7	0	6	4,500 SF	3.40	15,300
Clubhouse: Siding - Replacement	2022	2052	30	0	29	4,500 SF	22.00	99,000
Clubhouse: Siding, Windows, Doors - Repla..	2013	2023	30	-21	0	1 Total	418,064.00	418,064
Clubhouse: TPO Membrane Roof - Replace..	2016	2036	20	0	13	7,200 SF	16.20	116,640
Clubhouse: Windows - Replacement	2022	2052	30	0	29	35 Each	2,500.00	87,500
Clubhouse Exterior - Total								\$811,448
Clubhouse Interior								
Clubhouse: AED - Replacement	2017	2023	5	0	0	1 Total	2,269.35	2,269
Clubhouse: Artwork - Replacement	2009	2024	15	0	1	1 Total	11,346.75	11,347
Clubhouse: Audio Equipment - Replacement	2009	2023	20	-6	0	1 Total	18,154.80	18,155
Clubhouse: Blackout Blinds - Replacement	2022	2036	14	0	13	1 Total	5,106.04	5,106
Clubhouse: Brown Square Tables - Replace..	2022	2037	15	0	14	17 Each	601.38	10,223
Clubhouse: Cardroom Dishwasher - Replace..	2005	2024	15	4	1	1 Total	5,673.37	5,673
Clubhouse: Cardroom Ice Machine - Replace..	2016	2026	10	0	3	1 Total	3,063.62	3,064
Clubhouse: Cardroom Refrig - Replacement	2020	2035	15	0	12	1 Total	3,404.02	3,404
Clubhouse: Carpet - Replacement	2014	2028	14	0	5	900 SY	56.73	51,059
Clubhouse: Convection Oven - Replacement	2022	2040	18	0	17	1 Total	7,375.39	7,375
Clubhouse: Dining Room Chairs - Replacem..	2005	2028	15	8	5	200 Each	90.77	18,154
Clubhouse: Dining Room Dishwasher - Repl..	2005	2027	15	7	4	1 Total	6,240.71	6,241
Clubhouse: Dishes - Replacement	2000	2030	30	0	7	1 Total	11,346.75	11,347
Clubhouse: Double Refrigerator - Replaceme..	2012	2031	20	-1	8	1 Total	3,971.36	3,971
Clubhouse: Drapes - Replacement	2014	2028	14	0	5	1 Total	11,346.75	11,347
Clubhouse: Fire Alarm - Upgrade	2018	2023	10	-6	0	1 Total	11,346.75	11,347
Clubhouse: Fire Sprinkler - Upgrade	2018	2023	10	-6	0	1 Total	11,346.75	11,347
Clubhouse: Fireplace - Replacement	2014	2026	12	0	3	1 Total	5,673.37	5,673
Clubhouse: Fixtures: Card Room - Replacem..	2014	2034	20	0	11	1 Total	11,346.75	11,347
Clubhouse: Fixtures: Coatroom - Replacement	2014	2034	20	0	11	1 Total	8,510.06	8,510
Clubhouse: Fixtures: Conference Room - Re..	2014	2034	20	0	11	1 Total	8,510.06	8,510
Clubhouse: Fixtures: Dining Room - Replace..	2014	2034	20	0	11	1 Total	11,346.75	11,347
Clubhouse: Fixtures: Kitchen - Replacement	2014	2034	20	0	11	1 Total	17,020.12	17,020
Clubhouse: Freezer/Refrig - Replacement	2011	2026	15	0	3	1 Total	9,644.74	9,645
Clubhouse: Furnace Fireplace & Lounge - Re..	2012	2027	15	0	4	2 Each	6,808.05	13,616
Clubhouse: Grand Piano - Replacement	<i>Unfunded</i>							
Clubhouse: HVAC Card Room - Replacement	2022	2037	15	0	14	1 Total	13,616.00	13,616
Clubhouse: HVAC Dining Room - Replacem..	2013	2030	15	2	7	1 Total	28,366.87	28,367
Clubhouse: Hardwood Floors - Replacement	1992	2030	30	8	7	1 Total	22,693.50	22,693
Clubhouse: Interior Paint (Partial)	2010	2023	10	3	0	1 Total	29,501.55	29,502
Clubhouse: Kitchen Dishwasher - Replaceme..	2017	2035	18	0	12	1 Total	18,154.80	18,155

Charbonneau Country Club Association Component Summary By Group

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Clubhouse Interior continued...</i>								
Clubhouse: Kitchen Exhaust Hood - Replace..	2017	2035	18	0	12	1 Total	22,693.50	22,693
Clubhouse: Kitchen Ice Maker - Replacement	2010	2028	15	3	5	1 Total	4,028.10	4,028
Clubhouse: Kitchen Tile Floors - Replacement	1999	2029	30	0	6	1 Total	13,616.10	13,616
Clubhouse: Lighting - Upgrade	2012	2023	15	-4	0	1 Total	56,733.75	56,734
Clubhouse: Living Room Nook - Replacement	2014	2034	20	0	11	1 Total	8,510.06	8,510
Clubhouse: Movable Wall - Replacement	1977	2027	45	5	4	1 Total	5,673.37	5,673
Clubhouse: Pool Table - Refurbish	2022	2029	7	0	6	1 Total	1,000.00	1,000
Clubhouse: Pool Table - Replacement	2022	2042	20	0	19	1 Total	4,000.00	4,000
Clubhouse: Range/Oven - Replacement	2027	2027	18	0	4	1 Total	10,212.07	10,212
Clubhouse: Restrooms - Renovation	1977	2024	30	17	1	2 Each	11,346.75	22,693
Clubhouse: Round Tables - Replacement	2005	2028	15	8	5	26 Each	397.13	10,325
Clubhouse: Security System - Replacement	2018	2023	5	-1	0	1 Total	11,346.75	11,347
Clubhouse: Shades - Replacement	2000	2023	14	8	0	22 Each	425.50	9,361
Clubhouse: Skylight Blinds - Replacement	2017	2032	15	0	9	2 Each	2,836.69	5,673
Clubhouse: Stage - Replacement	2012	2032	20	0	9	1 Total	11,346.75	11,347
Clubhouse: Television - Replacement	2014	2027	7	6	4	3 Each	1,134.68	3,404
Clubhouse: Tile Floors - Replacement	1999	2024	30	-5	1	1 Total	13,616.10	13,616
Clubhouse: Vinyl Floors - Replacement	2014	2034	20	0	11	400 SF	11.35	4,539
Clubhouse: Water Heater - Replacement	2010	2023	10	3	0	1 Total	5,673.37	5,673
Four Clubhouse: AC Units - Replacement	2022	2037	15	0	14	4 Each	5,500.00	22,000
Clubhouse Interior - Total								\$635,876

Pavilion

Pavilion - Maint/Repair	2020	2025	5	0	2	1 Total	5,535.00	5,535
Pavilion: Appliances/Hood - Replacement	2010	2030	20	0	7	1 Total	18,381.73	18,382
Pavilion: Barbecue - Replacement	2013	2029	10	6	6	1 Total	14,750.77	14,751
Pavilion: Concrete - Repair	2015	2030	15	0	7	3,250 SF	11.35@ 25%	9,218
Pavilion: Countertop Renovation	2010	2040	30	0	17	1 Total	5,673.37	5,673
Pavilion: Fans - Replacement	2020	2040	20	0	17	7 Each	276.75	1,937
Pavilion: Fireplace - Replacement	2020	2040	20	0	17	1 Total	5,535.00	5,535
Pavilion: Furniture - Replacement	2015	2025	10	0	2	1 Total	30,000.00	30,000
Pavilion: Heaters - Replacement	2020	2040	20	0	17	9 Each	553.50	4,981
Pavilion: Landscaping - Renovation	2010	2025	10	5	2	1 Total	2,000.00	2,000
Pavilion: Lighting - Replacement	2010	2030	20	0	7	34 Each	166.05	5,646
Pavilion: Portable Heaters - Replacement	2020	2040	20	0	17	4 Each	150.00	600
Pavilion: Receiver - Replacement	2021	2031	10	0	8	1 Total	810.00	810
Pavilion: Roof - Replacement	2020	2040	20	0	17	3,300 SF	7.56	24,948
Pavilion: Speakers - Replacement	2021	2036	15	0	13	1 Total	810.00	810
Pavilion: TV - Replacement	2021	2026	5	0	3	1 Total	1,080.00	1,080
Pavilion - Total								\$131,906

Charbonneau Country Club Association Component Summary By Group

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Office								
Office: Computers - Replacement	2019	2024	5	0	1	1 Total	17,020.13	17,020
Office: Copy Machine - Replacement	2019	2024	5	0	1	1 Total	7,375.39	7,375
Office: Furniture - Replacement	2022	2037	15	0	14	1 Total	15,885.45	15,885
Office: Misc Equipment - Replacement	2022	2027	5	0	4	1 Total	6,808.05	6,808
Office - Total								\$47,089
Tennis Building								
Tennis: AC Heat Pump - Replacement	2013	2023	10	0	0	1 Total	3,971.36	3,971
Tennis: AED - Replacement	2015	2025	10	0	2	1 Total	2,269.35	2,269
Tennis: Ball Machine - Replacement	2022	2032	10	0	9	1 Each	4,992.57	4,993
Tennis: Ball Mower - Replacement	2019	2027	8	0	4	1 Total	737.54	738
Tennis: Carpet - Replacement	2019	2029	10	0	6	1 Total	10,892.88	10,893
Tennis: Court Curtains - Replacement	2004	2025	15	6	2	4 Each	2,382.82	9,531
Tennis: Court Exterior - Resurface	2022	2031	9	0	8	14,560 SF	1.80	26,208
Tennis: Court Interior - Resurface	2013	2025	12	0	2	14,560 SF	0.78	11,384
Tennis: Court Vacuum - Replacement	2022	2032	10	0	9	1 Total	2,708.00	2,708
Tennis: Entry Keypad- Replacement	2012	2024	12	0	1	1 Total	1,134.67	1,135
Tennis: Exhaust Fans - Replacement	2013	2025	10	2	2	2 Each	3,000.00	6,000
Tennis: Exterior Stairs - Replacement	2022	2052	30	0	29	1 Total	16,844.00	16,844
Tennis: Furnace - Replacement	2018	2028	10	0	5	1 Total	3,177.09	3,177
Tennis: Garage Door - Replacement	2007	2038	30	1	15	1 Total	10,212.07	10,212
Tennis: Gas Heaters - Replacement	2014	2029	15	0	6	4 Each	794.27	3,177
Tennis: Gutters & Downspouts - Replacement	2005	2030	25	0	7	376 LF	11.35	4,266
Tennis: Indoor Benches - Replacement	2019	2034	15	0	11	6 Each	567.34	3,404
Tennis: Indoor Doors - Replacement	1977	2027	50	0	4	4 Each	567.34	2,269
Tennis: Interior Ceiling Panels - Replacement	2008	2026	16	2	3	1 Total	9,531.27	9,531
Tennis: Interior Paint Lower	2018	2023	5	0	0	1 Total	5,535.00	5,535
Tennis: Interior Paint Upper	2018	2023	10	-5	0	1 Total	7,749.00	7,749
Tennis: Kitchen - Remodel	1977	2024	30	17	1	1 Total	8,510.06	8,510
Tennis: LED Lighting - Replacement	2018	2033	15	0	10	2 Each	22,693.50	45,387
Tennis: Light Poles Exterior - Paint	2016	2036	20	0	13	4 Each	998.51	3,994
Tennis: Lights Exterior - Replacement	2013	2036	23	0	13	4 Each	2,269.35	9,077
Tennis: Outdoor Doors - Replacement	2019	2049	30	0	26	2 Each	2,042.41	4,085
Tennis: Outdoor Doors II - Replacement	1977	2023	30	0	0	2 Each	2,042.41	4,085
Tennis: Outdoor Grandstands - Replacement	2007	2032	25	0	9	1 Total	2,042.41	2,042
Tennis: Plumbing/Drains - Replacement	1977	2027	50	0	4	1 Total	6,808.05	6,808
Tennis: Restroom Water Heaters - Replacem..	2019	2025	6	0	2	2 Each	500.00	1,000
Tennis: Restrooms - Remodel	1977	2024	30	17	1	1 Total	5,673.37	5,673
Tennis: Shingle Roof - Replacement	2005	2030	25	0	7	17,300 SF	7.56	130,788
Tennis: Siding - Paint	2019	2026	7	0	3	14,340 SF	1.62	23,231
Tennis: Siding - Replacement	2008	2038	30	0	15	14,340 SF	21.60@ 65%	201,334
Tennis: Siding - Replacement (West)	2008	2026	30	-12	3	14,340 SF	21.60@ 35%	108,410
Tennis: Video Surveillance System - Replace..	1984	2024	20	20	1	1 Total	10,212.07	10,212

Charbonneau Country Club Association Component Summary By Group

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Tennis Building continued...</i>								
Tennis: Water Heater Maintenance Room - R..	2014	2029	15	0	6	1 Total	1,361.61	1,362
Tennis: Windows - Replacement	1977	2026	30	19	3	8 Each	851.01	6,808
Tennis Building - Total								<u>\$718,802</u>

Fitness

Fitness: AED - Replacement	2017	2025	8	0	2	1 Total	2,269.35	2,269
Fitness: Bike Peloton - Replacement	2022	2032	10	0	9	1 Total	3,000.00	3,000
Fitness: Bike Recumbent 1 - Replacement	2012	2023	10	0	0	1 Total	4,538.70	4,539
Fitness: Bike Recumbent 2 - Replacement	2017	2027	10	0	4	1 Total	4,538.70	4,539
Fitness: Bike Recumbent 3 - Replacement	2011	2024	10	3	1	1 Total	4,538.70	4,539
Fitness: Bike Recumbent 4 - Replacement	2011	2024	10	3	1	1 Total	4,538.70	4,539
Fitness: Dumbbells - Replacement	2015	2035	20	0	12	1 Total	3,000.00	3,000
Fitness: Elliptical 1 - Replacement	2022	2032	10	0	9	1 Total	5,900.31	5,900
Fitness: Elliptical 2 - Replacement	2022	2032	10	0	9	1 Total	5,900.31	5,900
Fitness: Elliptical 3 - Replacement	2012	2023	10	0	0	1 Total	5,900.31	5,900
Fitness: Elliptical 4 - Replacement	2012	2024	10	2	1	1 Total	5,900.31	5,900
Fitness: Flooring - Replacement	2022	2032	10	0	9	1 Total	10,000.00	10,000
Fitness: Leg Press w/ Weights - Replacement	2022	2042	20	0	19	1 Total	3,000.00	3,000
Fitness: Multi Strength - Replacement	2015	2035	20	0	12	1 Total	11,346.75	11,347
Fitness: Recumbent Elliptical - Replacement	2014	2024	10	0	1	1 Total	7,942.73	7,943
Fitness: Row Machine - Replacement	2022	2032	10	0	9	1 Total	3,000.00	3,000
Fitness: Stair Climber - Replacement	2022	2032	10	0	9	1 Total	4,000.00	4,000
Fitness: Strength Equipment (4) - Replaceme..	2015	2035	20	0	12	1 Total	11,346.75	11,347
Fitness: Treadmill 1 - Replacement	2022	2032	10	0	9	1 Total	6,808.05	6,808
Fitness: Treadmill 2 - Replacement	2022	2032	10	0	9	1 Total	6,808.05	6,808
Fitness: Treadmill 3 - Replacement	2022	2032	10	0	9	1 Total	6,808.05	6,808
Fitness: Treadmill 4 - Replacement	2015	2025	10	0	2	1 Total	6,808.05	6,808
Fitness: Treadmill 5 - Replacement	2015	2025	10	0	2	1 Total	6,808.05	6,808
Fitness - Total								<u>\$134,702</u>

RV Lot

RV Lot: Asphalt - Replace	2022	2052	30	0	29	34,000 SF	2.27	77,180
RV Lot: Chain Link Fence - Replacement	1977	2027	50	0	4	700 LF	34.04	23,828
RV Lot: Electrical Upgrade	1977	2037	60	0	14	1 Total	34,040.25	34,040
RV Lot: Light Poles - Replacement	2017	2037	20	0	14	4 Each	2,269.35	9,077
RV Lot: Sliding Gate - Replacement	1994	2023	30	-1	0	1 Total	18,000.00	18,000
RV Lot: Wood Fence - Replacement	1993	2025	20	12	2	176 LF	114.00	20,064
RV Lot - Total								<u>\$182,189</u>

Marina

Boat House: Siding/Windows/Doors - Repair	1984	2027	30	13	4	1,500 SF	55.35@ 10%	8,302
Boathouse: Roof - Replacement	1984	2034	50	0	11	1,718 SF	11.07	19,018

Charbonneau Country Club Association Component Summary By Group

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Marina continued...</i>								
Marina: Dock - Inspection	2022	2047	25	0	24	1 Total	11,346.75	11,347
Marina: Dock - Replacement	1977	2023	40	6	0	1 Total	864,000.00	864,000
Marina: Gate - Replacement	1977	2030	40	13	7	1 Total	5,673.37	5,673
Marina: Lower Ramp - Replacement	2006	2036	30	0	13	1 Total	27,675.00	27,675
Marina: Parking Lot - Overlay	1977	2033	40	16	10	6,750 SF	1.94	13,095
Marina: Upper Ramp - Replacement	2016	2046	30	0	23	1 Total	68,080.50	68,080
Marina: Wood Platform - Replacement	2006	2023	20	-3	0	200 SF	90.77	18,154
Marina - Total								<u>\$1,035,345</u>

General Infrastructure

Building Envelope Inspection	2021	2030	5	4	7	1 Total	2,592.00	2,592
Infrastructure: Barkdust	2020	2023	3	0	0	1 Total	11,346.75	11,347
Infrastructure: Benches - Replacement	2012	2032	20	0	9	12 Each	1,134.67	13,616
Infrastructure: Electric Meters	2008	2038	30	0	15	2 Each	3,404.02	6,808
Infrastructure: Entry Sign 1 - Repair	2008	2028	20	0	5	1 Total	11,346.75	11,347
Infrastructure: Entry Sign 2 - Repair	2008	2028	20	0	5	1 Total	11,346.75	11,347
Infrastructure: Entry Sign Lights/Signage 1 - ..	2008	2028	20	0	5	1 Total	10,212.07	10,212
Infrastructure: Entry Sign Lights/Signage 2 - ..	2008	2028	20	0	5	1 Total	6,808.05	6,808
Infrastructure: Entry System	1977	2023	15	30	0	1 Total	11,346.75	11,347
Infrastructure: Flood Lights - Replacement	2014	2029	15	0	6	3 Each	453.87	1,362
Infrastructure: Irrigation System - Inspection	1977	2023	40	0	0	1 Total	5,673.37	5,673
Infrastructure: Irrigation System - Phased Re..	2022	2023	1	0	0	1 Total	8,856.00	8,856
Infrastructure: Landscaping	2012	2027	15	0	4	1 Total	22,693.50	22,693
Infrastructure: Landscaping Clubhouse	2012	2032	20	0	9	1 Total	38,578.95	38,579
Infrastructure: Pole Lights - Replacement	2014	2029	15	0	6	3 Each	2,269.35	6,808
Infrastructure: Soccer Equipment - Replacem..	2017	2037	20	0	14	1 Total	5,673.37	5,673
Infrastructure: Street Signs - Replacement	2014	2029	15	0	6	32 Each	1,134.68	36,310
Infrastructure: Tot Lot Play Structure - Repla..	2018	2038	20	0	15	1 Total	24,962.85	24,963
Infrastructure: Trees	2020	2030	10	0	7	1 Total	108,000.00	108,000
Infrastructure: Walkway Path Signs - Replac..	2017	2037	20	0	14	5 Each	453.87	2,269
Infrastructure: Walkway Water Feature East - ..	2017	2037	20	0	14	1 Total	13,616.10	13,616
Infrastructure: Walkway Water Feature Pum..	2022	2027	5	0	4	2 Each	1,361.61	2,723
Infrastructure: Walkway Water Feature West..	2008	2028	20	0	5	1 Total	22,693.50	<u>22,693</u>
General Infrastructure - Total								<u>\$385,643</u>

Other

Insurance Deductible	2019	2023	1	0	0	1 Total	5,000.00	<u>5,000</u>
Other - Total								<u>\$5,000</u>

Activity Center

Activity Center: AV Equipment - Replacement	2022	2037	15	0	14	1 Total	3,000.00	3,000
Activity Center: Benches - Replacement	2022	2052	30	0	29	4 Each	500.00	2,000

Charbonneau Country Club Association Component Summary By Group

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Activity Center continued...</i>								
Activity Center: Board Room - Furniture	2022	2037	15	0	14	1 Total	20,000.00	20,000
Activity Center: Bollard Lights - Replacement	2022	2042	20	0	19	11 Each	400.00	4,400
Activity Center: Carpet - Hallways	2022	2037	15	0	14	660 SF	10.00	6,600
Activity Center: Doors - Replacement	2022	2052	30	0	29	9 Each	2,500.00	22,500
Activity Center: Elevator - Modernization	2022	2052	30	0	29	1 Total	120,000.00	120,000
Activity Center: Entry Panel - Upgrade	2022	2029	7	0	6	1 Total	6,000.00	6,000
Activity Center: Exterior Lights - Replaceme..	2022	2042	20	0	19	11 Each	250.00	2,750
Activity Center: Fire Alarm - Upgrade	2022	2037	15	0	14	1 Total	8,500.00	8,500
Activity Center: Fire Sprinkler - Upgrade	2022	2052	30	0	29	1 Total	5,000.00	5,000
Activity Center: Generator - Replacement	2022	2042	20	0	19	1 Total	75,000.00	75,000
Activity Center: HVAC - Replacement	2022	2042	20	0	19	1 Total	150,000.00	150,000
Activity Center: Hazel Glade (Coffee) - Reno.	2022	2052	30	0	29	1 Total	10,000.00	10,000
Activity Center: Hazel Glade (Coffee) Carpet.	2022	2037	15	0	14	800 SF	10.00	8,000
Activity Center: Hazel Glade (Coffee) Firepl..	2022	2037	15	0	14	1 Total	3,500.00	3,500
Activity Center: Hazel Glade (Coffee) Keuri..	2022	2037	15	0	14	1 Total	1,200.00	1,200
Activity Center: Hazel Glade (Coffee) Room .	2022	2037	15	0	14	1 Total	35,000.00	35,000
Activity Center: Interior Paint	2022	2037	15	0	14	1 Total	30,000.00	30,000
Activity Center: Kalapuya (Game) Room Car..	2022	2037	15	0	14	1,024 SF	10.00	10,240
Activity Center: Kalapuya (Game) Room Fur..	2022	2037	15	0	14	1 Total	36,000.00	36,000
Activity Center: Kalapuya (Game) Room Re..	2022	2052	30	0	29	1 Total	5,000.00	5,000
Activity Center: Kitchen Coffee Maker - Rep..	2022	2037	15	0	14	1 Total	1,500.00	1,500
Activity Center: Kitchen Dishwasher - Repla..	2022	2037	15	0	14	1 Total	6,000.00	6,000
Activity Center: Kitchen Exhaust Hood - Rep.	2022	2040	18	0	17	1 Total	20,000.00	20,000
Activity Center: Kitchen Freezer/Refrigerator.	2022	2037	15	0	14	1 Total	9,000.00	9,000
Activity Center: Kitchen Ice Machine - Repla.	2022	2032	10	0	9	1 Total	3,000.00	3,000
Activity Center: Kitchen Oven - Replacement	2022	2037	15	0	14	1 Total	7,000.00	7,000
Activity Center: Kitchen Renovation	2022	2037	15	0	14	1 Total	15,000.00	15,000
Activity Center: Kitchen Warming Oven - Re..	2022	2037	15	0	14	1 Total	7,500.00	7,500
Activity Center: Lewis & Clark Room - Divi..	2022	2052	30	0	29	1 Total	10,000.00	10,000
Activity Center: Lewis & Clark Room - Floo..	2022	2037	15	0	14	2,600 SF	10.00	26,000
Activity Center: Lewis & Clark Room - Furni.	2022	2037	15	0	14	1 Total	44,000.00	44,000
Activity Center: Library Carpet	2022	2037	15	0	14	550 SF	10.00	5,500
Activity Center: Library Fire Place	2022	2037	15	0	14	1 Total	5,000.00	5,000
Activity Center: Library Furniture	2022	2037	15	0	14	1 Total	25,000.00	25,000
Activity Center: Lighting - Upgrade	2022	2037	15	0	14	1 Total	50,000.00	50,000
Activity Center: Rec Room - Flooring	2022	2037	15	0	14	2,100 SF	7.00	14,700
Activity Center: Reception - Renovation	2022	2052	30	0	29	1 Total	2,500.00	2,500
Activity Center: Restrooms - 1st Floor	2022	2037	15	0	14	2 Each	20,000.00	40,000
Activity Center: Restrooms - 2nd Floor	2022	2037	15	0	14	2 Each	20,000.00	40,000
Activity Center: Restrooms - Family	2022	2037	15	0	14	1 Total	10,000.00	10,000
Activity Center: Roofing: Membrane - Repla..	2022	2047	25	0	24	9,318 SF	20.00	186,360
Activity Center: Roofing: Metal - Replaceme..	<i>Unfunded</i>							
Activity Center: Security Cameras - Replac..	2022	2032	10	0	9	1 Total	8,000.00	8,000

Charbonneau Country Club Association

Component Summary By Group

Description	Date in Service	Next Occurrence	Useful	Adjustment Remaining	Units	Unit Cost	Current Cost	
Activity Center continued...								
Activity Center: Security Server - Replaceme..	2022	2028	6	0	5	1 Total	18,000.00	18,000
Activity Center: Siding - Replacement	2022	2052	30	0	29	8,640 SF	24.00	207,360
Activity Center: Siding - Stain	2022	2027	5	0	4	8,640 SF	3.00	25,920
Activity Center: Solar Panels - Replacement	2022	2052	30	0	29	1 Total	100,000.00	100,000
Activity Center: Solar System Batteries - Rep.	2022	2042	20	0	19	1 Total	20,000.00	20,000
Activity Center: Solar System Electronics - R.	2022	2042	20	0	19	1 Total	7,000.00	7,000
Activity Center: Stairs - Refinish	2022	2027	5	0	4	260 SF	13.00	3,380
Activity Center: TV's & Projectors	2022	2027	2	3	4	2 Each	1,000.00	2,000
Activity Center: Tile Flooring	2022	2052	30	0	29	1,570 SF	15.00	23,550
Activity Center: Veranda Furniture	2022	2030	8	0	7	1 Total	9,000.00	9,000
Activity Center: WIFI System - Replacement	2022	2037	15	0	14	1 Total	2,000.00	2,000
Activity Center: Water Fountain	2022	2037	15	0	14	1 Total	1,000.00	1,000
Activity Center: Water Heater - Replacement	2022	2032	10	0	9	1 Total	5,000.00	5,000
Activity Center: Wilson Room (MPR) - Floo..	2022	2037	15	0	14	1,050 SF	10.00	10,500
Activity Center: Wilson Room (MPR) - Furn..	2022	2037	15	0	14	1 Total	16,000.00	16,000
Activity Center: Wilson Room (MPR) - Reno.	2022	2052	30	0	29	1 Total	2,500.00	2,500
Activity Center: Window Treatment - Replac..	2022	2037	15	0	14	1 Total	10,000.00	10,000
Activity Center: Windows - Replacement	2022	2052	30	0	29	55 Each	2,500.00	137,500
Activity Center - Total								\$1,701,460
Total Asset Summary								\$5,789,461

Charbonneau Country Club Association Component Summary By Category

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Roofing								
Boathouse: Roof - Replacement	1984	2034	50	0	11	1,718 SF	11.07	19,018
Clubhouse: Comp Roof - Replacement	2010	2036	25	1	13	3,750 SF	7.56	28,350
Clubhouse: TPO Membrane Roof - Replace..	2016	2036	20	0	13	7,200 SF	16.20	116,640
Pavilion: Roof - Replacement	2020	2040	20	0	17	3,300 SF	7.56	24,948
Tennis: Shingle Roof - Replacement	2005	2030	25	0	7	17,300 SF	7.56	130,788
Roofing - Total								\$319,744
Siding								
Activity Center: Roofing: Membrane - Repla..	2022	2047	25	0	24	9,318 SF	20.00	186,360
Activity Center: Roofing: Metal - Replaceme..	<i>Unfunded</i>							
Activity Center: Siding - Replacement	2022	2052	30	0	29	8,640 SF	24.00	207,360
Activity Center: Siding - Stain	2022	2027	5	0	4	8,640 SF	3.00	25,920
Clubhouse: Siding - Replacement	2022	2052	30	0	29	4,500 SF	22.00	99,000
Clubhouse: Siding, Windows, Doors - Repla..	2013	2023	30	-21	0	1 Total	418,064.00	418,064
Tennis: Exterior Stairs - Replacement	2022	2052	30	0	29	1 Total	16,844.00	16,844
Tennis: Siding - Replacement	2008	2038	30	0	15	14,340 SF	21.60@ 65%	201,334
Tennis: Siding - Replacement (West)	2008	2026	30	-12	3	14,340 SF	21.60@ 35%	108,410
Siding - Total								\$1,263,292
Painting								
Activity Center: Interior Paint	2022	2037	15	0	14	1 Total	30,000.00	30,000
Clubhouse: Interior Paint (Partial)	2010	2023	10	3	0	1 Total	29,501.55	29,502
Clubhouse: Siding - Painting	2022	2029	7	0	6	4,500 SF	3.40	15,300
Pavilion - Maint/Repair	2020	2025	5	0	2	1 Total	5,535.00	5,535
Tennis: Interior Paint Lower	2018	2023	5	0	0	1 Total	5,535.00	5,535
Tennis: Interior Paint Upper	2018	2023	10	-5	0	1 Total	7,749.00	7,749
Tennis: Light Poles Exterior - Paint	2016	2036	20	0	13	4 Each	998.51	3,994
Tennis: Siding - Paint	2019	2026	7	0	3	14,340 SF	1.62	23,231
Painting - Total								\$120,845
Building Components								
Boat House: Siding/Windows/Doors - Repair	1984	2027	30	13	4	1,500 SF	55.35@ 10%	8,302
Building Components - Total								\$8,302
Gutters and Downspouts								
Clubhouse: Gutters & Downspouts - Replace..	2012	2032	25	-5	9	500 LF	11.35	5,673
Gutters and Downspouts - Total								\$5,673
Streets/Asphalt								
RV Lot: Asphalt - Replace	2022	2052	30	0	29	34,000 SF	2.27	77,180
Streets/Asphalt - Total								\$77,180

Charbonneau Country Club Association Component Summary By Category

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Fencing/Security								
RV Lot: Chain Link Fence - Replacement	1977	2027	50	0	4	700 LF	34.04	23,828
RV Lot: Sliding Gate - Replacement	1994	2023	30	-1	0	1 Total	18,000.00	18,000
RV Lot: Wood Fence - Replacement	1993	2025	20	12	2	176 LF	114.00	20,064
Fencing/Security - Total								\$61,892
Equipment								
Activity Center: AV Equipment - Replacement	2022	2037	15	0	14	1 Total	3,000.00	3,000
Activity Center: Elevator - Modernization	2022	2052	30	0	29	1 Total	120,000.00	120,000
Activity Center: Entry Panel - Upgrade	2022	2029	7	0	6	1 Total	6,000.00	6,000
Activity Center: Fire Alarm - Upgrade	2022	2037	15	0	14	1 Total	8,500.00	8,500
Activity Center: Fire Sprinkler - Upgrade	2022	2052	30	0	29	1 Total	5,000.00	5,000
Activity Center: Generator - Replacement	2022	2042	20	0	19	1 Total	75,000.00	75,000
Activity Center: HVAC - Replacement	2022	2042	20	0	19	1 Total	150,000.00	150,000
Activity Center: Kitchen Coffee Maker - Rep.	2022	2037	15	0	14	1 Total	1,500.00	1,500
Activity Center: Kitchen Dishwasher - Repla.	2022	2037	15	0	14	1 Total	6,000.00	6,000
Activity Center: Kitchen Exhaust Hood - Rep.	2022	2040	18	0	17	1 Total	20,000.00	20,000
Activity Center: Kitchen Freezer/Refrigerator.	2022	2037	15	0	14	1 Total	9,000.00	9,000
Activity Center: Kitchen Ice Machine - Repla.	2022	2032	10	0	9	1 Total	3,000.00	3,000
Activity Center: Kitchen Oven - Replacement	2022	2037	15	0	14	1 Total	7,000.00	7,000
Activity Center: Kitchen Warming Oven - Re.	2022	2037	15	0	14	1 Total	7,500.00	7,500
Activity Center: Security Cameras - Replace.	2022	2032	10	0	9	1 Total	8,000.00	8,000
Activity Center: Security Server - Replaceme.	2022	2028	6	0	5	1 Total	18,000.00	18,000
Activity Center: Solar Panels - Replacement	2022	2052	30	0	29	1 Total	100,000.00	100,000
Activity Center: Solar System Batteries - Rep.	2022	2042	20	0	19	1 Total	20,000.00	20,000
Activity Center: Solar System Electronics - R.	2022	2042	20	0	19	1 Total	7,000.00	7,000
Activity Center: WIFI System - Replacement	2022	2037	15	0	14	1 Total	2,000.00	2,000
Activity Center: Water Heater - Replacement	2022	2032	10	0	9	1 Total	5,000.00	5,000
Clubhouse: AED - Replacement	2017	2023	5	0	0	1 Total	2,269.35	2,269
Clubhouse: Cardroom Dishwasher - Replace.	2005	2024	15	4	1	1 Total	5,673.37	5,673
Clubhouse: Cardroom Ice Machine - Replace.	2016	2026	10	0	3	1 Total	3,063.62	3,064
Clubhouse: Cardroom Refrig - Replacement	2020	2035	15	0	12	1 Total	3,404.02	3,404
Clubhouse: Convection Oven - Replacement	2022	2040	18	0	17	1 Total	7,375.39	7,375
Clubhouse: Dining Room Dishwasher - Repl.	2005	2027	15	7	4	1 Total	6,240.71	6,241
Clubhouse: Double Refrigerator - Replaceme.	2012	2031	20	-1	8	1 Total	3,971.36	3,971
Clubhouse: Fire Alarm - Upgrade	2018	2023	10	-6	0	1 Total	11,346.75	11,347
Clubhouse: Fire Sprinkler - Upgrade	2018	2023	10	-6	0	1 Total	11,346.75	11,347
Clubhouse: Freezer/Refrig - Replacement	2011	2026	15	0	3	1 Total	9,644.74	9,645
Clubhouse: Furnace Fireplace & Lounge - Re.	2012	2027	15	0	4	2 Each	6,808.05	13,616
Clubhouse: HVAC Card Room - Replacement	2022	2037	15	0	14	1 Total	13,616.00	13,616
Clubhouse: HVAC Dining Room - Replacem.	2013	2030	15	2	7	1 Total	28,366.87	28,367
Clubhouse: Kitchen Dishwasher - Replaceme.	2017	2035	18	0	12	1 Total	18,154.80	18,155
Clubhouse: Kitchen Exhaust Hood - Replace.	2017	2035	18	0	12	1 Total	22,693.50	22,693
Clubhouse: Kitchen Ice Maker - Replacement	2010	2028	15	3	5	1 Total	4,028.10	4,028

Charbonneau Country Club Association Component Summary By Category

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Equipment continued...</i>								
Clubhouse: Movable Wall - Replacement	1977	2027	45	5	4	1 Total	5,673.37	5,673
Clubhouse: Range/Oven - Replacement	2027	2027	18	0	4	1 Total	10,212.07	10,212
Clubhouse: Security System - Replacement	2018	2023	5	-1	0	1 Total	11,346.75	11,347
Clubhouse: Water Heater - Replacement	2010	2023	10	3	0	1 Total	5,673.37	5,673
Fitness: AED - Replacement	2017	2025	8	0	2	1 Total	2,269.35	2,269
Fitness: Bike Peloton - Replacement	2022	2032	10	0	9	1 Total	3,000.00	3,000
Fitness: Bike Recumbent 1 - Replacement	2012	2023	10	0	0	1 Total	4,538.70	4,539
Fitness: Bike Recumbent 2 - Replacement	2017	2027	10	0	4	1 Total	4,538.70	4,539
Fitness: Bike Recumbent 3 - Replacement	2011	2024	10	3	1	1 Total	4,538.70	4,539
Fitness: Bike Recumbent 4 - Replacement	2011	2024	10	3	1	1 Total	4,538.70	4,539
Fitness: Dumbbells - Replacement	2015	2035	20	0	12	1 Total	3,000.00	3,000
Fitness: Elliptical 1 - Replacement	2022	2032	10	0	9	1 Total	5,900.31	5,900
Fitness: Elliptical 2 - Replacement	2022	2032	10	0	9	1 Total	5,900.31	5,900
Fitness: Elliptical 3 - Replacement	2012	2023	10	0	0	1 Total	5,900.31	5,900
Fitness: Elliptical 4 - Replacement	2012	2024	10	2	1	1 Total	5,900.31	5,900
Fitness: Flooring - Replacement	2022	2032	10	0	9	1 Total	10,000.00	10,000
Fitness: Leg Press w/ Weights - Replacement	2022	2042	20	0	19	1 Total	3,000.00	3,000
Fitness: Multi Strength - Replacement	2015	2035	20	0	12	1 Total	11,346.75	11,347
Fitness: Recumbent Elliptical - Replacement	2014	2024	10	0	1	1 Total	7,942.73	7,943
Fitness: Row Machine - Replacement	2022	2032	10	0	9	1 Total	3,000.00	3,000
Fitness: Stair Climber - Replacement	2022	2032	10	0	9	1 Total	4,000.00	4,000
Fitness: Strength Equipment (4) - Replacement	2015	2035	20	0	12	1 Total	11,346.75	11,347
Fitness: Treadmill 1 - Replacement	2022	2032	10	0	9	1 Total	6,808.05	6,808
Fitness: Treadmill 2 - Replacement	2022	2032	10	0	9	1 Total	6,808.05	6,808
Fitness: Treadmill 3 - Replacement	2022	2032	10	0	9	1 Total	6,808.05	6,808
Fitness: Treadmill 4 - Replacement	2015	2025	10	0	2	1 Total	6,808.05	6,808
Fitness: Treadmill 5 - Replacement	2015	2025	10	0	2	1 Total	6,808.05	6,808
Four Clubhouse: AC Units - Replacement	2022	2037	15	0	14	4 Each	5,500.00	22,000
Infrastructure: Electric Meters	2008	2038	30	0	15	2 Each	3,404.02	6,808
Infrastructure: Walkway Water Feature Pum..	2022	2027	5	0	4	2 Each	1,361.61	2,723
Office: Computers - Replacement	2019	2024	5	0	1	1 Total	17,020.13	17,020
Office: Copy Machine - Replacement	2019	2024	5	0	1	1 Total	7,375.39	7,375
Office: Misc Equipment - Replacement	2022	2027	5	0	4	1 Total	6,808.05	6,808
Pavilion: Appliances/Hood - Replacement	2010	2030	20	0	7	1 Total	18,381.73	18,382
Pavilion: Barbecue - Replacement	2013	2029	10	6	6	1 Total	14,750.77	14,751
Pavilion: Fans - Replacement	2020	2040	20	0	17	7 Each	276.75	1,937
Pavilion: Fireplace - Replacement	2020	2040	20	0	17	1 Total	5,535.00	5,535
Pavilion: Furniture - Replacement	2015	2025	10	0	2	1 Total	30,000.00	30,000
Pavilion: Heaters - Replacement	2020	2040	20	0	17	9 Each	553.50	4,981
Pavilion: Portable Heaters - Replacement	2020	2040	20	0	17	4 Each	150.00	600
Pavilion: Receiver - Replacement	2021	2031	10	0	8	1 Total	810.00	810
Pavilion: Speakers - Replacement	2021	2036	15	0	13	1 Total	810.00	810
Pavilion: TV - Replacement	2021	2026	5	0	3	1 Total	1,080.00	1,080

Charbonneau Country Club Association Component Summary By Category

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Equipment continued...</i>								
RV Lot: Electrical Upgrade	1977	2037	60	0	14	1 Total	34,040.25	34,040
Tennis: AC Heat Pump - Replacement	2013	2023	10	0	0	1 Total	3,971.36	3,971
Tennis: Ball Machine - Replacement	2022	2032	10	0	9	1 Each	4,992.57	4,993
Tennis: Ball Mower - Replacement	2019	2027	8	0	4	1 Total	737.54	738
Tennis: Carpet - Replacement	2019	2029	10	0	6	1 Total	10,892.88	10,893
Tennis: Court Curtains - Replacement	2004	2025	15	6	2	4 Each	2,382.82	9,531
Tennis: Court Vacuum - Replacement	2022	2032	10	0	9	1 Total	2,708.00	2,708
Tennis: Entry Keypad- Replacement	2012	2024	12	0	1	1 Total	1,134.67	1,135
Tennis: Exhaust Fans - Replacement	2013	2025	10	2	2	2 Each	3,000.00	6,000
Tennis: Furnace - Replacement	2018	2028	10	0	5	1 Total	3,177.09	3,177
Tennis: Garage Door - Replacement	2007	2038	30	1	15	1 Total	10,212.07	10,212
Tennis: Gas Heaters - Replacement	2014	2029	15	0	6	4 Each	794.27	3,177
Tennis: Interior Ceiling Panels - Replacement	2008	2026	16	2	3	1 Total	9,531.27	9,531
Tennis: Plumbing/Drains - Replacement	1977	2027	50	0	4	1 Total	6,808.05	6,808
Tennis: Restroom Water Heaters - Replacem..	2019	2025	6	0	2	2 Each	500.00	1,000
Tennis: Video Surveillance System - Replac..	1984	2024	20	20	1	1 Total	10,212.07	10,212
Tennis: Water Heater Maintenance Room - R..	2014	2029	15	0	6	1 Total	1,361.61	1,362
Equipment - Total								\$1,175,028

Interior Furnishings

Activity Center: Board Room - Furniture	2022	2037	15	0	14	1 Total	20,000.00	20,000
Activity Center: Carpet - Hallways	2022	2037	15	0	14	660 SF	10.00	6,600
Activity Center: Hazel Glade (Coffee) - Reno.	2022	2052	30	0	29	1 Total	10,000.00	10,000
Activity Center: Hazel Glade (Coffee) Carpet.	2022	2037	15	0	14	800 SF	10.00	8,000
Activity Center: Hazel Glade (Coffee) Firepl..	2022	2037	15	0	14	1 Total	3,500.00	3,500
Activity Center: Hazel Glade (Coffee) Keuri..	2022	2037	15	0	14	1 Total	1,200.00	1,200
Activity Center: Hazel Glade (Coffee) Room .	2022	2037	15	0	14	1 Total	35,000.00	35,000
Activity Center: Kalapuya (Game) Room Car..	2022	2037	15	0	14	1,024 SF	10.00	10,240
Activity Center: Kalapuya (Game) Room Fur..	2022	2037	15	0	14	1 Total	36,000.00	36,000
Activity Center: Kalapuya (Game) Room Re..	2022	2052	30	0	29	1 Total	5,000.00	5,000
Activity Center: Kitchen Renovation	2022	2037	15	0	14	1 Total	15,000.00	15,000
Activity Center: Lewis & Clark Room - Divi..	2022	2052	30	0	29	1 Total	10,000.00	10,000
Activity Center: Lewis & Clark Room - Floo..	2022	2037	15	0	14	2,600 SF	10.00	26,000
Activity Center: Lewis & Clark Room - Furni.	2022	2037	15	0	14	1 Total	44,000.00	44,000
Activity Center: Library Carpet	2022	2037	15	0	14	550 SF	10.00	5,500
Activity Center: Library Fire Place	2022	2037	15	0	14	1 Total	5,000.00	5,000
Activity Center: Library Furniture	2022	2037	15	0	14	1 Total	25,000.00	25,000
Activity Center: Rec Room - Flooring	2022	2037	15	0	14	2,100 SF	7.00	14,700
Activity Center: Reception - Renovation	2022	2052	30	0	29	1 Total	2,500.00	2,500
Activity Center: Restrooms - 1st Floor	2022	2037	15	0	14	2 Each	20,000.00	40,000
Activity Center: Restrooms - 2nd Floor	2022	2037	15	0	14	2 Each	20,000.00	40,000
Activity Center: Restrooms - Family	2022	2037	15	0	14	1 Total	10,000.00	10,000
Activity Center: Stairs - Refinish	2022	2027	5	0	4	260 SF	13.00	3,380

Charbonneau Country Club Association Component Summary By Category

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Interior Furnishings continued...</i>								
Activity Center: TV's & Projectors	2022	2027	2	3	4	2 Each	1,000.00	2,000
Activity Center: Tile Flooring	2022	2052	30	0	29	1,570 SF	15.00	23,550
Activity Center: Veranda Furniture	2022	2030	8	0	7	1 Total	9,000.00	9,000
Activity Center: Water Fountain	2022	2037	15	0	14	1 Total	1,000.00	1,000
Activity Center: Wilson Room (MPR) - Floo..	2022	2037	15	0	14	1,050 SF	10.00	10,500
Activity Center: Wilson Room (MPR) - Furn..	2022	2037	15	0	14	1 Total	16,000.00	16,000
Activity Center: Wilson Room (MPR) - Reno..	2022	2052	30	0	29	1 Total	2,500.00	2,500
Activity Center: Window Treatment - Replac..	2022	2037	15	0	14	1 Total	10,000.00	10,000
Clubhouse: Artwork - Replacement	2009	2024	15	0	1	1 Total	11,346.75	11,347
Clubhouse: Audio Equipment - Replacement	2009	2023	20	-6	0	1 Total	18,154.80	18,155
Clubhouse: Blackout Blinds - Replacement	2022	2036	14	0	13	1 Total	5,106.04	5,106
Clubhouse: Brown Square Tables - Replace..	2022	2037	15	0	14	17 Each	601.38	10,223
Clubhouse: Carpet - Replacement	2014	2028	14	0	5	900 SY	56.73	51,059
Clubhouse: Dining Room Chairs - Replacem..	2005	2028	15	8	5	200 Each	90.77	18,154
Clubhouse: Dishes - Replacement	2000	2030	30	0	7	1 Total	11,346.75	11,347
Clubhouse: Drapes - Replacement	2014	2028	14	0	5	1 Total	11,346.75	11,347
Clubhouse: Fireplace - Replacement	2014	2026	12	0	3	1 Total	5,673.37	5,673
Clubhouse: Fixtures: Card Room - Replacem..	2014	2034	20	0	11	1 Total	11,346.75	11,347
Clubhouse: Fixtures: Coatroom - Replacement	2014	2034	20	0	11	1 Total	8,510.06	8,510
Clubhouse: Fixtures: Conference Room - Re..	2014	2034	20	0	11	1 Total	8,510.06	8,510
Clubhouse: Fixtures: Dining Room - Replac..	2014	2034	20	0	11	1 Total	11,346.75	11,347
Clubhouse: Fixtures: Kitchen - Replacement	2014	2034	20	0	11	1 Total	17,020.12	17,020
Clubhouse: Grand Piano - Replacement	<i>Unfunded</i>							
Clubhouse: Hardwood Floors - Replacement	1992	2030	30	8	7	1 Total	22,693.50	22,693
Clubhouse: Kitchen Tile Floors - Replacement	1999	2029	30	0	6	1 Total	13,616.10	13,616
Clubhouse: Living Room Nook - Replacement	2014	2034	20	0	11	1 Total	8,510.06	8,510
Clubhouse: Pool Table - Refurbish	2022	2029	7	0	6	1 Total	1,000.00	1,000
Clubhouse: Pool Table - Replacement	2022	2042	20	0	19	1 Total	4,000.00	4,000
Clubhouse: Restrooms - Renovation	1977	2024	30	17	1	2 Each	11,346.75	22,693
Clubhouse: Round Tables - Replacement	2005	2028	15	8	5	26 Each	397.13	10,325
Clubhouse: Shades - Replacement	2000	2023	14	8	0	22 Each	425.50	9,361
Clubhouse: Skylight Blinds - Replacement	2017	2032	15	0	9	2 Each	2,836.69	5,673
Clubhouse: Stage - Replacement	2012	2032	20	0	9	1 Total	11,346.75	11,347
Clubhouse: Television - Replacement	2014	2027	7	6	4	3 Each	1,134.68	3,404
Clubhouse: Tile Floors - Replacement	1999	2024	30	-5	1	1 Total	13,616.10	13,616
Clubhouse: Vinyl Floors - Replacement	2014	2034	20	0	11	400 SF	11.35	4,539
Office: Furniture - Replacement	2022	2037	15	0	14	1 Total	15,885.45	15,885
Interior Furnishings - Total								\$796,979

Lighting

Activity Center: Benches - Replacement	2022	2052	30	0	29	4 Each	500.00	2,000
Activity Center: Bollard Lights - Replacement	2022	2042	20	0	19	11 Each	400.00	4,400
Activity Center: Exterior Lights - Replaceme..	2022	2042	20	0	19	11 Each	250.00	2,750

Charbonneau Country Club Association Component Summary By Category

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Lighting continued...</i>								
Activity Center: Lighting - Upgrade	2022	2037	15	0	14	1 Total	50,000.00	50,000
Clubhouse: Lighting - Upgrade	2012	2023	15	-4	0	1 Total	56,733.75	56,734
Infrastructure: Flood Lights - Replacement	2014	2029	15	0	6	3 Each	453.87	1,362
Infrastructure: Pole Lights - Replacement	2014	2029	15	0	6	3 Each	2,269.35	6,808
Pavilion: Lighting - Replacement	2010	2030	20	0	7	34 Each	166.05	5,646
RV Lot: Light Poles - Replacement	2017	2037	20	0	14	4 Each	2,269.35	9,077
Tennis: LED Lighting - Replacement	2018	2033	15	0	10	2 Each	22,693.50	45,387
Tennis: Lights Exterior - Replacement	2013	2036	23	0	13	4 Each	2,269.35	9,077
Lighting - Total								\$193,241

Grounds Components

Clubhouse: Concrete Paving - Repair	2013	2028	15	0	5	3,850 SF	11.35@ 25%	10,921
Infrastructure: Barkdust	2020	2023	3	0	0	1 Total	11,346.75	11,347
Infrastructure: Benches - Replacement	2012	2032	20	0	9	12 Each	1,134.67	13,616
Infrastructure: Entry Sign 1 - Repair	2008	2028	20	0	5	1 Total	11,346.75	11,347
Infrastructure: Entry Sign 2 - Repair	2008	2028	20	0	5	1 Total	11,346.75	11,347
Infrastructure: Entry Sign Lights/Signage 1 - ..	2008	2028	20	0	5	1 Total	10,212.07	10,212
Infrastructure: Entry Sign Lights/Signage 2 - ..	2008	2028	20	0	5	1 Total	6,808.05	6,808
Infrastructure: Entry System	1977	2023	15	30	0	1 Total	11,346.75	11,347
Infrastructure: Irrigation System - Inspection	1977	2023	40	0	0	1 Total	5,673.37	5,673
Infrastructure: Irrigation System - Phased Re..	2022	2023	1	0	0	1 Total	8,856.00	8,856
Infrastructure: Landscaping	2012	2027	15	0	4	1 Total	22,693.50	22,693
Infrastructure: Landscaping Clubhouse	2012	2032	20	0	9	1 Total	38,578.95	38,579
Infrastructure: Soccer Equipment - Replacem..	2017	2037	20	0	14	1 Total	5,673.37	5,673
Infrastructure: Tot Lot Play Structure - Repla..	2018	2038	20	0	15	1 Total	24,962.85	24,963
Infrastructure: Trees	2020	2030	10	0	7	1 Total	108,000.00	108,000
Infrastructure: Walkway Water Feature East - ..	2017	2037	20	0	14	1 Total	13,616.10	13,616
Infrastructure: Walkway Water Feature West..	2008	2028	20	0	5	1 Total	22,693.50	22,693
Marina: Dock - Replacement	1977	2023	40	6	0	1 Total	864,000.00	864,000
Marina: Gate - Replacement	1977	2030	40	13	7	1 Total	5,673.37	5,673
Marina: Lower Ramp - Replacement	2006	2036	30	0	13	1 Total	27,675.00	27,675
Marina: Parking Lot - Overlay	1977	2033	40	16	10	6,750 SF	1.94	13,095
Marina: Upper Ramp - Replacement	2016	2046	30	0	23	1 Total	68,080.50	68,080
Marina: Wood Platform - Replacement	2006	2023	20	-3	0	200 SF	90.77	18,154
Pavilion: Concrete - Repair	2015	2030	15	0	7	3,250 SF	11.35@ 25%	9,218
Pavilion: Countertop Renovation	2010	2040	30	0	17	1 Total	5,673.37	5,673
Pavilion: Landscaping - Renovation	2010	2025	10	5	2	1 Total	2,000.00	2,000
Tennis: AED - Replacement	2015	2025	10	0	2	1 Total	2,269.35	2,269
Tennis: Court Exterior - Resurface	2022	2031	9	0	8	14,560 SF	1.80	26,208
Tennis: Court Interior - Resurface	2013	2025	12	0	2	14,560 SF	0.78	11,384
Tennis: Gutters & Downspouts - Replacement	2005	2030	25	0	7	376 LF	11.35	4,266
Tennis: Indoor Benches - Replacement	2019	2034	15	0	11	6 Each	567.34	3,404
Tennis: Kitchen - Remodel	1977	2024	30	17	1	1 Total	8,510.06	8,510

Charbonneau Country Club Association

Component Summary By Category

Description	Date in Service	Next Occurrence	Useful	Adjustment Remaining	Units	Unit Cost	Current Cost	
Grounds Components continued...								
Tennis: Outdoor Grandstands - Replacement	2007	2032	25	0	9	1 Total	2,042.41	2,042
Tennis: Restrooms - Remodel	1977	2024	30	17	1	1 Total	5,673.37	5,673
Grounds Components - Total								\$1,415,019
Signs								
Infrastructure: Street Signs - Replacement	2014	2029	15	0	6	32 Each	1,134.68	36,310
Infrastructure: Walkway Path Signs - Replac..	2017	2037	20	0	14	5 Each	453.87	2,269
Signs - Total								\$38,579
Doors and Windows								
Activity Center: Doors - Replacement	2022	2052	30	0	29	9 Each	2,500.00	22,500
Activity Center: Windows - Replacement	2022	2052	30	0	29	55 Each	2,500.00	137,500
Clubhouse: Doors - Replacement	2022	2052	30	0	29	10 Each	3,000.00	30,000
Clubhouse: Windows - Replacement	2022	2052	30	0	29	35 Each	2,500.00	87,500
Tennis: Indoor Doors - Replacement	1977	2027	50	0	4	4 Each	567.34	2,269
Tennis: Outdoor Doors - Replacement	2019	2049	30	0	26	2 Each	2,042.41	4,085
Tennis: Outdoor Doors II - Replacement	1977	2023	30	0	0	2 Each	2,042.41	4,085
Tennis: Windows - Replacement	1977	2026	30	19	3	8 Each	851.01	6,808
Doors and Windows - Total								\$294,747
Inspections								
Building Envelope Inspection	2021	2030	5	4	7	1 Total	2,592.00	2,592
Marina: Dock - Inspection	2022	2047	25	0	24	1 Total	11,346.75	11,347
Inspections - Total								\$13,939
Contingency								
Insurance Deductible	2019	2023	1	0	0	1 Total	5,000.00	5,000
Contingency - Total								\$5,000
Total Asset Summary								\$5,789,461

**Charbonneau Country Club Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2023	
Clubhouse: AED - Replacement	2,269
Clubhouse: Audio Equipment - Replacement	18,155
Clubhouse: Fire Alarm - Upgrade	11,347
Clubhouse: Fire Sprinkler - Upgrade	11,347
Clubhouse: Interior Paint (Partial)	29,502
Clubhouse: Lighting - Upgrade	56,734
Clubhouse: Security System - Replacement	11,347
Clubhouse: Shades - Replacement	9,361
Clubhouse: Siding, Windows, Doors - Replacement (2023)	418,064
Clubhouse: Water Heater - Replacement	5,673
Fitness: Bike Recumbent 1 - Replacement	4,539
Fitness: Elliptical 3 - Replacement	5,900
Infrastructure: Barkdust	11,347
Infrastructure: Entry System	11,347
Infrastructure: Irrigation System - Inspection - 1 of 1X	5,673
Infrastructure: Irrigation System - Phased Replacement	8,856
Insurance Deductible - 1 of 1X	5,000
Marina: Dock - Replacement	864,000
Marina: Wood Platform - Replacement	18,154
RV Lot: Sliding Gate - Replacement	18,000
Tennis: AC Heat Pump - Replacement	3,971
Tennis: Interior Paint Lower	5,535
Tennis: Interior Paint Upper	7,749
Tennis: Outdoor Doors II - Replacement	4,085
Total for 2023	\$1,547,954
Replacement Year 2024	
Clubhouse: Artwork - Replacement	11,801
Clubhouse: Cardroom Dishwasher - Replacement	5,900
Clubhouse: Restrooms - Renovation	23,601
Clubhouse: Tile Floors - Replacement	14,161
Fitness: Bike Recumbent 3 - Replacement	4,720
Fitness: Bike Recumbent 4 - Replacement	4,720
Fitness: Elliptical 4 - Replacement	6,136
Fitness: Recumbent Elliptical - Replacement	8,260

**Charbonneau Country Club Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2024 continued...</i>	
Infrastructure: Irrigation System - Phased Replacement	9,210
Office: Computers - Replacement	17,701
Office: Copy Machine - Replacement	7,670
Tennis: Entry Keypad- Replacement	1,180
Tennis: Kitchen - Remodel	8,850
Tennis: Restrooms - Remodel	5,900
Tennis: Video Surveillance System - Replacement	10,621
Total for 2024	\$140,433
Replacement Year 2025	
Fitness: AED - Replacement	2,455
Fitness: Treadmill 4 - Replacement	7,364
Fitness: Treadmill 5 - Replacement	7,364
Infrastructure: Irrigation System - Phased Replacement	9,579
Pavilion - Maint/Repair	5,987
Pavilion: Furniture - Replacement	32,448
Pavilion: Landscaping - Renovation	2,163
RV Lot: Wood Fence - Replacement	21,701
Tennis: AED - Replacement	2,455
Tennis: Court Curtains - Replacement	10,309
Tennis: Court Interior - Resurface	12,313
Tennis: Exhaust Fans - Replacement	6,490
Tennis: Restroom Water Heaters - Replacement	1,082
Total for 2025	\$121,708
Replacement Year 2026	
Clubhouse: Cardroom Ice Machine - Replacement	3,446
Clubhouse: Fireplace - Replacement	6,382
Clubhouse: Freezer/Refrig - Replacement	10,849
Infrastructure: Barkdust	12,764
Infrastructure: Irrigation System - Phased Replacement	9,962
Pavilion: TV - Replacement	1,215
Tennis: Interior Ceiling Panels - Replacement	10,721
Tennis: Siding - Paint	26,131
Tennis: Siding - Replacement (West)	121,947

**Charbonneau Country Club Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2026 continued...</i>	
Tennis: Windows - Replacement	7,658
Total for 2026	\$211,075
Replacement Year 2027	
Activity Center: Siding - Stain	30,323
Activity Center: Stairs - Refinish	3,954
Activity Center: TV's & Projectors	2,340
Boat House: Siding/Windows/Doors - Repair	9,713
Clubhouse: Dining Room Dishwasher - Replacement	7,301
Clubhouse: Furnace Fireplace & Lounge - Replacement	15,929
Clubhouse: Movable Wall - Replacement	6,637
Clubhouse: Range/Oven - Replacement	11,947
Clubhouse: Television - Replacement	3,982
Fitness: Bike Recumbent 2 - Replacement	5,310
Infrastructure: Irrigation System - Phased Replacement	10,360
Infrastructure: Landscaping	26,548
Infrastructure: Walkway Water Feature Pumps - Replacement	3,186
Office: Misc Equipment - Replacement	7,964
RV Lot: Chain Link Fence - Replacement	27,875
Tennis: Ball Mower - Replacement	863
Tennis: Indoor Doors - Replacement	2,655
Tennis: Plumbing/Drains - Replacement	7,964
Total for 2027	\$184,850
Replacement Year 2028	
Activity Center: Security Server - Replacement	21,900
Clubhouse: AED - Replacement	2,761
Clubhouse: Carpet - Replacement	62,121
Clubhouse: Concrete Paving - Repair	13,287
Clubhouse: Dining Room Chairs - Replacement	22,088
Clubhouse: Drapes - Replacement	13,805
Clubhouse: Kitchen Ice Maker - Replacement	4,901
Clubhouse: Round Tables - Replacement	12,562
Clubhouse: Security System - Replacement	13,805
Infrastructure: Entry Sign 1 - Repair	13,805

**Charbonneau Country Club Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2028 continued...</i>	
Infrastructure: Entry Sign 2 - Repair	13,805
Infrastructure: Entry Sign Lights/Signage 1 - Repair	12,425
Infrastructure: Entry Sign Lights/Signage 2 - Repair	8,283
Infrastructure: Irrigation System - Phased Replacement	10,775
Infrastructure: Walkway Water Feature West - Replacement	27,610
Tennis: Furnace - Replacement	3,865
Tennis: Interior Paint Lower	6,734
Total for 2028	\$264,532
Replacement Year 2029	
Activity Center: Entry Panel - Upgrade	7,592
Activity Center: TV's & Projectors	2,531
Clubhouse: Kitchen Tile Floors - Replacement	17,229
Clubhouse: Pool Table - Refurbish	1,265
Clubhouse: Siding - Painting	19,359
Infrastructure: Barkdust	14,357
Infrastructure: Flood Lights - Replacement	1,723
Infrastructure: Irrigation System - Phased Replacement	11,206
Infrastructure: Pole Lights - Replacement	8,614
Infrastructure: Street Signs - Replacement	45,943
Office: Computers - Replacement	21,536
Office: Copy Machine - Replacement	9,332
Pavilion: Barbecue - Replacement	18,664
Tennis: Carpet - Replacement	13,783
Tennis: Gas Heaters - Replacement	4,020
Tennis: Water Heater Maintenance Room - Replacement	1,723
Total for 2029	\$198,878
Replacement Year 2030	
Activity Center: Veranda Furniture	11,843
Building Envelope Inspection	3,411
Clubhouse: Dishes - Replacement	14,932
Clubhouse: HVAC Dining Room - Replacement	37,329
Clubhouse: Hardwood Floors - Replacement	29,863
Infrastructure: Irrigation System - Phased Replacement	11,654

**Charbonneau Country Club Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2030 continued...</i>	
Infrastructure: Trees	142,121
Marina: Gate - Replacement	7,466
Pavilion - Maint/Repair	7,284
Pavilion: Appliances/Hood - Replacement	24,189
Pavilion: Concrete - Repair	12,130
Pavilion: Lighting - Replacement	7,429
Tennis: Gutters & Downspouts - Replacement	5,614
Tennis: Shingle Roof - Replacement	172,108
Total for 2030	\$487,373
Replacement Year 2031	
Activity Center: TV's & Projectors	2,737
Clubhouse: Double Refrigerator - Replacement	5,435
Infrastructure: Irrigation System - Phased Replacement	12,120
Pavilion: Receiver - Replacement	1,109
Pavilion: TV - Replacement	1,478
Tennis: Court Exterior - Resurface	35,867
Tennis: Restroom Water Heaters - Replacement	1,369
Total for 2031	\$60,115
Replacement Year 2032	
Activity Center: Kitchen Ice Machine - Replacement	4,270
Activity Center: Security Cameras - Replacement	11,386
Activity Center: Siding - Stain	36,892
Activity Center: Stairs - Refinish	4,811
Activity Center: Water Heater - Replacement	7,117
Clubhouse: Gutters & Downspouts - Replacement	8,075
Clubhouse: Skylight Blinds - Replacement	8,075
Clubhouse: Stage - Replacement	16,150
Fitness: Bike Peloton - Replacement	4,270
Fitness: Elliptical 1 - Replacement	8,398
Fitness: Elliptical 2 - Replacement	8,398
Fitness: Flooring - Replacement	14,233
Fitness: Row Machine - Replacement	4,270
Fitness: Stair Climber - Replacement	5,693

Charbonneau Country Club Association Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2032 continued...</i>	
Fitness: Treadmill 1 - Replacement	9,690
Fitness: Treadmill 2 - Replacement	9,690
Fitness: Treadmill 3 - Replacement	9,690
Infrastructure: Barkdust	16,150
Infrastructure: Benches - Replacement	19,380
Infrastructure: Irrigation System - Phased Replacement	12,605
Infrastructure: Landscaping Clubhouse	54,910
Infrastructure: Walkway Water Feature Pumps - Replacement	3,876
Office: Misc Equipment - Replacement	9,690
Tennis: Ball Machine - Replacement	7,106
Tennis: Court Vacuum - Replacement	3,854
Tennis: Outdoor Grandstands - Replacement	2,907
Total for 2032	<u>\$301,586</u>
Replacement Year 2033	
Activity Center: TV's & Projectors	2,960
Clubhouse: AED - Replacement	3,359
Clubhouse: Fire Alarm - Upgrade	16,796
Clubhouse: Fire Sprinkler - Upgrade	16,796
Clubhouse: Interior Paint (Partial)	43,670
Clubhouse: Security System - Replacement	16,796
Clubhouse: Water Heater - Replacement	8,398
Fitness: AED - Replacement	3,359
Fitness: Bike Recumbent 1 - Replacement	6,718
Fitness: Elliptical 3 - Replacement	8,734
Infrastructure: Irrigation System - Phased Replacement	13,109
Marina: Parking Lot - Overlay	19,384
Tennis: AC Heat Pump - Replacement	5,879
Tennis: Interior Paint Lower	8,193
Tennis: Interior Paint Upper	11,470
Tennis: LED Lighting - Replacement	67,184
Tennis: Siding - Paint	34,387
Total for 2033	<u>\$287,193</u>
Replacement Year 2034	
Activity Center: Security Server - Replacement	27,710

**Charbonneau Country Club Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2034 continued...</i>	
Boathouse: Roof - Replacement	29,278
Clubhouse: Fixtures: Card Room - Replacement	17,468
Clubhouse: Fixtures: Coatroom - Replacement	13,101
Clubhouse: Fixtures: Conference Room - Replacement	13,101
Clubhouse: Fixtures: Dining Room - Replacement	17,468
Clubhouse: Fixtures: Kitchen - Replacement	26,202
Clubhouse: Living Room Nook - Replacement	13,101
Clubhouse: Television - Replacement	5,240
Clubhouse: Vinyl Floors - Replacement	6,987
Fitness: Bike Recumbent 3 - Replacement	6,987
Fitness: Bike Recumbent 4 - Replacement	6,987
Fitness: Elliptical 4 - Replacement	9,083
Fitness: Recumbent Elliptical - Replacement	12,227
Infrastructure: Irrigation System - Phased Replacement	13,633
Office: Computers - Replacement	26,202
Office: Copy Machine - Replacement	11,354
Tennis: Indoor Benches - Replacement	5,240
Total for 2034	\$261,369
Replacement Year 2035	
Activity Center: TV's & Projectors	3,202
Building Envelope Inspection	4,150
Clubhouse: Cardroom Refrig - Replacement	5,450
Clubhouse: Kitchen Dishwasher - Replacement	29,066
Clubhouse: Kitchen Exhaust Hood - Replacement	36,333
Fitness: Dumbbells - Replacement	4,803
Fitness: Multi Strength - Replacement	18,167
Fitness: Strength Equipment (4) - Replacement	18,167
Fitness: Treadmill 4 - Replacement	10,900
Fitness: Treadmill 5 - Replacement	10,900
Infrastructure: Barkdust	18,167
Infrastructure: Irrigation System - Phased Replacement	14,179
Pavilion - Maint/Repair	8,862
Pavilion: Furniture - Replacement	48,031
Pavilion: Landscaping - Renovation	3,202

**Charbonneau Country Club Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2035 continued...</i>	
Tennis: AED - Replacement	3,633
Tennis: Ball Mower - Replacement	1,181
Tennis: Exhaust Fans - Replacement	9,606
Total for 2035	\$247,998
Replacement Year 2036	
Activity Center: Entry Panel - Upgrade	9,990
Clubhouse: Blackout Blinds - Replacement	8,502
Clubhouse: Cardroom Ice Machine - Replacement	5,101
Clubhouse: Comp Roof - Replacement	47,205
Clubhouse: Pool Table - Refurbish	1,665
Clubhouse: Siding - Painting	25,476
Clubhouse: TPO Membrane Roof - Replacement	194,214
Infrastructure: Irrigation System - Phased Replacement	14,746
Marina: Lower Ramp - Replacement	46,081
Pavilion: Speakers - Replacement	1,349
Pavilion: TV - Replacement	1,798
Tennis: Entry Keypad- Replacement	1,889
Tennis: Light Poles Exterior - Paint	6,650
Tennis: Lights Exterior - Replacement	15,115
Total for 2036	\$379,781
Replacement Year 2037	
Activity Center: AV Equipment - Replacement	5,195
Activity Center: Board Room - Furniture	34,634
Activity Center: Carpet - Hallways	11,429
Activity Center: Fire Alarm - Upgrade	14,719
Activity Center: Hazel Glade (Coffee) Carpet - Replacement	13,853
Activity Center: Hazel Glade (Coffee) Fireplace - Replacement(copy)	6,061
Activity Center: Hazel Glade (Coffee) Keurig - Replacement	2,078
Activity Center: Hazel Glade (Coffee) Room Furniture	60,609
Activity Center: Interior Paint	51,950
Activity Center: Kalapuya (Game) Room Carpet	17,732
Activity Center: Kalapuya (Game) Room Furniture	62,340
Activity Center: Kitchen Coffee Maker - Replacement	2,598

**Charbonneau Country Club Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2037 continued...</i>	
Activity Center: Kitchen Dishwasher - Replacement	10,390
Activity Center: Kitchen Freezer/Refrigerator - Replacement	15,585
Activity Center: Kitchen Oven - Replacement	12,122
Activity Center: Kitchen Renovation	25,975
Activity Center: Kitchen Warming Oven - Replacement	12,988
Activity Center: Lewis & Clark Room - Flooring	45,024
Activity Center: Lewis & Clark Room - Furniture	76,194
Activity Center: Library Carpet	9,524
Activity Center: Library Fire Place	8,658
Activity Center: Library Furniture	43,292
Activity Center: Lighting - Upgrade	86,584
Activity Center: Rec Room - Flooring	25,456
Activity Center: Restrooms - 1st Floor	69,267
Activity Center: Restrooms - 2nd Floor	69,267
Activity Center: Restrooms - Family	17,317
Activity Center: Siding - Stain	44,885
Activity Center: Stairs - Refinish	5,853
Activity Center: TV's & Projectors	3,463
Activity Center: WIFI System - Replacement	3,463
Activity Center: Water Fountain	1,732
Activity Center: Wilson Room (MPR) - Flooring	18,183
Activity Center: Wilson Room (MPR) - Furniture	27,707
Activity Center: Window Treatment - Replacement	17,317
Clubhouse: Brown Square Tables - Replacement	17,704
Clubhouse: HVAC Card Room - Replacement	23,579
Clubhouse: Shades - Replacement	16,210
Fitness: Bike Recumbent 2 - Replacement	7,860
Four Clubhouse: AC Units - Replacement	38,097
Infrastructure: Irrigation System - Phased Replacement	15,336
Infrastructure: Soccer Equipment - Replacement	9,824
Infrastructure: Walkway Path Signs - Replacement	3,930
Infrastructure: Walkway Water Feature East - Replacement	23,579
Infrastructure: Walkway Water Feature Pumps - Replacement	4,716
Office: Furniture - Replacement	27,508
Office: Misc Equipment - Replacement	11,789

**Charbonneau Country Club Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2037 continued...</i>	
RV Lot: Electrical Upgrade	58,947
RV Lot: Light Poles - Replacement	15,719
Tennis: Court Interior - Resurface	19,714
Tennis: Restroom Water Heaters - Replacement	1,732
Total for 2037	\$1,229,686
Replacement Year 2038	
Activity Center: Veranda Furniture	16,208
Clubhouse: AED - Replacement	4,087
Clubhouse: Fireplace - Replacement	10,217
Clubhouse: Lighting - Upgrade	102,174
Clubhouse: Security System - Replacement	20,435
Infrastructure: Barkdust	20,435
Infrastructure: Electric Meters	12,261
Infrastructure: Entry System	20,435
Infrastructure: Irrigation System - Phased Replacement	15,949
Infrastructure: Tot Lot Play Structure - Replacement	44,957
Tennis: Furnace - Replacement	5,722
Tennis: Garage Door - Replacement	18,391
Tennis: Interior Paint Lower	9,968
Tennis: Siding - Replacement	362,590
Total for 2038	\$663,830
Replacement Year 2039	
Activity Center: TV's & Projectors	3,746
Clubhouse: Artwork - Replacement	21,252
Clubhouse: Cardroom Dishwasher - Replacement	10,626
Infrastructure: Irrigation System - Phased Replacement	16,587
Office: Computers - Replacement	31,878
Office: Copy Machine - Replacement	13,814
Pavilion: Barbecue - Replacement	27,628
Tennis: Carpet - Replacement	20,402
Total for 2039	\$145,934
Replacement Year 2040	
Activity Center: Kitchen Exhaust Hood - Replacement	38,958

**Charbonneau Country Club Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2040 continued...</i>	
Activity Center: Security Server - Replacement	35,062
Building Envelope Inspection	5,049
Clubhouse: Convection Oven - Replacement	14,367
Infrastructure: Irrigation System - Phased Replacement	17,251
Infrastructure: Trees	210,373
Pavilion - Maint/Repair	10,782
Pavilion: Countertop Renovation	11,051
Pavilion: Fans - Replacement	3,774
Pavilion: Fireplace - Replacement	10,782
Pavilion: Heaters - Replacement	9,703
Pavilion: Portable Heaters - Replacement	1,169
Pavilion: Roof - Replacement	48,596
Tennis: Court Curtains - Replacement	18,566
Tennis: Court Exterior - Resurface	51,051
Tennis: Siding - Paint	45,251
Total for 2040	\$531,784
Replacement Year 2041	
Activity Center: TV's & Projectors	4,052
Clubhouse: Freezer/Refrig - Replacement	19,538
Clubhouse: Television - Replacement	6,896
Fitness: AED - Replacement	4,597
Infrastructure: Barkdust	22,986
Infrastructure: Irrigation System - Phased Replacement	17,941
Pavilion: Receiver - Replacement	1,641
Pavilion: TV - Replacement	2,188
Total for 2041	\$79,839
Replacement Year 2042	
Activity Center: Bollard Lights - Replacement	9,270
Activity Center: Exterior Lights - Replacement	5,794
Activity Center: Generator - Replacement	158,014
Activity Center: HVAC - Replacement	316,027
Activity Center: Kitchen Ice Machine - Replacement	6,321
Activity Center: Security Cameras - Replacement	16,855

**Charbonneau Country Club Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2042 continued...</i>	
Activity Center: Siding - Stain	54,610
Activity Center: Solar System Batteries - Replacement	42,137
Activity Center: Solar System Electronics - Replacement	14,748
Activity Center: Stairs - Refinish	7,121
Activity Center: Water Heater - Replacement	10,534
Clubhouse: Carpet - Replacement	107,574
Clubhouse: Dining Room Dishwasher - Replacement	13,148
Clubhouse: Drapes - Replacement	23,906
Clubhouse: Furnace Fireplace & Lounge - Replacement	28,687
Clubhouse: Pool Table - Replacement	8,427
Fitness: Bike Peloton - Replacement	6,321
Fitness: Elliptical 1 - Replacement	12,431
Fitness: Elliptical 2 - Replacement	12,431
Fitness: Flooring - Replacement	21,068
Fitness: Leg Press w/ Weights - Replacement	6,321
Fitness: Row Machine - Replacement	6,321
Fitness: Stair Climber - Replacement	8,427
Fitness: Treadmill 1 - Replacement	14,344
Fitness: Treadmill 2 - Replacement	14,344
Fitness: Treadmill 3 - Replacement	14,344
Infrastructure: Irrigation System - Phased Replacement	18,658
Infrastructure: Landscaping	47,812
Infrastructure: Walkway Water Feature Pumps - Replacement	5,737
Office: Misc Equipment - Replacement	14,344
Tennis: Ball Machine - Replacement	10,519
Tennis: Court Vacuum - Replacement	5,705
Tennis: Interior Ceiling Panels - Replacement	20,081
Total for 2042	<u>\$1,062,379</u>

Replacement Year 2043

Activity Center: Entry Panel - Upgrade	13,147
Activity Center: TV's & Projectors	4,382
Clubhouse: AED - Replacement	4,972
Clubhouse: Audio Equipment - Replacement	39,779
Clubhouse: Concrete Paving - Repair	23,929

**Charbonneau Country Club Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2043 continued...</i>	
Clubhouse: Dining Room Chairs - Replacement	39,778
Clubhouse: Fire Alarm - Upgrade	24,862
Clubhouse: Fire Sprinkler - Upgrade	24,862
Clubhouse: Interior Paint (Partial)	64,642
Clubhouse: Kitchen Ice Maker - Replacement	8,826
Clubhouse: Pool Table - Refurbish	2,191
Clubhouse: Round Tables - Replacement	22,624
Clubhouse: Security System - Replacement	24,862
Clubhouse: Siding - Painting	33,524
Clubhouse: Water Heater - Replacement	12,431
Fitness: Bike Recumbent 1 - Replacement	9,945
Fitness: Elliptical 3 - Replacement	12,928
Infrastructure: Irrigation System - Phased Replacement	19,405
Marina: Wood Platform - Replacement	39,778
Tennis: AC Heat Pump - Replacement	8,702
Tennis: Ball Mower - Replacement	1,616
Tennis: Interior Paint Lower	12,128
Tennis: Interior Paint Upper	16,979
Tennis: Restroom Water Heaters - Replacement	2,191
Total for 2043	\$468,484
Replacement Year 2044	
Fitness: Bike Recumbent 3 - Replacement	10,343
Fitness: Bike Recumbent 4 - Replacement	10,343
Fitness: Elliptical 4 - Replacement	13,445
Fitness: Recumbent Elliptical - Replacement	18,100
Infrastructure: Barkdust	25,857
Infrastructure: Flood Lights - Replacement	3,103
Infrastructure: Irrigation System - Phased Replacement	20,181
Infrastructure: Pole Lights - Replacement	15,514
Infrastructure: Street Signs - Replacement	82,742
Office: Computers - Replacement	38,785
Office: Copy Machine - Replacement	16,807
Tennis: Gas Heaters - Replacement	7,240
Tennis: Video Surveillance System - Replacement	23,271

**Charbonneau Country Club Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2044 continued...</i>	
Tennis: Water Heater Maintenance Room - Replacement	3,103
Total for 2044	\$288,831
Replacement Year 2045	
Activity Center: TV's & Projectors	4,740
Building Envelope Inspection	6,143
Clubhouse: HVAC Dining Room - Replacement	67,227
Clubhouse: Range/Oven - Replacement	24,202
Fitness: Treadmill 4 - Replacement	16,135
Fitness: Treadmill 5 - Replacement	16,135
Infrastructure: Irrigation System - Phased Replacement	20,988
Pavilion - Maint/Repair	13,117
Pavilion: Concrete - Repair	21,846
Pavilion: Furniture - Replacement	71,098
Pavilion: Landscaping - Renovation	4,740
RV Lot: Wood Fence - Replacement	47,550
Tennis: AED - Replacement	5,378
Tennis: Exhaust Fans - Replacement	14,220
Total for 2045	\$333,518
Replacement Year 2046	
Activity Center: Security Server - Replacement	44,365
Activity Center: Veranda Furniture	22,182
Clubhouse: Cardroom Ice Machine - Replacement	7,551
Infrastructure: Irrigation System - Phased Replacement	21,828
Marina: Upper Ramp - Replacement	167,799
Pavilion: TV - Replacement	2,662
Total for 2046	\$266,387
Replacement Year 2047	
Activity Center: Roofing: Membrane - Replacement	477,697
Activity Center: Siding - Stain	66,441
Activity Center: Stairs - Refinish	8,664
Activity Center: TV's & Projectors	5,127
Clubhouse: Skylight Blinds - Replacement	14,543

**Charbonneau Country Club Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2047 continued...</i>	
Fitness: Bike Recumbent 2 - Replacement	11,634
Infrastructure: Barkdust	29,085
Infrastructure: Irrigation System - Phased Replacement	22,701
Infrastructure: Walkway Water Feature Pumps - Replacement	6,980
Marina: Dock - Inspection	29,085
Office: Misc Equipment - Replacement	17,451
Tennis: Siding - Paint	59,548
Total for 2047	\$748,956
Replacement Year 2048	
Clubhouse: AED - Replacement	6,050
Clubhouse: Security System - Replacement	30,249
Clubhouse: Television - Replacement	9,075
Infrastructure: Entry Sign 1 - Repair	30,249
Infrastructure: Entry Sign 2 - Repair	30,249
Infrastructure: Entry Sign Lights/Signage 1 - Repair	27,224
Infrastructure: Entry Sign Lights/Signage 2 - Repair	18,149
Infrastructure: Irrigation System - Phased Replacement	23,609
Infrastructure: Walkway Water Feature West - Replacement	60,497
Tennis: Entry Keypad- Replacement	3,025
Tennis: Furnace - Replacement	8,470
Tennis: Interior Paint Lower	14,755
Tennis: LED Lighting - Replacement	120,994
Total for 2048	\$382,593
Replacement Year 2049	
Activity Center: TV's & Projectors	5,545
Fitness: AED - Replacement	6,292
Infrastructure: Irrigation System - Phased Replacement	24,553
Office: Computers - Replacement	47,188
Office: Copy Machine - Replacement	20,448
Pavilion: Barbecue - Replacement	40,896
Tennis: Carpet - Replacement	30,200
Tennis: Court Exterior - Resurface	72,661
Tennis: Court Interior - Resurface	31,563

**Charbonneau Country Club Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2049 continued...</i>	
Tennis: Indoor Benches - Replacement	9,438
Tennis: Outdoor Doors - Replacement	11,325
Tennis: Restroom Water Heaters - Replacement	2,772
Total for 2049	\$302,881
Replacement Year 2050	
Activity Center: Entry Panel - Upgrade	17,300
Building Envelope Inspection	7,474
Clubhouse: Blackout Blinds - Replacement	14,723
Clubhouse: Cardroom Refrig - Replacement	9,815
Clubhouse: Fireplace - Replacement	16,358
Clubhouse: Pool Table - Refurbish	2,883
Clubhouse: Siding - Painting	44,116
Infrastructure: Barkdust	32,717
Infrastructure: Irrigation System - Phased Replacement	25,535
Infrastructure: Trees	311,404
Pavilion - Maint/Repair	15,959
Pavilion: Appliances/Hood - Replacement	53,001
Pavilion: Lighting - Replacement	16,279
Total for 2050	\$567,564
Replacement Year 2051	
Activity Center: TV's & Projectors	5,997
Clubhouse: Double Refrigerator - Replacement	11,909
Clubhouse: Shades - Replacement	28,071
Infrastructure: Irrigation System - Phased Replacement	26,557
Pavilion: Receiver - Replacement	2,429
Pavilion: Speakers - Replacement	2,429
Pavilion: TV - Replacement	3,239
Tennis: Ball Mower - Replacement	2,212
Total for 2051	\$82,842
Replacement Year 2052	
Activity Center: AV Equipment - Replacement	9,356
Activity Center: Benches - Replacement	6,237

**Charbonneau Country Club Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2052 continued...</i>	
Activity Center: Board Room - Furniture	62,373
Activity Center: Carpet - Hallways	20,583
Activity Center: Doors - Replacement	70,170
Activity Center: Elevator - Modernization	374,238
Activity Center: Fire Alarm - Upgrade	26,509
Activity Center: Fire Sprinkler - Upgrade	15,593
Activity Center: Hazel Glade (Coffee) - Renovation	31,187
Activity Center: Hazel Glade (Coffee) Carpet - Replacement	24,949
Activity Center: Hazel Glade (Coffee) Fireplace - Replacement(copy)	10,915
Activity Center: Hazel Glade (Coffee) Keurig - Replacement	3,742
Activity Center: Hazel Glade (Coffee) Room Furniture	109,153
Activity Center: Interior Paint	93,560
Activity Center: Kalapuya (Game) Room Carpet	31,935
Activity Center: Kalapuya (Game) Room Furniture	112,271
Activity Center: Kalapuya (Game) Room Renovation	15,593
Activity Center: Kitchen Coffee Maker - Replacement	4,678
Activity Center: Kitchen Dishwasher - Replacement	18,712
Activity Center: Kitchen Freezer/Refrigerator - Replacement	28,068
Activity Center: Kitchen Ice Machine - Replacement	9,356
Activity Center: Kitchen Oven - Replacement	21,831
Activity Center: Kitchen Renovation	46,780
Activity Center: Kitchen Warming Oven - Replacement	23,390
Activity Center: Lewis & Clark Room - Divider	31,187
Activity Center: Lewis & Clark Room - Flooring	81,085
Activity Center: Lewis & Clark Room - Furniture	137,221
Activity Center: Library Carpet	17,153
Activity Center: Library Fire Place	15,593
Activity Center: Library Furniture	77,966
Activity Center: Lighting - Upgrade	155,933
Activity Center: Rec Room - Flooring	45,844
Activity Center: Reception - Renovation	7,797
Activity Center: Restrooms - 1st Floor	124,746
Activity Center: Restrooms - 2nd Floor	124,746
Activity Center: Restrooms - Family	31,187
Activity Center: Security Cameras - Replacement	24,949

**Charbonneau Country Club Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2052 continued...</i>	
Activity Center: Security Server - Replacement	56,136
Activity Center: Siding - Replacement	646,684
Activity Center: Siding - Stain	80,835
Activity Center: Solar Panels - Replacement	311,865
Activity Center: Stairs - Refinish	10,541
Activity Center: Tile Flooring	73,444
Activity Center: WIFI System - Replacement	6,237
Activity Center: Water Fountain	3,119
Activity Center: Water Heater - Replacement	15,593
Activity Center: Wilson Room (MPR) - Flooring	32,746
Activity Center: Wilson Room (MPR) - Furniture	49,898
Activity Center: Wilson Room (MPR) - Renovation	7,797
Activity Center: Window Treatment - Replacement	31,187
Activity Center: Windows - Replacement	428,815
Clubhouse: Brown Square Tables - Replacement	31,883
Clubhouse: Doors - Replacement	93,560
Clubhouse: HVAC Card Room - Replacement	42,464
Clubhouse: Siding - Replacement	308,746
Clubhouse: Stage - Replacement	35,387
Clubhouse: Windows - Replacement	272,882
Fitness: Bike Peloton - Replacement	9,356
Fitness: Elliptical 1 - Replacement	18,401
Fitness: Elliptical 2 - Replacement	18,401
Fitness: Flooring - Replacement	31,187
Fitness: Row Machine - Replacement	9,356
Fitness: Stair Climber - Replacement	12,475
Fitness: Treadmill 1 - Replacement	21,232
Fitness: Treadmill 2 - Replacement	21,232
Fitness: Treadmill 3 - Replacement	21,232
Four Clubhouse: AC Units - Replacement	68,610
Infrastructure: Benches - Replacement	42,464
Infrastructure: Irrigation System - Phased Replacement	27,619
Infrastructure: Landscaping Clubhouse	120,314
Infrastructure: Walkway Water Feature Pumps - Replacement	8,493
Office: Furniture - Replacement	49,541

**Charbonneau Country Club Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2052 continued...</i>	
Office: Misc Equipment - Replacement	21,232
RV Lot: Asphalt - Replace	240,698
Tennis: Ball Machine - Replacement	15,570
Tennis: Court Vacuum - Replacement	8,445
Tennis: Exterior Stairs - Replacement	52,531
Total for 2052	\$5,404,789

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

Clubhouse: Comp Roof - Replacement

		3,750 SF	@ \$7.56
Asset ID	1021	Asset Actual Cost	\$28,350.00
	Clubhouse Exterior	Percent Replacement	100%
Category	Roofing	Future Cost	\$47,204.83
Placed in Service	January 2010		
Useful Life	25		
Adjustment	1		
Replacement Year	2036		
Remaining Life	13		

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	@ \$11.35
Asset ID	1024	Asset Actual Cost	\$10,920.91
	Clubhouse Exterior	Percent Replacement	25%
Category	Grounds Components	Future Cost	\$13,286.96
Placed in Service	January 2013		
Useful Life	15		
Replacement Year	2028		
Remaining Life	5		

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: Doors - Replacement

		10 Each	@ \$3,000.00
Asset ID	1140	Asset Actual Cost	\$30,000.00
	Clubhouse Exterior	Percent Replacement	100%
Category	Doors and Windows	Future Cost	\$93,559.54
Placed in Service	January 2022		
Useful Life	30		
Replacement Year	2052		
Remaining Life	29		

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.

Clubhouse: Gutters & Downspouts - Replacement

		500 LF	@ \$11.35
Asset ID	1022	Asset Actual Cost	\$5,673.20
	Clubhouse Exterior	Percent Replacement	100%
Category	Gutters and Downspouts	Future Cost	\$8,074.73
Placed in Service	January 2012		
Useful Life	25		
Adjustment	-5		
Replacement Year	2032		
Remaining Life	9		

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	@ \$3.40
Asset ID	1018	Asset Actual Cost	\$15,300.00
	Clubhouse Exterior	Percent Replacement	100%
Category	Painting	Future Cost	\$19,359.38
Placed in Service	January 2022		
Useful Life	7		
Replacement Year	2029		
Remaining Life	6		

This provision is for the exterior painting of the clubhouse.

According to the Association, there are 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	@ \$22.00
Asset ID	1019	Asset Actual Cost	\$99,000.00
	Clubhouse Exterior	Percent Replacement	100%
Category	Siding	Future Cost	\$308,746.49
Placed in Service	January 2022		
Useful Life	30		
Replacement Year	2052		
Remaining Life	29		

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

According to the Association, there are 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: Siding, Windows, Doors - Replacement (2023)

Asset ID	1219	1 Total	@ \$418,064.00
		Asset Actual Cost	\$418,064.00
Clubhouse Exterior		Percent Replacement	100%
Category	Siding	Future Cost	\$418,064.00
Placed in Service	January 2013		
Useful Life	30		
Adjustment	-21		
Replacement Year	2023		
Remaining Life	0		

This provision is for the replacement of the exterior siding, windows, and doors of the clubhouse in 2023.

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

The Association obtained a bid of \$418,064 for this work.

Clubhouse: TPO Membrane Roof - Replacement

Asset ID	1020	7,200 SF	@ \$16.20
		Asset Actual Cost	\$116,640.00
Clubhouse Exterior		Percent Replacement	100%
Category	Roofing	Future Cost	\$194,214.17
Placed in Service	January 2016		
Useful Life	20		
Replacement Year	2036		
Remaining Life	13		

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.

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

Clubhouse: Windows - Replacement

Asset ID	1139	35 Each	@ \$2,500.00
Clubhouse Exterior		Asset Actual Cost	\$87,500.00
Category	Doors and Windows	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$272,882.00
Useful Life	30		
Replacement Year	2052		
Remaining Life	29		

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

Schwindt and Company estimated 35 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 \$811,448

Charbonneau Country Club Association
Detail Report by Category

Clubhouse: AED - Replacement

Asset ID	1153	1 Total	@ \$2,269.35
Clubhouse Interior		Asset Actual Cost	\$2,269.35
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	\$2,269.35
Useful Life	5		
Replacement Year	2023		
Remaining Life	0		

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.

Clubhouse: Artwork - Replacement

Asset ID	1070	1 Total	@ \$11,346.75
Clubhouse Interior		Asset Actual Cost	\$11,346.75
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2009	Future Cost	\$11,800.62
Useful Life	15		
Replacement Year	2024		
Remaining Life	1		

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

Asset ID	1083	1 Total	@ \$18,154.80
Clubhouse Interior		Asset Actual Cost	\$18,154.80
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2009	Future Cost	\$18,154.80
Useful Life	20		
Adjustment	-6		
Replacement Year	2023		
Remaining Life	0		

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

Charbonneau Country Club Association Detail Report by Category

Clubhouse: Audio Equipment - 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: Blackout Blinds - Replacement

Asset ID	1064	1 Total	@ \$5,106.04
	Clubhouse Interior	Asset Actual Cost	\$5,106.04
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$8,501.93
Useful Life	14		
Replacement Year	2036		
Remaining Life	13		

This provision is for the replacement of the blackout 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

Asset ID	1051	17 Each	@ \$601.38
	Clubhouse Interior	Asset Actual Cost	\$10,223.46
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$17,703.72
Useful Life	15		
Replacement Year	2037		
Remaining Life	14		

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 Dishwasher - Replacement

Asset ID	1045	1 Total	@ \$5,673.37
		Asset Actual Cost	\$5,673.37
Clubhouse Interior		Percent Replacement	100%
Category	Equipment	Future Cost	\$5,900.30
Placed in Service	January 2005		
Useful Life	15		
Adjustment	4		
Replacement Year	2024		
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.

Clubhouse: Cardroom Ice Machine - Replacement

Asset ID	1044	1 Total	@ \$3,063.62
		Asset Actual Cost	\$3,063.62
Clubhouse Interior		Percent Replacement	100%
Category	Equipment	Future Cost	\$3,446.16
Placed in Service	January 2016		
Useful Life	10		
Replacement Year	2026		
Remaining Life	3		

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.

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

Clubhouse: Cardroom Refrig - Replacement

Asset ID	1043	1 Total	@ \$3,404.02
	Clubhouse Interior	Asset Actual Cost	\$3,404.02
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	\$5,449.95
Useful Life	15		
Replacement Year	2035		
Remaining Life	12		

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	@ \$56.73
	Clubhouse Interior	Asset Actual Cost	\$51,059.16
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$62,121.27
Useful Life	14		
Replacement Year	2028		
Remaining Life	5		

This provision is for the replacement of the clubhouse carpet.

According to the Association, there are 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.

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

Clubhouse: Convection Oven - Replacement

Asset ID	1039	1 Total	@ \$7,375.39
	Clubhouse Interior	Asset Actual Cost	\$7,375.39
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$14,366.52
Useful Life	18		
Replacement Year	2040		
Remaining Life	17		

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	@ \$90.77
	Clubhouse Interior	Asset Actual Cost	\$18,154.36
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2005	Future Cost	\$22,087.55
Useful Life	15		
Adjustment	8		
Replacement Year	2028		
Remaining Life	5		

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

Asset ID	1048	1 Total	@ \$6,240.71
		Asset Actual Cost	\$6,240.71
Clubhouse Interior		Percent Replacement	100%
Category	Equipment	Future Cost	\$7,300.75
Placed in Service	January 2005		
Useful Life	15		
Adjustment	7		
Replacement Year	2027		
Remaining Life	4		

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: Dishes - Replacement

Asset ID	1060	1 Total	@ \$11,346.75
		Asset Actual Cost	\$11,346.75
Clubhouse Interior		Percent Replacement	100%
Category	Interior Furnishings	Future Cost	\$14,931.55
Placed in Service	January 2000		
Useful Life	30		
Replacement Year	2030		
Remaining Life	7		

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.

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

Clubhouse: Double Refrigerator - Replacement

Asset ID	1041	1 Total	@ \$3,971.36
	Clubhouse Interior	Asset Actual Cost	\$3,971.36
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2012	Future Cost	\$5,435.08
Useful Life	20		
Adjustment	-1		
Replacement Year	2031		
Remaining Life	8		

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

Asset ID	1062	1 Total	@ \$11,346.75
	Clubhouse Interior	Asset Actual Cost	\$11,346.75
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$13,805.05
Useful Life	14		
Replacement Year	2028		
Remaining Life	5		

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

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.

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

Clubhouse: Fire Alarm - Upgrade

Asset ID	1151	1 Total	@ \$11,346.75
Clubhouse Interior		Asset Actual Cost	\$11,346.75
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$11,346.75
Useful Life	10		
Adjustment	-6		
Replacement Year	2023		
Remaining Life	0		

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

Asset ID	1152	1 Total	@ \$11,346.75
Clubhouse Interior		Asset Actual Cost	\$11,346.75
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$11,346.75
Useful Life	10		
Adjustment	-6		
Replacement Year	2023		
Remaining Life	0		

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

The basement fire system was place in service in 1991. The upgrade would be for upstairs.

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

Asset ID	1037	1 Total	@ \$5,673.37
Clubhouse Interior		Asset Actual Cost	\$5,673.37
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$6,381.77
Useful Life	12		
Replacement Year	2026		
Remaining Life	3		

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

Asset ID	1054	1 Total	@ \$11,346.75
Clubhouse Interior		Asset Actual Cost	\$11,346.75
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$17,467.80
Useful Life	20		
Replacement Year	2034		
Remaining Life	11		

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: Coatroom - Replacement

Asset ID	1057	1 Total	@ \$8,510.06
	Clubhouse Interior	Asset Actual Cost	\$8,510.06
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$13,100.85
Useful Life	20		
Replacement Year	2034		
Remaining Life	11		

This provision is for the replacement of the fixtures in the coatroom.

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	@ \$8,510.06
	Clubhouse Interior	Asset Actual Cost	\$8,510.06
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$13,100.85
Useful Life	20		
Replacement Year	2034		
Remaining Life	11		

This provision is for the replacement of the fixtures in the conference room. This includes the bookcases 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

Asset ID	1055	1 Total	@ \$11,346.75
	Clubhouse Interior	Asset Actual Cost	\$11,346.75
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$17,467.80
Useful Life	20		
Replacement Year	2034		
Remaining Life	11		

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

Asset ID	1058	1 Total	@ \$17,020.12
	Clubhouse Interior	Asset Actual Cost	\$17,020.12
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$26,201.70
Useful Life	20		
Replacement Year	2034		
Remaining Life	11		

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: Freezer/Refrig - Replacement

Asset ID	1040	1 Total	@ \$9,644.74
	Clubhouse Interior	Asset Actual Cost	\$9,644.74
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2011	Future Cost	\$10,849.02
Useful Life	15		
Replacement Year	2026		
Remaining Life	3		

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.

Clubhouse: Furnace Fireplace & Lounge - Replacement

Asset ID	1030	2 Each	@ \$6,808.05
	Clubhouse Interior	Asset Actual Cost	\$13,616.10
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2012	Future Cost	\$15,928.91
Useful Life	15		
Replacement Year	2027		
Remaining Life	4		

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.

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

Clubhouse: Grand Piano - Replacement

		1 Total	@ \$17,020.12
Asset ID	1065	Asset Actual Cost	\$17,020.12
	Clubhouse Interior	Percent Replacement	100%
Category	Interior Furnishings	Future Cost	\$17,020.12
Placed in Service	January 2000		
Useful Life	14		
Replacement Year	2023		
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.

Clubhouse: HVAC Card Room - Replacement

		1 Total	@ \$13,616.00
Asset ID	1029	Asset Actual Cost	\$13,616.00
	Clubhouse Interior	Percent Replacement	100%
Category	Equipment	Future Cost	\$23,578.51
Placed in Service	January 2022		
Useful Life	15		
Replacement Year	2037		
Remaining Life	14		

This provision is for the replacement of the HVAC systems 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.

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

Clubhouse: HVAC Dining Room - Replacement

Asset ID	1028	1 Total	@ \$28,366.87
	Clubhouse Interior	Asset Actual Cost	\$28,366.87
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2013	Future Cost	\$37,328.87
Useful Life	15		
Adjustment	2		
Replacement Year	2030		
Remaining Life	7		

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.

Clubhouse: Hardwood Floors - Replacement

Asset ID	1033	1 Total	@ \$22,693.50
	Clubhouse Interior	Asset Actual Cost	\$22,693.50
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 1992	Future Cost	\$29,863.10
Useful Life	30		
Adjustment	8		
Replacement Year	2030		
Remaining Life	7		

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.

Charbonneau Country Club Association
Detail Report by Category

Clubhouse: Interior Paint (Partial)

Asset ID	1031	1 Total	@ \$29,501.55
Clubhouse Interior		Asset Actual Cost	\$29,501.55
Category	Painting	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$29,501.55
Useful Life	10		
Adjustment	3		
Replacement Year	2023		
Remaining Life	0		

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.

Clubhouse: Kitchen Dishwasher - Replacement

Asset ID	1038	1 Total	@ \$18,154.80
Clubhouse Interior		Asset Actual Cost	\$18,154.80
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	\$29,066.42
Useful Life	18		
Replacement Year	2035		
Remaining Life	12		

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.

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

Clubhouse: Kitchen Exhaust Hood - Replacement

Asset ID	1147	1 Total	@ \$22,693.50
	Clubhouse Interior	Asset Actual Cost	\$22,693.50
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	\$36,333.02
Useful Life	18		
Replacement Year	2035		
Remaining Life	12		

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.

Clubhouse: Kitchen Ice Maker - Replacement

Asset ID	1042	1 Total	@ \$4,028.10
	Clubhouse Interior	Asset Actual Cost	\$4,028.10
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$4,900.79
Useful Life	15		
Adjustment	3		
Replacement Year	2028		
Remaining Life	5		

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.

Charbonneau Country Club Association
Detail Report by Category

Clubhouse: Kitchen Tile Floors - Replacement

Asset ID	1036	1 Total	@ \$13,616.10
	Clubhouse Interior	Asset Actual Cost	\$13,616.10
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 1999	Future Cost	\$17,228.71
Useful Life	30		
Replacement Year	2029		
Remaining Life	6		

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: Lighting - Upgrade

Asset ID	1061	1 Total	@ \$56,733.75
	Clubhouse Interior	Asset Actual Cost	\$56,733.75
Category	Lighting	Percent Replacement	100%
Placed in Service	January 2012	Future Cost	\$56,733.75
Useful Life	15		
Adjustment	-4		
Replacement Year	2023		
Remaining Life	0		

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.

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

Clubhouse: Living Room Nook - Replacement

Asset ID	1067	1 Total	@ \$8,510.06
	Clubhouse Interior	Asset Actual Cost	\$8,510.06
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$13,100.85
Useful Life	20		
Replacement Year	2034		
Remaining Life	11		

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: Movable Wall - Replacement

Asset ID	1148	1 Total	@ \$5,673.37
	Clubhouse Interior	Asset Actual Cost	\$5,673.37
Category	Equipment	Percent Replacement	100%
Placed in Service	January 1977	Future Cost	\$6,637.04
Useful Life	45		
Adjustment	5		
Replacement Year	2027		
Remaining Life	4		

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: Pool Table - Refurbish

Asset ID	1264	1 Total	@ \$1,000.00
Clubhouse Interior		Asset Actual Cost	\$1,000.00
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$1,265.32
Useful Life	7		
Replacement Year	2029		
Remaining Life	6		

This provision is to refurbish the pool 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 bid to confirm this estimate.

Clubhouse: Pool Table - Replacement

Asset ID	1194	1 Total	@ \$4,000.00
Clubhouse Interior		Asset Actual Cost	\$4,000.00
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$8,427.40
Useful Life	20		
Replacement Year	2042		
Remaining Life	19		

This provision is for the replacement of the pool 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 bid to confirm this estimate.

Clubhouse: Range/Oven - Replacement

Asset ID	1161	1 Total	@ \$10,212.07
Clubhouse Interior		Asset Actual Cost	\$10,212.07
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2027	Future Cost	\$11,946.68
Useful Life	18		
Replacement Year	2027		
Remaining Life	4		

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

Charbonneau Country Club Association
Detail Report by Category

Clubhouse: Range/Oven - 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: Restrooms - Renovation

Asset ID	1149	2 Each	@ \$11,346.75
Clubhouse Interior		Asset Actual Cost	\$22,693.50
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 1977	Future Cost	\$23,601.24
Useful Life	30		
Adjustment	17		
Replacement Year	2024		
Remaining Life	1		

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

Asset ID	1049	26 Each	@ \$397.13
Clubhouse Interior		Asset Actual Cost	\$10,325.38
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2005	Future Cost	\$12,562.40
Useful Life	15		
Adjustment	8		
Replacement Year	2028		
Remaining Life	5		

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

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.

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

Clubhouse: Security System - Replacement

Asset ID	1150	1 Total	@ \$11,346.75
		Asset Actual Cost	\$11,346.75
Clubhouse Interior		Percent Replacement	100%
Category	Equipment	Future Cost	\$11,346.75
Placed in Service	January 2018		
Useful Life	5		
Adjustment	-1		
Replacement Year	2023		
Remaining Life	0		

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

Asset ID	1063	22 Each	@ \$425.50
		Asset Actual Cost	\$9,361.00
Clubhouse Interior		Percent Replacement	100%
Category	Interior Furnishings	Future Cost	\$9,361.00
Placed in Service	January 2000		
Useful Life	14		
Adjustment	8		
Replacement Year	2023		
Remaining Life	0		

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

Asset ID	1069	2 Each	@ \$2,836.69
	Clubhouse Interior	Asset Actual Cost	\$5,673.37
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	\$8,074.98
Useful Life	15		
Replacement Year	2032		
Remaining Life	9		

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

Asset ID	1068	1 Total	@ \$11,346.75
	Clubhouse Interior	Asset Actual Cost	\$11,346.75
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2012	Future Cost	\$16,149.96
Useful Life	20		
Replacement Year	2032		
Remaining Life	9		

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

Asset ID	1066	3 Each	@ \$1,134.68
	Clubhouse Interior	Asset Actual Cost	\$3,404.04
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$3,982.25
Useful Life	7		
Adjustment	6		
Replacement Year	2027		
Remaining Life	4		

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

Asset ID	1035	1 Total	@ \$13,616.10
Clubhouse Interior		Asset Actual Cost	\$13,616.10
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 1999	Future Cost	\$14,160.74
Useful Life	30		
Adjustment	-5		
Replacement Year	2024		
Remaining Life	1		

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

Asset ID	1034	400 SF	@ \$11.35
Clubhouse Interior		Asset Actual Cost	\$4,538.56
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$6,986.90
Useful Life	20		
Replacement Year	2034		
Remaining Life	11		

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**

Clubhouse: Water Heater - Replacement

		1 Total	@ \$5,673.37
Asset ID	1026	Asset Actual Cost	\$5,673.37
	Clubhouse Interior	Percent Replacement	100%
Category	Equipment	Future Cost	\$5,673.37
Placed in Service	January 2010		
Useful Life	10		
Adjustment	3		
Replacement Year	2023		
Remaining Life	0		

This provision is for the replacement of the water heater at the clubhouse.

According to the Association, this was replaced in 2010 for \$4,250.

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.

Four Clubhouse: AC Units - Replacement

		4 Each	@ \$5,500.00
Asset ID	1027	Asset Actual Cost	\$22,000.00
	Clubhouse Interior	Percent Replacement	100%
Category	Equipment	Future Cost	\$38,096.88
Placed in Service	January 2022		
Useful Life	15		
Replacement Year	2037		
Remaining Life	14		

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

According to the Association, there are 4.

According to the Association, all 4 AC units were replaced in 2022 for \$21,107.

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 - Total Current Cost \$635,876

Charbonneau Country Club Association
Detail Report by Category

Pavilion - Maint/Repair

Asset ID	1105	1 Total	@ \$5,535.00
Category	Pavilion	Asset Actual Cost	\$5,535.00
Placed in Service	Painting	Percent Replacement	100%
Useful Life	January 2020	Future Cost	\$5,986.65
Replacement Year	5		
Remaining Life	2025		
	2		

This provision is for the maintenance and repair of the pavilion.

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.

Pavilion: Appliances/Hood - Replacement

Asset ID	1107	1 Total	@ \$18,381.73
Category	Pavilion	Asset Actual Cost	\$18,381.73
Placed in Service	Equipment	Percent Replacement	100%
Useful Life	January 2010	Future Cost	\$24,189.11
Replacement Year	20		
Remaining Life	2030		
	7		

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

There is a hood vent, 3 refrigerators, a 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.

Charbonneau Country Club Association
Detail Report by Category

Pavilion: Barbecue - Replacement

Asset ID	1106	1 Total	@ \$14,750.77
	Pavilion	Asset Actual Cost	\$14,750.77
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2013	Future Cost	\$18,664.43
Useful Life	10		
Adjustment	6		
Replacement Year	2029		
Remaining Life	6		

This provision is for the replacement of the barbecue in the gazebo in the pavilion.

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.

Pavilion: Concrete - Repair

Asset ID	1109	3,250 SF	@ \$11.35
	Pavilion	Asset Actual Cost	\$9,218.14
Category	Grounds Components	Percent Replacement	25%
Placed in Service	January 2015	Future Cost	\$12,130.44
Useful Life	15		
Replacement Year	2030		
Remaining Life	7		

This provision is for the repair of the concrete paving in the pavilion.

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.

Pavilion: Countertop Renovation

Asset ID	1113	1 Total	@ \$5,673.37
	Pavilion	Asset Actual Cost	\$5,673.37
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$11,051.16
Useful Life	30		
Replacement Year	2040		
Remaining Life	17		

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

Charbonneau Country Club Association Detail Report by Category

Pavilion: Countertop Renovation continued...

stonework 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.

Pavilion: Fans - Replacement

Asset ID	1176	7 Each	@ \$276.75
	Pavilion	Asset Actual Cost	\$1,937.25
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	\$3,773.57
Useful Life	20		
Replacement Year	2040		
Remaining Life	17		

This provision is for the replacement of the fans in the pavilion.

According to the Association, there are 7 fans.

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.

Pavilion: Fireplace - Replacement

Asset ID	1177	1 Total	@ \$5,535.00
	Pavilion	Asset Actual Cost	\$5,535.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	\$10,781.63
Useful Life	20		
Replacement Year	2040		
Remaining Life	17		

This provision is for the replacement of the fireplace in the pavilion.

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

Pavilion: Furniture - Replacement

Asset ID	1108	1 Total	@ \$30,000.00
	Pavilion	Asset Actual Cost	\$30,000.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$32,448.00
Useful Life	10		
Replacement Year	2025		
Remaining Life	2		

This provision is for the replacement of the outdoor furniture in the pavilion.

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.

Pavilion: Heaters - Replacement

Asset ID	1175	9 Each	@ \$553.50
	Pavilion	Asset Actual Cost	\$4,981.50
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	\$9,703.47
Useful Life	20		
Replacement Year	2040		
Remaining Life	17		

This provision is for the replacement of the mounted heaters in the pavilion.

According to the Association, there are 9 heaters.

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.

Pavilion: Landscaping - Renovation

Asset ID	1114	1 Total	@ \$2,000.00
	Pavilion	Asset Actual Cost	\$2,000.00
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$2,163.20
Useful Life	10		
Adjustment	5		
Replacement Year	2025		
Remaining Life	2		

This provision is for the renovation of landscaping in the pavilion. This includes repair of the

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

Pavilion: Landscaping - Renovation continued...

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.

Pavilion: Lighting - Replacement

Asset ID	1111	34 Each	@ \$166.05
	Pavilion	Asset Actual Cost	\$5,645.66
Category	Lighting	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$7,429.31
Useful Life	20		
Replacement Year	2030		
Remaining Life	7		

This provision is for the replacement of the lighting in the pavilion.

According to the Association, there are 34 lights.

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.

Pavilion: Portable Heaters - Replacement

Asset ID	1189	4 Each	@ \$150.00
	Pavilion	Asset Actual Cost	\$600.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	\$1,168.74
Useful Life	20		
Replacement Year	2040		
Remaining Life	17		

This provision is for the replacement of the portable heaters in the pavilion.

According to the Association, there are 4 heaters.

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

Pavilion: Receiver - Replacement

Asset ID	1184	1 Total	@ \$810.00
	Pavilion	Asset Actual Cost	\$810.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2021	Future Cost	\$1,108.54
Useful Life	10		
Replacement Year	2031		
Remaining Life	8		

This provision is for the replacement of the receiver in the pavilion.

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.

Pavilion: Roof - Replacement

Asset ID	1104	3,300 SF	@ \$7.56
	Pavilion	Asset Actual Cost	\$24,948.00
Category	Roofing	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	\$48,596.22
Useful Life	20		
Replacement Year	2040		
Remaining Life	17		

This provision is for the replacement of the shingle roof on the pavilion.

The Association estimated 3,300 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.

Pavilion: Speakers - Replacement

Asset ID	1185	1 Total	@ \$810.00
	Pavilion	Asset Actual Cost	\$810.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2021	Future Cost	\$1,348.71
Useful Life	15		
Replacement Year	2036		
Remaining Life	13		

This provision is for the replacement of the speakers in the pavilion.

Charbonneau Country Club Association
Detail Report by Category

Pavilion: Speakers - 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.

Pavilion: TV - Replacement

Asset ID	1183	1 Total	@ \$1,080.00
	Pavilion	Asset Actual Cost	\$1,080.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2021	Future Cost	\$1,214.85
Useful Life	5		
Replacement Year	2026		
Remaining Life	3		

This provision is for the replacement of the outdoor tv in the pavilion.

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.

Pavilion - Total Current Cost \$131,906

Charbonneau Country Club Association
Detail Report by Category

Office: Computers - Replacement

Asset ID	1117	1 Total	@ \$17,020.13
Office		Asset Actual Cost	\$17,020.13
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	\$17,700.94
Useful Life	5		
Replacement Year	2024		
Remaining Life	1		

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

Asset ID	1116	1 Total	@ \$7,375.39
Office		Asset Actual Cost	\$7,375.39
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	\$7,670.41
Useful Life	5		
Replacement Year	2024		
Remaining Life	1		

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

Asset ID	1115	1 Total	@ \$15,885.45
Office		Asset Actual Cost	\$15,885.45
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$27,508.46
Useful Life	15		
Replacement Year	2037		
Remaining Life	14		

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 2022 when the activity center was built.

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: Misc Equipment - Replacement

Asset ID	1120	1 Total	@ \$6,808.05
	Office	Asset Actual Cost	\$6,808.05
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$7,964.46
Useful Life	5		
Replacement Year	2027		
Remaining Life	4		

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 \$47,089

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

Tennis: AC Heat Pump - Replacement

Asset ID	1162	1 Total	@ \$3,971.36
Category	Tennis Building	Asset Actual Cost	\$3,971.36
Placed in Service	Equipment	Percent Replacement	100%
Useful Life	January 2013	Future Cost	\$3,971.36
Replacement Year	10		
Remaining Life	2023		
	0		

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

Asset ID	1144	1 Total	@ \$2,269.35
Category	Tennis Building	Asset Actual Cost	\$2,269.35
Placed in Service	Grounds Components	Percent Replacement	100%
Useful Life	January 2015	Future Cost	\$2,454.53
Replacement Year	10		
Remaining Life	2025		
	2		

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

Asset ID	1097	1 Each	@ \$4,992.57
Category	Tennis Building	Asset Actual Cost	\$4,992.57
Placed in Service	Equipment	Percent Replacement	100%
Useful Life	January 2022	Future Cost	\$7,105.98
Replacement Year	10		
Remaining Life	2032		
	9		

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

Charbonneau Country Club Association
Detail Report by Category

Tennis: Ball Machine - 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: Ball Mower - Replacement

Asset ID	1166	1 Total	@ \$737.54
	Asset Actual Cost		\$737.54
Tennis Building	Percent Replacement		100%
Category	Equipment	Future Cost	\$862.82
Placed in Service	January 2019		
Useful Life	8		
Replacement Year	2027		
Remaining Life	4		

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	@ \$10,892.88
	Asset Actual Cost		\$10,892.88
Tennis Building	Percent Replacement		100%
Category	Equipment	Future Cost	\$13,782.97
Placed in Service	January 2019		
Useful Life	10		
Replacement Year	2029		
Remaining Life	6		

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: Court Curtains - Replacement

		4 Each	@ \$2,382.82
Asset ID	1092	Asset Actual Cost	\$9,531.26
	Tennis Building	Percent Replacement	100%
Category	Equipment	Future Cost	\$10,309.01
Placed in Service	January 2004		
Useful Life	15		
Adjustment	6		
Replacement Year	2025		
Remaining Life	2		

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	@ \$1.80
Asset ID	1088	Asset Actual Cost	\$26,208.00
	Tennis Building	Percent Replacement	100%
Category	Grounds Components	Future Cost	\$35,867.46
Placed in Service	January 2022		
Useful Life	9		
Replacement Year	2031		
Remaining Life	8		

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

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

This was done in 2022 for \$25,900.

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: Court Interior - Resurface

		14,560 SF	@ \$0.78
Asset ID	1087	Asset Actual Cost	\$11,384.46
	Tennis Building	Percent Replacement	100%
Category	Grounds Components	Future Cost	\$12,313.44
Placed in Service	January 2013		
Useful Life	12		
Replacement Year	2025		
Remaining Life	2		

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	@ \$2,708.00
Asset ID	1102	Asset Actual Cost	\$2,708.00
	Tennis Building	Percent Replacement	100%
Category	Equipment	Future Cost	\$3,854.33
Placed in Service	January 2022		
Useful Life	10		
Replacement Year	2032		
Remaining Life	9		

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

This was done in 2022 for \$2,708.

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

Asset ID	1170	1 Total	@ \$1,134.67
	Tennis Building	Asset Actual Cost	\$1,134.67
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2012	Future Cost	\$1,180.06
Useful Life	12		
Replacement Year	2024		
Remaining Life	1		

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

Asset ID	1093	2 Each	@ \$3,000.00
	Tennis Building	Asset Actual Cost	\$6,000.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2013	Future Cost	\$6,489.60
Useful Life	10		
Adjustment	2		
Replacement Year	2025		
Remaining Life	2		

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: Exterior Stairs - Replacement

Asset ID	1188	1 Total	@ \$16,844.00
	Tennis Building	Asset Actual Cost	\$16,844.00
Category	Siding	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$52,530.56
Useful Life	30		
Replacement Year	2052		
Remaining Life	29		

This provision is for the replacement of the exterior stairs on the tennis building.

Charbonneau Country Club Association
Detail Report by Category

Tennis: Exterior Stairs - Replacement continued...

According to the Association, this was done in 2022 for \$16,844,

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

Asset ID	1100	1 Total	@ \$3,177.09
	Tennis Building	Asset Actual Cost	\$3,177.09
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$3,865.41
Useful Life	10		
Replacement Year	2028		
Remaining Life	5		

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 bid to confirm this estimate.

Tennis: Garage Door - Replacement

Asset ID	1173	1 Total	@ \$10,212.07
	Tennis Building	Asset Actual Cost	\$10,212.07
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$18,391.37
Useful Life	30		
Adjustment	1		
Replacement Year	2038		
Remaining Life	15		

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.

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

Tennis: Gas Heaters - Replacement

		4 Each	@ \$794.27
Asset ID	1091	Asset Actual Cost	\$3,177.09
	Tennis Building	Percent Replacement	100%
Category	Equipment	Future Cost	\$4,020.03
Placed in Service	January 2014		
Useful Life	15		
Replacement Year	2029		
Remaining Life	6		

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.

Tennis: Gutters & Downspouts - Replacement

		376 LF	@ \$11.35
Asset ID	1098	Asset Actual Cost	\$4,266.25
	Tennis Building	Percent Replacement	100%
Category	Grounds Components	Future Cost	\$5,614.09
Placed in Service	January 2005		
Useful Life	25		
Replacement Year	2030		
Remaining Life	7		

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

		6 Each	@ \$567.34
Asset ID	1163	Asset Actual Cost	\$3,404.02
	Tennis Building	Percent Replacement	100%
Category	Grounds Components	Future Cost	\$5,240.33
Placed in Service	January 2019		
Useful Life	15		
Replacement Year	2034		
Remaining Life	11		

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

Charbonneau Country Club Association
Detail Report by Category

Tennis: Indoor Benches - 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: Indoor Doors - Replacement

Asset ID	1174	4 Each	@ \$567.34
	Tennis Building	Asset Actual Cost	\$2,269.35
Category	Doors and Windows	Percent Replacement	100%
Placed in Service	January 1977	Future Cost	\$2,654.82
Useful Life	50		
Replacement Year	2027		
Remaining Life	4		

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

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

Asset ID	1171	1 Total	@ \$9,531.27
	Tennis Building	Asset Actual Cost	\$9,531.27
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	\$10,721.38
Useful Life	16		
Adjustment	2		
Replacement Year	2026		
Remaining Life	3		

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.

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

Tennis: Interior Paint Lower

		1 Total	@ \$5,535.00
Asset ID	1180	Asset Actual Cost	\$5,535.00
	Tennis Building	Percent Replacement	100%
Category	Painting	Future Cost	\$5,535.00
Placed in Service	January 2018		
Useful Life	5		
Replacement Year	2023		
Remaining Life	0		

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.

Tennis: Interior Paint Upper

		1 Total	@ \$7,749.00
Asset ID	1099	Asset Actual Cost	\$7,749.00
	Tennis Building	Percent Replacement	100%
Category	Painting	Future Cost	\$7,749.00
Placed in Service	January 2018		
Useful Life	10		
Adjustment	-5		
Replacement Year	2023		
Remaining Life	0		

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

Asset ID	1145	1 Total	@ \$8,510.06
Category	Tennis Building	Asset Actual Cost	\$8,510.06
Placed in Service	January 1977	Percent Replacement	100%
Useful Life	30	Future Cost	\$8,850.46
Adjustment	17		
Replacement Year	2024		
Remaining Life	1		

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

Asset ID	1103	2 Each	@ \$22,693.50
Category	Tennis Building	Asset Actual Cost	\$45,387.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	15	Future Cost	\$67,183.84
Replacement Year	2033		
Remaining Life	10		

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.

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

Tennis: Light Poles Exterior - Paint

		4 Each	@ \$998.51
Asset ID	1090	Asset Actual Cost	\$3,994.06
	Tennis Building	Percent Replacement	100%
Category	Painting	Future Cost	\$6,650.40
Placed in Service	January 2016		
Useful Life	20		
Replacement Year	2036		
Remaining Life	13		

This provision is for the painting of the exterior light poles 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: Lights Exterior - Replacement

		4 Each	@ \$2,269.35
Asset ID	1089	Asset Actual Cost	\$9,077.40
	Tennis Building	Percent Replacement	100%
Category	Lighting	Future Cost	\$15,114.54
Placed in Service	January 2013		
Useful Life	23		
Replacement Year	2036		
Remaining Life	13		

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 Doors - Replacement

		2 Each	@ \$2,042.41
Asset ID	1142	Asset Actual Cost	\$4,084.83
	Tennis Building	Percent Replacement	100%
Category	Doors and Windows	Future Cost	\$11,325.07
Placed in Service	January 2019		
Useful Life	30		
Replacement Year	2049		
Remaining Life	26		

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

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

Tennis: Outdoor Doors - Replacement continued...

According to the Association, 2 doors on the south wall were replaced in 2019. The 2 on the north have not been replaced.

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

Asset ID	1165	2 Each	@ \$2,042.41
	Tennis Building	Asset Actual Cost	\$4,084.83
Category	Doors and Windows	Percent Replacement	100%
Placed in Service	January 1977	Future Cost	\$4,084.83
Useful Life	30		
Replacement Year	2023		
Remaining Life	0		

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

According to the Association, 2 doors on the south wall were replaced in 2019. The 2 on the north have not been replaced.

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 Grandstands - Replacement

Asset ID	1164	1 Total	@ \$2,042.41
	Tennis Building	Asset Actual Cost	\$2,042.41
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$2,906.99
Useful Life	25		
Replacement Year	2032		
Remaining Life	9		

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

Charbonneau Country Club Association
Detail Report by Category

Tennis: Outdoor Grandstands - Replacement continued...

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	@ \$6,808.05
	Tennis Building	Asset Actual Cost	\$6,808.05
Category	Equipment	Percent Replacement	100%
Placed in Service	January 1977	Future Cost	\$7,964.45
Useful Life	50		
Replacement Year	2027		
Remaining Life	4		

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: Restroom Water Heaters - Replacement

Asset ID	1167	2 Each	@ \$500.00
	Tennis Building	Asset Actual Cost	\$1,000.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	\$1,081.60
Useful Life	6		
Replacement Year	2025		
Remaining Life	2		

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.

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

Tennis: Restrooms - Remodel

Asset ID	1146	1 Total	@ \$5,673.37
Category	Tennis Building	Asset Actual Cost	\$5,673.37
Placed in Service	January 1977	Percent Replacement	100%
Useful Life	30	Future Cost	\$5,900.30
Adjustment	17		
Replacement Year	2024		
Remaining Life	1		

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.

Tennis: Shingle Roof - Replacement

Asset ID	1084	17,300 SF	@ \$7.56
Category	Tennis Building	Asset Actual Cost	\$130,788.00
Placed in Service	January 2005	Percent Replacement	100%
Useful Life	25	Future Cost	\$172,108.09
Replacement Year	2030		
Remaining Life	7		

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

According to information provided by the Association, there are 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

Asset ID	1086	14,340 SF	@ \$1.62
Category	Tennis Building	Asset Actual Cost	\$23,230.80
Placed in Service	January 2019	Percent Replacement	100%
Useful Life	7	Future Cost	\$26,131.49
Replacement Year	2026		
Remaining Life	3		

This provision is for the painting of the siding on the tennis court building. In 2008-2009 the

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

Tennis: Siding - Paint continued...

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.

Tennis: Siding - Replacement

Asset ID	1187	14,340 SF	@ \$21.60
Category	Tennis Building	Asset Actual Cost	\$201,333.60
Placed in Service	Siding	Percent Replacement	65%
Useful Life	January 2008	Future Cost	\$362,590.44
Replacement Year	30		
Remaining Life	2038		
	15		

This provision is for the replacement of the siding on the north, east and south side of 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: Siding - Replacement (West)

Asset ID	1085	14,340 SF	@ \$21.60
Category	Tennis Building	Asset Actual Cost	\$108,410.40
Placed in Service	Siding	Percent Replacement	35%
Useful Life	January 2008	Future Cost	\$121,946.96
Adjustment	30		
Replacement Year	-12		
Remaining Life	2026		
	3		

This provision is for the replacement of the siding on the west side of the tennis court building.

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

Tennis: Siding - Replacement (West) continued...

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

Asset ID	1169	1 Total	@ \$10,212.07
		Asset Actual Cost	\$10,212.07
Category	Tennis Building	Percent Replacement	100%
	Equipment	Future Cost	\$10,620.55
Placed in Service	January 1984		
Useful Life	20		
Adjustment	20		
Replacement Year	2024		
Remaining Life	1		

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.

Tennis: Water Heater Maintenance Room - Replacement

Asset ID	1168	1 Total	@ \$1,361.61
		Asset Actual Cost	\$1,361.61
Category	Tennis Building	Percent Replacement	100%
	Equipment	Future Cost	\$1,722.87
Placed in Service	January 2014		
Useful Life	15		
Replacement Year	2029		
Remaining Life	6		

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.

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

Tennis: Windows - Replacement

		8 Each	@ \$851.01
Asset ID	1141	Asset Actual Cost	\$6,808.04
	Tennis Building	Percent Replacement	100%
Category	Doors and Windows	Future Cost	\$7,658.12
Placed in Service	January 1977		
Useful Life	30		
Adjustment	19		
Replacement Year	2026		
Remaining Life	3		

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.

Tennis Building - Total Current Cost \$718,802

Charbonneau Country Club Association
Detail Report by Category

Fitness: AED - Replacement

Asset ID	1160	1 Total	@ \$2,269.35
	Fitness	Asset Actual Cost	\$2,269.35
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	\$2,454.53
Useful Life	8		
Replacement Year	2025		
Remaining Life	2		

This provision is for the replacement of the 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.

Fitness: Bike Peloton - Replacement

Asset ID	1190	1 Total	@ \$3,000.00
	Fitness	Asset Actual Cost	\$3,000.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$4,269.94
Useful Life	10		
Replacement Year	2032		
Remaining Life	9		

This provision is for the replacement of the peloton bike.

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

Asset ID	1080	1 Total	@ \$4,538.70
	Fitness	Asset Actual Cost	\$4,538.70
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2012	Future Cost	\$4,538.70
Useful Life	10		
Replacement Year	2023		
Remaining Life	0		

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

Asset ID	1079	1 Total	@ \$4,538.70
	Fitness	Asset Actual Cost	\$4,538.70
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	\$5,309.64
Useful Life	10		
Replacement Year	2027		
Remaining Life	4		

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: Bike Recumbent 3 - Replacement

Asset ID	1075	1 Total	@ \$4,538.70
	Fitness	Asset Actual Cost	\$4,538.70
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2011	Future Cost	\$4,720.25
Useful Life	10		
Adjustment	3		
Replacement Year	2024		
Remaining Life	1		

This provision is for the replacement of the recumbent bike 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**

Fitness: Bike Recumbent 4 - Replacement

Asset ID	1198	1 Total	@ \$4,538.70
	Fitness	Asset Actual Cost	\$4,538.70
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2011	Future Cost	\$4,720.25
Useful Life	10		
Adjustment	3		
Replacement Year	2024		
Remaining Life	1		

This provision is for the replacement of the recumbent bike 4.

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: Dumbbells - Replacement

Asset ID	1195	1 Total	@ \$3,000.00
	Fitness	Asset Actual Cost	\$3,000.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$4,803.10
Useful Life	20		
Replacement Year	2035		
Remaining Life	12		

This provision is for the replacement of the dumbbells, weight benches, and storage rack.

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

Asset ID	1076	1 Total	@ \$5,900.31
	Fitness	Asset Actual Cost	\$5,900.31
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$8,397.98
Useful Life	10		
Replacement Year	2032		
Remaining Life	9		

This provision is for the replacement of elliptical 1.

Charbonneau Country Club Association
Detail Report by Category

Fitness: Elliptical 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: Elliptical 2 - Replacement

Asset ID	1077	1 Total	@ \$5,900.31
	Fitness	Asset Actual Cost	\$5,900.31
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$8,397.98
Useful Life	10		
Replacement Year	2032		
Remaining Life	9		

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: Elliptical 3 - Replacement

Asset ID	1197	1 Total	@ \$5,900.31
	Fitness	Asset Actual Cost	\$5,900.31
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2012	Future Cost	\$5,900.31
Useful Life	10		
Replacement Year	2023		
Remaining Life	0		

This provision is for the replacement of elliptical 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

Fitness: Elliptical 4 - Replacement

Asset ID	1263	1 Total	@ \$5,900.31
	Fitness	Asset Actual Cost	\$5,900.31
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2012	Future Cost	\$6,136.32
Useful Life	10		
Adjustment	2		
Replacement Year	2024		
Remaining Life	1		

This provision is for the replacement of elliptical 4.

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: Flooring - Replacement

Asset ID	1262	1 Total	@ \$10,000.00
	Fitness	Asset Actual Cost	\$10,000.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$14,233.12
Useful Life	10		
Replacement Year	2032		
Remaining Life	9		

This provision is for the replacement of the fitness room flooring.

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: Leg Press w/ Weights - Replacement

Asset ID	1193	1 Total	@ \$3,000.00
	Fitness	Asset Actual Cost	\$3,000.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$6,320.55
Useful Life	20		
Replacement Year	2042		
Remaining Life	19		

This provision is for the replacement of the leg press machine with weights.

Charbonneau Country Club Association
Detail Report by Category

Fitness: Leg Press w/ Weights - 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: Multi Strength - Replacement

Asset ID	1081	1 Total	@ \$11,346.75
	Fitness	Asset Actual Cost	\$11,346.75
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$18,166.51
Useful Life	20		
Replacement Year	2035		
Remaining Life	12		

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

Asset ID	1078	1 Total	@ \$7,942.73
	Fitness	Asset Actual Cost	\$7,942.73
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$8,260.44
Useful Life	10		
Replacement Year	2024		
Remaining Life	1		

This provision is for the replacement of the recumbent elliptical.

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: Row Machine - Replacement

		1 Total	@ \$3,000.00
Asset ID	1191	Asset Actual Cost	\$3,000.00
	Fitness	Percent Replacement	100%
Category	Equipment	Future Cost	\$4,269.94
Placed in Service	January 2022		
Useful Life	10		
Replacement Year	2032		
Remaining Life	9		

This provision is for the replacement of row 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: Stair Climber - Replacement

		1 Total	@ \$4,000.00
Asset ID	1192	Asset Actual Cost	\$4,000.00
	Fitness	Percent Replacement	100%
Category	Equipment	Future Cost	\$5,693.25
Placed in Service	January 2022		
Useful Life	10		
Replacement Year	2032		
Remaining Life	9		

This provision is for the replacement of the stair climber.

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	@ \$11,346.75
Asset ID	1082	Asset Actual Cost	\$11,346.75
	Fitness	Percent Replacement	100%
Category	Equipment	Future Cost	\$18,166.51
Placed in Service	January 2015		
Useful Life	20		
Replacement Year	2035		
Remaining Life	12		

This provision is for the replacement of the strength equipment.

Charbonneau Country Club Association
Detail Report by Category

Fitness: Strength Equipment (4) - 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: Treadmill 1 - Replacement

Asset ID	1071	1 Total	@ \$6,808.05
Category	Fitness	Asset Actual Cost	\$6,808.05
Placed in Service	Equipment	Percent Replacement	100%
Useful Life	January 2022	Future Cost	\$9,689.98
Replacement Year	10		
Remaining Life	2032		
	9		

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.

Fitness: Treadmill 2 - Replacement

Asset ID	1072	1 Total	@ \$6,808.05
Category	Fitness	Asset Actual Cost	\$6,808.05
Placed in Service	Equipment	Percent Replacement	100%
Useful Life	January 2022	Future Cost	\$9,689.98
Replacement Year	10		
Remaining Life	2032		
	9		

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.

Charbonneau Country Club Association Detail Report by Category

Fitness: Treadmill 3 - Replacement

Asset ID	1073	1 Total	@ \$6,808.05
	Fitness	Asset Actual Cost	\$6,808.05
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$9,689.98
Useful Life	10		
Replacement Year	2032		
Remaining Life	9		

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

Asset ID	1074	1 Total	@ \$6,808.05
	Fitness	Asset Actual Cost	\$6,808.05
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$7,363.59
Useful Life	10		
Replacement Year	2025		
Remaining Life	2		

This provision is for the replacement of treadmill 4.

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 5 - Replacement

Asset ID	1196	1 Total	@ \$6,808.05
	Fitness	Asset Actual Cost	\$6,808.05
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$7,363.59
Useful Life	10		
Replacement Year	2025		
Remaining Life	2		

This provision is for the replacement of treadmill 5.

Charbonneau Country Club Association
Detail Report by Category

Fitness: Treadmill 5 - 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 - Total Current Cost	\$134,702
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**Charbonneau Country Club Association
Detail Report by Category**

RV Lot: Asphalt - Replace

		34,000 SF	@ \$2.27
Asset ID	1011	Asset Actual Cost	\$77,180.00
	RV Lot	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$240,697.52
Placed in Service	January 2022		
Useful Life	30		
Replacement Year	2052		
Remaining Life	29		

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

According to the Association, there are 34,000 square feet of asphalt. This was done in 2022 for \$72,640.

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: Chain Link Fence - Replacement

		700 LF	@ \$34.04
Asset ID	1013	Asset Actual Cost	\$23,827.58
	RV Lot	Percent Replacement	100%
Category	Fencing/Security	Future Cost	\$27,874.90
Placed in Service	January 1977		
Useful Life	50		
Replacement Year	2027		
Remaining Life	4		

This provision is for the replacement of the chain link fence surrounding the RV parking lot.

According to the Association, there are 700 linear 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.

Charbonneau Country Club Association
Detail Report by Category

RV Lot: Electrical Upgrade

		1 Total	@ \$34,040.25
Asset ID	1017	Asset Actual Cost	\$34,040.25
	RV Lot	Percent Replacement	100%
Category	Equipment	Future Cost	\$58,946.70
Placed in Service	January 1977		
Useful Life	60		
Replacement Year	2037		
Remaining Life	14		

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.

RV Lot: Light Poles - Replacement

		4 Each	@ \$2,269.35
Asset ID	1016	Asset Actual Cost	\$9,077.40
	RV Lot	Percent Replacement	100%
Category	Lighting	Future Cost	\$15,719.12
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	2037		
Remaining Life	14		

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.

Charbonneau Country Club Association Detail Report by Category

RV Lot: Sliding Gate - Replacement

Asset ID	1014	1 Total	@ \$18,000.00
RV Lot		Asset Actual Cost	\$18,000.00
Category	Fencing/Security	Percent Replacement	100%
Placed in Service	January 1994	Future Cost	\$18,000.00
Useful Life	30		
Adjustment	-1		
Replacement Year	2023		
Remaining Life	0		

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.

RV Lot: Wood Fence - Replacement

Asset ID	1015	176 LF	@ \$114.00
RV Lot		Asset Actual Cost	\$20,064.00
Category	Fencing/Security	Percent Replacement	100%
Placed in Service	January 1993	Future Cost	\$21,701.22
Useful Life	20		
Adjustment	12		
Replacement Year	2025		
Remaining Life	2		

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

According to the Association, there are 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.

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

RV Lot - Total Current Cost	\$182,189
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Charbonneau Country Club Association
Detail Report by Category

Boat House: Siding/Windows/Doors - Repair

Asset ID	1179	1,500 SF	@ \$55.35
	Marina	Asset Actual Cost	\$8,302.50
Category	Building Components	Percent Replacement	10%
Placed in Service	January 1984	Future Cost	\$9,712.75
Useful Life	30		
Adjustment	13		
Replacement Year	2027		
Remaining Life	4		

This provision is for an repair of the metal siding, windows and doors of the boat house.

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.

Boathouse: Roof - Replacement

Asset ID	1178	1,718 SF	@ \$11.07
	Marina	Asset Actual Cost	\$19,018.26
Category	Roofing	Percent Replacement	100%
Placed in Service	January 1984	Future Cost	\$29,277.74
Useful Life	50		
Replacement Year	2034		
Remaining Life	11		

This provision is for the replacement of the boathouse roof.

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: Dock - Inspection

Asset ID	1006	1 Total	@ \$11,346.75
	Marina	Asset Actual Cost	\$11,346.75
Category	Inspections	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$29,085.17
Useful Life	25		
Replacement Year	2047		
Remaining Life	24		

This provision is for an inspection of the marina.

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

Marina: Dock - Replacement

Asset ID	1007	1 Total	@ \$864,000.00
	Marina	Asset Actual Cost	\$864,000.00
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 1977	Future Cost	\$864,000.00
Useful Life	40		
Adjustment	6		
Replacement Year	2023		
Remaining Life	0		

This provision is for the replacement of the marina. This should include the decking around the boathouse.

Over the years the marina has been repaired and deck boards have been replaced as needed. At the time of the 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 the 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.

Marina: Gate - Replacement

Asset ID	1010	1 Total	@ \$5,673.37
	Marina	Asset Actual Cost	\$5,673.37
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 1977	Future Cost	\$7,465.77
Useful Life	40		
Adjustment	13		
Replacement Year	2030		
Remaining Life	7		

This provision is for the 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.

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

Marina: Lower Ramp - Replacement

Asset ID	1181	1 Total	@ \$27,675.00
	Marina	Asset Actual Cost	\$27,675.00
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2006	Future Cost	\$46,080.91
Useful Life	30		
Replacement Year	2036		
Remaining Life	13		

This provision is for the replacement of the lower ramp (75 feet) to the marina.

According to the Association, the ramp was replaced in 2006. Cost and life per the Association.

Marina: Parking Lot - Overlay

Asset ID	1008	6,750 SF	@ \$1.94
	Marina	Asset Actual Cost	\$13,095.00
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 1977	Future Cost	\$19,383.80
Useful Life	40		
Adjustment	16		
Replacement Year	2033		
Remaining Life	10		

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

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

Marina: Upper Ramp - Replacement

Asset ID	1005	1 Total	@ \$68,080.50
	Marina	Asset Actual Cost	\$68,080.50
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2016	Future Cost	\$167,799.07
Useful Life	30		
Replacement Year	2046		
Remaining Life	23		

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

According to the Association, the ramp was replaced in 2016 for \$58,215.

Charbonneau Country Club Association
Detail Report by Category

Marina: Wood Platform - Replacement

		200 SF	@ \$90.77
Asset ID	1009	Asset Actual Cost	\$18,154.00
	Marina	Percent Replacement	100%
Category	Grounds Components	Future Cost	\$18,154.00
Placed in Service	January 2006		
Useful Life	20		
Adjustment	-3		
Replacement Year	2023		
Remaining Life	0		

This provision is for the replacement of the wood platform that leads to the marina ramp.

According to the Association, it measures 200 square feet and was replaced in 2006 for \$16,260.

Marina - Total Current Cost \$1,035,345

Charbonneau Country Club Association Detail Report by Category

Building Envelope Inspection

Asset ID	1001	1 Total	@ \$2,592.00
General Infrastructure		Asset Actual Cost	\$2,592.00
Category	Inspections	Percent Replacement	100%
Placed in Service	January 2021	Future Cost	\$3,410.89
Useful Life	5		
Adjustment	4		
Replacement Year	2030		
Remaining Life	7		

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.

Infrastructure: Barkdust

Asset ID	1138	1 Total	@ \$11,346.75
General Infrastructure		Asset Actual Cost	\$11,346.75
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	\$11,346.75
Useful Life	3		
Replacement Year	2023		
Remaining Life	0		

This provision is for the replacement of the barkdust.

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: Benches - Replacement

Asset ID	1130	12 Each	@ \$1,134.67
General Infrastructure		Asset Actual Cost	\$13,616.10
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2012	Future Cost	\$19,379.96
Useful Life	20		
Replacement Year	2032		
Remaining Life	9		

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

Asset ID	1137	2 Each	@ \$3,404.02
General Infrastructure		Asset Actual Cost	\$6,808.05
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	\$12,260.90
Useful Life	30		
Replacement Year	2038		
Remaining Life	15		

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	@ \$11,346.75
General Infrastructure		Asset Actual Cost	\$11,346.75
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	\$13,805.05
Useful Life	20		
Replacement Year	2028		
Remaining Life	5		

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	@ \$11,346.75
General Infrastructure		Asset Actual Cost	\$11,346.75
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	\$13,805.05
Useful Life	20		
Replacement Year	2028		
Remaining Life	5		

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	@ \$10,212.07
General Infrastructure		Asset Actual Cost	\$10,212.07
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	\$12,424.55
Useful Life	20		
Replacement Year	2028		
Remaining Life	5		

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

Asset ID	1123	1 Total	@ \$6,808.05
General Infrastructure		Asset Actual Cost	\$6,808.05
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	\$8,283.03
Useful Life	20		
Replacement Year	2028		
Remaining Life	5		

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

Asset ID	1157	1 Total	@ \$11,346.75
General Infrastructure		Asset Actual Cost	\$11,346.75
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 1977	Future Cost	\$11,346.75
Useful Life	15		
Adjustment	30		
Replacement Year	2023		
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

Asset ID	1127	3 Each	@ \$453.87
General Infrastructure		Asset Actual Cost	\$1,361.60
Category	Lighting	Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$1,722.86
Useful Life	15		
Replacement Year	2029		
Remaining Life	6		

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

Asset ID	1158	1 Total	@ \$5,673.37
General Infrastructure		Asset Actual Cost	\$5,673.37
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 1977	Future Cost	\$5,673.37
Useful Life	40		
Replacement Year	2023		
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 - Phased Replacement

Asset ID	1155	1 Total	@ \$8,856.00
General Infrastructure		Asset Actual Cost	\$8,856.00
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$8,856.00
Useful Life	1		
Replacement Year	2023		
Remaining Life	0		

This provision is for the phased 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

Asset ID	1136	1 Total	@ \$22,693.50
General Infrastructure		Asset Actual Cost	\$22,693.50
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2012	Future Cost	\$26,548.19
Useful Life	15		
Replacement Year	2027		
Remaining Life	4		

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

Asset ID	1135	1 Total	@ \$38,578.95
General Infrastructure		Asset Actual Cost	\$38,578.95
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2012	Future Cost	\$54,909.87
Useful Life	20		
Replacement Year	2032		
Remaining Life	9		

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

Asset ID	1126	3 Each	@ \$2,269.35
General Infrastructure		Asset Actual Cost	\$6,808.05
Category	Lighting	Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$8,614.35
Useful Life	15		
Replacement Year	2029		
Remaining Life	6		

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

Asset ID	1128	1 Total	@ \$5,673.37
General Infrastructure		Asset Actual Cost	\$5,673.37
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	\$9,824.44
Useful Life	20		
Replacement Year	2037		
Remaining Life	14		

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

Asset ID	1125	32 Each	@ \$1,134.68
General Infrastructure		Asset Actual Cost	\$36,309.76
Category	Signs	Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$45,943.43
Useful Life	15		
Replacement Year	2029		
Remaining Life	6		

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	@ \$24,962.85
General Infrastructure		Asset Actual Cost	\$24,962.85
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$44,956.68
Useful Life	20		
Replacement Year	2038		
Remaining Life	15		

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: Trees

Asset ID	1182	1 Total	@ \$108,000.00
General Infrastructure		Asset Actual Cost	\$108,000.00
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	\$142,120.63
Useful Life	10		
Replacement Year	2030		
Remaining Life	7		

This provision is for any needed tree work.

In 2020, the Association spent \$100,000 on tree work. (bad winter storm)

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 Path Signs - Replacement

Asset ID	1131	5 Each	@ \$453.87
General Infrastructure		Asset Actual Cost	\$2,269.35
Category	Signs	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	\$3,929.78
Useful Life	20		
Replacement Year	2037		
Remaining Life	14		

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.

Infrastructure: Walkway Water Feature East - Replacement

Asset ID	1133	1 Total	@ \$13,616.10
General Infrastructure		Asset Actual Cost	\$13,616.10
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	\$23,578.68
Useful Life	20		
Replacement Year	2037		
Remaining Life	14		

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.

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

Infrastructure: Walkway Water Feature Pumps - Replacement

Asset ID	1134	2 Each	@ \$1,361.61
General Infrastructure		Asset Actual Cost	\$2,723.22
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$3,185.78
Useful Life	5		
Replacement Year	2027		
Remaining Life	4		

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.

Infrastructure: Walkway Water Feature West - Replacement

Asset ID	1132	1 Total	@ \$22,693.50
General Infrastructure		Asset Actual Cost	\$22,693.50
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	\$27,610.11
Useful Life	20		
Replacement Year	2028		
Remaining Life	5		

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

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.

General Infrastructure - Total Current Cost

\$385,643

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

Insurance Deductible		1 Total	@ \$5,000.00
Asset ID	1004	Asset Actual Cost	\$5,000.00
	Other	Percent Replacement	100%
Category	Contingency	Future Cost	\$5,000.00
Placed in Service	January 2019		
Useful Life	1		
Replacement Year	2023		
Remaining Life	0		

Many Associations include the insurance deductible in the reserve study as a component. Generally, this amount is \$10,000 but can vary based on insurance coverages.

The insurance deductible component is only included as an expenditure in the first year of the study. This expenditure is not listed again during the 30 year cash flow projection.

Boards have asked if the inclusion of an insurance deductible in the study as a component can increase the suggested annual reserve contribution. As long as the Association has a threshold amount of greater than \$10,000 in the reserve study as a contingency in the first year of the study, the inclusion of the insurance deductible should not affect the suggested reserve contribution. In other words, if the cash flow projection shows an amount greater than \$10,000 as a contingency balance in the reserve cash flow model without the insurance deductible, the inclusion of the insurance component should not affect the suggested reserve contribution.

Other - Total Current Cost \$5,000

Charbonneau Country Club Association
Detail Report by Category

Activity Center: AV Equipment - Replacement

Asset ID	1213	1 Total	@ \$3,000.00
		Asset Actual Cost	\$3,000.00
Activity Center		Percent Replacement	100%
Category	Equipment	Future Cost	\$5,195.03
Placed in Service	January 2022		
Useful Life	15		
Replacement Year	2037		
Remaining Life	14		

This provision is for the replacement of the AV equipment. This includes the receiver and microphones. This does not include the speakers in each room.

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.

Activity Center: Benches - Replacement

Asset ID	1206	4 Each	@ \$500.00
		Asset Actual Cost	\$2,000.00
Activity Center		Percent Replacement	100%
Category	Lighting	Future Cost	\$6,237.30
Placed in Service	January 2022		
Useful Life	30		
Replacement Year	2052		
Remaining Life	29		

This provision is for the replacement of the exterior benches.

Schwindt and Company estimated 4 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.

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

Activity Center: Board Room - Furniture

Asset ID	1231	1 Total	@ \$20,000.00
	Activity Center	Asset Actual Cost	\$20,000.00
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$34,633.53
Useful Life	15		
Replacement Year	2037		
Remaining Life	14		

This provision is for the replacement of the furniture in the Board Room.

At the time of site visit, we noted 1 large table and chairs.

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.

Activity Center: Bollard Lights - Replacement

Asset ID	1205	11 Each	@ \$400.00
	Activity Center	Asset Actual Cost	\$4,400.00
Category	Lighting	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$9,270.14
Useful Life	20		
Replacement Year	2042		
Remaining Life	19		

This provision is for the replacement of the bollard lights.

Schwindt and Company estimated 11 bollards.

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**

Activity Center: Carpet - Hallways

		660 SF	@ \$10.00
Asset ID	1247	Asset Actual Cost	\$6,600.00
	Activity Center	Percent Replacement	100%
Category	Interior Furnishings	Future Cost	\$11,429.06
Placed in Service	January 2022		
Useful Life	15		
Replacement Year	2037		
Remaining Life	14		

This provision is for the replacement of the carpet in the upstairs hallway and the downstairs hallway.

Schwindt and Company estimated 660 square feet 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.

Activity Center: Doors - Replacement

		9 Each	@ \$2,500.00
Asset ID	1204	Asset Actual Cost	\$22,500.00
	Activity Center	Percent Replacement	100%
Category	Doors and Windows	Future Cost	\$70,169.66
Placed in Service	January 2022		
Useful Life	30		
Replacement Year	2052		
Remaining Life	29		

This provision is for the replacement of the exterior doors.

Schwindt and Company estimated 9 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**

Activity Center: Elevator - Modernization

Asset ID	1212	1 Total	@ \$120,000.00
	Activity Center	Asset Actual Cost	\$120,000.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$374,238.17
Useful Life	30		
Replacement Year	2052		
Remaining Life	29		

This provision is to modernize the elevator.

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.

Activity Center: Entry Panel - Upgrade

Asset ID	1218	1 Total	@ \$6,000.00
	Activity Center	Asset Actual Cost	\$6,000.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$7,591.91
Useful Life	7		
Replacement Year	2029		
Remaining Life	6		

This provision is for the upgrade of the entry system panel.

The cost and useful life assumptions are based on information from Reece, the vendor. The Association should obtain a bid to confirm this estimate.

Activity Center: Exterior Lights - Replacement

Asset ID	1202	11 Each	@ \$250.00
	Activity Center	Asset Actual Cost	\$2,750.00
Category	Lighting	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$5,793.83
Useful Life	20		
Replacement Year	2042		
Remaining Life	19		

This provision is for the replacement of the exterior lights.

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

Activity Center: Exterior Lights - Replacement continued...

Schwindt and Company estimated 11 exterior lights.

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.

Activity Center: Fire Alarm - Upgrade

Asset ID	1216	1 Total	@ \$8,500.00
	Activity Center	Asset Actual Cost	\$8,500.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$14,719.25
Useful Life	15		
Replacement Year	2037		
Remaining Life	14		

This provision is for the upgrade of the fire alarm.

The cost and useful life assumptions are based on information from Capitol Electric. The Association should obtain a bid to confirm this estimate.

Activity Center: Fire Sprinkler - Upgrade

Asset ID	1217	1 Total	@ \$5,000.00
	Activity Center	Asset Actual Cost	\$5,000.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$15,593.26
Useful Life	30		
Replacement Year	2052		
Remaining Life	29		

This provision is for the upgrade of the fire sprinkler 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.

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

Activity Center: Generator - Replacement

Asset ID	1207	1 Total	@ \$75,000.00
Activity Center		Asset Actual Cost	\$75,000.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$158,013.69
Useful Life	20		
Replacement Year	2042		
Remaining Life	19		

This provision is for the replacement of the generator.

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.

Activity Center: HVAC - Replacement

Asset ID	1208	1 Total	@ \$150,000.00
Activity Center		Asset Actual Cost	\$150,000.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$316,027.38
Useful Life	20		
Replacement Year	2042		
Remaining Life	19		

This provision is for the replacement of the 2 LG HVAC units.

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.

Activity Center: Hazel Glade (Coffee) - Renovation

Asset ID	1235	1 Total	@ \$10,000.00
Activity Center		Asset Actual Cost	\$10,000.00
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$31,186.51
Useful Life	30		
Replacement Year	2052		
Remaining Life	29		

This provision is for the renovation of the Hazel Glade (coffee) room. This includes the

Charbonneau Country Club Association
Detail Report by Category

Activity Center: Hazel Glade (Coffee) - Renovation continued...

island, countertop, coffee bar, and lights.

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.

Activity Center: Hazel Glade (Coffee) Carpet - Replacement

		800 SF	@ \$10.00
Asset ID	1233	Asset Actual Cost	\$8,000.00
	Activity Center	Percent Replacement	100%
Category	Interior Furnishings	Future Cost	\$13,853.41
Placed in Service	January 2022		
Useful Life	15		
Replacement Year	2037		
Remaining Life	14		

This provision is for the replacement of the Hazel Glade (coffee) carpet.

Schwindt and Company estimated 800 square feet 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.

Activity Center: Hazel Glade (Coffee) Fireplace - Replacement(copy)

		1 Total	@ \$3,500.00
Asset ID	1232	Asset Actual Cost	\$3,500.00
	Activity Center	Percent Replacement	100%
Category	Interior Furnishings	Future Cost	\$6,060.87
Placed in Service	January 2022		
Useful Life	15		
Replacement Year	2037		
Remaining Life	14		

This provision is for the replacement of the Hazel Glade (coffee) fireplace.

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

Charbonneau Country Club Association
Detail Report by Category

Activity Center: Hazel Glade (Coffee) Fireplace - Replacement(copy) continued...

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

Activity Center: Hazel Glade (Coffee) Keurig - Replacement

		1 Total	@ \$1,200.00
Asset ID	1223	Asset Actual Cost	\$1,200.00
	Activity Center	Percent Replacement	100%
Category	Interior Furnishings	Future Cost	\$2,078.01
Placed in Service	January 2022		
Useful Life	15		
Replacement Year	2037		
Remaining Life	14		

This provision is for the replacement of the Hazel Glade (coffee) Keurig.

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.

Activity Center: Hazel Glade (Coffee) Room Furniture

		1 Total	@ \$35,000.00
Asset ID	1222	Asset Actual Cost	\$35,000.00
	Activity Center	Percent Replacement	100%
Category	Interior Furnishings	Future Cost	\$60,608.67
Placed in Service	January 2022		
Useful Life	15		
Replacement Year	2037		
Remaining Life	14		

This provision is for the replacement of the Hazel Glade (coffee) room furniture.

At the time of site visit, we noted 2 round tables, 4 bar seat, 8 sitting chairs, 1 couch, 1 coffee table, and 3 small coffee tables.

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

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

Activity Center: Hazel Glade (Coffee) Room Furniture continued...

to confirm this estimate.

Activity Center: Interior Paint

Asset ID	1250	1 Total	@ \$30,000.00
Category	Activity Center	Asset Actual Cost	\$30,000.00
Placed in Service	Painting	Percent Replacement	100%
Useful Life	January 2022	Future Cost	\$51,950.29
Replacement Year	15		
Remaining Life	2037		
	14		

This provision is for the interior painting of the activity center

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.

Activity Center: Kalapuya (Game) Room Carpet

Asset ID	1236	1,024 SF	@ \$10.00
Category	Activity Center	Asset Actual Cost	\$10,240.00
Placed in Service	Interior Furnishings	Percent Replacement	100%
Useful Life	January 2022	Future Cost	\$17,732.37
Replacement Year	15		
Remaining Life	2037		
	14		

This provision is for the replacement of the Kalapuya (game) carpet.

Schwindt and Company estimated 1,024 square feet 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.

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

Activity Center: Kalapuya (Game) Room Furniture

Asset ID	1221	1 Total	@ \$36,000.00
	Activity Center	Asset Actual Cost	\$36,000.00
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$62,340.35
Useful Life	15		
Replacement Year	2037		
Remaining Life	14		

This provision is for the replacement of the Kalapuya (game) room furniture.

At the time of site visit, we noted 9 tables with 36 chairs, and 3 poker tables.

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.

Activity Center: Kalapuya (Game) Room Renovation

Asset ID	1237	1 Total	@ \$5,000.00
	Activity Center	Asset Actual Cost	\$5,000.00
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$15,593.26
Useful Life	30		
Replacement Year	2052		
Remaining Life	29		

This provision is for the renovation of the Kalapuya (game) room. This includes the barn door, sink with cabinets, and lighting.

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**

Activity Center: Kitchen Coffee Maker - Replacement

Asset ID	1258	1 Total	@ \$1,500.00
		Asset Actual Cost	\$1,500.00
Activity Center		Percent Replacement	100%
Category	Equipment	Future Cost	\$2,597.51
Placed in Service	January 2022		
Useful Life	15		
Replacement Year	2037		
Remaining Life	14		

This provision is for the replacement of the kitchen coffee maker.

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.

Activity Center: Kitchen Dishwasher - Replacement

Asset ID	1256	1 Total	@ \$6,000.00
		Asset Actual Cost	\$6,000.00
Activity Center		Percent Replacement	100%
Category	Equipment	Future Cost	\$10,390.06
Placed in Service	January 2022		
Useful Life	15		
Replacement Year	2037		
Remaining Life	14		

This provision is for the replacement of the kitchen 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**

Activity Center: Kitchen Exhaust Hood - Replacement

Asset ID	1259	1 Total	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
Activity Center		Percent Replacement	100%
Category	Equipment	Future Cost	\$38,958.01
Placed in Service	January 2022		
Useful Life	18		
Replacement Year	2040		
Remaining Life	17		

This provision is for the replacement of the 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.

Activity Center: Kitchen Freezer/Refrigerator - Replacement

Asset ID	1253	1 Total	@ \$9,000.00
		Asset Actual Cost	\$9,000.00
Activity Center		Percent Replacement	100%
Category	Equipment	Future Cost	\$15,585.09
Placed in Service	January 2022		
Useful Life	15		
Replacement Year	2037		
Remaining Life	14		

This provision is for the replacement of the kitchen 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

Activity Center: Kitchen Ice Machine - Replacement

Asset ID	1254	1 Total	@ \$3,000.00
	Activity Center	Asset Actual Cost	\$3,000.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$4,269.94
Useful Life	10		
Replacement Year	2032		
Remaining Life	9		

This provision is for the replacement of the kitchen 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.

Activity Center: Kitchen Oven - Replacement

Asset ID	1255	1 Total	@ \$7,000.00
	Activity Center	Asset Actual Cost	\$7,000.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$12,121.73
Useful Life	15		
Replacement Year	2037		
Remaining Life	14		

This provision is for the replacement of the kitchen 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.

Activity Center: Kitchen Renovation

Asset ID	1257	1 Total	@ \$15,000.00
	Activity Center	Asset Actual Cost	\$15,000.00
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$25,975.15
Useful Life	15		
Replacement Year	2037		
Remaining Life	14		

This provision is to refurbish the kitchen. This includes the cabinets and countertops.

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

Activity Center: Kitchen Renovation 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.

Activity Center: Kitchen Warming Oven - Replacement

		1 Total	@ \$7,500.00
Asset ID	1252	Asset Actual Cost	\$7,500.00
	Activity Center	Percent Replacement	100%
Category	Equipment	Future Cost	\$12,987.57
Placed in Service	January 2022		
Useful Life	15		
Replacement Year	2037		
Remaining Life	14		

This provision is for the replacement of the kitchen warming 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.

Activity Center: Lewis & Clark Room - Divider

		1 Total	@ \$10,000.00
Asset ID	1242	Asset Actual Cost	\$10,000.00
	Activity Center	Percent Replacement	100%
Category	Interior Furnishings	Future Cost	\$31,186.51
Placed in Service	January 2022		
Useful Life	30		
Replacement Year	2052		
Remaining Life	29		

This provision is for the replacement of the room divider in the Lewis and Clark Room.

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**

Activity Center: Lewis & Clark Room - Flooring

Asset ID	1241	2,600 SF	@ \$10.00
	Activity Center	Asset Actual Cost	\$26,000.00
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$45,023.59
Useful Life	15		
Replacement Year	2037		
Remaining Life	14		

This provision is for the replacement of the flooring in the Lewis and Clark Room.

Schwindt and Company estimated 2,600 square feet of flooring.

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.

Activity Center: Lewis & Clark Room - Furniture

Asset ID	1230	1 Total	@ \$44,000.00
	Activity Center	Asset Actual Cost	\$44,000.00
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$76,193.76
Useful Life	15		
Replacement Year	2037		
Remaining Life	14		

This provision is for the replacement of the furniture in the Lewis and Clark Room.

At the time of site visit, we noted 49 chairs, a trash can, and a podium.

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**

Activity Center: Library Carpet

		550 SF	@ \$10.00
Asset ID	1238	Asset Actual Cost	\$5,500.00
	Activity Center	Percent Replacement	100%
Category	Interior Furnishings	Future Cost	\$9,524.22
Placed in Service	January 2022		
Useful Life	15		
Replacement Year	2037		
Remaining Life	14		

This provision is for the replacement of the library carpet.

Schwindt and Company estimated 550 square feet 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.

Activity Center: Library Fire Place

		1 Total	@ \$5,000.00
Asset ID	1225	Asset Actual Cost	\$5,000.00
	Activity Center	Percent Replacement	100%
Category	Interior Furnishings	Future Cost	\$8,658.38
Placed in Service	January 2022		
Useful Life	15		
Replacement Year	2037		
Remaining Life	14		

This provision is for the replacement of the library fire place.

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**

Activity Center: Library Furniture

Asset ID	1224	1 Total	@ \$25,000.00
Activity Center		Asset Actual Cost	\$25,000.00
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$43,291.91
Useful Life	15		
Replacement Year	2037		
Remaining Life	14		

This provision is for the replacement of the library furniture.

At the time of site visit, we noted 1 couch, 1 coffee table, 3 sitting chairs, 1 small coffee table, 5 chairs, 1 puzzle table, and 4 built in shelves.

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.

Activity Center: Lighting - Upgrade

Asset ID	1261	1 Total	@ \$50,000.00
Activity Center		Asset Actual Cost	\$50,000.00
Category	Lighting	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$86,583.82
Useful Life	15		
Replacement Year	2037		
Remaining Life	14		

This provision is to upgrade all the lighting.

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**

Activity Center: Rec Room - Flooring

		2,100 SF	@ \$7.00
Asset ID	1243	Asset Actual Cost	\$14,700.00
	Activity Center	Percent Replacement	100%
Category	Interior Furnishings	Future Cost	\$25,455.64
Placed in Service	January 2022		
Useful Life	15		
Replacement Year	2037		
Remaining Life	14		

This provision is for the replacement of the flooring in the Rec Room.

Schwindt and Company estimated 2,100 square feet of flooring.

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.

Activity Center: Reception - Renovation

		1 Total	@ \$2,500.00
Asset ID	1246	Asset Actual Cost	\$2,500.00
	Activity Center	Percent Replacement	100%
Category	Interior Furnishings	Future Cost	\$7,796.63
Placed in Service	January 2022		
Useful Life	30		
Replacement Year	2052		
Remaining Life	29		

This provision is for the renovation of the receptions area. This includes the desk, and lights.

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**

Activity Center: Restrooms - 1st Floor

		2 Each	@ \$20,000.00
Asset ID	1226	Asset Actual Cost	\$40,000.00
	Activity Center	Percent Replacement	100%
Category	Interior Furnishings	Future Cost	\$69,267.06
Placed in Service	January 2022		
Useful Life	15		
Replacement Year	2037		
Remaining Life	14		

This provision is for the renovation of the 1st floor 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.

Activity Center: Restrooms - 2nd Floor

		2 Each	@ \$20,000.00
Asset ID	1227	Asset Actual Cost	\$40,000.00
	Activity Center	Percent Replacement	100%
Category	Interior Furnishings	Future Cost	\$69,267.06
Placed in Service	January 2022		
Useful Life	15		
Replacement Year	2037		
Remaining Life	14		

This provision is for the renovation of the 2nd floor 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.

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

Activity Center: Restrooms - Family

Asset ID	1228	1 Total	@ \$10,000.00
Activity Center		Asset Actual Cost	\$10,000.00
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$17,316.76
Useful Life	15		
Replacement Year	2037		
Remaining Life	14		

This provision is for the renovation of the family 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.

Activity Center: Roofing: Membrane - Replacement

Asset ID	1201	9,318 SF	@ \$20.00
Activity Center		Asset Actual Cost	\$186,360.00
Category	Siding	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$477,697.36
Useful Life	25		
Replacement Year	2047		
Remaining Life	24		

This provision is for the replacement of the TPO roofing. The Association is installing a solar system on the roof. When the roof replacement is done, a vendor may be needed to remove and reinstall the solar panels.

Schwindt and Company estimated 9,318 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.

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

Activity Center: Roofing: Metal - Replacement

Asset ID	1265	1 Total	@ \$0.00
Category	Activity Center	Asset Actual Cost	
Placed in Service	Siding	Percent Replacement	100%
Useful Life	January 2022	Future Cost	
Replacement Year	50		
Remaining Life	2072		
	49		

The estimated useful life of this component is greater than 30 years, therefore it is unfunded.

This provision is for the replacement of the metal 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.

Activity Center: Security Cameras - Replacement

Asset ID	1209	1 Total	@ \$8,000.00
Category	Activity Center	Asset Actual Cost	\$8,000.00
Placed in Service	Equipment	Percent Replacement	100%
Useful Life	January 2022	Future Cost	\$11,386.49
Replacement Year	10		
Remaining Life	2032		
	9		

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

The cost and useful life assumptions are based on information from Reece, the vendor. The Association should obtain a bid to confirm this estimate.

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

Activity Center: Security Server - Replacement

Asset ID	1266	1 Total	@ \$18,000.00
Category	Activity Center	Asset Actual Cost	\$18,000.00
Placed in Service	Equipment	Percent Replacement	100%
Useful Life	January 2022	Future Cost	\$21,899.75
Replacement Year	6		
Remaining Life	2028		
	5		

This provision is for the replacement of the security server.

The cost and useful life assumptions are based on information from Reece, the vendor. The Association should obtain a bid to confirm this estimate.

Activity Center: Siding - Replacement

Asset ID	1199	8,640 SF	@ \$24.00
Category	Activity Center	Asset Actual Cost	\$207,360.00
Placed in Service	Siding	Percent Replacement	100%
Useful Life	January 2022	Future Cost	\$646,683.56
Replacement Year	30		
Remaining Life	2052		
	29		

This provision is for the replacement of the exterior siding.

Schwindt and Company estimated 8,640 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**

Activity Center: Siding - Stain

		8,640 SF	@ \$3.00
Asset ID	1200	Asset Actual Cost	\$25,920.00
	Activity Center	Percent Replacement	100%
Category	Siding	Future Cost	\$30,322.73
Placed in Service	January 2022		
Useful Life	5		
Replacement Year	2027		
Remaining Life	4		

This provision is for the staining of the exterior siding.

Schwindt and Company estimated 8,640 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.

Activity Center: Solar Panels - Replacement

		1 Total	@ \$100,000.00
Asset ID	1210	Asset Actual Cost	\$100,000.00
	Activity Center	Percent Replacement	100%
Category	Equipment	Future Cost	\$311,865.14
Placed in Service	January 2022		
Useful Life	30		
Replacement Year	2052		
Remaining Life	29		

This provision is for the replacement of the solar system on the roof. The estimated life of this product is 30-40 years. The Association should consider the replacement of the solar panel at the time of the roof replacement. In 2022, it was estimated to cost \$20,000 to remove and re-install the current panels. It may be beneficial, due to rebates or advances in technology, to replace the panels at that time.

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**

Activity Center: Solar System Batteries - Replacement

Asset ID	1268	1 Total	@ \$20,000.00
	Activity Center	Asset Actual Cost	\$20,000.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$42,136.98
Useful Life	20		
Replacement Year	2042		
Remaining Life	19		

This provision is for the replacement of the solar system batteries.

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

Activity Center: Solar System Electronics - Replacement

Asset ID	1267	1 Total	@ \$7,000.00
	Activity Center	Asset Actual Cost	\$7,000.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$14,747.94
Useful Life	20		
Replacement Year	2042		
Remaining Life	19		

This provision is for the replacement of the solar system electronics.

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

Activity Center: Stairs - Refinish

Asset ID	1244	260 SF	@ \$13.00
	Activity Center	Asset Actual Cost	\$3,380.00
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$3,954.12
Useful Life	5		
Replacement Year	2027		
Remaining Life	4		

This provision is to refinish the wood stairs.

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

Activity Center: Stairs - Refinish continued...

Schwindt and Company estimated 260 square feet of wood.

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.

Activity Center: TV's & Projectors

Asset ID	1245	2 Each	@ \$1,000.00
Category	Activity Center	Asset Actual Cost	\$2,000.00
Placed in Service	Interior Furnishings	Percent Replacement	100%
Useful Life	January 2022	Future Cost	\$2,339.72
Adjustment	2		
Replacement Year	3		
Remaining Life	2027		
	4		

This provision is for the replacement of the TV's and projects. The life of these items will vary based on usage. It is estimated that 2 will need replacement every 2 years, beginning in 2027.

Schwindt and Company estimated 6 tv's and 2 projectors.

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.

Activity Center: Tile Flooring

Asset ID	1249	1,570 SF	@ \$15.00
Category	Activity Center	Asset Actual Cost	\$23,550.00
Placed in Service	Interior Furnishings	Percent Replacement	100%
Useful Life	January 2022	Future Cost	\$73,444.24
Adjustment	30		
Replacement Year	2052		
Remaining Life	29		

This provision is for the replacement of the tile flooring in the first floor hallway, kitchen and coffee area.

Charbonneau Country Club Association Detail Report by Category

Activity Center: Tile Flooring continued...

Schwindt and Company estimated 1,570 square feet of tile.

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.

Activity Center: Veranda Furniture

Asset ID	1220	1 Total	@ \$9,000.00
Activity Center		Asset Actual Cost	\$9,000.00
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$11,843.39
Useful Life	8		
Replacement Year	2030		
Remaining Life	7		

This provision is for the replacement of the outdoor veranda furniture.

At the time of site visit, we noted 4 tables with 8 chairs, 1 coffee table, and 3 cushioned chairs.

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.

Activity Center: WIFI System - Replacement

Asset ID	1215	1 Total	@ \$2,000.00
Activity Center		Asset Actual Cost	\$2,000.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$3,463.35
Useful Life	15		
Replacement Year	2037		
Remaining Life	14		

This provision is for the replacement of the wifi 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.

Charbonneau Country Club Association
Detail Report by Category

Activity Center: Water Fountain

		1 Total	@ \$1,000.00
Asset ID	1248	Asset Actual Cost	\$1,000.00
	Activity Center	Percent Replacement	100%
Category	Interior Furnishings	Future Cost	\$1,731.68
Placed in Service	January 2022		
Useful Life	15		
Replacement Year	2037		
Remaining Life	14		

This provision is for the replacement of the water fountain.

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.

Activity Center: Water Heater - Replacement

		1 Total	@ \$5,000.00
Asset ID	1211	Asset Actual Cost	\$5,000.00
	Activity Center	Percent Replacement	100%
Category	Equipment	Future Cost	\$7,116.56
Placed in Service	January 2022		
Useful Life	10		
Replacement Year	2032		
Remaining Life	9		

This provision is for the replacement of the water heater.

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.

Activity Center: Wilson Room (MPR) - Flooring

		1,050 SF	@ \$10.00
Asset ID	1239	Asset Actual Cost	\$10,500.00
	Activity Center	Percent Replacement	100%
Category	Interior Furnishings	Future Cost	\$18,182.60
Placed in Service	January 2022		
Useful Life	15		
Replacement Year	2037		
Remaining Life	14		

This provision is for the replacement of the flooring in the Wilson Room (MPR).

Charbonneau Country Club Association
Detail Report by Category

Activity Center: Wilson Room (MPR) - Flooring continued...

Schwindt and Company estimated 1,050 square feet of flooring.

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.

Activity Center: Wilson Room (MPR) - Furniture

Asset ID	1229	1 Total	@ \$16,000.00
	Activity Center	Asset Actual Cost	\$16,000.00
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$27,706.82
Useful Life	15		
Replacement Year	2037		
Remaining Life	14		

This provision is for the replacement of the furniture in the Wilson Room (MPR).

At the time of site visit, we noted 8 tables with 18 chairs, and a work 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 bid to confirm this estimate.

Activity Center: Wilson Room (MPR) - Renovation

Asset ID	1240	1 Total	@ \$2,500.00
	Activity Center	Asset Actual Cost	\$2,500.00
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$7,796.63
Useful Life	30		
Replacement Year	2052		
Remaining Life	29		

This provision is for the renovation of Wilson Room (MPR). this includes the sink, cabinets and lights.

Charbonneau Country Club Association
Detail Report by Category

Activity Center: Wilson Room (MPR) - Renovation 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.

Activity Center: Window Treatment - Replacement

Asset ID	1214	1 Total	@ \$10,000.00
	Activity Center	Asset Actual Cost	\$10,000.00
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$17,316.76
Useful Life	15		
Replacement Year	2037		
Remaining Life	14		

This provision is for the replacement of the window treatment in the Activity Center.

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.

Activity Center: Windows - Replacement

Asset ID	1203	55 Each	@ \$2,500.00
	Activity Center	Asset Actual Cost	\$137,500.00
Category	Doors and Windows	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$428,814.57
Useful Life	30		
Replacement Year	2052		
Remaining Life	29		

This provision is for the replacement of the exterior windows.

Schwindt and Company estimated 55 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**

Activity Center - Total Current Cost	\$1,701,460
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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 the 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, reducing the potential risk of a special assessment.

FUNDING GOALS: Independent of the 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 that 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 that 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 the performance of fieldwork 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.