

COUNTRY CLUB ESTATES
MAINTENANCE PLAN
RESERVE STUDY
LEVEL III: UPDATE WITH NO VISUAL SITE INSPECTION
BUDGET YEAR
January 1, 2024 to December 31, 2024





COUNTRY CLUB ESTATES

Pools

Executive Summary

Year of Report:

January 1, 2024 to December 31, 2024

Number of Units:

259 Units

Parameters:

Beginning Balance: \$294,453

Year 2024 Suggested Contribution: \$31,876

Year 2024 Projected Interest Earned: \$5,645

Inflation: 4.00%

Annual Increase to Suggested Contribution: 6.25%

Lowest Cash Balance Over 30 Years (Threshold): \$45,839

Average Reserve Assessment per Unit: \$10.26

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**Country Club Estates
Maintenance Plan
Reserve Study Update– Offsite
Disclosure Information
2024**

We have conducted an offsite reserve study update and maintenance plan for Country Club Estates for the year beginning January 1, 2024, 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 20. 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.

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

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

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 2022, the average annual inflation rate increased to 6.45%. 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.

According to the Association, the are responsible for the 4 pools and pool houses, the stone wall along NE Miley Road (east of SW French Prairie Road) and the wood fence with brick columns along SW French Prairie Road.

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 and Company 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 and Company assumes no responsibility regarding such conditions, as we are not qualified to detect substances, determine the impact, or develop remediation plans/costs.

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

Physical Analysis:

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

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

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

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

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

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



COUNTRY CLUB ESTATES

MAINTENANCE PLAN

BUDGET YEAR

January 1, 2024 to December 31, 2024

**Country Club Estates
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.

**Country Club Estates
Maintenance Plan
2024**

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

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

Lighting: Exterior & Common Area Interior – Inspection/Maintenance

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

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

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

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

Repairs and inspections should be completed by a qualified professional.

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

Frequency: Bi-Weekly

Clubhouse/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 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

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

Swimming Pool & Spa

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

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

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

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

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

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

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

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

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

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

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

Frequency: Monthly

Windows & Doors

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

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

Frequency: Monthly

Gutters & Downspouts

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

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

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

Frequency: Semiannually, more often if necessary

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.

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

Fence – Swimming Pool - Inspection

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

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

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

Frequency: Annually

Fire Extinguishers – Common Areas Only

The following annual preventive maintenance checklist is for the fire extinguishers located in the common areas. 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 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.

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

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 10 years

Fence – Swimming Pool - Maintenance

There is a fence located on the property around the perimeter of the swimming pools that should undergo periodic maintenance in order to achieve a maximum useful life. Maintenance includes cleaning, locally repairing, prepping, sealing, and painting of the fence.

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

Frequency: Every 10 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

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.

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

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.

COUNTRY CLUB ESTATES
RESERVE STUDY
LEVEL III: UPDATE WITH NO VISUAL SITE INSPECTION
BUDGET YEAR
January 1, 2024 to December 31, 2024

Country Club Estates Category Detail Index

Asset ID	Description	Replacement	Page
Pool 1			
1005	Pool 1 - Replaster	2033	36 of 61
1061	Pool 1 - UV Ozone Machine	2025	36 of 61
1056	Pool 1 - Upgrade Sewer Line Connection	2024	36 of 61
1015	Pool House 1: ADA Chair Lift - Replacement	2035	40 of 61
1013	Pool House 1: Concrete Sidewalk - Repair	2037	41 of 61
1008	Pool House 1: Deck - Repair	2030	41 of 61
1007	Pool House 1: Fence - Rebuild	2036	42 of 61
1014	Pool House 1: Furnace - Replacement	2035	42 of 61
1006	Pool House 1: Roof & Gutters - Replacement	2033	42 of 61
1048	Pool House 1: Salt System - Replacement	2027	43 of 61
1010	Pool House 1: Siding - Paint	2029	43 of 61
1011	Pool House 1: Siding - Repair	2029	44 of 61
1012	Pool House 1: Sun Screen - Replacement	2031	44 of 61
1009	Pool House 1: Tile - Replacement	2053	44 of 61
Pool 2			
1016	Pool 2 - Replaster	2033	37 of 61
1062	Pool 2 - UV Ozone Machine	2026	37 of 61
1057	Pool 2 - Upgrade Sewer Line Connection	2025	38 of 61
1020	Pool House 2: Concrete Sidewalk - Repair	2037	45 of 61
1019	Pool House 2: Deck - Repair	2033	45 of 61
1018	Pool House 2: Fence - Rebuild	2038	46 of 61
1014	Pool House 2: Furnace - Replacement	2041	46 of 61
1017	Pool House 2: Roof & Gutters - Replacement	2030	46 of 61
1049	Pool House 2: Salt System - Replacement	2027	47 of 61
1021	Pool House 2: Siding - Paint	2029	47 of 61
1022	Pool House 2: Siding - Repair	2029	48 of 61
1023	Pool House 2: Sun Screen - Replacement	2031	48 of 61
Pool 3			
1024	Pool 3 - Replaster	2039	38 of 61
1063	Pool 3 - UV Ozone Machine	2027	38 of 61
1058	Pool 3 - Upgrade Sewer Line Connection	2026	39 of 61
1031	Pool House 3: Concrete Sidewalk - Repair	2037	48 of 61
1030	Pool House 3: Deck - Repair	2033	49 of 61

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1028	Pool House 3: Fence - Rebuild	2038	49 of 61
1032	Pool House 3: Furnace - Replacement	2033	50 of 61
1025	Pool House 3: Roof & Gutters - Replacement	2030	50 of 61
1050	Pool House 3: Salt System - Replacement	2027	50 of 61
1026	Pool House 3: Siding - Paint	2026	51 of 61
1027	Pool House 3: Siding - Repair	2026	51 of 61
Pool 4			
1033	Pool 4 - Replaster	2032	39 of 61
1060	Pool 4 - UV Ozone Machine	2024	40 of 61
1059	Pool 4 - Upgrade Sewer Line Connection	2027	40 of 61
1052	Pool House 4: Clubhouse Interior - Renovation	2025	52 of 61
1039	Pool House 4: Concrete Sidewalk - Repair	2037	52 of 61
1038	Pool House 4: Deck - Repair	2030	52 of 61
1037	Pool House 4: Fence - Rebuild	2031	53 of 61
1042	Pool House 4: Fiberglass Columns - Replacement	2031	53 of 61
1041	Pool House 4: Furnace - Replacement	2034	54 of 61
1034	Pool House 4: Roof & Gutters - Replacement	2033	54 of 61
1051	Pool House 4: Salt System - Replacement	2027	54 of 61
1035	Pool House 4: Siding - Paint	2026	55 of 61
1036	Pool House 4: Siding - Repair	2026	55 of 61
1040	Pool House 4: Sun Screen - Replacement	2031	56 of 61
All Pools			
1047	Fences - Paint	2024	33 of 61
1046	Furniture - Replacement	2026	34 of 61
1045	Mailboxes - Replacement	2042	35 of 61
1043	Winter Pool Covers - Replacement	2028	56 of 61
Fence & Walls			
1054	Brick Wall & Wood Fence - Repair	2026	32 of 61
1055	Brick Wall - Major Repair	2025	32 of 61
1053	Wood Fence - Major Repair	2026	56 of 61
Inspections			
1001	Building Envelope Inspection	2025	33 of 61

**Country Club Estates
Category Detail Index**

Asset ID	Description	Replacement	Page
<i>Inspections Continued...</i>			
1003	Electrical Inspection	2045	33 of 61
1002	Plumbing Inspection	2045	35 of 61
Contingency			
1004	Insurance Deductible	2024	34 of 61
	Total Funded Assets	62	
	Total Unfunded Assets	<u>0</u>	
	Total Assets	62	

Country Club Estates Property Description

Country Club Estates consists of 259 units located in Wilsonville, Oregon. The Association shall provide exterior improvements upon the common elements which include 4 pools, with 4 pool houses, wood fencing along SW French Prairie Road and a stone wall along NE Miley Road. The individual homeowners are responsible for all maintenance and repairs of their home and the adjacent private property.

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

A site visit was performed by Schwindt and Company in 2019 and 2022. Schwindt and Company did not investigate components for defects, materials, design or workmanship. This would ordinarily be considered in a complete building envelope inspection. Our condition assessment considers if the component is wearing as intended. All components are considered to be in fair condition and appear to be wearing as intended unless noted otherwise in the component detail.

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

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

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

<i>Report Parameters</i>	
Report Date	May 11, 2023
Budget Year Beginning	January 1, 2024
Budget Year Ending	December 31, 2024
Total Units	259
Inflation	4.00%
Annual Assessment Increase	6.25%
Interest Rate on Reserve Deposit	2.00%
2024 Beginning Balance	\$294,453

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 **\$31,876 in 2024** and increases **6.25%** each year for the remaining years of the study. A minimum balance of **\$45,839** is maintained.
- The purpose of this study is to insure that adequate replacement funds are available when components reach the end of their useful life. Components will be replaced as required, not necessarily in their expected replacement year. This analysis should be updated annually.

Cash Flow Method - Threshold Funding Model Summary of Calculations

Required Monthly Contribution	\$2,656.33
<i>\$10.26 per unit monthly</i>	
Average Net Monthly Interest Earned	<u>\$470.40</u>
Total Monthly Allocation to Reserves	\$3,126.73
<i>\$12.07 per unit monthly</i>	

Country Club Estates
Cash Flow Method - Threshold Funding Model Projection

Beginning Balance: \$294,453

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2024	31,876	5,645	32,004	299,970	434,113	69%
2025	33,868	5,411	50,166	289,084	441,472	65%
2026	35,985	3,346	142,747	185,668	358,424	52%
2027	38,234	3,637	26,150	201,388	395,198	51%
2028	40,624	4,273	11,637	234,648	450,522	52%
2029	43,163	4,547	32,667	249,691	488,251	51%
2030	45,860	4,032	74,688	224,896	485,936	46%
2031	48,727	4,413	32,561	245,475	529,699	46%
2032	51,772	4,703	40,425	261,526	569,362	46%
2033	55,008	2,584	163,203	155,915	487,095	32%
2034	58,446	3,413	18,405	199,368	554,714	36%
2035	62,099	3,482	60,402	204,546	584,053	35%
2036	65,980	3,683	57,704	216,505	620,170	35%
2037	70,104	3,546	78,670	211,485	638,838	33%
2038	74,485	3,744	66,223	223,491	674,225	33%
2039	79,140	3,435	96,049	210,018	683,156	31%
2040	84,087	1,873	162,626	133,352	626,478	21%
2041	89,342	311	166,185	56,820	567,238	10%
2042	94,926	43	105,950	45,839	571,812	8%
2043	100,859	325	84,178	62,845	602,896	10%
2044	107,162	1,515	45,650	125,872	679,122	19%
2045	113,860	2,409	68,001	174,140	739,136	24%
2046	120,976	3,764	53,001	245,879	821,293	30%
2047	128,537	5,266	54,415	325,267	909,575	36%
2048	136,571	7,539	25,497	443,880	1,035,943	43%
2049	145,107	9,749	39,240	559,496	1,157,733	48%
2050	154,176	8,810	206,268	516,213	1,115,532	46%
2051	163,812	8,268	195,031	493,262	1,088,371	45%
2052	174,050	11,628	11,186	667,754	1,256,564	53%
2053	184,928	11,339	205,865	658,156	1,234,469	53%

**Country Club Estates
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2024	
Fences - Paint	8,704
Insurance Deductible	10,000
Pool 1 - Upgrade Sewer Line Connection	10,000
Pool 4 - UV Ozone Machine	3,300
Total for 2024	\$32,004
Replacement Year 2025	
Brick Wall - Major Repair	18,230
Building Envelope Inspection	6,466
Pool 1 - UV Ozone Machine	3,432
Pool 2 - Upgrade Sewer Line Connection	10,400
Pool House 4: Clubhouse Interior - Renovation	11,638
Total for 2025	\$50,166
Replacement Year 2026	
Brick Wall & Wood Fence - Repair	13,120
Furniture - Replacement	22,862
Pool 2 - UV Ozone Machine	3,569
Pool 3 - Upgrade Sewer Line Connection	10,816
Pool House 3: Siding - Paint	3,297
Pool House 3: Siding - Repair	4,664
Pool House 4: Siding - Paint	5,328
Pool House 4: Siding - Repair	7,538
Wood Fence - Major Repair	71,552
Total for 2026	\$142,747
Replacement Year 2027	
Pool 3 - UV Ozone Machine	3,712
Pool 4 - Upgrade Sewer Line Connection	11,249
Pool House 1: Salt System - Replacement	2,797
Pool House 2: Salt System - Replacement	2,797
Pool House 3: Salt System - Replacement	2,797
Pool House 4: Salt System - Replacement	2,797
Total for 2027	\$26,150

**Country Club Estates
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2028	
Winter Pool Covers - Replacement	11,637
Total for 2028	\$11,637
Replacement Year 2029	
Brick Wall & Wood Fence - Repair	14,759
Pool House 1: Siding - Paint	3,708
Pool House 1: Siding - Repair	5,246
Pool House 2: Siding - Paint	3,708
Pool House 2: Siding - Repair	5,246
Total for 2029	\$32,667
Replacement Year 2030	
Building Envelope Inspection	7,866
Pool House 1: Deck - Repair	29,424
Pool House 2: Roof & Gutters - Replacement	8,962
Pool House 3: Roof & Gutters - Replacement	8,962
Pool House 4: Deck - Repair	19,473
Total for 2030	\$74,688
Replacement Year 2031	
Pool House 1: Sun Screen - Replacement	4,581
Pool House 2: Sun Screen - Replacement	4,581
Pool House 4: Fence - Rebuild	14,726
Pool House 4: Fiberglass Columns - Replacement	4,091
Pool House 4: Sun Screen - Replacement	4,581
Total for 2031	\$32,561
Replacement Year 2032	
Brick Wall & Wood Fence - Repair	16,602
Pool 4 - Replaster	23,823
Total for 2032	\$40,425
Replacement Year 2033	
Pool 1 - Replaster	46,013

**Country Club Estates
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2033 continued...</i>	
Pool 2 - Replaster	30,085
Pool House 1: Roof & Gutters - Replacement	9,800
Pool House 2: Deck - Repair	31,593
Pool House 3: Deck - Repair	25,275
Pool House 3: Furnace - Replacement	5,309
Pool House 4: Roof & Gutters - Replacement	15,128
Total for 2033	\$163,203
Replacement Year 2034	
Fences - Paint	12,884
Pool House 4: Furnace - Replacement	5,522
Total for 2034	\$18,405
Replacement Year 2035	
Brick Wall & Wood Fence - Repair	18,674
Building Envelope Inspection	9,571
Pool House 1: ADA Chair Lift - Replacement	9,188
Pool House 1: Furnace - Replacement	5,742
Pool House 4: Clubhouse Interior - Renovation	17,227
Total for 2035	\$60,402
Replacement Year 2036	
Pool House 1: Fence - Rebuild	26,875
Pool House 3: Siding - Paint	4,880
Pool House 3: Siding - Repair	6,904
Pool House 4: Siding - Paint	7,887
Pool House 4: Siding - Repair	11,159
Total for 2036	\$57,704
Replacement Year 2037	
Pool House 1: Concrete Sidewalk - Repair	10,869
Pool House 1: Salt System - Replacement	4,141
Pool House 2: Concrete Sidewalk - Repair	21,738
Pool House 2: Salt System - Replacement	4,141
Pool House 3: Concrete Sidewalk - Repair	12,732

**Country Club Estates
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2037 continued...</i>	
Pool House 3: Salt System - Replacement	4,141
Pool House 4: Concrete Sidewalk - Repair	16,769
Pool House 4: Salt System - Replacement	4,141
Total for 2037	\$78,670
Replacement Year 2038	
Brick Wall & Wood Fence - Repair	21,006
Pool House 2: Fence - Rebuild	22,608
Pool House 3: Fence - Rebuild	22,608
Total for 2038	\$66,223
Replacement Year 2039	
Pool 3 - Replaster	63,596
Pool 4 - UV Ozone Machine	5,943
Pool House 1: Siding - Paint	5,489
Pool House 1: Siding - Repair	7,766
Pool House 2: Siding - Paint	5,489
Pool House 2: Siding - Repair	7,766
Total for 2039	\$96,049
Replacement Year 2040	
Brick Wall - Major Repair	32,832
Building Envelope Inspection	11,644
Furniture - Replacement	39,590
Pool 1 - UV Ozone Machine	6,181
Pool House 1: Deck - Repair	43,554
Pool House 4: Deck - Repair	28,825
Total for 2040	\$162,626
Replacement Year 2041	
Brick Wall & Wood Fence - Repair	23,629
Pool 2 - UV Ozone Machine	6,428
Pool House 2: Furnace - Replacement	7,266
Wood Fence - Major Repair	128,861
Total for 2041	\$166,185

**Country Club Estates
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2042	
Mailboxes - Replacement	99,265
Pool 3 - UV Ozone Machine	6,685
Total for 2042	\$105,950
Replacement Year 2043	
Pool House 2: Deck - Repair	46,766
Pool House 3: Deck - Repair	37,413
Total for 2043	\$84,178
Replacement Year 2044	
Brick Wall & Wood Fence - Repair	26,580
Fences - Paint	19,071
Total for 2044	\$45,650
Replacement Year 2045	
Building Envelope Inspection	14,167
Electrical Inspection	14,167
Plumbing Inspection	14,167
Pool House 4: Clubhouse Interior - Renovation	25,500
Total for 2045	\$68,001
Replacement Year 2046	
Pool House 3: Siding - Paint	7,223
Pool House 3: Siding - Repair	10,219
Pool House 4: Fiberglass Columns - Replacement	7,367
Pool House 4: Siding - Paint	11,675
Pool House 4: Siding - Repair	16,517
Total for 2046	\$53,001
Replacement Year 2047	
Brick Wall & Wood Fence - Repair	29,898
Pool House 1: Salt System - Replacement	6,129
Pool House 2: Salt System - Replacement	6,129
Pool House 3: Salt System - Replacement	6,129

**Country Club Estates
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2047 continued...</i>	
Pool House 4: Salt System - Replacement	6,129
Total for 2047	<u>\$54,415</u>
Replacement Year 2048	
Winter Pool Covers - Replacement	25,497
Total for 2048	<u>\$25,497</u>
Replacement Year 2049	
Pool House 1: Siding - Paint	8,125
Pool House 1: Siding - Repair	11,495
Pool House 2: Siding - Paint	8,125
Pool House 2: Siding - Repair	11,495
Total for 2049	<u>\$39,240</u>
Replacement Year 2050	
Brick Wall & Wood Fence - Repair	33,632
Building Envelope Inspection	17,236
Pool 4 - Replaster	48,261
Pool House 1: Deck - Repair	64,471
Pool House 4: Deck - Repair	42,668
Total for 2050	<u>\$206,268</u>
Replacement Year 2051	
Pool 1 - Replaster	93,213
Pool 2 - Replaster	60,947
Pool House 1: Sun Screen - Replacement	10,038
Pool House 2: Sun Screen - Replacement	10,038
Pool House 3: Furnace - Replacement	10,755
Pool House 4: Sun Screen - Replacement	10,038
Total for 2051	<u>\$195,031</u>
Replacement Year 2052	
Pool House 4: Furnace - Replacement	11,186
Total for 2052	<u>\$11,186</u>

**Country Club Estates
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2053	
Brick Wall & Wood Fence - Repair	37,831
Pool House 1: ADA Chair Lift - Replacement	18,613
Pool House 1: Furnace - Replacement	11,633
Pool House 1: Tile - Replacement	13,184
Pool House 2: Deck - Repair	69,225
Pool House 3: Deck - Repair	55,380
Total for 2053	<u>\$205,865</u>

Country Club Estates Component Summary By Category

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Pool 1								
Pool 1 - Replaster	2015	2033	18	0	9	1 Total	32,327.94	32,328
Pool 1 - UV Ozone Machine	2025	2025	15	0	1	1 Total	3,300.00	3,300
Pool 1 - Upgrade Sewer Line Connection	1999	2024	30	-5	0	1 Total	10,000.00	10,000
Pool House 1: ADA Chair Lift - Replacement	2017	2035	18	0	11	1 Total	5,968.24	5,968
Pool House 1: Concrete Sidewalk - Repair	2007	2037	30	0	13	350 SF	18.65	6,527
Pool House 1: Deck - Repair	2020	2030	10	0	6	2,750 SF	21.14@ 40%	23,254
Pool House 1: Fence - Rebuild	2006	2036	30	0	12	270 LF	62.17	16,786
Pool House 1: Furnace - Replacement	2017	2035	18	0	11	1 Total	3,730.15	3,730
Pool House 1: Roof & Gutters - Replacement	2008	2033	25	0	9	765 SF	9.00	6,885
Pool House 1: Salt System - Replacement	2017	2027	10	0	3	1 Total	2,486.76	2,487
Pool House 1: Siding - Paint	2019	2029	10	0	5	980 SF	3.11	3,048
Pool House 1: Siding - Repair	2019	2029	10	0	5	980 SF	22.00@ 20%	4,312
Pool House 1: Sun Screen - Replacement	2011	2031	20	0	7	1 Total	3,481.47	3,481
Pool House 1: Tile - Replacement	2023	2053	30	0	29	1 Total	4,227.50	4,227
Pool 1 - Total								\$126,334
Pool 2								
Pool 2 - Replaster	2015	2033	18	0	9	1 Total	21,137.50	21,137
Pool 2 - UV Ozone Machine	2026	2026	15	0	2	1 Total	3,300.00	3,300
Pool 2 - Upgrade Sewer Line Connection	1999	2025	30	-4	1	1 Total	10,000.00	10,000
Pool House 2: Concrete Sidewalk - Repair	2007	2037	30	0	13	700 SF	18.65	13,055
Pool House 2: Deck - Repair	2023	2033	10	0	9	2,100 SF	21.14@ 50%	22,197
Pool House 2: Fence - Rebuild	2008	2038	30	0	14	210 LF	62.17	13,056
Pool House 2: Furnace - Replacement	2023	2041	18	0	17	1 Total	3,730.15	3,730
Pool House 2: Roof & Gutters - Replacement	2005	2030	25	0	6	787 SF	9.00	7,083
Pool House 2: Salt System - Replacement	2017	2027	10	0	3	1 Total	2,486.76	2,487
Pool House 2: Siding - Paint	2019	2029	10	0	5	980 SF	3.11	3,048
Pool House 2: Siding - Repair	2019	2029	10	0	5	980 SF	22.00@ 20%	4,312
Pool House 2: Sun Screen - Replacement	2011	2031	20	0	7	1 Total	3,481.47	3,481
Pool 2 - Total								\$106,886
Pool 3								
Pool 3 - Replaster	2021	2039	18	0	15	1 Total	35,312.76	35,313
Pool 3 - UV Ozone Machine	2027	2027	15	0	3	1 Total	3,300.00	3,300
Pool 3 - Upgrade Sewer Line Connection	1999	2026	30	-3	2	1 Total	10,000.00	10,000
Pool House 3: Concrete Sidewalk - Repair	2007	2037	30	0	13	410 SF	18.65	7,646
Pool House 3: Deck - Repair	2003	2033	10	20	9	2,100 SF	21.14@ 40%	17,758
Pool House 3: Fence - Rebuild	2008	2038	30	0	14	210 LF	62.17	13,056
Pool House 3: Furnace - Replacement	2015	2033	18	0	9	1 Total	3,730.15	3,730
Pool House 3: Roof & Gutters - Replacement	2005	2030	25	0	6	787 SF	9.00	7,083
Pool House 3: Salt System - Replacement	2017	2027	10	0	3	1 Total	2,486.76	2,487
Pool House 3: Siding - Paint	2016	2026	10	0	2	980 SF	3.11	3,048
Pool House 3: Siding - Repair	2016	2026	10	0	2	980 SF	22.00@ 20%	4,312
Pool 3 - Total								\$107,732

Country Club Estates Component Summary By Category

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Pool 4								
Pool 4 - Replaster	2014	2032	18	0	8	1 Total	17,407.35	17,407
Pool 4 - UV Ozone Machine	2024	2024	15	0	0	1 Total	3,300.00	3,300
Pool 4 - Upgrade Sewer Line Connection	1999	2027	30	-2	3	1 Total	10,000.00	10,000
Pool House 4: Clubhouse Interior - Renovati..	2018	2025	10	-3	1	1 Total	11,190.44	11,190
Pool House 4: Concrete Sidewalk - Repair	2007	2037	30	0	13	540 SF	18.65	10,071
Pool House 4: Deck - Repair	2020	2030	10	0	6	1,820 SF	21.14@ 40%	15,390
Pool House 4: Fence - Rebuild	2001	2031	30	0	7	180 LF	62.17	11,191
Pool House 4: Fiberglass Columns - Replace..	2004	2031	15	12	7	1 Total	3,108.45	3,108
Pool House 4: Furnace - Replacement	2016	2034	18	0	10	1 Total	3,730.15	3,730
Pool House 4: Roof & Gutters - Replacement	2008	2033	25	0	9	1,181 SF	9.00	10,629
Pool House 4: Salt System - Replacement	2017	2027	10	0	3	1 Total	2,486.76	2,487
Pool House 4: Siding - Paint	2008	2026	10	8	2	1,584 SF	3.11	4,926
Pool House 4: Siding - Repair	2008	2026	10	8	2	1,584 SF	22.00@ 20%	6,970
Pool House 4: Sun Screen - Replacement	2011	2031	20	0	7	1 Total	3,481.47	3,481
Pool 4 - Total								\$113,881
All Pools								
Fences - Paint	2012	2024	10	0	0	1 Total	8,703.68	8,704
Furniture - Replacement	2012	2026	14	0	2	1 Total	21,137.50	21,137
Mailboxes - Replacement	2012	2042	30	0	18	28 Each	1,750.00	49,000
Winter Pool Covers - Replacement	2008	2028	20	0	4	4 Each	2,486.76	9,947
All Pools - Total								\$88,788
Fence & Walls								
Brick Wall & Wood Fence - Repair	2023	2026	3	0	2	1 Total	12,130.56	12,131
Brick Wall - Major Repair	2010	2025	15	0	1	1,128 LF	62.16@ 25%	17,529
Wood Fence - Major Repair	1980	2026	15	31	2	4,363 LF	60.65@ 25%	66,154
Fence & Walls - Total								\$95,814
Inspections								
Building Envelope Inspection	2020	2025	5	0	1	1 Total	6,216.91	6,217
Electrical Inspection	2020	2045	25	0	21	1 Total	6,216.91	6,217
Plumbing Inspection	2020	2045	25	0	21	1 Total	6,216.91	6,217
Inspections - Total								\$18,651
Contingency								
Insurance Deductible	2019	2024	1	0	0	1 Total	10,000.00	10,000
Contingency - Total								\$10,000
Total Asset Summary								\$668,087

**Country Club Estates
Detail Report by Name**

Brick Wall & Wood Fence - Repair

Asset ID	1054	1 Total	@ \$12,130.56
Category	Non-Capital	Asset Actual Cost	\$12,130.56
Placed in Service	Fence & Walls	Percent Replacement	100%
Useful Life	January 2023	Future Cost	\$13,120.41
Replacement Year	3		
Remaining Life	2026		
	2		

This provision is for the repair of the brick wall along Miley Road and of the wood fence located along French Prairie Road from Molalla Bend to the RV yard. Repairs to the brick columns should be made as needed.

Schwindt and Company estimated 4,363 lineal feet of fencing.

Schwindt and Company estimated 1,128 lineal feet of brick wall.

Brick Wall - Major Repair

Asset ID	1055	1,128 LF	@ \$62.16
Category	Capital	Asset Actual Cost	\$17,529.12
Placed in Service	Fence & Walls	Percent Replacement	25%
Useful Life	January 2010	Future Cost	\$18,230.28
Replacement Year	15		
Remaining Life	2025		
	1		

This provision is for the major repair of the brick wall along Miley Road.

The Association does not plan to replace the whole wall at once. They plan to do repairs every 4 years. The Association anticipates having to do a major repair every 15 years. It is estimated that 25% of the total area will need to be replaced.

Schwindt and Company estimated 1,128 lineal feet of brick wall.

**Country Club Estates
Detail Report by Name**

Building Envelope Inspection

		1 Total	@ \$6,216.91
Asset ID	1001	Asset Actual Cost	\$6,216.91
	Non-Capital	Percent Replacement	100%
Category	Inspections	Future Cost	\$6,465.59
Placed in Service	January 2020		
Useful Life	5		
Replacement Year	2025		
Remaining Life	1		

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

Industry specialists recommend a building envelope inspection every 3-5 years.

Electrical Inspection

		1 Total	@ \$6,216.91
Asset ID	1003	Asset Actual Cost	\$6,216.91
	Non-Capital	Percent Replacement	100%
Category	Inspections	Future Cost	\$14,166.89
Placed in Service	January 2020		
Useful Life	25		
Replacement Year	2045		
Remaining Life	21		

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

Fences - Paint

		1 Total	@ \$8,703.68
Asset ID	1047	Asset Actual Cost	\$8,703.68
	Non-Capital	Percent Replacement	100%
Category	All Pools	Future Cost	\$8,703.68
Placed in Service	January 2012		
Useful Life	10		
Replacement Year	2024		
Remaining Life	0		

This provision is to paint the fences at all 4 pools

Country Club Estates Detail Report by Name

Fences - Paint continued...

According to the Association, it was done in 2012 for \$7,000.

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

Furniture - Replacement		1 Total	@ \$21,137.50
Asset ID	1046	Asset Actual Cost	\$21,137.50
	Capital	Percent Replacement	100%
Category	All Pools	Future Cost	\$22,862.32
Placed in Service	January 2012		
Useful Life	14		
Replacement Year	2026		
Remaining Life	2		

This provision is to replace the furniture at all 4 pools

According to the Association, it was done in 2012 for \$17,000.

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

Insurance Deductible		1 Total	@ \$10,000.00
Asset ID	1004	Asset Actual Cost	\$10,000.00
	Non-Capital	Percent Replacement	100%
Category	Contingency	Future Cost	\$10,000.00
Placed in Service	January 2019		
Useful Life	1		
Replacement Year	2024		
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

**Country Club Estates
Detail Report by Name**

Insurance Deductible continued...

contribution.

Mailboxes - Replacement

Asset ID	1045	28 Each	@ \$1,750.00
Category	Capital	Asset Actual Cost	\$49,000.00
Placed in Service	All Pools	Percent Replacement	100%
Useful Life	January 2012	Future Cost	\$99,265.01
Replacement Year	30		
Remaining Life	2042		
	18		

This provision is to replace the mailboxes

According to the Association, it there are 28.

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

Plumbing Inspection

Asset ID	1002	1 Total	@ \$6,216.91
Category	Non-Capital	Asset Actual Cost	\$6,216.91
Placed in Service	Inspections	Percent Replacement	100%
Useful Life	January 2020	Future Cost	\$14,166.89
Replacement Year	25		
Remaining Life	2045		
	21		

This provision is for a plumbing inspection, including water supply and sewer system.

Generally the life of the plumbing system is greater than 30 years. We recommend the

Association perform an inspection to determine the current condition of the system. Once the condition is known the reserve study should be updated.

**Country Club Estates
Detail Report by Name**

Pool 1 - Replaster

		1 Total	@ \$32,327.94
Asset ID	1005	Asset Actual Cost	\$32,327.94
	Capital	Percent Replacement	100%
Category	Pool 1	Future Cost	\$46,012.74
Placed in Service	January 2015		
Useful Life	18		
Replacement Year	2033		
Remaining Life	9		

This provision is to replaster pool 1.

According to the Association, it was done in 2015 for \$26,000. It will need to be polished every 8-10 years.

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

Pool 1 - UV Ozone Machine

		1 Total	@ \$3,300.00
Asset ID	1061	Asset Actual Cost	\$3,300.00
	Capital	Percent Replacement	100%
Category	Pool 1	Future Cost	\$3,432.00
Placed in Service	January 2025		
Useful Life	15		
Replacement Year	2025		
Remaining Life	1		

This provision is to install a UV Ozone machine for pool 1.

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

Pool 1 - Upgrade Sewer Line Connection

		1 Total	@ \$10,000.00
Asset ID	1056	Asset Actual Cost	\$10,000.00
	Capital	Percent Replacement	100%
Category	Pool 1	Future Cost	\$10,000.00
Placed in Service	January 1999		
Useful Life	30		
Adjustment	-5		
Replacement Year	2024		
Remaining Life	0		

This provision is to upgrade the sewer line connection for pool 1.

**Country Club Estates
Detail Report by Name**

Pool 1 - Upgrade Sewer Line Connection continued...

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

Pool 2 - Replaster

Asset ID	1016	1 Total	@ \$21,137.50
	Capital	Asset Actual Cost	\$21,137.50
Category	Pool 2	Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$30,085.25
Useful Life	18		
Replacement Year	2033		
Remaining Life	9		

This provision is to replaster pool 2.

According to the Association, it was done in 2015 for \$17,000. It will need to be polished every 8-10 years.

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

Pool 2 - UV Ozone Machine

Asset ID	1062	1 Total	@ \$3,300.00
	Capital	Asset Actual Cost	\$3,300.00
Category	Pool 2	Percent Replacement	100%
Placed in Service	January 2026	Future Cost	\$3,569.28
Useful Life	15		
Replacement Year	2026		
Remaining Life	2		

This provision is to install a UV Ozone machine for pool 2.

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

**Country Club Estates
Detail Report by Name**

Pool 2 - Upgrade Sewer Line Connection

Asset ID	1057	1 Total	@ \$10,000.00
	Capital	Asset Actual Cost	\$10,000.00
Category	Pool 2	Percent Replacement	100%
Placed in Service	January 1999	Future Cost	\$10,400.00
Useful Life	30		
Adjustment	-4		
Replacement Year	2025		
Remaining Life	1		

This provision is to upgrade the sewer line connection for pool 2.

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

Pool 3 - Replaster

Asset ID	1024	1 Total	@ \$35,312.76
	Capital	Asset Actual Cost	\$35,312.76
Category	Pool 3	Percent Replacement	100%
Placed in Service	January 2021	Future Cost	\$63,596.28
Useful Life	18		
Replacement Year	2039		
Remaining Life	15		

This provision is to replaster pool 3.

According to the Association, it was done in 2021 for \$30,275. It will need to be polished every 8-10 years.

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

Pool 3 - UV Ozone Machine

Asset ID	1063	1 Total	@ \$3,300.00
	Capital	Asset Actual Cost	\$3,300.00
Category	Pool 3	Percent Replacement	100%
Placed in Service	January 2027	Future Cost	\$3,712.05
Useful Life	15		
Replacement Year	2027		
Remaining Life	3		

This provision is to install a UV Ozone machine for pool 3.

**Country Club Estates
Detail Report by Name**

Pool 3 - UV Ozone Machine continued...

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

Pool 3 - Upgrade Sewer Line Connection

Asset ID	1058	1 Total	@ \$10,000.00
	Capital	Asset Actual Cost	\$10,000.00
Category	Pool 3	Percent Replacement	100%
Placed in Service	January 1999	Future Cost	\$10,816.00
Useful Life	30		
Adjustment	-3		
Replacement Year	2026		
Remaining Life	2		

This provision is to upgrade the sewer line connection for pool 3.

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

Pool 4 - Replaster

Asset ID	1033	1 Total	@ \$17,407.35
	Capital	Asset Actual Cost	\$17,407.35
Category	Pool 4	Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$23,823.16
Useful Life	18		
Replacement Year	2032		
Remaining Life	8		

This provision is to replaster pool 4.

According to the Association, it was done in 2014 for \$14,000. It will need to be polished every 8-10 years.

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

**Country Club Estates
Detail Report by Name**

Pool 4 - UV Ozone Machine

Asset ID	1060	1 Total	@ \$3,300.00
Category	Capital	Asset Actual Cost	\$3,300.00
Placed in Service	Pool 4	Percent Replacement	100%
Useful Life	January 2024	Future Cost	\$3,300.00
Replacement Year	15		
Remaining Life	2024		
	0		

This provision is to install a UV Ozone machine for pool 4.

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

Pool 4 - Upgrade Sewer Line Connection

Asset ID	1059	1 Total	@ \$10,000.00
Category	Capital	Asset Actual Cost	\$10,000.00
Placed in Service	Pool 4	Percent Replacement	100%
Useful Life	January 1999	Future Cost	\$11,248.64
Adjustment	30		
Replacement Year	-2		
Remaining Life	2027		
	3		

This provision is to upgrade the sewer line connection for pool 4.

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

Pool House 1: ADA Chair Lift - Replacement

Asset ID	1015	1 Total	@ \$5,968.24
Category	Capital	Asset Actual Cost	\$5,968.24
Placed in Service	Pool 1	Percent Replacement	100%
Useful Life	January 2017	Future Cost	\$9,187.83
Replacement Year	18		
Remaining Life	2035		
	11		

This provision is to replace the ada chair lift at pool 1.

According to the Association, it was done in 2017 for \$4,800.

**Country Club Estates
Detail Report by Name**

Pool House 1: ADA Chair Lift - Replacement continued...

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

Pool House 1: Concrete Sidewalk - Repair		350 SF	@ \$18.65
Asset ID	1013	Asset Actual Cost	\$6,527.50
	Non-Capital	Percent Replacement	100%
Category	Pool 1	Future Cost	\$10,868.77
Placed in Service	January 2007		
Useful Life	30		
Replacement Year	2037		
Remaining Life	13		

This provision is to repair the concrete sidewalks at pool 1.

According to the Association, this there is 350 square feet.

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

Pool House 1: Deck - Repair		2,750 SF	@ \$21.14
Asset ID	1008	Asset Actual Cost	\$23,254.00
	Non-Capital	Percent Replacement	40%
Category	Pool 1	Future Cost	\$29,423.73
Placed in Service	January 2020		
Useful Life	10		
Replacement Year	2030		
Remaining Life	6		

This provision is to repair the deck at pool 1. In 2020 the Association applied an epoxy to extend the life of this item. (10 year life \$19,800)

According to the Association there is 2,750 square feet.

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

**Country Club Estates
Detail Report by Name**

Pool House 1: Fence - Rebuild

		270 LF	@ \$62.17
Asset ID	1007	Asset Actual Cost	\$16,785.90
	Capital	Percent Replacement	100%
Category	Pool 1	Future Cost	\$26,874.77
Placed in Service	January 2006		
Useful Life	30		
Replacement Year	2036		
Remaining Life	12		

This provision is to rebuild the fence at pool 1.

According to the Association there is 270 lineal feet.

According to the Association, it was rebuilt in 2006.

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

Pool House 1: Furnace - Replacement

		1 Total	@ \$3,730.15
Asset ID	1014	Asset Actual Cost	\$3,730.15
	Capital	Percent Replacement	100%
Category	Pool 1	Future Cost	\$5,742.39
Placed in Service	January 2017		
Useful Life	18		
Replacement Year	2035		
Remaining Life	11		

This provision is to replace the furnace at pool 1.

According to the Association, it was done in 2017 for \$3,000.

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

Pool House 1: Roof & Gutters - Replacement

		765 SF	@ \$9.00
Asset ID	1006	Asset Actual Cost	\$6,885.00
	Capital	Percent Replacement	100%
Category	Pool 1	Future Cost	\$9,799.50
Placed in Service	January 2008		
Useful Life	25		
Replacement Year	2033		
Remaining Life	9		

This provision is to replace the roof and gutters at pool 1.

**Country Club Estates
Detail Report by Name**

Pool House 1: Roof & Gutters - Replacement continued...

Schwindt and Company estimated 765 square feet of roofing.

According to the Association, it was done in 2008 for \$2,100.

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

Pool House 1: Salt System - Replacement

Asset ID	1048	1 Total	@ \$2,486.76
	Capital	Asset Actual Cost	\$2,486.76
Category	Pool 1	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	\$2,797.27
Useful Life	10		
Replacement Year	2027		
Remaining Life	3		

This provision is to replace the salt system at pool 1.

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

Pool House 1: Siding - Paint

Asset ID	1010	980 SF	@ \$3.11
	Non-Capital	Asset Actual Cost	\$3,047.80
Category	Pool 1	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	\$3,708.11
Useful Life	10		
Replacement Year	2029		
Remaining Life	5		

This provision is to paint the siding at pool 1.

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

**Country Club Estates
Detail Report by Name**

Pool House 1: Siding - Repair

		980 SF	@ \$22.00
Asset ID	1011	Asset Actual Cost	\$4,312.00
	Non-Capital	Percent Replacement	20%
Category	Pool 1	Future Cost	\$5,246.21
Placed in Service	January 2019		
Useful Life	10		
Replacement Year	2029		
Remaining Life	5		

This provision is to repair the siding at pool 1.

Schwindt and Company estimated 980 square feet of siding.

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

Pool House 1: Sun Screen - Replacement

		1 Total	@ \$3,481.47
Asset ID	1012	Asset Actual Cost	\$3,481.47
	Capital	Percent Replacement	100%
Category	Pool 1	Future Cost	\$4,581.38
Placed in Service	January 2011		
Useful Life	20		
Replacement Year	2031		
Remaining Life	7		

This provision is to replace the sun screen at pool 1.

According to the Association, this was replaced in 2011.

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

Pool House 1: Tile - Replacement

		1 Total	@ \$4,227.50
Asset ID	1009	Asset Actual Cost	\$4,227.50
	Non-Capital	Percent Replacement	100%
Category	Pool 1	Future Cost	\$13,184.10
Placed in Service	January 2023		
Useful Life	30		
Replacement Year	2053		
Remaining Life	29		

This provision is to replace the tile at pool 1.

**Country Club Estates
Detail Report by Name**

Pool House 1: Tile - Replacement continued...

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

Pool House 2: Concrete Sidewalk - Repair

		700 SF	@ \$18.65
Asset ID	1020	Asset Actual Cost	\$13,055.00
	Non-Capital	Percent Replacement	100%
Category	Pool 2	Future Cost	\$21,737.53
Placed in Service	January 2007		
Useful Life	30		
Replacement Year	2037		
Remaining Life	13		

This provision is to repair the concrete sidewalks at pool 2.

According to the Association, this there is 700 square feet.

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

Pool House 2: Deck - Repair

		2,100 SF	@ \$21.14
Asset ID	1019	Asset Actual Cost	\$22,197.00
	Non-Capital	Percent Replacement	50%
Category	Pool 2	Future Cost	\$31,593.25
Placed in Service	January 2023		
Useful Life	10		
Replacement Year	2033		
Remaining Life	9		

This provision is to repair the deck at pool 2.

According to the Association there is 2,100 square feet.

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

**Country Club Estates
Detail Report by Name**

Pool House 2: Fence - Rebuild

		210 LF	@ \$62.17
Asset ID	1018	Asset Actual Cost	\$13,055.70
	Capital	Percent Replacement	100%
Category	Pool 2	Future Cost	\$22,608.25
Placed in Service	January 2008		
Useful Life	30		
Replacement Year	2038		
Remaining Life	14		

This provision is to rebuild the fence at pool 2.

According to the Association there is 210 lineal feet.

According to the Association, it was replaced in 2008.

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

Pool House 2: Furnace - Replacement

		1 Total	@ \$3,730.15
Asset ID	1014	Asset Actual Cost	\$3,730.15
	Capital	Percent Replacement	100%
Category	Pool 2	Future Cost	\$7,265.96
Placed in Service	January 2023		
Useful Life	18		
Replacement Year	2041		
Remaining Life	17		

This provision is to replace the furnace at pool 2.

According to the Association, it was done in 2004 for \$3,000.

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

Pool House 2: Roof & Gutters - Replacement

		787 SF	@ \$9.00
Asset ID	1017	Asset Actual Cost	\$7,083.00
	Capital	Percent Replacement	100%
Category	Pool 2	Future Cost	\$8,962.25
Placed in Service	January 2005		
Useful Life	25		
Replacement Year	2030		
Remaining Life	6		

This provision is to replace the roof and gutters at pool 2.

**Country Club Estates
Detail Report by Name**

Pool House 2: Roof & Gutters - Replacement continued...

Schwindt and Company estimated 787 square feet of roofing.

According to the Association, it was done in 2005 for \$2,500.

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

Pool House 2: Salt System - Replacement

Asset ID	1049	1 Total	@ \$2,486.76
Category	Capital	Asset Actual Cost	\$2,486.76
Placed in Service	Pool 2	Percent Replacement	100%
Useful Life	January 2017	Future Cost	\$2,797.27
Replacement Year	10		
Remaining Life	2027		
	3		

This provision is to replace the salt system at pool 2.

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

Pool House 2: Siding - Paint

Asset ID	1021	980 SF	@ \$3.11
Category	Non-Capital	Asset Actual Cost	\$3,047.80
Placed in Service	Pool 2	Percent Replacement	100%
Useful Life	January 2019	Future Cost	\$3,708.11
Replacement Year	10		
Remaining Life	2029		
	5		

This provision is to paint the siding at pool 2.

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

**Country Club Estates
Detail Report by Name**

Pool House 2: Siding - Repair

		980 SF	@ \$22.00
Asset ID	1022	Asset Actual Cost	\$4,312.00
	Non-Capital	Percent Replacement	20%
Category	Pool 2	Future Cost	\$5,246.21
Placed in Service	January 2019		
Useful Life	10		
Replacement Year	2029		
Remaining Life	5		

This provision is to repair the siding at pool 2.

Schwindt and Company estimated 980 square feet of siding.

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

Pool House 2: Sun Screen - Replacement

		1 Total	@ \$3,481.47
Asset ID	1023	Asset Actual Cost	\$3,481.47
	Capital	Percent Replacement	100%
Category	Pool 2	Future Cost	\$4,581.38
Placed in Service	January 2011		
Useful Life	20		
Replacement Year	2031		
Remaining Life	7		

This provision is to replace the sun screen at pool 2.

According to the Association, this was replaced in 2011.

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

Pool House 3: Concrete Sidewalk - Repair

		410 SF	@ \$18.65
Asset ID	1031	Asset Actual Cost	\$7,646.50
	Non-Capital	Percent Replacement	100%
Category	Pool 3	Future Cost	\$12,731.98
Placed in Service	January 2007		
Useful Life	30		
Replacement Year	2037		
Remaining Life	13		

This provision is to repair the concrete sidewalks at pool 3.

**Country Club Estates
Detail Report by Name**

Pool House 3: Concrete Sidewalk - Repair continued...

According to the Association, this there is 410 square feet.

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

Pool House 3: Deck - Repair		2,100 SF	@ \$21.14
Asset ID	1030	Asset Actual Cost	\$17,757.60
	Non-Capital	Percent Replacement	40%
Category	Pool 3	Future Cost	\$25,274.60
Placed in Service	January 2003		
Useful Life	10		
Adjustment	20		
Replacement Year	2033		
Remaining Life	9		

This provision is to repair the deck at pool 3.

According to the Association there is 2,100 square feet.

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

Pool House 3: Fence - Rebuild		210 LF	@ \$62.17
Asset ID	1028	Asset Actual Cost	\$13,055.70
	Capital	Percent Replacement	100%
Category	Pool 3	Future Cost	\$22,608.25
Placed in Service	January 2008		
Useful Life	30		
Replacement Year	2038		
Remaining Life	14		

This provision is to rebuild the fence at pool 3.

According to the Association there is 210 lineal feet.

According to the Association, it was replaced in 2008.

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

**Country Club Estates
Detail Report by Name**

Pool House 3: Furnace - Replacement

Asset ID	1032	1 Total	@ \$3,730.15
	Capital	Asset Actual Cost	\$3,730.15
Category	Pool 3	Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$5,309.17
Useful Life	18		
Replacement Year	2033		
Remaining Life	9		

This provision is to replace the furnace at pool 3.

According to the Association, it was done in 2015 for \$3,000.

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

Pool House 3: Roof & Gutters - Replacement

Asset ID	1025	787 SF	@ \$9.00
	Capital	Asset Actual Cost	\$7,083.00
Category	Pool 3	Percent Replacement	100%
Placed in Service	January 2005	Future Cost	\$8,962.25
Useful Life	25		
Replacement Year	2030		
Remaining Life	6		

This provision is to replace the roof and gutters at pool 3.

Schwindt and Company estimated 787 square feet of roofing.

According to the Association, it was done in 2005 for \$2,500.

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

Pool House 3: Salt System - Replacement

Asset ID	1050	1 Total	@ \$2,486.76
	Capital	Asset Actual Cost	\$2,486.76
Category	Pool 3	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	\$2,797.27
Useful Life	10		
Replacement Year	2027		
Remaining Life	3		

This provision is to replace the salt system at pool 3.

**Country Club Estates
Detail Report by Name**

Pool House 3: Salt System - Replacement continued...

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

Pool House 3: Siding - Paint		980 SF	@ \$3.11
Asset ID	1026	Asset Actual Cost	\$3,047.80
	Non-Capital	Percent Replacement	100%
Category	Pool 3	Future Cost	\$3,296.50
Placed in Service	January 2016		
Useful Life	10		
Replacement Year	2026		
Remaining Life	2		

This provision is to paint the siding at pool 3.

According to the Association, it was painted in 2016 at no charge.

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

Pool House 3: Siding - Repair		980 SF	@ \$22.00
Asset ID	1027	Asset Actual Cost	\$4,312.00
	Non-Capital	Percent Replacement	20%
Category	Pool 3	Future Cost	\$4,663.86
Placed in Service	January 2016		
Useful Life	10		
Replacement Year	2026		
Remaining Life	2		

This provision is to repair the siding at pool 3.

Schwindt and Company estimated 980 square feet of siding.

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

**Country Club Estates
Detail Report by Name**

Pool House 4: Clubhouse Interior - Renovation

Asset ID	1052	1 Total	@ \$11,190.44
Category	Capital	Asset Actual Cost	\$11,190.44
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	10	Future Cost	\$11,638.06
Adjustment	-3		
Replacement Year	2025		
Remaining Life	1		

This provision is to renovate the clubhouse interior at pool 4.

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

Pool House 4: Concrete Sidewalk - Repair

Asset ID	1039	540 SF	@ \$18.65
Category	Non-Capital	Asset Actual Cost	\$10,071.00
Placed in Service	January 2007	Percent Replacement	100%
Useful Life	30	Future Cost	\$16,768.95
Replacement Year	2037		
Remaining Life	13		

This provision is to repair the concrete sidewalks at pool 4.

According to the Association, this there is 540 square feet.

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

Pool House 4: Deck - Repair

Asset ID	1038	1,820 SF	@ \$21.14
Category	Non-Capital	Asset Actual Cost	\$15,389.92
Placed in Service	January 2020	Percent Replacement	40%
Useful Life	10	Future Cost	\$19,473.16
Replacement Year	2030		
Remaining Life	6		

This provision is to repair the deck at pool 4.

In 2020 the Association applied an epoxy to extend the life of this item. (10 year life \$11,825)

**Country Club Estates
Detail Report by Name**

Pool House 4: Deck - Repair continued...

According to the Association there is 1,820 square feet.

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

Pool House 4: Fence - Rebuild

Asset ID	1037	180 LF	@ \$62.17
Category	Capital	Asset Actual Cost	\$11,190.60
Placed in Service	Pool 4	Percent Replacement	100%
Useful Life	January 2001	Future Cost	\$14,726.07
Replacement Year	30		
Remaining Life	2031		
	7		

This provision is to rebuild the fence at pool 4.

According to the Association there is 180 lineal feet.

According to the Association, it was replaced in 2008.

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

Pool House 4: Fiberglass Columns - Replacement

Asset ID	1042	1 Total	@ \$3,108.45
Category	Capital	Asset Actual Cost	\$3,108.45
Placed in Service	Pool 4	Percent Replacement	100%
Useful Life	January 2004	Future Cost	\$4,090.51
Adjustment	15		
Replacement Year	12		
Remaining Life	2031		
	7		

This provision is to replace the fiberglass columns at pool 4.

According to the Association, it was done in 2004 for \$2,300.

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

**Country Club Estates
Detail Report by Name**

Pool House 4: Furnace - Replacement

Asset ID	1041	1 Total	@ \$3,730.15
Category	Capital	Asset Actual Cost	\$3,730.15
Placed in Service	Pool 4	Percent Replacement	100%
Useful Life	January 2016	Future Cost	\$5,521.53
Replacement Year	18		
Remaining Life	2034		
	10		

This provision is to replace the furnace at pool 4.

According to the Association, it was done in 2016 for \$3,000.

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

Pool House 4: Roof & Gutters - Replacement

Asset ID	1034	1,181 SF	@ \$9.00
Category	Capital	Asset Actual Cost	\$10,629.00
Placed in Service	Pool 4	Percent Replacement	100%
Useful Life	January 2008	Future Cost	\$15,128.38
Replacement Year	25		
Remaining Life	2033		
	9		

This provision is to replace the roof and gutters at pool 4.

Schwindt and Company estimated 1,181 square feet of roofing.

According to the Association, it was done in 2008 for \$5,400.

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

Pool House 4: Salt System - Replacement

Asset ID	1051	1 Total	@ \$2,486.76
Category	Capital	Asset Actual Cost	\$2,486.76
Placed in Service	Pool 4	Percent Replacement	100%
Useful Life	January 2017	Future Cost	\$2,797.27
Replacement Year	10		
Remaining Life	2027		
	3		

This provision is to replace the salt system at pool 4.

**Country Club Estates
Detail Report by Name**

Pool House 4: Salt System - Replacement continued...

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

Pool House 4: Siding - Paint			
Asset ID	1035	1,584 SF	@ \$3.11
	Non-Capital	Asset Actual Cost	\$4,926.24
Category	Pool 4	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	\$5,328.22
Useful Life	10		
Adjustment	8		
Replacement Year	2026		
Remaining Life	2		

This provision is to paint the siding at pool 4.

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

Pool House 4: Siding - Repair			
Asset ID	1036	1,584 SF	@ \$22.00
	Non-Capital	Asset Actual Cost	\$6,969.60
Category	Pool 4	Percent Replacement	20%
Placed in Service	January 2008	Future Cost	\$7,538.32
Useful Life	10		
Adjustment	8		
Replacement Year	2026		
Remaining Life	2		

This provision is to repair the siding at pool 4.

Schwindt and Company estimated 1,584 square feet of siding.

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

**Country Club Estates
Detail Report by Name**

Pool House 4: Sun Screen - Replacement

Asset ID	1040	1 Total	@ \$3,481.47
	Capital	Asset Actual Cost	\$3,481.47
Category	Pool 4	Percent Replacement	100%
Placed in Service	January 2011	Future Cost	\$4,581.38
Useful Life	20		
Replacement Year	2031		
Remaining Life	7		

This provision is to replace the sun screen at pool 4.

According to the Association, this was replaced in 2011.

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

Winter Pool Covers - Replacement

Asset ID	1043	4 Each	@ \$2,486.76
	Capital	Asset Actual Cost	\$9,947.04
Category	All Pools	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	\$11,636.63
Useful Life	20		
Replacement Year	2028		
Remaining Life	4		

This provision is to replace the winter pool covers at all 4 pools

According to the Association, it was done in 2008 for \$7,000.

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

Wood Fence - Major Repair

Asset ID	1053	4,363 LF	@ \$60.65
	Capital	Asset Actual Cost	\$66,153.99
Category	Fence & Walls	Percent Replacement	25%
Placed in Service	January 1980	Future Cost	\$71,552.15
Useful Life	15		
Adjustment	31		
Replacement Year	2026		
Remaining Life	2		

This provision is for the major repair of the wood fence located along French Prairie Road

**Country Club Estates
Detail Report by Name**

Wood Fence - Major Repair continued...

from Molalla Bend to the RV yard. Repairs to the brick columns should be made as needed.

The Association does not plan to replace the whole fence at once. They plan to do repairs every 4 years. The Association anticipates having to do a major repair every 15 years. It is estimated that 25% of the total area will need to be replaced.

Schwindt and Company estimated 4,363 lineal feet of fencing.

According to the Association some repairs were made in 2017.

Additional Disclosures

Levels of Service

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

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

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

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

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

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

- Life and Valuation Estimates
- Fund Status
- Funding Plan

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

- Component inventory
- Life and valuation estimates
- Funding Plan

Terms and Definitions

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

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

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

COMPONENT INVENTORY: The task of selecting and quantifying reserve *Components*. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate association representative(s) of the Association or cooperative.

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

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

CURRENT REPLACEMENT COST: See *Replacement Cost*.

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

EFFECTIVE AGE: The difference between *Useful Life* and *Remaining Useful Life*. Not always equivalent to chronological age since some *Components* age irregularly. Used primarily in computations.

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

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

FULLY FUNDED BALANCE (FFB): Total accrued depreciation, an indicator against which actual or projected *Reserve Balance* can be compared. The *Reserve Balance* that is in direct proportion to the fraction of life “used up” of the current repair or *Replacement Cost*. This number is calculated for each *Component*, then added together for an association total. Two formulas can be utilized, depending on the provider’s sensitivity to interest and inflation effects. Note: Both yield identical results when interest and inflation are equivalent.

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

or

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

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

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

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

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

FUNDING PRINCIPLES:

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

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

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

PHYSICAL ANALYSIS: The portion of the *Reserve Study* where the *Component Inventory*, *Condition Assessment*, and *Life and Valuation Estimate* tasks are performed. This represents one of the two parts of the *Reserve Study*.

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

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

Component during that particular year.

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

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

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

RESPONSIBLE CHARGE: A reserve specialist in *Responsible Charge* of a *Reserve Study* shall render regular and effective supervision to those individuals performing services which directly and materially affect the quality and competence rendered by the reserve specialist. A reserve specialist shall maintain such records as are reasonably necessary to establish that the reserve specialist exercised regular and effective supervision of a *Reserve Study* of which he was in *Responsible Charge*. A reserve specialist engaged in any of the following acts or practices shall be deemed not to have rendered the regular and effective supervision required herein:

- The regular and continuous absence from principal office premises from which professional services are rendered, except for performance of field work or presence in a field office maintained exclusively for a specific project;
- The failure to personally inspect or review the work of subordinates where necessary and appropriate;
- The rendering of a limited, cursory, or perfunctory review of plans or projects in lieu of an appropriate detailed review;
- The failure to personally be available on a reasonable basis or with adequate advance notice for consultation and inspection where circumstances require personal availability.

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

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

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