COUNTRY CLUB ESTATES

MAINTENANCE PLAN

RESERVE STUDY

LEVEL III: UPDATE WITH NO VISUAL SITE INSPECTION

BUDGET YEAR

January 1, 2026 to December 31, 2026

SCHWINDT & CO.
RESERVE STUDY SERVICES
https://www.schwindtco.com/
(503) 227-1165

COUNTRY CLUB ESTATES

Pools

Executive Summary

Year of Report:

January 1, 2026 to December 31, 2026

Number of Units:

259 Units

Parameters:

Beginning Balance: $298,929

Year 2026 Suggested Contribution: $40,000

Year 2026 Projected Interest Earned: $6,325

Inflation: 3.00%

Annual Increase to Suggested Contribution: 20.00%

Lowest Cash Balance Over 30 Years (Threshold): $123,777

Average Reserve Assessment per Unit: $12.87

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We have conducted an offsite reserve study update and maintenance plan for Country Club Estates for the year beginning January 1, 2026, 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 21. 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 2023, the average annual inflation rate was 4.12% and has reduced to 2.75% in November 2024 . At this time, Schwindt and Company is recommending an inflation rate of 3% in reserve studies. We will continue to monitor the inflation rate throughout this period. More information can be found at https://inflationdata.com/Inflation/Inflation_Rate/HistoricalInflation.aspx.

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

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, 2026 to December 31, 2026

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
2026

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

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

Property Inspection

Schwindt & 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 Protect Association's (NFPA) Standard 10 for the specific requirements regarding the proper locations of fire extinguishers and signage.

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

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

Frequency: Annual

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, 2026 to December 31, 2026

Country Club Estates
Category Detail Index

Country Club Estates
Category Detail Index

Country Club Estates
Category Detail Index

Total Funded Assets	79
Total Unfunded Assets	0
Total Assets	79

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

Report Date	August 20, 2025
Budget Year Beginning	January 1, 2026
Budget Year Ending	December 31, 2026
Total Units	259

Report Parameters

Inflation	3.00%
Interest Rate on Reserve Deposit	3.00%
2026 Beginning Balance	$298,929

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 **$40,000** in **2026** and increases **20.00%** each year until 2033. In 2033 the contribution is $143,327 and increases 0% each year for the remaining years of the study. A minimum balance of **$123,777** is maintained.
- The purpose of this study is to ensure that adequate replacement funds are available when components reach the end of their useful life. Components will be replaced as required, not necessarily in their expected replacement year. This analysis should be updated annually.

Cash Flow Method - Threshold Funding Model Summary of Calculations

Required Monthly Contribution	$3,333.33
$12.87 per unit monthly	
Average Net Monthly Interest Earned	$527.12
Total Monthly Allocation to Reserves	$3,860.45
$14.91 per unit monthly	

Country Club Estates
Cash Flow Method - Threshold Funding Model Projection

Beginning Balance: $298,929

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2026	40,000	6,325	112,533	232,722	587,316	40%
2027	48,000	3,656	138,389	145,990	531,265	27%
2028	57,600	4,403	32,286	175,707	596,647	29%
2029	69,120	2,713	123,763	123,777	575,940	21%
2030	82,944	2,638	81,762	127,598	600,538	21%
2031	99,533	2,682	93,076	136,737	617,166	22%
2032	119,439	4,361	57,747	202,791	673,760	30%
2033	143,327	2,156	209,203	139,071	581,729	24%
2034	143,327	4,192	78,517	208,073	624,641	33%
2035	143,327	7,014	54,748	303,666	696,512	44%
2036	143,327	5,644	195,370	257,268	628,984	41%
2037	143,327	8,090	68,572	340,114	693,418	49%
2038	143,327	10,243	80,617	413,068	750,863	55%
2039	143,327	8,721	203,628	361,488	686,921	53%
2040	143,327	8,975	143,701	370,088	686,482	54%
2041	143,327	11,461	70,546	454,331	765,190	59%
2042	143,327	12,112	133,386	476,384	785,457	61%
2043	143,327	12,216	152,033	479,894	791,166	61%
2044	143,327	10,512	211,581	422,152	739,875	57%
2045	143,327	11,707	114,537	462,649	791,286	58%
2046	143,327	13,618	92,215	527,379	871,648	61%
2047	143,327	15,101	108,169	577,639	942,537	61%
2048	143,327	12,420	246,586	486,800	877,667	55%
2049	143,327	14,930	73,230	571,827	994,233	58%
2050	143,327	15,417	142,234	588,338	1,048,191	56%
2051	143,327	12,168	265,553	478,280	981,869	49%
2052	143,327	14,959	63,744	572,822	1,126,692	51%
2053	143,327	12,663	233,784	495,028	1,106,150	45%
2054	143,327	11,493	194,443	455,405	1,131,107	40%
2055	143,327	12,887	108,981	502,639	1,250,599	40%

Country Club Estates
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2026	
Brick Wall & Wood Fence - Repair	12,500
Brick Wall - Major Repair 2026	10,000
Fences - Paint	8,923
Furniture - Replacement	15,000
Insurance Deductible	10,000
Pool 1: Salt System Cell - Replacement	7,000
Pool 2: Pump - Replacement	2,575
Pool 2: Salt System Cell - Replacement	2,000
Pool 3: Heater - Replacement	12,000
Pool 4: Heater - Replacement	12,000
Pool 4: Salt System - Replacement	5,071
Pool 4: Salt System Cell - Replacement	2,000
Pool House 1: Siding - Paint	2,862
Pool House 2: Siding - Paint	2,862
Pool House 3: Siding - Paint	2,862
Pool House 4: Siding - Paint	4,879
Total for 2026	**$112,533**
Replacement Year 2027	
Pool 1: Pump A - Replacement	2,652
Pool 1: Salt System - Replacement	12,360
Pool 2: Heater - Replacement	12,360
Pool 2: Replaster	46,350
Pool 2: Salt System - Replacement	5,223
Pool 3: Salt System Cell - Replacement	2,060
Pool 4: Replaster	46,350
Pool 4: Upgrade Sewer Line Connection	11,033
Total for 2027	**$138,389**
Replacement Year 2028	
Brick Wall - Major Repair 2028	9,312
Pool 1: Salt System Cell - Replacement	7,426
Pool 2: Salt System Cell - Replacement	2,122
Pool 4: Salt System Cell - Replacement	2,122
Winter Pool Covers - Replacement	11,304
Total for 2028	**$32,286**

Country Club Estates
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2029	
Brick Wall & Wood Fence - Repair	13,659
Pool 1: Pump B - Replacement	2,814
Pool 1: UV Ozone Machine	3,863
Pool 2: UV Ozone Machine	3,863
Pool 3: Pump - Replacement	3,377
Pool 3: Salt System - Replacement	5,464
Pool 3: Salt System Cell - Replacement	2,185
Pool 3: UV Ozone Machine	3,863
Pool 4: Pump - Replacement	3,377
Pool 4: UV Ozone Machine	3,863
Wood Fence - Major Repair	77,437
Total for 2029	**$123,763**
Replacement Year 2030	
Pool 1: Salt System Cell - Replacement	7,879
Pool 2: Salt System Cell - Replacement	2,251
Pool 4: Salt System - Replacement	5,707
Pool 4: Salt System Cell - Replacement	2,251
Pool House 1: Deck - Repair	28,036
Pool House 2: Roof & Gutters - Replacement	8,540
Pool House 3: Roof & Gutters - Replacement	8,540
Pool House 4: Deck - Repair	18,558
Total for 2030	**$81,762**
Replacement Year 2031	
Pool 1: Salt System - Replacement	13,911
Pool 1: Upgrade Sewer Line Connection	12,418
Pool 2: Pump - Replacement	2,985
Pool 2: Salt System - Replacement	5,879
Pool 2: Upgrade Sewer Line Connection	12,418
Pool 3: Salt System Cell - Replacement	2,319
Pool 3: Upgrade Sewer Line Connection	12,418
Pool House 1: Sun Screen - Replacement	4,323
Pool House 2: Sun Screen - Replacement	4,323
Pool House 4: Fence - Rebuild	13,897

Country Club Estates
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2031 continued...	
Pool House 4: Fiberglass Columns - Replacement	3,860
Pool House 4: Sun Screen - Replacement	4,323
Total for 2031	**$93,076**
Replacement Year 2032	
Brick Wall & Wood Fence - Repair	14,926
Pool 1: Heater - Replacement	7,994
Pool 1: Pump A - Replacement	3,075
Pool 1: Salt System Cell - Replacement	8,358
Pool 2: Salt System Cell - Replacement	2,388
Pool 3: Filter - Replacement	4,305
Pool 4: Salt System Cell - Replacement	2,388
Pool House 4: Clubhouse Interior - Renovation	14,313
Total for 2032	**$57,747**
Replacement Year 2033	
Pool 1: Filter - Replacement	8,867
Pool 3: Heater - Replacement	14,758
Pool 3: Replaster	55,344
Pool 3: Salt System - Replacement	6,149
Pool 3: Salt System Cell - Replacement	2,460
Pool 4: Heater - Replacement	14,758
Pool House 1: Roof & Gutters - Replacement	9,071
Pool House 1: Siding - Repair	5,682
Pool House 2: Deck - Repair	29,249
Pool House 2: Siding - Repair	5,682
Pool House 3: Deck - Repair	23,400
Pool House 3: Furnace - Replacement	4,914
Pool House 3: Siding - Repair	5,682
Pool House 4: Roof & Gutters - Replacement	14,003
Pool House 4: Siding - Repair	9,183
Total for 2033	**$209,203**
Replacement Year 2034	
Pool 1: Pump B - Replacement	3,262

Country Club Estates
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2034 continued...	
Pool 1: Salt System Cell - Replacement	8,867
Pool 1: UV Ozone Machine	4,478
Pool 2: Filter - Replacement	4,567
Pool 2: Heater - Replacement	15,201
Pool 2: Salt System Cell - Replacement	2,534
Pool 2: UV Ozone Machine	4,478
Pool 3: Pump - Replacement	3,914
Pool 3: UV Ozone Machine	4,478
Pool 4: Filter - Replacement	4,327
Pool 4: Pump - Replacement	3,914
Pool 4: Salt System - Replacement	6,424
Pool 4: Salt System Cell - Replacement	2,534
Pool 4: UV Ozone Machine	4,478
Pool House 4: Furnace - Replacement	5,062
Total for 2034	**$78,517**
Replacement Year 2035	
Brick Wall & Wood Fence - Repair	16,310
Pool 1: Salt System - Replacement	15,657
Pool 2: Salt System - Replacement	6,617
Pool 3: Salt System Cell - Replacement	2,610
Pool House 1: ADA Chair Lift - Replacement	8,342
Pool House 1: Furnace - Replacement	5,214
Total for 2035	**$54,748**
Replacement Year 2036	
Fences - Paint	11,992
Pool 1: Replaster	122,876
Pool 1: Salt System Cell - Replacement	9,407
Pool 2: Pump - Replacement	3,461
Pool 2: Salt System Cell - Replacement	2,688
Pool 4: Salt System Cell - Replacement	2,688
Pool House 1: Fence - Rebuild	24,165
Pool House 1: Siding - Paint	3,846
Pool House 2: Siding - Paint	3,846

Country Club Estates
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2036 continued...	
Pool House 3: Siding - Paint	3,846
Pool House 4: Siding - Paint	6,557
Total for 2036	**$195,370**
Replacement Year 2037	
Pool 1: Pump A - Replacement	3,564
Pool 3: Salt System - Replacement	6,921
Pool 3: Salt System Cell - Replacement	2,768
Pool House 1: Concrete Sidewalk - Repair	9,679
Pool House 2: Concrete Sidewalk - Repair	19,362
Pool House 3: Concrete Sidewalk - Repair	11,341
Pool House 4: Concrete Sidewalk - Repair	14,936
Total for 2037	**$68,572**
Replacement Year 2038	
Brick Wall & Wood Fence - Repair	17,822
Pool 1: Salt System Cell - Replacement	9,980
Pool 2: Salt System Cell - Replacement	2,852
Pool 4: Salt System - Replacement	7,230
Pool 4: Salt System Cell - Replacement	2,852
Pool House 2: Fence - Rebuild	19,941
Pool House 3: Fence - Rebuild	19,941
Total for 2038	**$80,617**
Replacement Year 2039	
Pool 1: Heater - Replacement	9,832
Pool 1: Pump B - Replacement	3,781
Pool 1: Salt System - Replacement	17,622
Pool 1: UV Ozone Machine	5,191
Pool 2: Replaster	66,084
Pool 2: Salt System - Replacement	7,447
Pool 2: UV Ozone Machine	5,191
Pool 3: Pump - Replacement	4,538
Pool 3: Salt System Cell - Replacement	2,937
Pool 3: UV Ozone Machine	5,191

Country Club Estates
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2039 continued...	
Pool 4: Pump - Replacement	4,538
Pool 4: Replaster	66,084
Pool 4: UV Ozone Machine	5,191
Total for 2039	**$203,628**
Replacement Year 2040	
Furniture - Replacement	22,689
Pool 1: Salt System Cell - Replacement	10,588
Pool 2: Salt System Cell - Replacement	3,025
Pool 3: Filter - Replacement	5,453
Pool 3: Heater - Replacement	18,151
Pool 4: Heater - Replacement	18,151
Pool 4: Salt System Cell - Replacement	3,025
Pool House 1: Deck - Repair	37,678
Pool House 4: Deck - Repair	24,941
Total for 2040	**$143,701**
Replacement Year 2041	
Brick Wall & Wood Fence - Repair	19,475
Pool 1: Filter - Replacement	11,233
Pool 2: Heater - Replacement	18,696
Pool 2: Pump - Replacement	4,012
Pool 3: Salt System - Replacement	7,790
Pool 3: Salt System Cell - Replacement	3,116
Pool House 2: Furnace - Replacement	6,225
Total for 2041	**$70,546**
Replacement Year 2042	
Mailboxes - Replacement	84,229
Pool 1: Pump A - Replacement	4,132
Pool 1: Salt System Cell - Replacement	11,233
Pool 2: Salt System Cell - Replacement	3,209
Pool 4: Salt System - Replacement	8,137
Pool 4: Salt System Cell - Replacement	3,209
Pool House 4: Clubhouse Interior - Renovation	19,236
Total for 2042	**$133,386**

Country Club Estates
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2043	
Brick Wall - Major Repair 2028	14,507
Pool 1: Salt System - Replacement	19,834
Pool 2: Salt System - Replacement	8,382
Pool 3: Salt System Cell - Replacement	3,306
Pool House 1: Siding - Repair	7,636
Pool House 2: Deck - Repair	39,309
Pool House 2: Siding - Repair	7,636
Pool House 3: Deck - Repair	31,447
Pool House 3: Siding - Repair	7,636
Pool House 4: Siding - Repair	12,342
Total for 2043	**$152,033**
Replacement Year 2044	
Brick Wall & Wood Fence - Repair	21,280
Pool 1: Pump B - Replacement	4,384
Pool 1: Salt System Cell - Replacement	11,917
Pool 1: UV Ozone Machine	6,018
Pool 2: Filter - Replacement	6,137
Pool 2: Salt System Cell - Replacement	3,405
Pool 2: UV Ozone Machine	6,018
Pool 3: Pump - Replacement	5,261
Pool 3: UV Ozone Machine	6,018
Pool 4: Filter - Replacement	5,815
Pool 4: Pump - Replacement	5,261
Pool 4: Salt System Cell - Replacement	3,405
Pool 4: UV Ozone Machine	6,018
Wood Fence - Major Repair	120,645
Total for 2044	**$211,581**
Replacement Year 2045	
Electrical Inspection	11,678
Plumbing Inspection	11,678
Pool 3: Replaster	78,908
Pool 3: Salt System - Replacement	8,768
Pool 3: Salt System Cell - Replacement	3,507
Total for 2045	**$114,537**

Country Club Estates
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2046	
Fences - Paint	16,116
Pool 1: Heater - Replacement	12,092
Pool 1: Salt System Cell - Replacement	12,643
Pool 2: Pump - Replacement	4,651
Pool 2: Salt System Cell - Replacement	3,612
Pool 4: Salt System - Replacement	9,159
Pool 4: Salt System Cell - Replacement	3,612
Pool House 1: Siding - Paint	5,168
Pool House 2: Siding - Paint	5,168
Pool House 3: Siding - Paint	5,168
Pool House 4: Fiberglass Columns - Replacement	6,014
Pool House 4: Siding - Paint	8,812
Total for 2046	**$92,215**
Replacement Year 2047	
Brick Wall & Wood Fence - Repair	23,254
Pool 1: Pump A - Replacement	4,790
Pool 1: Salt System - Replacement	22,324
Pool 2: Salt System - Replacement	9,434
Pool 3: Heater - Replacement	22,324
Pool 3: Salt System Cell - Replacement	3,721
Pool 4: Heater - Replacement	22,324
Total for 2047	**$108,169**
Replacement Year 2048	
Pool 1: Replaster	175,191
Pool 1: Salt System Cell - Replacement	13,413
Pool 2: Heater - Replacement	22,993
Pool 2: Salt System Cell - Replacement	3,832
Pool 3: Filter - Replacement	6,908
Pool 4: Salt System Cell - Replacement	3,832
Winter Pool Covers - Replacement	20,417
Total for 2048	**$246,586**
Replacement Year 2049	
Pool 1: Filter - Replacement	14,230

Country Club Estates
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2049 continued...	
Pool 1: Pump B - Replacement	5,082
Pool 1: UV Ozone Machine	6,977
Pool 2: UV Ozone Machine	6,977
Pool 3: Pump - Replacement	6,098
Pool 3: Salt System - Replacement	9,868
Pool 3: Salt System Cell - Replacement	3,947
Pool 3: UV Ozone Machine	6,977
Pool 4: Pump - Replacement	6,098
Pool 4: UV Ozone Machine	6,977
Total for 2049	**$73,230**
Replacement Year 2050	
Brick Wall & Wood Fence - Repair	25,410
Pool 1: Salt System Cell - Replacement	14,230
Pool 2: Salt System Cell - Replacement	4,066
Pool 4: Salt System - Replacement	10,308
Pool 4: Salt System Cell - Replacement	4,066
Pool House 1: Deck - Repair	50,636
Pool House 4: Deck - Repair	33,519
Total for 2050	**$142,234**
Replacement Year 2051	
Pool 1: Salt System - Replacement	25,125
Pool 2: Pump - Replacement	5,391
Pool 2: Replaster	94,220
Pool 2: Salt System - Replacement	10,618
Pool 3: Salt System Cell - Replacement	4,188
Pool 4: Replaster	94,220
Pool House 1: Sun Screen - Replacement	7,808
Pool House 2: Sun Screen - Replacement	7,808
Pool House 3: Furnace - Replacement	8,366
Pool House 4: Sun Screen - Replacement	7,808
Total for 2051	**$265,553**
Replacement Year 2052	
Pool 1: Pump A - Replacement	5,553

Country Club Estates
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2052 continued...	
Pool 1: Salt System Cell - Replacement	15,096
Pool 2: Salt System Cell - Replacement	4,313
Pool 4: Salt System Cell - Replacement	4,313
Pool House 4: Clubhouse Interior - Renovation	25,851
Pool House 4: Furnace - Replacement	8,617
Total for 2052	**$63,744**
Replacement Year 2053	
Brick Wall & Wood Fence - Repair	27,766
Pool 1: Heater - Replacement	14,872
Pool 3: Salt System - Replacement	11,106
Pool 3: Salt System Cell - Replacement	4,443
Pool House 1: ADA Chair Lift - Replacement	14,201
Pool House 1: Furnace - Replacement	8,876
Pool House 1: Siding - Repair	10,262
Pool House 1: Tile - Replacement	10,059
Pool House 2: Deck - Repair	52,828
Pool House 2: Siding - Repair	10,262
Pool House 3: Deck - Repair	42,262
Pool House 3: Siding - Repair	10,262
Pool House 4: Siding - Repair	16,586
Total for 2053	**$233,784**
Replacement Year 2054	
Furniture - Replacement	34,319
Pool 1: Pump B - Replacement	5,891
Pool 1: Salt System Cell - Replacement	16,015
Pool 1: UV Ozone Machine	8,088
Pool 2: Filter - Replacement	8,248
Pool 2: Salt System Cell - Replacement	4,576
Pool 2: UV Ozone Machine	8,088
Pool 3: Heater - Replacement	27,455
Pool 3: Pump - Replacement	7,070
Pool 3: UV Ozone Machine	8,088
Pool 4: Filter - Replacement	7,814

Country Club Estates
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2054 continued...	
Pool 4: Heater - Replacement	27,455
Pool 4: Pump - Replacement	7,070
Pool 4: Salt System - Replacement	11,602
Pool 4: Salt System Cell - Replacement	4,576
Pool 4: UV Ozone Machine	8,088
Total for 2054	**$194,443**
Replacement Year 2055	
Pool 1: Salt System - Replacement	28,279
Pool 2: Heater - Replacement	28,279
Pool 2: Salt System - Replacement	11,950
Pool 3: Salt System Cell - Replacement	4,713
Pool House 2: Roof & Gutters - Replacement	17,880
Pool House 3: Roof & Gutters - Replacement	17,880
Total for 2055	**$108,981**

Country Club Estates
Component Summary By Category

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Pool 1								
Pool 1: Filter - Replacement	2025	2033	8	0	7	2 Each	3,605.00	7,210
Pool 1: Heater - Replacement	2025	2032	7	0	6	1 Total	6,695.00	6,695
Pool 1: Pump A - Replacement	2022	2027	5	0	1	1 Total	2,575.00	2,575
Pool 1: Pump B - Replacement	2024	2029	5	0	3	1 Total	2,575.00	2,575
Pool 1: Replaster	2024	2036	12	0	10	1 Total	91,431.04	91,431
Pool 1: Salt System - Replacement	2023	2027	4	0	1	1 Total	12,000.00	12,000
Pool 1: Salt System Cell - Replacement	2023	2026	2	0	0	1 Total	7,000.00	7,000
Pool 1: UV Ozone Machine	2024	2029	5	0	3	1 Total	3,534.96	3,535
Pool 1: Upgrade Sewer Line Connection	1999	2031	30	2	5	1 Total	10,712.00	10,712
Pool House 1: ADA Chair Lift - Replacement	2017	2035	18	0	9	1 Total	6,393.18	6,393
Pool House 1: Concrete Sidewalk - Repair	2007	2037	30	0	11	350 SF	19.98	6,992
Pool House 1: Deck - Repair	2020	2030	10	0	4	2,750 SF	22.65@ 40%	24,910
Pool House 1: Fence - Rebuild	2006	2036	30	0	10	270 LF	66.60	17,981
Pool House 1: Furnace - Replacement	2017	2035	18	0	9	1 Total	3,995.74	3,996
Pool House 1: Roof & Gutters - Replacement	2008	2033	25	0	7	765 SF	9.64	7,375
Pool House 1: Siding - Paint	2019	2026	10	-3	0	980 SF	2.92	2,862
Pool House 1: Siding - Repair	2019	2033	10	4	7	980 SF	23.57@ 20%	4,620
Pool House 1: Sun Screen - Replacement	2011	2031	20	0	5	1 Total	3,729.35	3,729
Pool House 1: Tile - Replacement	2023	2053	30	0	27	1 Total	4,528.50	4,528
Pool 1 - Total								$227,119
Pool 2								
Pool 2: Filter - Replacement	2024	2034	10	0	8	1 Total	3,605.00	3,605
Pool 2: Heater - Replacement	2018	2027	7	2	1	1 Total	12,000.00	12,000
Pool 2: Pump - Replacement	2018	2026	5	3	0	1 Total	2,575.00	2,575
Pool 2: Replaster	2015	2027	12	0	1	1 Total	45,000.00	45,000
Pool 2: Salt System - Replacement	2023	2027	4	0	1	1 Total	5,071.00	5,071
Pool 2: Salt System Cell - Replacement	2023	2026	2	0	0	1 Total	2,000.00	2,000
Pool 2: UV Ozone Machine	2024	2029	5	0	3	1 Total	3,534.96	3,535
Pool 2: Upgrade Sewer Line Connection	1999	2031	30	2	5	1 Total	10,712.00	10,712
Pool House 2: Concrete Sidewalk - Repair	2007	2037	30	0	11	700 SF	19.98	13,987
Pool House 2: Deck - Repair	2023	2033	10	0	7	2,100 SF	22.65@ 50%	23,782
Pool House 2: Fence - Rebuild	2008	2038	30	0	12	210 LF	66.60	13,986
Pool House 2: Furnace - Replacement	2023	2041	18	0	15	1 Total	3,995.74	3,996
Pool House 2: Roof & Gutters - Replacement	2005	2030	25	0	4	787 SF	9.64	7,587
Pool House 2: Siding - Paint	2019	2026	10	-3	0	980 SF	2.92	2,862
Pool House 2: Siding - Repair	2019	2033	10	4	7	980 SF	23.57@ 20%	4,620
Pool House 2: Sun Screen - Replacement	2011	2031	20	0	5	1 Total	3,729.35	3,729
Pool 2 - Total								$159,048
Pool 3								
Pool 3: Filter - Replacement	2024	2032	8	0	6	1 Total	3,605.00	3,605
Pool 3: Heater - Replacement	2018	2026	7	1	0	1 Total	12,000.00	12,000

Country Club Estates
Component Summary By Category

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Pool 3 continued...								
Pool 3: Pump - Replacement	2024	2029	5	0	3	1 Total	3,090.00	3,090
Pool 3: Replaster	2021	2033	12	0	7	1 Total	45,000.00	45,000
Pool 3: Salt System - Replacement	2025	2029	4	0	3	1 Total	5,000.00	5,000
Pool 3: Salt System Cell - Replacement	2025	2027	2	0	1	1 Total	2,000.00	2,000
Pool 3: UV Ozone Machine	2024	2029	5	0	3	1 Total	3,534.96	3,535
Pool 3: Upgrade Sewer Line Connection	1999	2031	30	2	5	1 Total	10,712.00	10,712
Pool House 3: Concrete Sidewalk - Repair	2007	2037	30	0	11	410 SF	19.98	8,193
Pool House 3: Deck - Repair	2003	2033	10	20	7	2,100 SF	22.65@ 40%	19,026
Pool House 3: Fence - Rebuild	2008	2038	30	0	12	210 LF	66.60	13,986
Pool House 3: Furnace - Replacement	2015	2033	18	0	7	1 Total	3,995.74	3,996
Pool House 3: Roof & Gutters - Replacement	2005	2030	25	0	4	787 SF	9.64	7,587
Pool House 3: Siding - Paint	2016	2026	10	0	0	980 SF	2.92	2,862
Pool House 3: Siding - Repair	2016	2033	10	7	7	980 SF	23.57@ 20%	4,620
Pool 3 - Total								$145,211
Pool 4								
Pool 4: Filter - Replacement	2024	2034	10	0	8	1 Total	3,415.48	3,415
Pool 4: Heater - Replacement	2020	2026	7	-1	0	1 Total	12,000.00	12,000
Pool 4: Pump - Replacement	2024	2029	5	0	3	1 Total	3,090.00	3,090
Pool 4: Replaster	2014	2027	12	1	1	1 Total	45,000.00	45,000
Pool 4: Salt System - Replacement	2017	2026	4	5	0	1 Total	5,071.00	5,071
Pool 4: Salt System Cell - Replacement	2017	2026	2	7	0	1 Total	2,000.00	2,000
Pool 4: UV Ozone Machine	2024	2029	5	0	3	1 Total	3,534.96	3,535
Pool 4: Upgrade Sewer Line Connection	1999	2027	30	-2	1	1 Total	10,712.00	10,712
Pool House 4: Clubhouse Interior - Renovati..	2020	2032	10	2	6	1 Total	11,987.20	11,987
Pool House 4: Concrete Sidewalk - Repair	2007	2037	30	0	11	540 SF	19.98	10,790
Pool House 4: Deck - Repair	2020	2030	10	0	4	1,820 SF	22.65@ 40%	16,489
Pool House 4: Fence - Rebuild	2001	2031	30	0	5	180 LF	66.60	11,988
Pool House 4: Fiberglass Columns - Replace..	2004	2031	15	12	5	1 Total	3,329.77	3,330
Pool House 4: Furnace - Replacement	2016	2034	18	0	8	1 Total	3,995.74	3,996
Pool House 4: Roof & Gutters - Replacement	2008	2033	25	0	7	1,181 SF	9.64	11,386
Pool House 4: Siding - Paint	2008	2026	10	8	0	1,584 SF	3.08	4,879
Pool House 4: Siding - Repair	2008	2033	10	15	7	1,584 SF	23.57@ 20%	7,467
Pool House 4: Sun Screen - Replacement	2011	2031	20	0	5	1 Total	3,729.35	3,729
Pool 4 - Total								$170,864
All Pools								
Fences - Paint	2012	2026	10	4	0	1 Total	8,923.00	8,923
Furniture - Replacement	2012	2026	14	0	0	1 Total	15,000.00	15,000
Mailboxes - Replacement	2012	2042	30	0	16	28 Each	1,874.60	52,489
Winter Pool Covers - Replacement	2008	2028	20	0	2	4 Each	2,663.82	10,655
All Pools - Total								$87,067

Country Club Estates
Component Summary By Category

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Fence & Walls								
Brick Wall & Wood Fence - Repair	2023	2026	3	0	0	1 Total	12,500.00	12,500
Brick Wall - Major Repair 2026	2010	2026	15	0	0	1 Total	10,000.00	10,000
Brick Wall - Major Repair 2028	2010	2028	15	3	2	1 Total	8,777.00	8,777
Wood Fence - Major Repair	1980	2029	15	34	3	4,363 LF	64.97@ 25%	70,866
Fence & Walls - Total								$102,143
Inspections								
Electrical Inspection	2020	2045	25	0	19	1 Total	6,659.55	6,660
Plumbing Inspection	2020	2045	25	0	19	1 Total	6,659.55	6,660
Inspections - Total								$13,319
Contingency								
Insurance Deductible	2019	2026	1	0	0	1 Total	10,000.00	10,000
Contingency - Total								$10,000
Total Asset Summary								$914,771

Country Club Estates
Detail Report by Name

Brick Wall & Wood Fence - Repair

		1 Total	@ $12,500.00
Asset ID	1054	Asset Actual Cost	$12,500.00
	Non-Capital	Percent Replacement	100%
Category	Fence & Walls	Future Cost	$12,500.00
Placed in Service	January 2023		
Useful Life	3		
Replacement Year	2026		
Remaining Life	0		

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 2026

		1 Total	@ $10,000.00
Asset ID	1055	Asset Actual Cost	$10,000.00
	Capital	Percent Replacement	100%
Category	Fence & Walls	Future Cost	$10,000.00
Placed in Service	January 2010		
Useful Life	15		
Replacement Year	2026		
Remaining Life	0		

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

Brick Wall - Major Repair 2028

		1 Total	@ $8,777.00
Asset ID	1085	Asset Actual Cost	$8,777.00
	Capital	Percent Replacement	100%
Category	Fence & Walls	Future Cost	$9,311.52
Placed in Service	January 2010		
Useful Life	15		
Adjustment	3		
Replacement Year	2028		
Remaining Life	2		

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.

Electrical Inspection

		1 Total	@ $6,659.55
Asset ID	1003	Asset Actual Cost	$6,659.55
	Non-Capital	Percent Replacement	100%
Category	Inspections	Future Cost	$11,677.57
Placed in Service	January 2020		
Useful Life	25		
Replacement Year	2045		
Remaining Life	19		

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.

Country Club Estates
Detail Report by Name

Fences - Paint

		1 Total	@ $8,923.00
Asset ID	1047	Asset Actual Cost	$8,923.00
	Non-Capital	Percent Replacement	100%
Category	All Pools	Future Cost	$8,923.00
Placed in Service	January 2012		
Useful Life	10		
Adjustment	4		
Replacement Year	2026		
Remaining Life	0		

This provision is to paint the fences at all 4 pools

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	@ $15,000.00
Asset ID	1046	Asset Actual Cost	$15,000.00
	Capital	Percent Replacement	100%
Category	All Pools	Future Cost	$15,000.00
Placed in Service	January 2012		
Useful Life	14		
Replacement Year	2026		
Remaining Life	0		

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	2026		
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.

Insurance Deductible continued...

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.

Mailboxes - Replacement

		28 Each	@ $1,874.60
Asset ID	1045	Asset Actual Cost	$52,488.80
	Capital	Percent Replacement	100%
Category	All Pools	Future Cost	$84,229.11
Placed in Service	January 2012		
Useful Life	30		
Replacement Year	2042		
Remaining Life	16		

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

		1 Total	@ $6,659.55
Asset ID	1002	Asset Actual Cost	$6,659.55
	Non-Capital	Percent Replacement	100%
Category	Inspections	Future Cost	$11,677.57
Placed in Service	January 2020		
Useful Life	25		
Replacement Year	2045		
Remaining Life	19		

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

Plumbing Inspection continued...

condition is known the reserve study should be updated.

Pool 1: Filter - Replacement

		2 Each	@ $3,605.00
Asset ID	1065	Asset Actual Cost	$7,210.00
	Capital	Percent Replacement	100%
Category	Pool 1	Future Cost	$8,867.39
Placed in Service	July 2025		
Useful Life	8		
Replacement Year	2033		
Remaining Life	7		

This provision is to replace the filter for pool 1.

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

Pool 1: Heater - Replacement

		1 Total	@ $6,695.00
Asset ID	1073	Asset Actual Cost	$6,695.00
	Capital	Percent Replacement	100%
Category	Pool 1	Future Cost	$7,994.18
Placed in Service	July 2025		
Useful Life	7		
Replacement Year	2032		
Remaining Life	6		

This provision is to replace the heater for pool 1.

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

Pool 1: Pump A - Replacement

		1 Total	@ $2,575.00
Asset ID	1068	Asset Actual Cost	$2,575.00
	Capital	Percent Replacement	100%
Category	Pool 1	Future Cost	$2,652.25
Placed in Service	January 2022		
Useful Life	5		
Replacement Year	2027		
Remaining Life	1		

This provision is to replace the pump for pool 1.

Country Club Estates
Detail Report by Name

Pool 1: Pump A - Replacement continued...

According to the Association, it was done in 2022.

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

Pool 1: Pump B - Replacement

		1 Total	@ $2,575.00
Asset ID	1072	Asset Actual Cost	$2,575.00
	Capital	Percent Replacement	100%
Category	Pool 1	Future Cost	$2,813.77
Placed in Service	January 2024		
Useful Life	5		
Replacement Year	2029		
Remaining Life	3		

This provision is to replace the pump for pool 1.

According to the Association, it was done in 2024 for $3,000.

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

Pool 1: Replaster

		1 Total	@ $91,431.04
Asset ID	1005	Asset Actual Cost	$91,431.04
	Capital	Percent Replacement	100%
Category	Pool 1	Future Cost	$122,875.67
Placed in Service	January 2024		
Useful Life	12		
Replacement Year	2036		
Remaining Life	10		

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.

According to the Association, this was done in 2024 for $88,768.

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

Country Club Estates
Detail Report by Name

Pool 1: Salt System - Replacement

		1 Total	@ $12,000.00
Asset ID	1048	Asset Actual Cost	$12,000.00
	Capital	Percent Replacement	100%
Category	Pool 1	Future Cost	$12,360.00
Placed in Service	January 2023		
Useful Life	4		
Replacement Year	2027		
Remaining Life	1		

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

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

Pool 1: Salt System Cell - Replacement

		1 Total	@ $7,000.00
Asset ID	1081	Asset Actual Cost	$7,000.00
	Capital	Percent Replacement	100%
Category	Pool 1	Future Cost	$7,000.00
Placed in Service	January 2023		
Useful Life	2		
Replacement Year	2026		
Remaining Life	0		

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

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

Pool 1: UV Ozone Machine

		1 Total	@ $3,534.96
Asset ID	1061	Asset Actual Cost	$3,534.96
	Capital	Percent Replacement	100%
Category	Pool 1	Future Cost	$3,862.75
Placed in Service	January 2024		
Useful Life	5		
Replacement Year	2029		
Remaining Life	3		

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

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

Country Club Estates
Detail Report by Name

Pool 1: Upgrade Sewer Line Connection

		1 Total	@ $10,712.00
Asset ID	1056	Asset Actual Cost	$10,712.00
	Capital	Percent Replacement	100%
Category	Pool 1	Future Cost	$12,418.14
Placed in Service	January 1999		
Useful Life	30		
Adjustment	2		
Replacement Year	2031		
Remaining Life	5		

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

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

Pool 2: Filter - Replacement

		1 Total	@ $3,605.00
Asset ID	1064	Asset Actual Cost	$3,605.00
	Capital	Percent Replacement	100%
Category	Pool 2	Future Cost	$4,566.71
Placed in Service	January 2024		
Useful Life	10		
Replacement Year	2034		
Remaining Life	8		

This provision is to replace the filter for pool 2.

According to the Association, it was done in 2024 for $3,316.

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

Pool 2: Heater - Replacement

		1 Total	@ $12,000.00
Asset ID	1074	Asset Actual Cost	$12,000.00
	Capital	Percent Replacement	100%
Category	Pool 2	Future Cost	$12,360.00
Placed in Service	January 2018		
Useful Life	7		
Adjustment	2		
Replacement Year	2027		
Remaining Life	1		

This provision is to replace the heater for pool 2.

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

Country Club Estates
Detail Report by Name

Pool 2: Pump - Replacement

		1 Total	@ $2,575.00
Asset ID	1069	Asset Actual Cost	$2,575.00
	Capital	Percent Replacement	100%
Category	Pool 2	Future Cost	$2,575.00
Placed in Service	January 2018		
Useful Life	5		
Adjustment	3		
Replacement Year	2026		
Remaining Life	0		

This provision is to replace the pump for pool 2.

According to the Association, it was done in 2024 for $3,000.

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

Pool 2: Replaster

		1 Total	@ $45,000.00
Asset ID	1016	Asset Actual Cost	$45,000.00
	Capital	Percent Replacement	100%
Category	Pool 2	Future Cost	$46,350.00
Placed in Service	January 2015		
Useful Life	12		
Replacement Year	2027		
Remaining Life	1		

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: Salt System - Replacement

		1 Total	@ $5,071.00
Asset ID	1049	Asset Actual Cost	$5,071.00
	Capital	Percent Replacement	100%
Category	Pool 2	Future Cost	$5,223.13
Placed in Service	January 2023		
Useful Life	4		
Replacement Year	2027		
Remaining Life	1		

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

Country Club Estates
Detail Report by Name

Pool 2: Salt System - Replacement continued...

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

Pool 2: Salt System Cell - Replacement

		1 Total	@ $2,000.00
Asset ID	1082	Asset Actual Cost	$2,000.00
	Capital	Percent Replacement	100%
Category	Pool 2	Future Cost	$2,000.00
Placed in Service	January 2023		
Useful Life	2		
Replacement Year	2026		
Remaining Life	0		

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

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

Pool 2: UV Ozone Machine

		1 Total	@ $3,534.96
Asset ID	1062	Asset Actual Cost	$3,534.96
	Capital	Percent Replacement	100%
Category	Pool 2	Future Cost	$3,862.75
Placed in Service	January 2024		
Useful Life	5		
Replacement Year	2029		
Remaining Life	3		

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

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

Pool 2: Upgrade Sewer Line Connection

		1 Total	@ $10,712.00
Asset ID	1057	Asset Actual Cost	$10,712.00
	Capital	Percent Replacement	100%
Category	Pool 2	Future Cost	$12,418.14
Placed in Service	January 1999		
Useful Life	30		
Adjustment	2		
Replacement Year	2031		
Remaining Life	5		

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

Country Club Estates
Detail Report by Name

Pool 2: Upgrade Sewer Line Connection continued...

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

Pool 3: Filter - Replacement

		1 Total	@ $3,605.00
Asset ID	1066	Asset Actual Cost	$3,605.00
	Capital	Percent Replacement	100%
Category	Pool 3	Future Cost	$4,304.56
Placed in Service	January 2024		
Useful Life	8		
Replacement Year	2032		
Remaining Life	6		

This provision is to replace the filter for pool 3.

According to the Association, it was done in 2024 for $3,316.

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

Pool 3: Heater - Replacement

		1 Total	@ $12,000.00
Asset ID	1075	Asset Actual Cost	$12,000.00
	Capital	Percent Replacement	100%
Category	Pool 3	Future Cost	$12,000.00
Placed in Service	January 2018		
Useful Life	7		
Adjustment	1		
Replacement Year	2026		
Remaining Life	0		

This provision is to replace the heater for pool 3.

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

Pool 3: Pump - Replacement

		1 Total	@ $3,090.00
Asset ID	1070	Asset Actual Cost	$3,090.00
	Capital	Percent Replacement	100%
Category	Pool 3	Future Cost	$3,376.53
Placed in Service	January 2024		
Useful Life	5		
Replacement Year	2029		
Remaining Life	3		

This provision is to replace the pump for pool 3.

Country Club Estates
Detail Report by Name

Pool 3: Pump - Replacement continued...

According to the Association, it was done in 2024 for $3,000.

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

Pool 3: Replaster

		1 Total	@ $45,000.00
Asset ID	1024	Asset Actual Cost	$45,000.00
	Capital	Percent Replacement	100%
Category	Pool 3	Future Cost	$55,344.32
Placed in Service	January 2021		
Useful Life	12		
Replacement Year	2033		
Remaining Life	7		

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: Salt System - Replacement

		1 Total	@ $5,000.00
Asset ID	1050	Asset Actual Cost	$5,000.00
	Capital	Percent Replacement	100%
Category	Pool 3	Future Cost	$5,463.63
Placed in Service	January 2025		
Useful Life	4		
Replacement Year	2029		
Remaining Life	3		

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

This was done in 2025 for $5,071.

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

Country Club Estates
Detail Report by Name

Pool 3: Salt System Cell - Replacement

		1 Total	@ $2,000.00
Asset ID	1083	Asset Actual Cost	$2,000.00
	Capital	Percent Replacement	100%
Category	Pool 3	Future Cost	$2,060.00
Placed in Service	January 2025		
Useful Life	2		
Replacement Year	2027		
Remaining Life	1		

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

This was done in 2025 for $5,071.

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

Pool 3: UV Ozone Machine

		1 Total	@ $3,534.96
Asset ID	1063	Asset Actual Cost	$3,534.96
	Capital	Percent Replacement	100%
Category	Pool 3	Future Cost	$3,862.75
Placed in Service	January 2024		
Useful Life	5		
Replacement Year	2029		
Remaining Life	3		

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

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

Pool 3: Upgrade Sewer Line Connection

		1 Total	@ $10,712.00
Asset ID	1058	Asset Actual Cost	$10,712.00
	Capital	Percent Replacement	100%
Category	Pool 3	Future Cost	$12,418.14
Placed in Service	January 1999		
Useful Life	30		
Adjustment	2		
Replacement Year	2031		
Remaining Life	5		

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

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

Country Club Estates
Detail Report by Name

Pool 4: Filter - Replacement

		1 Total	@ $3,415.48
Asset ID	1067	Asset Actual Cost	$3,415.48
	Capital	Percent Replacement	100%
Category	Pool 4	Future Cost	$4,326.63
Placed in Service	January 2024		
Useful Life	10		
Replacement Year	2034		
Remaining Life	8		

This provision is to replace the filter for pool 4.

According to the Association, it was done in 2024 for $3,316.

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

Pool 4: Heater - Replacement

		1 Total	@ $12,000.00
Asset ID	1076	Asset Actual Cost	$12,000.00
	Capital	Percent Replacement	100%
Category	Pool 4	Future Cost	$12,000.00
Placed in Service	January 2020		
Useful Life	7		
Adjustment	-1		
Replacement Year	2026		
Remaining Life	0		

This provision is to replace the heater at pool 4.

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

Pool 4: Pump - Replacement

		1 Total	@ $3,090.00
Asset ID	1071	Asset Actual Cost	$3,090.00
	Capital	Percent Replacement	100%
Category	Pool 4	Future Cost	$3,376.53
Placed in Service	January 2024		
Useful Life	5		
Replacement Year	2029		
Remaining Life	3		

This provision is to replace the pump for pool 4.

According to the Association, it was done in 2024 for $3,000.

Country Club Estates
Detail Report by Name

Pool 4: Pump - Replacement continued...

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

Pool 4: Replaster

		1 Total	@ $45,000.00
Asset ID	1033	Asset Actual Cost	$45,000.00
	Capital	Percent Replacement	100%
Category	Pool 4	Future Cost	$46,350.00
Placed in Service	January 2014		
Useful Life	12		
Adjustment	1		
Replacement Year	2027		
Remaining Life	1		

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.

Pool 4: Salt System - Replacement

		1 Total	@ $5,071.00
Asset ID	1051	Asset Actual Cost	$5,071.00
	Capital	Percent Replacement	100%
Category	Pool 4	Future Cost	$5,071.00
Placed in Service	January 2017		
Useful Life	4		
Adjustment	5		
Replacement Year	2026		
Remaining Life	0		

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

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

Country Club Estates
Detail Report by Name

Pool 4: Salt System Cell - Replacement

		1 Total	@ $2,000.00
Asset ID	1084	Asset Actual Cost	$2,000.00
	Capital	Percent Replacement	100%
Category	Pool 4	Future Cost	$2,000.00
Placed in Service	January 2017		
Useful Life	2		
Adjustment	7		
Replacement Year	2026		
Remaining Life	0		

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

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

Pool 4: UV Ozone Machine

		1 Total	@ $3,534.96
Asset ID	1060	Asset Actual Cost	$3,534.96
	Capital	Percent Replacement	100%
Category	Pool 4	Future Cost	$3,862.75
Placed in Service	January 2024		
Useful Life	5		
Replacement Year	2029		
Remaining Life	3		

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

		1 Total	@ $10,712.00
Asset ID	1059	Asset Actual Cost	$10,712.00
	Capital	Percent Replacement	100%
Category	Pool 4	Future Cost	$11,033.36
Placed in Service	January 1999		
Useful Life	30		
Adjustment	-2		
Replacement Year	2027		
Remaining Life	1		

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

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

Country Club Estates
Detail Report by Name

Pool House 1: ADA Chair Lift - Replacement

		1 Total	@ $6,393.18
Asset ID	1015	Asset Actual Cost	$6,393.18
	Capital	Percent Replacement	100%
Category	Pool 1	Future Cost	$8,341.65
Placed in Service	January 2017		
Useful Life	18		
Replacement Year	2035		
Remaining Life	9		

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

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

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

Pool House 1: Concrete Sidewalk - Repair

		350 SF	@ $19.98
Asset ID	1013	Asset Actual Cost	$6,992.23
	Non-Capital	Percent Replacement	100%
Category	Pool 1	Future Cost	$9,678.88
Placed in Service	January 2007		
Useful Life	30		
Replacement Year	2037		
Remaining Life	11		

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	@ $22.65
Asset ID	1008	Asset Actual Cost	$24,909.61
	Non-Capital	Percent Replacement	40%
Category	Pool 1	Future Cost	$28,035.99
Placed in Service	January 2020		
Useful Life	10		
Replacement Year	2030		
Remaining Life	4		

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)

Country Club Estates
Detail Report by Name

Pool House 1: Deck - Repair continued...

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

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

Pool House 1: Fence - Rebuild

		270 LF	@ $66.60
Asset ID	1007	Asset Actual Cost	$17,981.05
	Capital	Percent Replacement	100%
Category	Pool 1	Future Cost	$24,165.03
Placed in Service	January 2006		
Useful Life	30		
Replacement Year	2036		
Remaining Life	10		

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	@ $3,995.74
Asset ID	1014	Asset Actual Cost	$3,995.74
	Capital	Percent Replacement	100%
Category	Pool 1	Future Cost	$5,213.53
Placed in Service	January 2017		
Useful Life	18		
Replacement Year	2035		
Remaining Life	9		

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.

Country Club Estates
Detail Report by Name

Pool House 1: Roof & Gutters - Replacement

		765 SF	@ $9.64
Asset ID	1006	Asset Actual Cost	$7,375.21
	Capital	Percent Replacement	100%
Category	Pool 1	Future Cost	$9,070.58
Placed in Service	January 2008		
Useful Life	25		
Replacement Year	2033		
Remaining Life	7		

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

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: Siding - Paint

		980 SF	@ $2.92
Asset ID	1010	Asset Actual Cost	$2,861.60
	Non-Capital	Percent Replacement	100%
Category	Pool 1	Future Cost	$2,861.60
Placed in Service	January 2019		
Useful Life	10		
Adjustment	-3		
Replacement Year	2026		
Remaining Life	0		

This provision is to paint the siding at pool 1.

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

Pool House 1: Siding - Repair

		980 SF	@ $23.57
Asset ID	1011	Asset Actual Cost	$4,619.72
	Non-Capital	Percent Replacement	20%
Category	Pool 1	Future Cost	$5,681.67
Placed in Service	January 2019		
Useful Life	10		
Adjustment	4		
Replacement Year	2033		
Remaining Life	7		

This provision is to repair the siding at pool 1.

Country Club Estates
Detail Report by Name

Pool House 1: Siding - Repair continued...

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	@ $3,729.35
Asset ID	1012	Asset Actual Cost	$3,729.35
	Capital	Percent Replacement	100%
Category	Pool 1	Future Cost	$4,323.34
Placed in Service	January 2011		
Useful Life	20		
Replacement Year	2031		
Remaining Life	5		

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	@ $4,528.50
Asset ID	1009	Asset Actual Cost	$4,528.50
	Non-Capital	Percent Replacement	100%
Category	Pool 1	Future Cost	$10,059.10
Placed in Service	January 2023		
Useful Life	30		
Replacement Year	2053		
Remaining Life	27		

This provision is to replace the tile at pool 1.

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

Country Club Estates
Detail Report by Name

Pool House 2: Concrete Sidewalk - Repair

		700 SF	@ $19.98
Asset ID	1020	Asset Actual Cost	$13,987.40
	Non-Capital	Percent Replacement	100%
Category	Pool 2	Future Cost	$19,361.83
Placed in Service	January 2007		
Useful Life	30		
Replacement Year	2037		
Remaining Life	11		

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	@ $22.65
Asset ID	1019	Asset Actual Cost	$23,782.50
	Non-Capital	Percent Replacement	50%
Category	Pool 2	Future Cost	$29,249.47
Placed in Service	January 2023		
Useful Life	10		
Replacement Year	2033		
Remaining Life	7		

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.

Pool House 2: Fence - Rebuild

		210 LF	@ $66.60
Asset ID	1018	Asset Actual Cost	$13,985.96
	Capital	Percent Replacement	100%
Category	Pool 2	Future Cost	$19,940.63
Placed in Service	January 2008		
Useful Life	30		
Replacement Year	2038		
Remaining Life	12		

This provision is to rebuild the fence at pool 2.

According to the Association there is 210 lineal feet.

Country Club Estates
Detail Report by Name

Pool House 2: Fence - Rebuild continued...

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	@ $3,995.74
Asset ID	1014	Asset Actual Cost	$3,995.74
	Capital	Percent Replacement	100%
Category	Pool 2	Future Cost	$6,225.23
Placed in Service	January 2023		
Useful Life	18		
Replacement Year	2041		
Remaining Life	15		

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	@ $9.64
Asset ID	1017	Asset Actual Cost	$7,587.31
	Capital	Percent Replacement	100%
Category	Pool 2	Future Cost	$8,539.58
Placed in Service	January 2005		
Useful Life	25		
Replacement Year	2030		
Remaining Life	4		

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

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.

Country Club Estates
Detail Report by Name

Pool House 2: Siding - Paint

		980 SF	@ $2.92
Asset ID	1021	Asset Actual Cost	$2,861.60
	Non-Capital	Percent Replacement	100%
Category	Pool 2	Future Cost	$2,861.60
Placed in Service	January 2019		
Useful Life	10		
Adjustment	-3		
Replacement Year	2026		
Remaining Life	0		

This provision is to paint the siding at pool 2.

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

Pool House 2: Siding - Repair

		980 SF	@ $23.57
Asset ID	1022	Asset Actual Cost	$4,619.72
	Non-Capital	Percent Replacement	20%
Category	Pool 2	Future Cost	$5,681.67
Placed in Service	January 2019		
Useful Life	10		
Adjustment	4		
Replacement Year	2033		
Remaining Life	7		

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	@ $3,729.35
Asset ID	1023	Asset Actual Cost	$3,729.35
	Capital	Percent Replacement	100%
Category	Pool 2	Future Cost	$4,323.34
Placed in Service	January 2011		
Useful Life	20		
Replacement Year	2031		
Remaining Life	5		

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

Country Club Estates
Detail Report by Name

Pool House 2: Sun Screen - Replacement continued...

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	@ $19.98
Asset ID	1031	Asset Actual Cost	$8,192.62
	Non-Capital	Percent Replacement	100%
Category	Pool 3	Future Cost	$11,340.50
Placed in Service	January 2007		
Useful Life	30		
Replacement Year	2037		
Remaining Life	11		

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

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	@ $22.65
Asset ID	1030	Asset Actual Cost	$19,026.00
	Non-Capital	Percent Replacement	40%
Category	Pool 3	Future Cost	$23,399.58
Placed in Service	January 2003		
Useful Life	10		
Adjustment	20		
Replacement Year	2033		
Remaining Life	7		

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.

Country Club Estates
Detail Report by Name

Pool House 3: Fence - Rebuild

		210 LF	@ $66.60
Asset ID	1028	Asset Actual Cost	$13,985.96
	Capital	Percent Replacement	100%
Category	Pool 3	Future Cost	$19,940.63
Placed in Service	January 2008		
Useful Life	30		
Replacement Year	2038		
Remaining Life	12		

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.

Pool House 3: Furnace - Replacement

		1 Total	@ $3,995.74
Asset ID	1032	Asset Actual Cost	$3,995.74
	Capital	Percent Replacement	100%
Category	Pool 3	Future Cost	$4,914.26
Placed in Service	January 2015		
Useful Life	18		
Replacement Year	2033		
Remaining Life	7		

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

		787 SF	@ $9.64
Asset ID	1025	Asset Actual Cost	$7,587.31
	Capital	Percent Replacement	100%
Category	Pool 3	Future Cost	$8,539.58
Placed in Service	January 2005		
Useful Life	25		
Replacement Year	2030		
Remaining Life	4		

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

Country Club Estates
Detail Report by Name

Pool House 3: 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 3: Siding - Paint

		980 SF	@ $2.92
Asset ID	1026	Asset Actual Cost	$2,861.60
	Non-Capital	Percent Replacement	100%
Category	Pool 3	Future Cost	$2,861.60
Placed in Service	January 2016		
Useful Life	10		
Replacement Year	2026		
Remaining Life	0		

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	@ $23.57
Asset ID	1027	Asset Actual Cost	$4,619.72
	Non-Capital	Percent Replacement	20%
Category	Pool 3	Future Cost	$5,681.67
Placed in Service	January 2016		
Useful Life	10		
Adjustment	7		
Replacement Year	2033		
Remaining Life	7		

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

		1 Total	@ $11,987.20
Asset ID	1052	Asset Actual Cost	$11,987.20
	Capital	Percent Replacement	100%
Category	Pool 4	Future Cost	$14,313.34
Placed in Service	January 2020		
Useful Life	10		
Adjustment	2		
Replacement Year	2032		
Remaining Life	6		

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

This was done in 2020 with insurance funds.

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

Pool House 4: Concrete Sidewalk - Repair

		540 SF	@ $19.98
Asset ID	1039	Asset Actual Cost	$10,790.28
	Non-Capital	Percent Replacement	100%
Category	Pool 4	Future Cost	$14,936.27
Placed in Service	January 2007		
Useful Life	30		
Replacement Year	2037		
Remaining Life	11		

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

		1,820 SF	@ $22.65
Asset ID	1038	Asset Actual Cost	$16,488.98
	Non-Capital	Percent Replacement	40%
Category	Pool 4	Future Cost	$18,558.49
Placed in Service	January 2020		
Useful Life	10		
Replacement Year	2030		
Remaining Life	4		

This provision is to repair the deck at pool 4.

Country Club Estates
Detail Report by Name

Pool House 4: Deck - Repair continued...

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

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

		180 LF	@ $66.60
Asset ID	1037	Asset Actual Cost	$11,987.96
	Capital	Percent Replacement	100%
Category	Pool 4	Future Cost	$13,897.34
Placed in Service	January 2001		
Useful Life	30		
Replacement Year	2031		
Remaining Life	5		

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

		1 Total	@ $3,329.77
Asset ID	1042	Asset Actual Cost	$3,329.77
	Capital	Percent Replacement	100%
Category	Pool 4	Future Cost	$3,860.12
Placed in Service	January 2004		
Useful Life	15		
Adjustment	12		
Replacement Year	2031		
Remaining Life	5		

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

		1 Total	@ $3,995.74
Asset ID	1041	Asset Actual Cost	$3,995.74
	Capital	Percent Replacement	100%
Category	Pool 4	Future Cost	$5,061.68
Placed in Service	January 2016		
Useful Life	18		
Replacement Year	2034		
Remaining Life	8		

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

		1,181 SF	@ $9.64
Asset ID	1034	Asset Actual Cost	$11,385.78
	Capital	Percent Replacement	100%
Category	Pool 4	Future Cost	$14,003.08
Placed in Service	January 2008		
Useful Life	25		
Replacement Year	2033		
Remaining Life	7		

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: Siding - Paint

		1,584 SF	@ $3.08
Asset ID	1035	Asset Actual Cost	$4,878.72
	Non-Capital	Percent Replacement	100%
Category	Pool 4	Future Cost	$4,878.72
Placed in Service	January 2008		
Useful Life	10		
Adjustment	8		
Replacement Year	2026		
Remaining Life	0		

This provision is to paint the siding at pool 4.

Country Club Estates
Detail Report by Name

Pool House 4: Siding - Paint continued...

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

Pool House 4: Siding - Repair

		1,584 SF	@ $23.57
Asset ID	1036	Asset Actual Cost	$7,466.98
	Non-Capital	Percent Replacement	20%
Category	Pool 4	Future Cost	$9,183.44
Placed in Service	January 2008		
Useful Life	10		
Adjustment	15		
Replacement Year	2033		
Remaining Life	7		

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.

Pool House 4: Sun Screen - Replacement

		1 Total	@ $3,729.35
Asset ID	1040	Asset Actual Cost	$3,729.35
	Capital	Percent Replacement	100%
Category	Pool 4	Future Cost	$4,323.34
Placed in Service	January 2011		
Useful Life	20		
Replacement Year	2031		
Remaining Life	5		

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.

Country Club Estates
Detail Report by Name

Winter Pool Covers - Replacement

		4 Each	@ $2,663.82
Asset ID	1043	Asset Actual Cost	$10,655.27
	Capital	Percent Replacement	100%
Category	All Pools	Future Cost	$11,304.17
Placed in Service	January 2008		
Useful Life	20		
Replacement Year	2028		
Remaining Life	2		

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

		4,363 LF	@ $64.97
Asset ID	1053	Asset Actual Cost	$70,866.03
	Capital	Percent Replacement	25%
Category	Fence & Walls	Future Cost	$77,437.22
Placed in Service	January 1980		
Useful Life	15		
Adjustment	34		
Replacement Year	2029		
Remaining Life	3		

This provision is for the major repair 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.

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

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

Capital Improvements: Additions to the association's common area that previously did not exist. While these components should be added to the reserve study for future replacement, the cost of construction or

installation cannot be taken from the reserve fund.

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

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

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

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

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

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

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

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

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

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

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

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

Financial Analysis: The portion of a reserve study in which the current status of the reserves (measured as cash

or percent funded) and a recommended reserve funding plan are derived, and the projected reserve income and expense over a period of time are presented. The financial analysis is one of the two parts of a reserve study. A minimum of 30 years of income and expense are to be considered.

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

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

FFB = Current Cost X Effective Age/Useful Life

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

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

Funding Goals:

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

Baseline Funding

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

Threshold Funding

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

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

Full Funding

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

appropriate;

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

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

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

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

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

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

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

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

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

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

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