

**CALDERA SPRINGS**  
**MAINTENANCE PLAN UPDATE**  
**RESERVE STUDY**  
**LEVEL III: UPDATE WITH NO VISUAL SITE INSPECTION**  
**BUDGET YEAR**  
**January 1, 2023 to December 31, 2023**



 **SCHWINDT & Co.**  
RESERVE STUDY SERVICES  
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**CALDERA SPRINGS OWNERS' ASSOCIATION, INC.**

**Executive Summary**

**Year of Report:**

January 1, 2023 to December 31, 2023

**Number of Units:**

488 Units

**Parameters:**

Beginning Balance: \$1,605,000

Year 2023 Suggested Contribution: \$315,000

Year 2023 Projected Interest Earned: \$46,142

Inflation: 5.00%

Annual Increase to Suggested Contribution: 5.00%

Lowest Cash Balance Over 30 Years (Threshold): \$468,152

Prior Year's Actual Contribution: \$238,057

The contribution is broken up as follows: 89.73 Master Association, 6.85% Sub-Association  
and 3.42% Golf Course

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**Caldera Springs Owners' Association, Inc.  
Maintenance Plan Update  
Reserve Study Update - Offsite  
Disclosure Information  
2023**

We have conducted an offsite reserve study update and maintenance plan update for Caldera Springs Owners' Association, Inc. for the year beginning January 1, 2023, in accordance with guidelines established by the 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.

In addition to providing the reserve study and maintenance plan, we also provide tax and review/audit services to the Association.

Schwindt and Company believes that every association should have a complete building envelope inspection within 12 months of completion of all construction. This inspection must be performed by a licensed building envelope inspector. Ongoing inspections of the property should be performed by a licensed inspector, with the exception of a roof inspection which may be performed by a licensed roofing contractor.

Associations should have a complete building envelope study conducted every 3-5 years. If the Association chooses not to engage a qualified engineer or architect to perform a building envelope inspection, the Association should be 100% funded using the fully funded method of funding to ensure funds are available to pay for unexpected costs.

Assumptions used for inflation, interest, and other factors are detailed on page 20. Income tax factors were not considered due to the uncertainty of factors affecting net taxable income and the election of tax forms to be filed.

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

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

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

### **Increases in Roofing and Painting Costs**

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

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

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

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

**Article I, Section 1.5 of the Association's Declaration states, "The Common Areas are anticipated to include lakes, open meadows, pathways, pool, spas, fitness center, open spaces, roads and trails. In addition, the private ways (roads) are initially designated as Common Maintenance Areas."**

**Article I, Section 1.6 of the Association's Declaration states, "Common Maintenance Areas shall mean that property and/or Improvements for which the Association bears some responsibility to operate and/or maintain and/or repair and/or replace and/or insure. Common Maintenance Areas include the Common Areas."**

**Article IV, Section 4.5 of the Association's Declaration states, "The Association will permanently maintain, repair and replace as necessary all Common Maintenance Areas (including Common Areas)."**

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

Many reserve studies do not include components such as the structural building envelope, plumbing (including water supply and piping), electrical systems, and water/sewer systems because they are deemed to be beyond the usual 30-year threshold and reserve study providers are generally not experts in determining the estimated useful lives and replacement costs of such assets. Associations that are 20+ 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. A 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.



**CALDERA SPRINGS OWNERS' ASSOCIATION, INC.**

**MAINTENANCE PLAN UPDATE**

**BUDGET YEAR**

**January 1, 2023 to December 31, 2023**

**Caldera Springs Owners' Association, Inc.**  
**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.



**Caldera Springs Owners' Association, Inc.**  
**Maintenance Plan**  
**2023**

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

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

**Property Inspection**

Schwindt and Company recommends that a provision for the annual inspection of common area components be included in the maintenance plan for all associations. This valuable management tool will help to ensure that all components achieve a maximum useful life expectancy and that they are functioning 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 – Common Building**

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

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

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

A complete envelope inspection will usually be required only one time, although a visual review of the building exterior may be advisable on a periodic basis under certain circumstances. The Association should consult with the inspector(s) who performs 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 – Common Building**

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

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

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

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

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

Frequency: Refer to roof warranty for frequency

### **Automatic Entry Gates**

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

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

Deficiencies, required maintenance, and required repairs after completion of review should be noted by maintenance contractors and/or Association representatives.

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

Frequency: Bi-Weekly

### **Lighting: Exterior and 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 review should be noted by maintenance contractors 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

### **Swimming Pool / Fitness Building**

The swimming pool/fitness building may experience heavy traffic that can have a dramatic impact on the life expectancy of the equipment. Preventive maintenance is critical. Consult the manufacturers of exercise and weight equipment for specific maintenance. The overall condition of the floors and mats should be reviewed for deficiencies, such as excessive wears, 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 review should be noted by maintenance contractors and/or Association representatives.

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

Frequency: Monthly

### **Common Play Area – Review**

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

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

Deficiencies, required maintenance, and required repairs after completion of review should be noted by maintenance contractors and/or Association representatives.

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

Frequency: Monthly

## **Property Entrance - Review**

The property entrance is a significant reflection on the development as a whole and is often the first stop in the development for residents, prospective residents or buyers, and visitors. The area should be consistently clean, functional, and accessible.

Deficiencies, required maintenance, and required repairs after completion of review should be noted by maintenance contractors and/or Association representatives.

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

Frequency: Monthly

## **Swimming Pool and 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 professional during statutory inspections and maintenance to ensure that the physical work complies with contract and manufacturer's specifications.

Preventative 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 fastening of the system monthly to make sure it hasn't been tampered with.

Deficiencies, required maintenance, and required repairs after completion of review should be noted by maintenance contractors and/or Association representatives.

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

Frequency: Monthly

### **Windows and Doors – Common Building**

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 and Downspouts**

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

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

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

Frequency: Semi-Annually, more often if necessary

### **HVAC – Clubhouse Air Conditioning Unit - Common Areas Only**

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

Management may opt to contract outside professionals to handle this task, although the following

preventive maintenance procedures can be conducted by in-house maintenance personnel. If an outside service contractor is used, be sure to validate their performance by an audit of service performed.

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

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

Frequency: Semi-Annually

### **Bridge Maintenance**

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

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

Frequency: Annually

### **Aluminum Fence – Swimming Pool - Inspection**

Aluminum 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 vandalism.

Deficiencies, required maintenance, and required repairs after completion of review should be noted by maintenance contractors 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

### **Lawn Irrigation System**

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

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

Lawn irrigation systems also require periodic testing to ensure proper operation. Sometimes this testing is mandated by ordinance or building codes. All work on lawn irrigation systems must be performed by licensed contractors who specialize in this type of work.

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

Frequency: Annually

### **Quarry Wood Sealing**

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 sealing of the exterior wood siding and wood fence. The siding should be cleaned, repaired as required, and primed and sealed with premium quality exterior house sealant in accordance with the siding manufacturer's specifications. The work should be performed by a qualified, licensed painting contractor.

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

Frequency: Every 7 years

### **Asphalt– Seal Coating**

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

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

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

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

According to the Association, an analysis for the asphalt was done in 2010 by Capitol Asset & Pavement Services, Inc.

This work should be performed by a licensed paving contractor.

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

Paths: Asphalt Seal Coat

Frequency: Every 7 years

Roads: Asphalt Seal Coat

Frequency: Every 7 years

### **Asphalt Edges – Paint**

There are asphalt edges around the roads that are painted.

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

Frequency: Every 4 years

### **Swimming Pool/Fitness Building - Interior Paint**

The interior painted surfaces of the swimming pool/fitness building 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 5 years

### **Exterior Stone Siding - Sealing**

Maintenance will include cleaning and repairing any damaged surface areas, repair of the mortar joints as required, and the application of a suitable masonry sealer.

It is recommended that the same type of sealer be used on subsequent renewals, as this will minimize the chance that incompatible materials will be used.

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

Frequency: Every 5 years

### **Exterior Stone Siding - Repointing**

Repointing brick improves water penetration resistance and will increase the life of the component.

Defective mortar should be removed, the joints cleaned and repointed with the appropriate type mortar, and a suitable sealer applied. It is recommended that the same type of sealer be used on subsequent renewals as this will minimize the chance that incompatible materials will be used.

This work should be performed by a licensed brick mason.

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



Frequency: Every 25 years

### **Re-stain Teak Furniture**

Teak furniture at the swimming pool area will require staining to prolong its useful life.

This work should be performed by a professional.

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

Frequency: Every 2 years

### **Boiler Maintenance**

Maintenance of the boiler includes regularly scheduled inspections and maintenance.

The boiler and related components should be checked for leaks. The boiler 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.

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

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

Frequency: Monthly to 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.**

**CALDERA SPRINGS OWNERS' ASSOCIATION, INC.**

**RESERVE STUDY**

**LEVEL III: UPDATE WITH NO VISUAL SITE INSPECTION**

**BUDGET YEAR**

**January 1, 2023 to December 31, 2023**

**Caldera Springs Owners' Association, Inc.**  
**Property Description**

Caldera Springs Owners' Association, Inc. is a Planned Unit Community (P.U.D.) consists of 320 single-family homes located in Sunriver, Oregon. The property was constructed in 2006. The Association shall provide exterior improvements upon the common areas, such as paint, maintenance, repair and replacement for the following: roofs; gutters; downspouts; and exterior building surfaces of the pool and fitness building; and lakes; open meadows; pathways; pool; spas; fitness center; open spaces; roads; and trails. The individual homeowners are responsible for all maintenance and repair of the interior and exterior of their home.

According to the Association's governing documents, the Sub-Association, Cabin Lots shall pay an amount equal to 10% of assessments to Caldera Springs, the master Association. The Golf Amenity Owner shall pay an amount equal to 5% of assessments for the golf property to Caldera Springs, the master Association.

A site visit was performed by Schwindt and Company in 2009, 2015 and 2017. Schwindt and Company did not investigate components for defects, materials, design or workmanship. This investigation would ordinarily be considered in a complete building envelope inspection. Our condition assessment considers if the component is wearing as intended. All components are considered to be in fair condition and appear to be wearing as intended unless noted otherwise in the component detail.

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

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 the 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 member approval by a vote of 2/3 of the members voting in person or by proxy at a meeting, to increase regular assessments and/or levy special assessments. Otherwise, it may delay repairs or replacements until funds are available.

**Caldera Springs Owners' Association, Inc.**  
**Sunriver, Oregon**  
**Cash Flow Method - Threshold Funding Model Summary**

<i>Report Parameters</i>	
Report Date	October 27, 2022
Budget Year Beginning	January 1, 2023
Budget Year Ending	December 31, 2023
Total Units	488
Inflation	5.00%
Annual Assessment Increase	5.00%
Interest Rate on Reserve Deposit	2.90%
2023 Beginning Balance	\$1,605,000

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 **\$315,000** in **2023** and increases **5.00%** each year for the remaining years of the study. A minimum balance of **\$468,152** is maintained.
- The contribution is broken up as follows: 89.73% Master Association, 6.85% Sub-Association and 3.42% Golf Course.
- The reserve study cash flow model includes an annual increase in the required contribution over the 30 year period. Since the current Board and membership only has the authority to obligate the Association for the current budget year, the cash flow model relies on the actions of future Boards to adhere to the required increase in the annual reserve contribution. Because of the possibility that future Boards, due to budgetary constraints, are not able to increase the reserve contribution to the required amount to provide for adequate funding, the Association may be at risk in the future of special assessing the members to fund needed expenditures.
- The purpose of this study is to insure that adequate replacement funds are available when components reach the end of their useful life. Components will be replaced as required, not necessarily in their expected replacement year. This analysis should be updated annually.

***Cash Flow Method - Threshold Funding Model Summary of Calculations***

Required Annual Contribution	\$315,000.00
<i>\$645.49 per unit annually</i>	
Average Net Annual Interest Earned	<u>\$46,142.18</u>
Total Annual Allocation to Reserves	\$361,142.18
<i>\$740.05 per unit annually</i>	

**Caldera Springs Owners' Association, Inc.**  
Sunriver, Oregon  
**Cash Flow Method - Threshold Funding Model Projection**

Beginning Balance: \$1,605,000

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2023	315,000	46,142	328,890	1,637,252	3,052,422	54%
2024	330,750	50,455	228,165	1,790,292	3,263,141	55%
2025	347,287	59,236	94,958	2,101,858	3,639,847	58%
2026	364,652	61,250	354,450	2,173,309	3,765,094	58%
2027	382,884	57,889	560,019	2,054,064	3,700,735	56%
2028	402,029	49,870	736,443	1,769,519	3,480,434	51%
2029	422,130	32,208	1,081,040	1,142,816	2,907,198	39%
2030	443,237	13,194	1,131,095	468,152	2,276,041	21%
2031	465,398	23,735	115,097	842,188	2,701,301	31%
2032	488,668	28,574	345,559	1,013,872	2,927,687	35%
2033	513,102	39,952	149,315	1,417,611	3,396,952	42%
2034	538,757	49,952	233,883	1,772,437	3,824,867	46%
2035	565,695	67,016	27,219	2,377,930	4,482,834	53%
2036	593,979	74,300	409,826	2,636,384	4,825,267	55%
2037	623,678	56,589	1,308,726	2,007,924	4,268,407	47%
2038	654,862	59,901	597,219	2,125,470	4,460,568	48%
2039	687,605	75,536	208,377	2,680,234	5,100,912	53%
2040	721,986	84,787	478,520	3,008,487	5,527,883	54%
2041	758,085	107,276	67,396	3,806,453	6,441,602	59%
2042	795,989	84,819	1,677,653	3,009,608	5,745,642	52%
2043	835,789	103,715	269,015	3,680,096	6,530,014	56%
2044	877,578	112,703	671,375	3,999,002	6,978,771	57%
2045	921,457	136,382	217,645	4,839,195	7,968,972	61%
2046	967,530	141,180	938,464	5,009,441	8,295,313	60%
2047	1,015,906	129,433	1,562,158	4,592,623	8,028,756	57%
2048	1,066,702	151,999	417,979	5,393,345	8,998,207	60%
2049	1,120,037	174,946	480,776	6,207,551	9,934,163	62%
2050	1,176,039	138,227	2,617,138	4,904,679	8,779,790	56%
2051	1,234,841	91,321	2,990,523	3,240,317	7,230,489	45%
2052	1,296,583	105,478	899,711	3,742,668	7,858,392	48%

**Caldera Springs Owners' Association, Inc.**

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**Component Summary By Category**

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>Roofing</b>								
Roof - Repair	2022	2027	5	0	4	1 Total	2,700.00	2,700
Swimming Pool/Fitness Building: Roof Repl..	2007	2037	30	0	14	1 Total	66,570.00	66,570
Roofing - Total								\$69,270
<b>Painting</b>								
Asphalt Edges & Parking Lot - Paint	2022	2026	4	0	3	1 Total	4,005.41	4,005
Bridge: Paint/Seal	2020	2027	7	0	4	1 Total	16,848.00	16,848
Dock: Paint/Seal	2016	2023	7	0	0	1 Total	3,800.00	3,800
Pool and Spa: Artificial Rocks - Paint	2012	2024	10	2	1	1 Total	9,117.98	9,118
Painting - Total								\$33,771
<b>Building Components</b>								
Exterior Stone Siding - Partial Replacement	2007	2032	25	0	9	1,144 SF	33.23@ 25%	9,502
Exterior Stone Siding - Repoint	2007	2032	25	0	9	1,144 SF	21.68@ 25%	6,200
Exterior Stone Siding - Sealing	2016	2023	5	0	0	1 Total	2,000.00	2,000
Harper's Outpost Wood - Sealing	2014	2024	7	3	1	1 Total	3,088.00	3,088
Quarry Wood - Sealing	2014	2023	7	2	0	1 Total	20,912.00	20,912
Siding, Wood - Partial Replacement	2007	2032	25	0	9	9,344 SF	21.60@ 25%	50,458
Building Components - Total								\$92,160
<b>Gutters and Downspouts</b>								
Gutters and Downspouts - Partial Replaceme..	2007	2037	30	0	14	1 Total	4,085.49@ 50%	2,043
Gutters and Downspouts - Total								\$2,043
<b>Streets/Asphalt</b>								
Delineators - Replacement	2021	2023	2	0	0	1 Total	2,100.00	2,100
Gravel @ Corners	2022	2032	10	0	9	1 Total	6,000.00	6,000
Parking Lot - Seal Coat	2022	2029	7	0	6	1 Total	5,780.00	5,780
Paths: Asphalt Overlay	2007	2028	14	7	5	1 Total	493,622.00	493,622
Paths: Asphalt Sealcoat	2016	2023	7	-1	0	1 Total	41,482.00	41,482
Roads: Asphalt Overlay North	2007	2029	21	1	6	1 Total	645,157.00	645,157
Roads: Asphalt Overlay South	2007	2030	21	2	7	1 Total	614,435.00	614,435
Roads: Asphalt Patching North	2006	2023	14	0	0	1 Total	10,000.00	10,000
Roads: Asphalt Patching South	2006	2024	14	4	1	1 Total	10,000.00	10,000
Roads: Asphalt Sealcoat Caldera Springs Dr..	2022	2029	7	0	6	1 Total	5,400.00	5,400
Roads: Asphalt Sealcoat North	2018	2023	7	-2	0	1 Total	55,090.00	55,090
Roads: Asphalt Sealcoat South	2018	2024	7	-1	1	1 Total	45,080.00	45,080
Roads: Gravel - Replacement North	2007	2029	21	1	6	1 Total	24,000.00	24,000
Roads: Gravel - Replacement South	2007	2030	21	2	7	1 Total	24,000.00	24,000
Streets/Asphalt - Total								\$1,982,146

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**Component Summary By Category**

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>Fencing/Security</b>								
Aluminum Powder Coated Fence - Replace..	2007	2027	20	0	4	1 Total	14,163.08	14,163
Gate Equipment - Renew/Replace	2007	2026	20	-1	3	3 Each	34,045.86	102,138
Tennis Courts: Fencing	2007	2032	25	0	9	1 Total	34,627.36	34,627
Wood Fence	2007	2037	30	0	14	100 LF	40.85	4,085
Fencing/Security - Total								\$155,013
<b>Equipment</b>								
Audio System - Replacement	2000	2023	10	0	0	1 Total	10,137.02	10,137
Boiler - Snow Melt System - Replacement	2007	2027	20	0	4	1 Total	60,000.00	60,000
Data Card Printer - Replacement	2022	2027	5	0	4	1 Total	3,500.00	3,500
Discovery Park: Fixtures/Equipment - Repair	2007	2023	10	2	0	1 Total	3,223.58	3,224
Discovery Park: Fixtures/Equipment - Repla.	2007	2033	10	2	10	1 Total	29,960.37	29,960
Golf Cart - Replacement	2017	2024	5	2	1	1 Total	2,700.00	2,700
John Deere - Replacement	2007	2024	15	2	1	1 Total	6,353.98	6,354
Kubota - Replacement	2022	2037	15	0	14	1 Total	23,000.00	23,000
Lake and Streams: Pumps	2018	2028	10	0	5	3 Each	4,720.25	14,161
Lake: Pump Station Computer	2017	2027	10	0	4	1 Total	13,618.34	13,618
Lakes Aerators - Replacement	2007	2023	5	11	0	3 Each	2,042.75	6,128
Metal Benches - Replacement	2007	2032	20	5	9	7 Each	2,042.75	14,299
Pavilion Equipment: Renew/Replace	2019	2029	10	0	6	1 Total	20,774.90	20,775
Pick Up Truck - Replacement	2007	2024	10	7	1	1 Total	44,477.92	44,478
Sable Rock Park: Furniture/Equipment	2008	2029	20	1	6	1 Total	43,033.97	43,034
Snow Plow: 2016 - Replacement	2016	2024	7	1	1	1 Total	7,623.72	7,624
Swimming Pool/Fitness Building: Exercise E.	2007	2025	15	3	2	1 Total	54,473.39	54,473
Swimming Pool/Fitness Building: Exercise E.	2022	2032	10	0	9	1 Total	6,100.00	6,100
Swimming Pool/Fitness Building: HVAC	2007	2027	15	5	4	1 Total	45,982.70	45,983
Swimming Pool/Fitness Building: Miscellan..	2007	2027	20	0	4	1 Total	8,171.00	8,171
Swimming Pool/Fitness Building: Quarry Of..	2022	2032	10	0	9	1 Total	5,500.00	5,500
Water Drinking Fountains	2020	2033	13	0	10	1 Total	5,616.00	5,616
Water Heater Pavilion	2007	2023	15	1	0	1 Total	1,986.00	1,986
Water Heater Quarry	2007	2023	15	1	0	1 Total	13,000.00	13,000
Equipment - Total								\$443,821
<b>Interior Furnishings</b>								
Restroom Fixtures - Upgrade	2007	2027	15	5	4	1 Total	20,427.52	20,428
Swimming Pool/Fitness Building: Flooring	2007	2027	10	10	4	1 Total	8,171.00	8,171
Interior Furnishings - Total								\$28,599
<b>Lighting</b>								
Bridge Lighting - Replacement	2022	2032	10	0	9	1 Total	5,210.27	5,210
Entry/Exterior Lighting - Replacement	2007	2027	10	10	4	1 Total	35,644.77	35,645

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**Component Summary By Category**

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Lighting continued...</i>								
Gate Entry Lights - Replacement	2016	2026	10	0	3	1 Total	14,937.14	14,937
Holiday Lights - Replacement I	2014	2023	5	0	0	1 Total	6,675.66@ 50%	3,338
Holiday Lights - Replacement II	2014	2024	5	5	1	1 Total	6,675.66@ 50%	3,338
Interior Lighting	2007	2027	20	0	4	12 Each	136.17	1,634
Pathway Lights - Replacement	2016	2026	10	0	3	1 Total	14,229.21	14,229
Lighting - Total								\$78,331

**Recreation/Pool**

Pool Covers	2008	2023	15	-1	0	1 Total	29,075.16	29,075
Pool Heater	2011	2024	12	1	1	1 Total	30,681.61	30,682
Pool Resurfacing	2007	2027	20	0	4	1 Total	56,516.13	56,516
Pool Safety Camera - Replacement	2020	2030	10	0	7	1 Total	1,797.12	1,797
Pool Umbrella	2020	2029	10	-1	6	1 Total	6,907.68	6,908
Pool Umbrella & Stands 2022-2026	2022	2023	1	0	0	1 Total	9,000.00	9,000
Pool and Spa Filters	2007	2023	15	0	0	1 Total	38,318.90	38,319
Pool and Spa: Other Replacements	2017	2023	1	0	0	1 Total	3,256.42	3,256
Pool: Lounge Chair Cushion - Replacement	2018	2028	10	0	5	1 Total	31,048.60	31,049
Pool: Splash Monitor	2019	2026	7	0	3	1 Total	4,766.43	4,766
Pool: Spray Pad - Filter Replacement	2008	2024	15	1	1	1 Total	1,702.28	1,702
Pool: Spray Pad - Heater Replacement	2007	2024	15	2	1	1 Total	4,085.49	4,085
Pool: Spray Pad - Pump Replacement	2019	2034	15	0	11	1 Total	1,361.84	1,362
Pool: Teak Furniture - Replacement	2007	2027	20	0	4	1 Total	149,801.80	149,802
Pool: Teak Furniture - Replacement(2023)	2007	2023	20	-4	0	1 Total	26,784.00	26,784
Pumps Replacement I	2007	2024	10	7	1	3 Each	8,058.96	24,177
Pumps Replacement II	2019	2029	10	0	6	3 Each	8,058.96	24,177
Spa A Controller - Replacement	2016	2026	10	0	3	1 Total	5,627.46	5,627
Spa Heater A	2017	2024	5	2	1	1 Total	8,364.05	8,364
Spa Heater B	2017	2023	5	0	0	1 Total	8,364.05	8,364
Spa Resurfacing	2022	2037	15	0	14	2 Each	7,735.00	15,470
Tennis Courts: Nets	2018	2028	10	0	5	1 Total	604.78	605
Tennis Courts: Pickle Pall Nets & Paint	2018	2023	5	0	0	2 Each	400.00	800
Recreation/Pool - Total								\$482,688

**Grounds Components**

Access Control: Gates Card Readers - Repla..	2018	2026	10	-2	3	1 Total	29,649.05	29,649
Access Control: Gates Renew/Replace	2017	2026	10	-1	3	3 Each	32,684.02	98,052
Bike Racks - Replacement	2007	2023	20	-4	0	3 Total	475.00	1,425
Bridge - Wood	2007	2037	30	0	14	1 Total	153,275.69	153,276
Concrete Pavers - Partial Replacement	2007	2037	30	0	14	1,561 SF	20.83@ 50%	16,254
Exterior Concrete - Partial Replacement	2007	2037	30	0	14	1 Total	306,551.33@ 50%	153,276
Irrigation - VFD Replacement	2016	2026	10	0	3	1 Total	8,926.58	8,927
Irrigation System - Repairs	2019	2029	10	0	6	1 Total	5,900.31	5,900



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**Component Summary By Category**

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Grounds Components continued...</i>								
Ladder Fuel Reduction	2022	2026	4	0	3	1 Total	10,800.00	10,800
Lake Bank Vegetation - Removal	2022	2032	10	0	9	1 Total	43,200.00	43,200
Lake Treatment	2012	2023	7	4	0	1 Total	20,520.00	20,520
Lake: Liner and Stream Repair	2022	2032	10	0	9	1 Total	10,800.00	10,800
Lake: Liner and Stream Repair	2007	2047	40	0	24	1 Total	204,275.18@ 50%	102,138
Landscape Material Replacements	2018	2023	5	0	0	1 Total	5,400.00	5,400
Pool: Fire Pit - Rebuild	2020	2024	7	-3	1	1 Total	3,453.84	3,454
Sable Rock Lake Vegetation - Removal	2022	2032	10	0	9	1 Total	2,000.00	2,000
Sports Courts: Resurfacing	2017	2027	10	0	4	1 Total	8,394.37	8,394
Toro Irrigation - Contract	2022	2025	3	0	2	1 Total	7,500.00	7,500
Wood Benches - Replacement I	2023	2023	10	0	0	5 Each	800.00	4,000
Wood Benches - Replacement II	2025	2025	10	0	2	5 Each	800.00	4,000
Wood Benches - Replacement III	2027	2027	10	0	4	5 Each	800.00	4,000
Grounds Components - Total								\$692,965
<b>Signs</b>								
Common Area Signage	2007	2040	20	13	17	1 Total	136,183.44	136,183
Street Signs: Repair	2020	2023	2	0	0	1 Total	5,000.00	5,000
Signs - Total								\$141,183
<b>Doors and Windows</b>								
Glass Doors Replacement	2007	2037	30	0	14	14 Each	1,361.84	19,066
Windows Replacement	2007	2038	30	1	15	33 Each	1,361.84	44,941
Doors and Windows - Total								\$64,006
<b>Inspections</b>								
Building Envelope Inspection	2022	2029	7	0	6	1 Total	0.00	0
Electrical Inspection	2007	2032	25	0	9	1 Total	9,298.52	9,299
Plumbing Inspection	2007	2032	25	0	9	1 Total	9,298.52	9,299
Inspections - Total								\$18,597
<b>Reserve Study</b>								
Reserve Study Update - Offsite	2022	2024	1	0	1	1 Total	800.00	800
Reserve Study Update - Onsite	2017	2023	7	-1	0	1 Total	3,750.00	3,750
Reserve Study - Total								\$4,550
Total Asset Summary								\$4,289,142

## Caldera Springs Owners' Association, Inc.

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## Component Summary By Group

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>Capital</b>								
Access Control: Gates Card Readers - Repla..	2018	2026	10	-2	3	1 Total	29,649.05	29,649
Access Control: Gates Renew/Replace	2017	2026	10	-1	3	3 Each	32,684.02	98,052
Aluminum Powder Coated Fence - Replace..	2007	2027	20	0	4	1 Total	14,163.08	14,163
Audio System - Replacement	2000	2023	10	0	0	1 Total	10,137.02	10,137
Bike Racks - Replacement	2007	2023	20	-4	0	3 Total	475.00	1,425
Boiler - Snow Melt System - Replacement	2007	2027	20	0	4	1 Total	60,000.00	60,000
Bridge - Wood	2007	2037	30	0	14	1 Total	153,275.69	153,276
Bridge Lighting - Replacement	2022	2032	10	0	9	1 Total	5,210.27	5,210
Common Area Signage	2007	2040	20	13	17	1 Total	136,183.44	136,183
Data Card Printer - Replacement	2022	2027	5	0	4	1 Total	3,500.00	3,500
Discovery Park: Fixtures/Equipment - Repla..	2007	2033	10	2	10	1 Total	29,960.37	29,960
Entry/Exterior Lighting - Replacement	2007	2027	10	10	4	1 Total	35,644.77	35,645
Gate Entry Lights - Replacement	2016	2026	10	0	3	1 Total	14,937.14	14,937
Gate Equipment - Renew/Replace	2007	2026	20	-1	3	3 Each	34,045.86	102,138
Glass Doors Replacement	2007	2037	30	0	14	14 Each	1,361.84	19,066
Golf Cart - Replacement	2017	2024	5	2	1	1 Total	2,700.00	2,700
Holiday Lights - Replacement I	2014	2023	5	0	0	1 Total	6,675.66@ 50%	3,338
Holiday Lights - Replacement II	2014	2024	5	5	1	1 Total	6,675.66@ 50%	3,338
Interior Lighting	2007	2027	20	0	4	12 Each	136.17	1,634
Irrigation - VFD Replacement	2016	2026	10	0	3	1 Total	8,926.58	8,927
John Deere - Replacement	2007	2024	15	2	1	1 Total	6,353.98	6,354
Kubota - Replacement	2022	2037	15	0	14	1 Total	23,000.00	23,000
Lake and Streams: Pumps	2018	2028	10	0	5	3 Each	4,720.25	14,161
Lake: Pump Station Computer	2017	2027	10	0	4	1 Total	13,618.34	13,618
Lakes Aerators - Replacement	2007	2023	5	11	0	3 Each	2,042.75	6,128
Landscape Material Replacements	2018	2023	5	0	0	1 Total	5,400.00	5,400
Metal Benches - Replacement	2007	2032	20	5	9	7 Each	2,042.75	14,299
Paths: Asphalt Overlay	2007	2028	14	7	5	1 Total	493,622.00	493,622
Pathway Lights - Replacement	2016	2026	10	0	3	1 Total	14,229.21	14,229
Pavilion Equipment: Renew/Replace	2019	2029	10	0	6	1 Total	20,774.90	20,775
Pick Up Truck - Replacement	2007	2024	10	7	1	1 Total	44,477.92	44,478
Pool Covers	2008	2023	15	-1	0	1 Total	29,075.16	29,075
Pool Heater	2011	2024	12	1	1	1 Total	30,681.61	30,682
Pool Resurfacing	2007	2027	20	0	4	1 Total	56,516.13	56,516
Pool Safety Camera - Replacement	2020	2030	10	0	7	1 Total	1,797.12	1,797
Pool Umbrella	2020	2029	10	-1	6	1 Total	6,907.68	6,908
Pool Umbrella & Stands 2022-2026	2022	2023	1	0	0	1 Total	9,000.00	9,000
Pool and Spa Filters	2007	2023	15	0	0	1 Total	38,318.90	38,319
Pool and Spa: Other Replacements	2017	2023	1	0	0	1 Total	3,256.42	3,256
Pool: Fire Pit - Rebuild	2020	2024	7	-3	1	1 Total	3,453.84	3,454
Pool: Lounge Chair Cushion - Replacement	2018	2028	10	0	5	1 Total	31,048.60	31,049
Pool: Splash Monitor	2019	2026	7	0	3	1 Total	4,766.43	4,766

## Caldera Springs Owners' Association, Inc.

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## Component Summary By Group

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Capital continued...</i>								
Pool: Spray Pad - Filter Replacement	2008	2024	15	1	1	1 Total	1,702.28	1,702
Pool: Spray Pad - Heater Replacement	2007	2024	15	2	1	1 Total	4,085.49	4,085
Pool: Spray Pad - Pump Replacement	2019	2034	15	0	11	1 Total	1,361.84	1,362
Pool: Teak Furniture - Replacement	2007	2027	20	0	4	1 Total	149,801.80	149,802
Pool: Teak Furniture - Replacement(2023)	2007	2023	20	-4	0	1 Total	26,784.00	26,784
Pumps Replacement I	2007	2024	10	7	1	3 Each	8,058.96	24,177
Pumps Replacement II	2019	2029	10	0	6	3 Each	8,058.96	24,177
Restroom Fixtures - Upgrade	2007	2027	15	5	4	1 Total	20,427.52	20,428
Roads: Asphalt Overlay North	2007	2029	21	1	6	1 Total	645,157.00	645,157
Roads: Asphalt Overlay South	2007	2030	21	2	7	1 Total	614,435.00	614,435
Roads: Gravel - Replacement North	2007	2029	21	1	6	1 Total	24,000.00	24,000
Roads: Gravel - Replacement South	2007	2030	21	2	7	1 Total	24,000.00	24,000
Sable Rock Park: Furniture/Equipment	2008	2029	20	1	6	1 Total	43,033.97	43,034
Snow Plow: 2016 - Replacement	2016	2024	7	1	1	1 Total	7,623.72	7,624
Spa A Controller - Replacement	2016	2026	10	0	3	1 Total	5,627.46	5,627
Spa Heater A	2017	2024	5	2	1	1 Total	8,364.05	8,364
Spa Heater B	2017	2023	5	0	0	1 Total	8,364.05	8,364
Spa Resurfacing	2022	2037	15	0	14	2 Each	7,735.00	15,470
Sports Courts: Resurfacing	2017	2027	10	0	4	1 Total	8,394.37	8,394
Swimming Pool/Fitness Building: Exercise E.	2007	2025	15	3	2	1 Total	54,473.39	54,473
Swimming Pool/Fitness Building: Exercise E.	2022	2032	10	0	9	1 Total	6,100.00	6,100
Swimming Pool/Fitness Building: Flooring	2007	2027	10	10	4	1 Total	8,171.00	8,171
Swimming Pool/Fitness Building: HVAC	2007	2027	15	5	4	1 Total	45,982.70	45,983
Swimming Pool/Fitness Building: Miscellan..	2007	2027	20	0	4	1 Total	8,171.00	8,171
Swimming Pool/Fitness Building: Quarry Of.	2022	2032	10	0	9	1 Total	5,500.00	5,500
Swimming Pool/Fitness Building: Roof Repl.	2007	2037	30	0	14	1 Total	66,570.00	66,570
Tennis Courts: Fencing	2007	2032	25	0	9	1 Total	34,627.36	34,627
Tennis Courts: Nets	2018	2028	10	0	5	1 Total	604.78	605
Tennis Courts: Pickle Pall Nets & Paint	2018	2023	5	0	0	2 Each	400.00	800
Toro Irrigation - Contract	2022	2025	3	0	2	1 Total	7,500.00	7,500
Water Drinking Fountains	2020	2033	13	0	10	1 Total	5,616.00	5,616
Water Heater Pavilion	2007	2023	15	1	0	1 Total	1,986.00	1,986
Water Heater Quarry	2007	2023	15	1	0	1 Total	13,000.00	13,000
Windows Replacement	2007	2038	30	1	15	33 Each	1,361.84	44,941
Wood Benches - Replacement I	2023	2023	10	0	0	5 Each	800.00	4,000
Wood Benches - Replacement II	2025	2025	10	0	2	5 Each	800.00	4,000
Wood Benches - Replacement III	2027	2027	10	0	4	5 Each	800.00	4,000
Wood Fence	2007	2037	30	0	14	100 LF	40.85	4,085
Capital - Total								\$3,581,278

## Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

## Component Summary By Group

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>Non-Capital</b>								
Asphalt Edges & Parking Lot - Paint	2022	2026	4	0	3	1 Total	4,005.41	4,005
Bridge: Paint/Seal	2020	2027	7	0	4	1 Total	16,848.00	16,848
Building Envelope Inspection	2022	2029	7	0	6	1 Total	0.00	0
Concrete Pavers - Partial Replacement	2007	2037	30	0	14	1,561 SF	20.83@ 50%	16,254
Delineators - Replacement	2021	2023	2	0	0	1 Total	2,100.00	2,100
Discovery Park: Fixtures/Equipment - Repair	2007	2023	10	2	0	1 Total	3,223.58	3,224
Dock: Paint/Seal	2016	2023	7	0	0	1 Total	3,800.00	3,800
Electrical Inspection	2007	2032	25	0	9	1 Total	9,298.52	9,299
Exterior Concrete - Partial Replacement	2007	2037	30	0	14	1 Total	306,551.33@ 50%	153,276
Exterior Stone Siding - Partial Replacement	2007	2032	25	0	9	1,144 SF	33.23@ 25%	9,502
Exterior Stone Siding - Repoint	2007	2032	25	0	9	1,144 SF	21.68@ 25%	6,200
Exterior Stone Siding - Sealing	2016	2023	5	0	0	1 Total	2,000.00	2,000
Gravel @ Corners	2022	2032	10	0	9	1 Total	6,000.00	6,000
Gutters and Downspouts - Partial Replacement	2007	2037	30	0	14	1 Total	4,085.49@ 50%	2,043
Harper's Outpost Wood - Sealing	2014	2024	7	3	1	1 Total	3,088.00	3,088
Irrigation System - Repairs	2019	2029	10	0	6	1 Total	5,900.31	5,900
Ladder Fuel Reduction	2022	2026	4	0	3	1 Total	10,800.00	10,800
Lake Bank Vegetation - Removal	2022	2032	10	0	9	1 Total	43,200.00	43,200
Lake Treatment	2012	2023	7	4	0	1 Total	20,520.00	20,520
Lake: Liner and Stream Repair	2022	2032	10	0	9	1 Total	10,800.00	10,800
Lake: Liner and Stream Repair	2007	2047	40	0	24	1 Total	204,275.18@ 50%	102,138
Parking Lot - Seal Coat	2022	2029	7	0	6	1 Total	5,780.00	5,780
Paths: Asphalt Sealcoat	2016	2023	7	-1	0	1 Total	41,482.00	41,482
Plumbing Inspection	2007	2032	25	0	9	1 Total	9,298.52	9,299
Pool and Spa: Artificial Rocks - Paint	2012	2024	10	2	1	1 Total	9,117.98	9,118
Quarry Wood - Sealing	2014	2023	7	2	0	1 Total	20,912.00	20,912
Reserve Study Update - Offsite	2022	2024	1	0	1	1 Total	800.00	800
Reserve Study Update - Onsite	2017	2023	7	-1	0	1 Total	3,750.00	3,750
Roads: Asphalt Patching North	2006	2023	14	0	0	1 Total	10,000.00	10,000
Roads: Asphalt Patching South	2006	2024	14	4	1	1 Total	10,000.00	10,000
Roads: Asphalt Sealcoat Caldera Springs Dr.	2022	2029	7	0	6	1 Total	5,400.00	5,400
Roads: Asphalt Sealcoat North	2018	2023	7	-2	0	1 Total	55,090.00	55,090
Roads: Asphalt Sealcoat South	2018	2024	7	-1	1	1 Total	45,080.00	45,080
Roof - Repair	2022	2027	5	0	4	1 Total	2,700.00	2,700
Sable Rock Lake Vegetation - Removal	2022	2032	10	0	9	1 Total	2,000.00	2,000
Siding, Wood - Partial Replacement	2007	2032	25	0	9	9,344 SF	21.60@ 25%	50,458
Street Signs: Repair	2020	2023	2	0	0	1 Total	5,000.00	5,000
Non-Capital - Total								\$707,864
Total Asset Summary								\$4,289,142

**Caldera Springs Owners' Association, Inc.**

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**Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2023</b>	
Audio System - Replacement	10,137
Bike Racks - Replacement	1,425
Delineators - Replacement	2,100
Discovery Park: Fixtures/Equipment - Repair	3,224
Dock: Paint/Seal	3,800
Exterior Stone Siding - Sealing	2,000
Holiday Lights - Replacement I	3,338
Lake Treatment	20,520
Lakes Aerators - Replacement	6,128
Landscape Material Replacements	5,400
Paths: Asphalt Sealcoat	41,482
Pool Covers	29,075
Pool Umbrella & Stands 2022-2026	9,000
Pool and Spa Filters	38,319
Pool and Spa: Other Replacements	3,256
Pool: Teak Furniture - Replacement(2023)	26,784
Quarry Wood - Sealing	20,912
Reserve Study Update - Onsite	3,750
Roads: Asphalt Patching North	10,000
Roads: Asphalt Sealcoat North	55,090
Spa Heater B	8,364
Street Signs: Repair	5,000
Tennis Courts: Pickle Pall Nets & Paint	800
Water Heater Pavilion	1,986
Water Heater Quarry	13,000
Wood Benches - Replacement I	4,000
<b>Total for 2023</b>	<b>\$328,890</b>
<b>Replacement Year 2024</b>	
Golf Cart - Replacement	2,835
Harper's Outpost Wood - Sealing	3,242
Holiday Lights - Replacement II	3,505
John Deere - Replacement	6,672
Pick Up Truck - Replacement	46,702
Pool Heater	32,216

**Caldera Springs Owners' Association, Inc.**

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**Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2024 continued...</i></b>	
Pool Umbrella & Stands 2022-2026	9,450
Pool and Spa: Artificial Rocks - Paint	9,574
Pool and Spa: Other Replacements	3,419
Pool: Fire Pit - Rebuild	3,627
Pool: Spray Pad - Filter Replacement	1,787
Pool: Spray Pad - Heater Replacement	4,290
Pumps Replacement I	25,386
Reserve Study Update - Offsite	840
Roads: Asphalt Patching South	10,500
Roads: Asphalt Sealcoat South	47,334
Snow Plow: 2016 - Replacement	8,005
Spa Heater A	8,782
<b>Total for 2024</b>	<b>\$228,165</b>
<b>Replacement Year 2025</b>	
Delineators - Replacement	2,315
Pool Umbrella & Stands 2022-2026	9,922
Pool and Spa: Other Replacements	3,590
Reserve Study Update - Offsite	882
Street Signs: Repair	5,512
Swimming Pool/Fitness Building: Exercise Equipment I	60,057
Toro Irrigation - Contract	8,269
Wood Benches - Replacement II	4,410
<b>Total for 2025</b>	<b>\$94,958</b>
<b>Replacement Year 2026</b>	
Access Control: Gates Card Readers - Replacement	34,322
Access Control: Gates Renew/Replace	113,508
Asphalt Edges & Parking Lot - Paint	4,637
Gate Entry Lights - Replacement	17,292
Gate Equipment - Renew/Replace	118,237
Irrigation - VFD Replacement	10,334
Ladder Fuel Reduction	12,502
Pathway Lights - Replacement	16,472

**Caldera Springs Owners' Association, Inc.**

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**Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2026 continued...</i></b>	
Pool Umbrella & Stands 2022-2026	10,419
Pool and Spa: Other Replacements	3,770
Pool: Splash Monitor	5,518
Reserve Study Update - Offsite	926
Spa A Controller - Replacement	6,514
<b>Total for 2026</b>	<b>\$354,450</b>
<b>Replacement Year 2027</b>	
Aluminum Powder Coated Fence - Replacement	17,215
Boiler - Snow Melt System - Replacement	72,930
Bridge: Paint/Seal	20,479
Data Card Printer - Replacement	4,254
Delineators - Replacement	2,553
Entry/Exterior Lighting - Replacement	43,326
Interior Lighting	1,986
Lake: Pump Station Computer	16,553
Pool Resurfacing	68,696
Pool and Spa: Other Replacements	3,958
Pool: Teak Furniture - Replacement	182,085
Reserve Study Update - Offsite	972
Restroom Fixtures - Upgrade	24,830
Roof - Repair	3,282
Sports Courts: Resurfacing	10,203
Street Signs: Repair	6,078
Swimming Pool/Fitness Building: Flooring	9,932
Swimming Pool/Fitness Building: HVAC	55,892
Swimming Pool/Fitness Building: Miscellaneous Equipment	9,932
Wood Benches - Replacement III	4,862
<b>Total for 2027</b>	<b>\$560,019</b>
<b>Replacement Year 2028</b>	
Exterior Stone Siding - Sealing	2,553
Holiday Lights - Replacement I	4,260
Lake and Streams: Pumps	18,073

**Caldera Springs Owners' Association, Inc.**  
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**Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2028 continued...</i></b>	
Lakes Aerators - Replacement	7,821
Landscape Material Replacements	6,892
Paths: Asphalt Overlay	630,001
Pool and Spa: Other Replacements	4,156
Pool: Lounge Chair Cushion - Replacement	39,627
Reserve Study Update - Offsite	1,021
Spa Heater B	10,675
Tennis Courts: Nets	772
Tennis Courts: Pickle Pall Nets & Paint	1,021
Toro Irrigation - Contract	9,572
<b>Total for 2028</b>	<b>\$736,443</b>
<b>Replacement Year 2029</b>	
Building Envelope Inspection	
Delineators - Replacement	2,814
Golf Cart - Replacement	3,618
Holiday Lights - Replacement II	4,473
Irrigation System - Repairs	7,907
Parking Lot - Seal Coat	7,746
Pavilion Equipment: Renew/Replace	27,840
Pool Umbrella	9,257
Pool and Spa: Other Replacements	4,364
Pumps Replacement II	32,399
Reserve Study Update - Offsite	1,072
Roads: Asphalt Overlay North	864,572
Roads: Asphalt Sealcoat Caldera Springs Drive	7,237
Roads: Gravel - Replacement North	32,162
Sable Rock Park: Furniture/Equipment	57,670
Spa Heater A	11,209
Street Signs: Repair	6,700
<b>Total for 2029</b>	<b>\$1,081,040</b>
<b>Replacement Year 2030</b>	
Asphalt Edges & Parking Lot - Paint	5,636



**Caldera Springs Owners' Association, Inc.**  
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**Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2030 continued...</i></b>	
Dock: Paint/Seal	5,347
Ladder Fuel Reduction	15,197
Lake Treatment	28,874
Paths: Asphalt Sealcoat	58,369
Pool Safety Camera - Replacement	2,529
Pool and Spa: Other Replacements	4,582
Quarry Wood - Sealing	29,425
Reserve Study Update - Onsite	5,277
Roads: Asphalt Overlay South	864,572
Roads: Asphalt Sealcoat North	77,517
Roads: Gravel - Replacement South	33,770
<b>Total for 2030</b>	<b>\$1,131,095</b>
<b>Replacement Year 2031</b>	
Delineators - Replacement	3,103
Harper's Outpost Wood - Sealing	4,562
Pool and Spa: Other Replacements	4,811
Pool: Fire Pit - Rebuild	5,103
Reserve Study Update - Offsite	1,182
Roads: Asphalt Sealcoat South	66,604
Snow Plow: 2016 - Replacement	11,264
Street Signs: Repair	7,387
Toro Irrigation - Contract	11,081
<b>Total for 2031</b>	<b>\$115,097</b>
<b>Replacement Year 2032</b>	
Bridge Lighting - Replacement	8,083
Data Card Printer - Replacement	5,430
Electrical Inspection	14,425
Exterior Stone Siding - Partial Replacement	14,741
Exterior Stone Siding - Repoint	9,618
Gravel @ Corners	9,308
Lake Bank Vegetation - Removal	67,017
Lake: Liner and Stream Repair	16,754

**Caldera Springs Owners' Association, Inc.**

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**Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2032 continued...</i></b>	
Metal Benches - Replacement	22,183
Plumbing Inspection	14,425
Pool and Spa: Other Replacements	5,052
Reserve Study Update - Offsite	1,241
Roof - Repair	4,189
Sable Rock Lake Vegetation - Removal	3,103
Siding, Wood - Partial Replacement	78,276
Swimming Pool/Fitness Building: Exercise Equipment II	9,463
Swimming Pool/Fitness Building: Quarry Office Furniture	8,532
Tennis Courts: Fencing	53,718
<b>Total for 2032</b>	<b>\$345,559</b>
<b>Replacement Year 2033</b>	
Audio System - Replacement	16,512
Delineators - Replacement	3,421
Discovery Park: Fixtures/Equipment - Replacement	48,802
Exterior Stone Siding - Sealing	3,258
Holiday Lights - Replacement I	5,437
Lakes Aerators - Replacement	9,982
Landscape Material Replacements	8,796
Pool and Spa: Other Replacements	5,304
Pool: Splash Monitor	7,764
Reserve Study Update - Offsite	1,303
Spa Heater B	13,624
Street Signs: Repair	8,144
Tennis Courts: Pickle Pall Nets & Paint	1,303
Water Drinking Fountains	9,148
Wood Benches - Replacement I	6,516
<b>Total for 2033</b>	<b>\$149,315</b>
<b>Replacement Year 2034</b>	
Asphalt Edges & Parking Lot - Paint	6,851
Bridge: Paint/Seal	28,816
Golf Cart - Replacement	4,618

**Caldera Springs Owners' Association, Inc.**

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**Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2034 continued...</i></b>	
Holiday Lights - Replacement II	5,709
Ladder Fuel Reduction	18,472
Pick Up Truck - Replacement	76,072
Pool and Spa: Artificial Rocks - Paint	15,595
Pool and Spa: Other Replacements	5,570
Pool: Spray Pad - Pump Replacement	2,329
Pumps Replacement I	41,351
Reserve Study Update - Offsite	1,368
Spa Heater A	14,305
Toro Irrigation - Contract	12,828
<b>Total for 2034</b>	<b>\$233,883</b>
<b>Replacement Year 2035</b>	
Delineators - Replacement	3,771
Pool and Spa: Other Replacements	5,848
Reserve Study Update - Offsite	1,437
Street Signs: Repair	8,979
Wood Benches - Replacement II	7,183
<b>Total for 2035</b>	<b>\$27,219</b>
<b>Replacement Year 2036</b>	
Access Control: Gates Card Readers - Replacement	55,908
Access Control: Gates Renew/Replace	184,892
Building Envelope Inspection	
Gate Entry Lights - Replacement	28,166
Irrigation - VFD Replacement	16,832
Parking Lot - Seal Coat	10,899
Pathway Lights - Replacement	26,831
Pool Heater	57,855
Pool and Spa: Other Replacements	6,140
Reserve Study Update - Offsite	1,509
Roads: Asphalt Sealcoat Caldera Springs Drive	10,183
Spa A Controller - Replacement	10,611
<b>Total for 2036</b>	<b>\$409,826</b>

**Caldera Springs Owners' Association, Inc.**

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**Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2037</b>	
Bridge - Wood	303,475
Concrete Pavers - Partial Replacement	32,183
Data Card Printer - Replacement	6,930
Delineators - Replacement	4,158
Dock: Paint/Seal	7,524
Entry/Exterior Lighting - Replacement	70,574
Exterior Concrete - Partial Replacement	303,475
Glass Doors Replacement	37,749
Gutters and Downspouts - Partial Replacement	4,044
Kubota - Replacement	45,538
Lake Treatment	40,628
Lake: Pump Station Computer	26,963
Pool and Spa: Other Replacements	6,447
Quarry Wood - Sealing	41,404
Reserve Study Update - Onsite	7,425
Roads: Asphalt Patching North	19,799
Roads: Asphalt Sealcoat North	109,074
Roof - Repair	5,346
Spa Resurfacing	30,630
Sports Courts: Resurfacing	16,620
Street Signs: Repair	9,900
Swimming Pool/Fitness Building: Flooring	16,178
Swimming Pool/Fitness Building: Roof Replacement	131,804
Toro Irrigation - Contract	14,849
Wood Benches - Replacement III	7,920
Wood Fence	8,087
<b>Total for 2037</b>	<b>\$1,308,726</b>
<b>Replacement Year 2038</b>	
Asphalt Edges & Parking Lot - Paint	8,327
Exterior Stone Siding - Sealing	4,158
Harper's Outpost Wood - Sealing	6,420
Holiday Lights - Replacement I	6,939
Ladder Fuel Reduction	22,452
Lake and Streams: Pumps	29,439

**Caldera Springs Owners' Association, Inc.**

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**Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2038 continued...</i></b>	
Lakes Aerators - Replacement	12,740
Landscape Material Replacements	11,226
Pool Covers	60,445
Pool and Spa Filters	79,662
Pool and Spa: Other Replacements	6,770
Pool: Fire Pit - Rebuild	7,180
Pool: Lounge Chair Cushion - Replacement	64,548
Reserve Study Update - Offsite	1,663
Roads: Asphalt Patching South	20,789
Roads: Asphalt Sealcoat South	93,718
Snow Plow: 2016 - Replacement	15,849
Spa Heater B	17,388
Tennis Courts: Nets	1,257
Tennis Courts: Pickle Pall Nets & Paint	1,663
Water Heater Pavilion	4,129
Water Heater Quarry	27,026
Windows Replacement	93,429
<b>Total for 2038</b>	<b>\$597,219</b>
<b>Replacement Year 2039</b>	
Delineators - Replacement	4,584
Golf Cart - Replacement	5,894
Holiday Lights - Replacement II	7,286
Irrigation System - Repairs	12,880
John Deere - Replacement	13,870
Pavilion Equipment: Renew/Replace	45,349
Pool Umbrella	15,079
Pool and Spa: Other Replacements	7,108
Pool: Spray Pad - Filter Replacement	3,716
Pool: Spray Pad - Heater Replacement	8,918
Pumps Replacement II	52,775
Reserve Study Update - Offsite	1,746
Spa Heater A	18,258
Street Signs: Repair	10,914
<b>Total for 2039</b>	<b>\$208,377</b>

**Caldera Springs Owners' Association, Inc.**

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**Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2040</b>	
Common Area Signage	312,135
Pool Safety Camera - Replacement	4,119
Pool and Spa: Other Replacements	7,464
Pool: Splash Monitor	10,925
Reserve Study Update - Offsite	1,834
Swimming Pool/Fitness Building: Exercise Equipment I	124,854
Toro Irrigation - Contract	17,190
<b>Total for 2040</b>	<b>\$478,520</b>
<b>Replacement Year 2041</b>	
Bridge: Paint/Seal	40,547
Delineators - Replacement	5,054
Pool and Spa: Other Replacements	7,837
Reserve Study Update - Offsite	1,925
Street Signs: Repair	12,033
<b>Total for 2041</b>	<b>\$67,396</b>
<b>Replacement Year 2042</b>	
Asphalt Edges & Parking Lot - Paint	10,121
Bridge Lighting - Replacement	13,166
Data Card Printer - Replacement	8,844
Gravel @ Corners	15,162
Ladder Fuel Reduction	27,291
Lake Bank Vegetation - Removal	109,164
Lake: Liner and Stream Repair	27,291
Paths: Asphalt Overlay	1,247,358
Pool and Spa: Other Replacements	8,229
Reserve Study Update - Offsite	2,022
Restroom Fixtures - Upgrade	51,619
Roof - Repair	6,823
Sable Rock Lake Vegetation - Removal	5,054
Swimming Pool/Fitness Building: Exercise Equipment II	15,414
Swimming Pool/Fitness Building: HVAC	116,196
Swimming Pool/Fitness Building: Quarry Office Furniture	13,898
<b>Total for 2042</b>	<b>\$1,677,653</b>

**Caldera Springs Owners' Association, Inc.**

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**Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2043</b>	
Audio System - Replacement	26,897
Bike Racks - Replacement	3,781
Building Envelope Inspection	
Delineators - Replacement	5,572
Discovery Park: Fixtures/Equipment - Replacement	79,494
Exterior Stone Siding - Sealing	5,307
Holiday Lights - Replacement I	8,856
Lakes Aerators - Replacement	16,260
Landscape Material Replacements	14,328
Parking Lot - Seal Coat	15,336
Pool and Spa: Other Replacements	8,640
Reserve Study Update - Offsite	2,123
Roads: Asphalt Sealcoat Caldera Springs Drive	14,328
Spa Heater B	22,192
Street Signs: Repair	13,266
Tennis Courts: Pickle Pall Nets & Paint	2,123
Toro Irrigation - Contract	19,900
Wood Benches - Replacement I	10,613
<b>Total for 2043</b>	<b>\$269,015</b>
<b>Replacement Year 2044</b>	
Dock: Paint/Seal	10,587
Golf Cart - Replacement	7,522
Holiday Lights - Replacement II	9,299
Lake Treatment	57,168
Paths: Asphalt Sealcoat	115,567
Pick Up Truck - Replacement	123,914
Pool and Spa: Artificial Rocks - Paint	25,402
Pool and Spa: Other Replacements	9,072
Pumps Replacement I	67,356
Quarry Wood - Sealing	58,260
Reserve Study Update - Onsite	10,447
Roads: Asphalt Sealcoat North	153,479
Spa Heater A	23,302
<b>Total for 2044</b>	<b>\$671,375</b>

**Caldera Springs Owners' Association, Inc.**

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**Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2045</b>	
Delineators - Replacement	6,143
Harper's Outpost Wood - Sealing	9,033
Pool and Spa: Other Replacements	9,526
Pool: Fire Pit - Rebuild	10,103
Reserve Study Update - Offsite	2,340
Roads: Asphalt Sealcoat South	131,871
Snow Plow: 2016 - Replacement	22,301
Street Signs: Repair	14,626
Wood Benches - Replacement II	11,701
<b>Total for 2045</b>	<b>\$217,645</b>
<b>Replacement Year 2046</b>	
Access Control: Gates Card Readers - Replacement	91,068
Access Control: Gates Renew/Replace	301,169
Asphalt Edges & Parking Lot - Paint	12,303
Gate Entry Lights - Replacement	45,880
Gate Equipment - Renew/Replace	313,718
Irrigation - VFD Replacement	27,418
Ladder Fuel Reduction	33,172
Pathway Lights - Replacement	43,705
Pool and Spa: Other Replacements	10,002
Reserve Study Update - Offsite	2,457
Spa A Controller - Replacement	17,285
Toro Irrigation - Contract	23,036
Water Drinking Fountains	17,250
<b>Total for 2046</b>	<b>\$938,464</b>
<b>Replacement Year 2047</b>	
Aluminum Powder Coated Fence - Replacement	45,677
Boiler - Snow Melt System - Replacement	193,506
Data Card Printer - Replacement	11,288
Delineators - Replacement	6,773
Entry/Exterior Lighting - Replacement	114,958
Interior Lighting	5,270



**Caldera Springs Owners' Association, Inc.**  
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**Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2047 continued...</i></b>	
Lake: Liner and Stream Repair	329,404
Lake: Pump Station Computer	43,921
Pool Resurfacing	182,270
Pool and Spa: Other Replacements	10,502
Pool: Splash Monitor	15,372
Pool: Teak Furniture - Replacement	483,126
Reserve Study Update - Offsite	2,580
Roof - Repair	8,708
Sports Courts: Resurfacing	27,073
Street Signs: Repair	16,125
Swimming Pool/Fitness Building: Flooring	26,352
Swimming Pool/Fitness Building: Miscellaneous Equipment	26,352
Wood Benches - Replacement III	12,900
<b>Total for 2047</b>	<b>\$1,562,158</b>
<b>Replacement Year 2048</b>	
Bridge: Paint/Seal	57,053
Exterior Stone Siding - Sealing	6,773
Holiday Lights - Replacement I	11,303
Lake and Streams: Pumps	47,953
Lakes Aerators - Replacement	20,752
Landscape Material Replacements	18,286
Pool Heater	103,899
Pool and Spa: Other Replacements	11,027
Pool: Lounge Chair Cushion - Replacement	105,142
Reserve Study Update - Offsite	2,709
Spa Heater B	28,324
Tennis Courts: Nets	2,048
Tennis Courts: Pickle Pall Nets & Paint	2,709
<b>Total for 2048</b>	<b>\$417,979</b>
<b>Replacement Year 2049</b>	
Delineators - Replacement	7,467
Golf Cart - Replacement	9,600

**Caldera Springs Owners' Association, Inc.**  
Sunriver, Oregon  
**Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2049 continued...</i></b>	
Holiday Lights - Replacement II	11,868
Irrigation System - Repairs	20,980
Pavilion Equipment: Renew/Replace	73,869
Pool Umbrella	24,561
Pool and Spa: Other Replacements	11,579
Pool: Spray Pad - Pump Replacement	4,842
Pumps Replacement II	85,965
Reserve Study Update - Offsite	2,845
Sable Rock Park: Furniture/Equipment	153,015
Spa Heater A	29,740
Street Signs: Repair	17,778
Toro Irrigation - Contract	26,668
<b>Total for 2049</b>	<b>\$480,776</b>
<b>Replacement Year 2050</b>	
Asphalt Edges & Parking Lot - Paint	14,954
Building Envelope Inspection	
Ladder Fuel Reduction	40,321
Parking Lot - Seal Coat	21,579
Pool Safety Camera - Replacement	6,709
Pool and Spa: Other Replacements	12,158
Reserve Study Update - Offsite	2,987
Roads: Asphalt Overlay North	2,408,665
Roads: Asphalt Sealcoat Caldera Springs Drive	20,161
Roads: Gravel - Replacement North	89,603
<b>Total for 2050</b>	<b>\$2,617,138</b>
<b>Replacement Year 2051</b>	
Delineators - Replacement	8,232
Dock: Paint/Seal	14,896
Lake Treatment	80,441
Pool and Spa: Other Replacements	12,766
Quarry Wood - Sealing	81,978
Reserve Study Update - Onsite	14,700

**Caldera Springs Owners' Association, Inc.**

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**Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2051 continued...</i></b>	
Roads: Asphalt Overlay South	2,408,665
Roads: Asphalt Patching North	39,201
Roads: Asphalt Sealcoat North	215,960
Roads: Gravel - Replacement South	94,083
Street Signs: Repair	19,601
<b>Total for 2051</b>	<b>\$2,990,523</b>
<b>Replacement Year 2052</b>	
Bridge Lighting - Replacement	21,446
Data Card Printer - Replacement	14,406
Gravel @ Corners	24,697
Harper's Outpost Wood - Sealing	12,711
Kubota - Replacement	94,671
Lake Bank Vegetation - Removal	177,817
Lake: Liner and Stream Repair	44,454
Metal Benches - Replacement	58,858
Pool and Spa: Other Replacements	13,404
Pool: Fire Pit - Rebuild	14,216
Reserve Study Update - Offsite	3,293
Roads: Asphalt Patching South	41,161
Roads: Asphalt Sealcoat South	185,555
Roof - Repair	11,114
Sable Rock Lake Vegetation - Removal	8,232
Snow Plow: 2016 - Replacement	31,380
Spa Resurfacing	63,677
Swimming Pool/Fitness Building: Exercise Equipment II	25,108
Swimming Pool/Fitness Building: Quarry Office Furniture	22,639
Toro Irrigation - Contract	30,871
<b>Total for 2052</b>	<b>\$899,711</b>

**Caldera Springs Owners' Association, Inc.**

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**Detail Report by Category****Roof - Repair**

Asset ID	1157	1 Total	@ \$2,700.00
	Non-Capital	Asset Actual Cost	\$2,700.00
Category	Roofing	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$3,281.87
Useful Life	5		
Replacement Year	2027		
Remaining Life	4		

This provision is to repair the roofs every 5 years.

The skylight was repaired in 2022 for \$2,013.

The cost and useful life are per the Association.

**Swimming Pool/Fitness Building: Roof Replacement**

Asset ID	1019	1 Total	@ \$66,570.00
	Capital	Asset Actual Cost	\$66,570.00
Category	Roofing	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$131,804.05
Useful Life	30		
Replacement Year	2037		
Remaining Life	14		

This provision provides funding to replace the composition roof on the swimming pool/fitness building and the pavilion.

Schwindt & Company estimated 6,840 square feet of roofing on the swimming pool/fitness building and 2,100 square feet of roofing on the pavilion. The total area is 8,940 square feet of roofing.

The cost was provided by the Association in 2022 based on bid.

According to the Association, the roof is a 40 to 50 year roof. However, for funding purposes, a useful life of 30 years is used in the reserve study.

**Roofing - Total Current Cost****\$69,270**

**Caldera Springs Owners' Association, Inc.**

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**Detail Report by Category****Asphalt Edges & Parking Lot - Paint**

Asset ID	1105	1 Total	@ \$4,005.41
	Non-Capital	Asset Actual Cost	\$4,005.41
Category	Painting	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$4,636.76
Useful Life	4		
Replacement Year	2026		
Remaining Life	3		

This provision provides funding to paint the asphalt edges, every 4 years, for \$3,000. This information was provided by the Association on February 16, 2011.

In 2011, the Association provided that the asphalt edges did not get painted in 2011 as scheduled; therefore, they will paint the edges in 2012.

**Bridge: Paint/Seal**

Asset ID	1145	1 Total	@ \$16,848.00
	Non-Capital	Asset Actual Cost	\$16,848.00
Category	Painting	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	\$20,478.85
Useful Life	7		
Replacement Year	2027		
Remaining Life	4		

This provision provides funding to paint and seal the bridge.

According to the Association, all wood components will need sealing.

Schwindt & Company estimated 846 square feet of the bridge.

In 2020, the Association provided that the bridge and bridge suspensions were painted and sealed for \$14,980.

The useful life was provided by the Association on September 14, 2010.

**Caldera Springs Owners' Association, Inc.**

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**Detail Report by Category****Dock: Paint/Seal**

Asset ID	1109	1 Total	@ \$3,800.00
	Non-Capital	Asset Actual Cost	\$3,800.00
Category	Painting	Percent Replacement	100%
Placed in Service	January 2016	Future Cost	\$3,800.00
Useful Life	7		
Replacement Year	2023		
Remaining Life	0		

This provision provides funding to paint and seal the dock.

According to the Association, all wood components will need sealing.

In 2011, the Association provided that the bridge and bridge suspensions were painted and sealed for \$2,450. In 2015 the cost was updated to \$7,000.

The useful life was provided by the Association on September 14, 2010.

**Pool and Spa: Artificial Rocks - Paint**

Asset ID	1111	1 Total	@ \$9,117.98
	Non-Capital	Asset Actual Cost	\$9,117.98
Category	Painting	Percent Replacement	100%
Placed in Service	January 2012	Future Cost	\$9,573.87
Useful Life	10		
Adjustment	2		
Replacement Year	2024		
Remaining Life	1		

This provision provides funding for painting of the artificial rocks at the swimming pool and spa.

In 2011, the Association provided that efflorescence stains on the artificial rocks will need to be removed and repaint in 2012 for \$7,000. The Association would like this component to occur every 10 years.

**Painting - Total Current Cost****\$33,771**

**Caldera Springs Owners' Association, Inc.**

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**Detail Report by Category****Exterior Stone Siding - Partial Replacement**

Asset ID	1074	1,144 SF	@ \$33.23
	Non-Capital	Asset Actual Cost	\$9,502.38
Category	Building Components	Percent Replacement	25%
Placed in Service	January 2007	Future Cost	\$14,741.31
Useful Life	25		
Replacement Year	2032		
Remaining Life	9		

This provision provides funding for partial replacement of the exterior stone siding on the swimming pool and fitness building. Partial replacement is based on the expectation that most of the stone will be in good enough condition that a full replacement is not needed.

Schwindt & Company estimated 1,144 square feet of stone siding.

The cost and useful life assumptions are based on a per square foot estimate provided by Pardue Restoration. The Association will need to obtain bids for this work.

**Exterior Stone Siding - Repoint**

Asset ID	1073	1,144 SF	@ \$21.68
	Non-Capital	Asset Actual Cost	\$6,199.82
Category	Building Components	Percent Replacement	25%
Placed in Service	January 2007	Future Cost	\$9,617.96
Useful Life	25		
Replacement Year	2032		
Remaining Life	9		

This provision provides funding for repointing of the exterior stone siding on the swimming pool and fitness building.

Schwindt & Company estimated 1,144 square feet of stone siding.

The cost is based on a per square foot estimate provided by Pardue Restoration. The Association will need to obtain bids for this work.

The useful life assumption is based on estimates established by RS Means and/or the National Estimator.

**Caldera Springs Owners' Association, Inc.**

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**Detail Report by Category****Exterior Stone Siding - Sealing**

Asset ID	1072	1 Total	@ \$2,000.00
	Non-Capital	Asset Actual Cost	\$2,000.00
Category	Building Components	Percent Replacement	100%
Placed in Service	January 2016	Future Cost	\$2,000.00
Useful Life	5		
Replacement Year	2023		
Remaining Life	0		

This provision provides funding for sealing of the exterior stone siding on the swimming pool/fitness building.

Schwindt & Company estimated 1,144 square feet of siding.

The cost is based on a per square foot estimate provided by Pardue Restoration. The Association will need to obtain bids for this work.

The useful life assumption is based on estimates established by RS Means and/or the National Estimator.

**Harper's Outpost Wood - Sealing**

Asset ID	1067	1 Total	@ \$3,088.00
	Non-Capital	Asset Actual Cost	\$3,088.00
Category	Building Components	Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$3,242.40
Useful Life	7		
Adjustment	3		
Replacement Year	2024		
Remaining Life	1		

This provision provides funding to seal the exterior wood siding of Harper's Outpost.

According to the Association, all wood components will need sealing.

Schwindt & Company estimated 1,400 square feet of the pavilion, 6,864 square feet of the swimming pool/fitness building, and 1,080 square feet of the cedar walls in the hallway. The total area is 9,344 square feet.

The cost is based on a per square foot estimate provided by Ken Verhaalen of Verhaalen Painting, Inc. The Association will need to obtain bids for this work.

The useful life was provided by the Association on September 14, 2010.



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**Detail Report by Category****Quarry Wood - Sealing**

Asset ID	1177	1 Total	@ \$20,912.00
	Non-Capital	Asset Actual Cost	\$20,912.00
Category	Building Components	Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$20,912.00
Useful Life	7		
Adjustment	2		
Replacement Year	2023		
Remaining Life	0		

This provision provides funding to seal the exterior wood siding of the swimming pool/fitness building, cedar walls in the hallway of the fitness building, the pavilion, and the wood fence.

According to the Association, all wood components will need sealing.

Schwindt & Company estimated 1,400 square feet of the pavilion, 6,864 square feet of the swimming pool/fitness building, and 1,080 square feet of the cedar walls in the hallway. The total area is 9,344 square feet.

The cost is based on a per square foot estimate provided by Ken Verhaalen of Verhaalen Painting, Inc. The Association will need to obtain bids for this work.

The useful life was provided by the Association on September 14, 2010.

**Siding, Wood - Partial Replacement**

Asset ID	1081	9,344 SF	@ \$21.60
	Non-Capital	Asset Actual Cost	\$50,457.60
Category	Building Components	Percent Replacement	25%
Placed in Service	January 2007	Future Cost	\$78,276.30
Useful Life	25		
Replacement Year	2032		
Remaining Life	9		

This provision provides funding to partially replace the exterior wood siding of the swimming pool/fitness building, cedar walls in the hallway of the fitness building, and the pavilion.

According to the Association, the wood components will need sealing.

Schwindt & Company estimates 1,400 square feet of the pavilion, 6,864 square feet of the swimming pool/fitness building, and 1,080 square feet of the cedar walls in the hallway. The total area is 9,344 square feet.

The cost is based on a per square foot estimate provided by a local vendor. The Association

**Caldera Springs Owners' Association, Inc.**

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**Detail Report by Category**

*Siding, Wood - Partial Replacement continued...*

will need to obtain bids for this work.

The useful life assumption is based on estimates established by RS Means and/or the National Estimator.

**Building Components - Total Current Cost**

**\$92,160**

**Caldera Springs Owners' Association, Inc.**

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**Detail Report by Category****Gutters and Downspouts - Partial Replacement**

Asset ID	1077	1 Total	@ \$4,085.49
	Non-Capital	Asset Actual Cost	\$2,042.74
Category	Gutters and Downspouts	Percent Replacement	50%
Placed in Service	June 2007	Future Cost	\$4,044.49
Useful Life	30		
Replacement Year	2037		
Remaining Life	14		

This provision provides funding for partial repair and/or replacement to the copper gutters and downspouts at the same time the roof is replaced.

Schwindt & Company estimated 286 lineal feet of gutters and downspouts.

The cost was provided by the Association to fund for 50% replacement on September 14, 2010.

According to the Association, the gutters are copper.

The useful life was provided by the Association, and timing is to coincide with the roof replacement.

**Gutters and Downspouts - Total Current Cost**

**\$2,043**

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**Detail Report by Category****Delineators - Replacement**

Asset ID	1174	1 Total	@ \$2,100.00
	Non-Capital	Asset Actual Cost	\$2,100.00
Category	Streets/Asphalt	Percent Replacement	100%
Placed in Service	January 2021	Future Cost	\$2,100.00
Useful Life	2		
Replacement Year	2023		
Remaining Life	0		

This provision is for the delineator reflective road makers throughout the property.

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

**Gravel @ Corners**

Asset ID	1170	1 Total	@ \$6,000.00
	Non-Capital	Asset Actual Cost	\$6,000.00
Category	Streets/Asphalt	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$9,307.97
Useful Life	10		
Replacement Year	2032		
Remaining Life	9		

This provision provides funding for gravel at corners with compost.

**Parking Lot - Seal Coat**

Asset ID	1153	1 Total	@ \$5,780.00
	Non-Capital	Asset Actual Cost	\$5,780.00
Category	Streets/Asphalt	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$7,745.75
Useful Life	7		
Replacement Year	2029		
Remaining Life	6		

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

The cost and useful life are per the Association.

**Caldera Springs Owners' Association, Inc.**

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**Detail Report by Category****Paths: Asphalt Overlay**

Asset ID	1101	1 Total	@ \$493,622.00
Category	Capital	Asset Actual Cost	\$493,622.00
Placed in Service	Streets/Asphalt	Percent Replacement	100%
Useful Life	January 2007	Future Cost	\$630,000.66
Adjustment	14		
Replacement Year	7		
Remaining Life	2028		
	5		

This provision provides funding to overlay the walking paths, per the Association.

The Association provided the length and width of the common area streets and pathways. Schwindt & Company calculated 328,501 square feet of asphalt roads. The cost and replacement year information was provided by the Association on February 16, 2011.

The useful life is based on estimates established by RS Means and/or the National Estimator.

**Paths: Asphalt Sealcoat**

Asset ID	1099	1 Total	@ \$41,482.00
Category	Non-Capital	Asset Actual Cost	\$41,482.00
Placed in Service	Streets/Asphalt	Percent Replacement	100%
Useful Life	January 2016	Future Cost	\$41,482.00
Adjustment	7		
Replacement Year	-1		
Remaining Life	2023		
	0		

This provision provides funding to seal coat the walking paths in 2016, per the Association.

The Association provided the length and width of the common area streets and pathways. Schwindt & Company calculated 328,501 square feet of asphalt roads. The replacement year information was provided by the Association on February 16, 2011. This was done in 2016 for \$36,135.

The useful life is based on estimates established by RS Means and/or the National Estimator.

**Caldera Springs Owners' Association, Inc.**

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**Detail Report by Category****Roads: Asphalt Overlay North**

Asset ID	1121	1 Total	@ \$645,157.00
Category	Capital	Asset Actual Cost	\$645,157.00
Placed in Service	Streets/Asphalt	Percent Replacement	100%
Useful Life	January 2007	Future Cost	\$864,572.08
Adjustment	21		
Replacement Year	1		
Remaining Life	2029		
	6		

This provision provides funding to overlay the asphalt roads and other asphalt pavements that were constructed in 2007.

The Association provided an area of 715,243 square feet of asphalt roads and 26,528 square feet of other asphalt pavements. The cost to overlay these areas is \$741,771, provided by the Association on February 16, 2011.

The useful life is based on estimates established by RS Means and/or the National Estimator.

**Roads: Asphalt Overlay South**

Asset ID	1102	1 Total	@ \$614,435.00
Category	Capital	Asset Actual Cost	\$614,435.00
Placed in Service	Streets/Asphalt	Percent Replacement	100%
Useful Life	January 2007	Future Cost	\$864,571.75
Adjustment	21		
Replacement Year	2		
Remaining Life	2030		
	7		

This provision provides funding to overlay the asphalt roads and other asphalt pavements that were constructed in 2007.

The Association provided an area of 715,243 square feet of asphalt roads and 26,528 square feet of other asphalt pavements. The cost to overlay these areas is \$741,771, provided by the Association on February 16, 2011.

The useful life is based on estimates established by RS Means and/or the National Estimator.

**Caldera Springs Owners' Association, Inc.**

Sunriver, Oregon

**Detail Report by Category****Roads: Asphalt Patching North**

Asset ID	1141	1 Total	@ \$10,000.00
	Non-Capital	Asset Actual Cost	\$10,000.00
Category	Streets/Asphalt	Percent Replacement	100%
Placed in Service	January 2006	Future Cost	\$10,000.00
Useful Life	14		
Replacement Year	2023		
Remaining Life	0		

This provision provides funding to patch the asphalt roads and other pavements.

The useful life is based on estimates established by RS Means and/or the National Estimator.

**Roads: Asphalt Patching South**

Asset ID	1163	1 Total	@ \$10,000.00
	Non-Capital	Asset Actual Cost	\$10,000.00
Category	Streets/Asphalt	Percent Replacement	100%
Placed in Service	January 2006	Future Cost	\$10,500.00
Useful Life	14		
Adjustment	4		
Replacement Year	2024		
Remaining Life	1		

This provision provides funding to patch the asphalt roads and other pavements.

The useful life is based on estimates established by RS Means and/or the National Estimator.

**Roads: Asphalt Sealcoat Caldera Springs Drive**

Asset ID	1161	1 Total	@ \$5,400.00
	Non-Capital	Asset Actual Cost	\$5,400.00
Category	Streets/Asphalt	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$7,236.52
Useful Life	7		
Replacement Year	2029		
Remaining Life	6		

This provision provides funding to seal coat the Caldera Springs Drive

In 2022 this was done for \$5,400.

**Caldera Springs Owners' Association, Inc.**

Sunriver, Oregon

**Detail Report by Category***Roads: Asphalt Sealcoat Caldera Springs Drive continued...*

The useful life is based on estimates established by RS Means and/or the National Estimator.

**Roads: Asphalt Sealcoat North**

Asset ID	1104	1 Total	@ \$55,090.00
	Non-Capital	Asset Actual Cost	\$55,090.00
Category	Streets/Asphalt	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$55,090.00
Useful Life	7		
Adjustment	-2		
Replacement Year	2023		
Remaining Life	0		

This provision provides funding to seal coat the north asphalt roads and other asphalt pavements that were constructed in 2007.

The Association provided an area of 715,243 square feet of asphalt roads and 26,528 square feet of other pavements. The cost to seal coat these areas is \$148,354, provided by the Association on February 16, 2011.

In 2022 this was adjusted to the north in 2023 and the south in 2024.

The useful life is based on estimates established by RS Means and/or the National Estimator.

**Roads: Asphalt Sealcoat South**

Asset ID	1160	1 Total	@ \$45,080.00
	Non-Capital	Asset Actual Cost	\$45,080.00
Category	Streets/Asphalt	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$47,334.00
Useful Life	7		
Adjustment	-1		
Replacement Year	2024		
Remaining Life	1		

This provision provides funding to seal coat the south asphalt roads and other asphalt pavements that were constructed in 2007.

The Association provided an area of 715,243 square feet of asphalt roads and 26,528 square feet of other pavements. The cost to seal coat these areas is \$148,354, provided by the Association on February 16, 2011.



**Caldera Springs Owners' Association, Inc.**

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**Detail Report by Category***Roads: Asphalt Sealcoat South continued...*

In 2022 this was adjusted to the north in 2023 and the south in 2024.

The useful life is based on estimates established by RS Means and/or the National Estimator.

**Roads: Gravel - Replacement North**

Asset ID	1175	1 Total	@ \$24,000.00
Capital		Asset Actual Cost	\$24,000.00
Category	Streets/Asphalt	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$32,162.30
Useful Life	21		
Adjustment	1		
Replacement Year	2029		
Remaining Life	6		

This provision provides funding to replace the gravel as the overlay is done.

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

**Roads: Gravel - Replacement South**

Asset ID	1176	1 Total	@ \$24,000.00
Capital		Asset Actual Cost	\$24,000.00
Category	Streets/Asphalt	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$33,770.41
Useful Life	21		
Adjustment	2		
Replacement Year	2030		
Remaining Life	7		

This provision provides funding to replace the gravel as the overlay is done.

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

**Streets/Asphalt - Total Current Cost                      \$1,982,146**

**Caldera Springs Owners' Association, Inc.**

Sunriver, Oregon

**Detail Report by Category****Aluminum Powder Coated Fence - Replacement**

Asset ID	1048	1 Total	@ \$14,163.08
	Capital	Asset Actual Cost	\$14,163.08
Category	Fencing/Security	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$17,215.31
Useful Life	20		
Replacement Year	2027		
Remaining Life	4		

This provision provides funding to replace the aluminum powder coated fence.

Schwindt & Company estimated 310 lineal feet of the fence.

The useful life and cost were provided by the Association.

According to the Association, the fence will not be painted.

**Gate Equipment - Renew/Replace**

Asset ID	1096	3 Each	@ \$34,045.86
	Capital	Asset Actual Cost	\$102,137.58
Category	Fencing/Security	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$118,237.02
Useful Life	20		
Adjustment	-1		
Replacement Year	2026		
Remaining Life	3		

This provision provides funding to replace the gate equipment.

According to the Association, there are 3 gates. The Association provided a cost of \$25,000 for each gate and a useful life of 30 years on September 14, 2010.

**Tennis Courts: Fencing**

Asset ID	1038	1 Total	@ \$34,627.36
	Capital	Asset Actual Cost	\$34,627.36
Category	Fencing/Security	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$53,718.40
Useful Life	25		
Replacement Year	2032		
Remaining Life	9		

This provision provides funding to replace the chain link fence at the tennis courts.

**Caldera Springs Owners' Association, Inc.**

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**Detail Report by Category***Tennis Courts: Fencing continued...*

Schwindt & Company estimated 550 lineal feet of the fence.

The cost is based on the installation cost provided by the Association on September 14, 2010.

The useful life is based on estimates established by RS Means and/or the National Estimator.

**Wood Fence**

		100 LF	@ \$40.85
Asset ID	1071	Asset Actual Cost	\$4,084.66
	Capital	Percent Replacement	100%
Category	Fencing/Security	Future Cost	\$8,087.35
Placed in Service	January 2007		
Useful Life	30		
Replacement Year	2037		
Remaining Life	14		

This provision provides funding to replace the wood fence located at the swimming pool/fitness building.

Schwindt & Company estimated 100 lineal feet of the fence.

The cost is based on a per lineal foot estimate provided by a local vendor. The Association will need to obtain bids for this work.

The useful life was provided by the Association on September 14, 2010.

According to the Association, maintenance is funded out of the operating budget.

**Fencing/Security - Total Current Cost**

**\$155,013**

**Caldera Springs Owners' Association, Inc.**

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**Detail Report by Category****Audio System - Replacement**

Asset ID	1142	1 Total	@ \$10,137.02
	Capital	Asset Actual Cost	\$10,137.02
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$10,137.02
Useful Life	10		
Replacement Year	2023		
Remaining Life	0		

This provision is for the replacement of the commercial audio system.

**Boiler - Snow Melt System - Replacement**

Asset ID	1032	1 Total	@ \$60,000.00
	Capital	Asset Actual Cost	\$60,000.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$72,930.37
Useful Life	20		
Replacement Year	2027		
Remaining Life	4		

This provision provides funding to replace the boiler - snow melt system.

According to conversations with an Association representative, the boiler is for heating the concrete located at the front doors of the swimming pool/fitness building during the winter time, to help limit accumulation of snow in these areas.

In 2022, the Association obtained a bid of \$50,000.

The useful life and cost were provided by the Association on September 14, 2010.

**Data Card Printer - Replacement**

Asset ID	1136	1 Total	@ \$3,500.00
	Capital	Asset Actual Cost	\$3,500.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$4,254.27
Useful Life	5		
Replacement Year	2027		
Remaining Life	4		

This provision provides funding to replace the data card printer.

**Caldera Springs Owners' Association, Inc.**

Sunriver, Oregon

**Detail Report by Category***Data Card Printer - Replacement continued...*

This was replaced in 2018 for \$2,045.

**Discovery Park: Fixtures/Equipment - Repair**

Asset ID	1139	1 Total	@ \$3,223.58
	Non-Capital	Asset Actual Cost	\$3,223.58
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$3,223.58
Useful Life	10		
Adjustment	2		
Replacement Year	2023		
Remaining Life	0		

This provision provides funding to repair and paint the rock structure located at the Discovery Park.

**Discovery Park: Fixtures/Equipment - Replacement**

Asset ID	1036	1 Total	@ \$29,960.37
	Capital	Asset Actual Cost	\$29,960.37
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$48,802.28
Useful Life	10		
Adjustment	2		
Replacement Year	2033		
Remaining Life	10		

This provision provides funding to replace equipment and fixtures located at the Discovery Park.

During Schwindt & Company's 2009 site visit, there were 4 swings, 4 different types of musical equipment, benches, 1 water fountain, and 1 rock water feature. The onsite maintenance personnel indicated that the rock water feature does not need replacement within the next 30 years.

The costs and useful life were provided by the Association on September 14, 2010.

**Caldera Springs Owners' Association, Inc.**

Sunriver, Oregon

**Detail Report by Category***Discovery Park: Fixtures/Equipment - Replacement continued...*

Musical instruments: \$14,000

Water fountains: \$3,000

Swings: \$5,000

Total Cost = \$22,000

**Golf Cart - Replacement**

Asset ID	1152	1 Total	@ \$2,700.00
	Capital	Asset Actual Cost	\$2,700.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	\$2,835.00
Useful Life	5		
Adjustment	2		
Replacement Year	2024		
Remaining Life	1		

This provision is for the replacement of the golf cart.

The cost and useful life are per the Association.

**John Deere - Replacement**

Asset ID	1117	1 Total	@ \$6,353.98
	Capital	Asset Actual Cost	\$6,353.98
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$6,671.68
Useful Life	15		
Adjustment	2		
Replacement Year	2024		
Remaining Life	1		

This provision is for the replacement of the John Deere.

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

**Caldera Springs Owners' Association, Inc.**

Sunriver, Oregon

**Detail Report by Category****Kubota - Replacement**

		1 Total	@ \$23,000.00
Asset ID	1164	Asset Actual Cost	\$23,000.00
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$45,538.43
Placed in Service	January 2022		
Useful Life	15		
Replacement Year	2037		
Remaining Life	14		

This provision is for the replacement of the Kubota.

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

**Lake and Streams: Pumps**

		3 Each	@ \$4,720.25
Asset ID	1008	Asset Actual Cost	\$14,160.74
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$18,073.10
Placed in Service	January 2018		
Useful Life	10		
Replacement Year	2028		
Remaining Life	5		

This provision provides funding to replace the 3 pumps that run the lake and the streams.

According to the Association, the pumps cost approximately \$7,000 to \$8,000 and a useful life of 10 years. This information was provided in 2009. In 2018 the pumps were rebuilt for 11,957.

**Lake: Pump Station Computer**

		1 Total	@ \$13,618.34
Asset ID	1006	Asset Actual Cost	\$13,618.34
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$16,553.18
Placed in Service	January 2017		
Useful Life	10		
Replacement Year	2027		
Remaining Life	4		

This provision provides funding to replace the computer in the pump station.

**Caldera Springs Owners' Association, Inc.**

Sunriver, Oregon

**Detail Report by Category***Lake: Pump Station Computer continued...*

The cost and useful life were provided by the Association on September 14, 2010.

**Lakes Aerators - Replacement**

Asset ID	1094	3 Each	@ \$2,042.75
Capital		Asset Actual Cost	\$6,128.25
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$6,128.25
Useful Life	5		
Adjustment	11		
Replacement Year	2023		
Remaining Life	0		

This provision provides funding to replace the lake aerators.

According to the Association, there are 15 aerators. The Association would like to replace 3 aerators every 5 years.

The cost and useful life were provided by the Association on September 14, 2010.

In 2011, the Association provided that the aerators were repaired along with the spa filter for \$1,888. This work was completed by Sunriver Resort, LP. This was delayed to 2018 by the Association in 2015.

**Metal Benches - Replacement**

Asset ID	1093	7 Each	@ \$2,042.75
Capital		Asset Actual Cost	\$14,299.25
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$22,182.83
Useful Life	20		
Adjustment	5		
Replacement Year	2032		
Remaining Life	9		

This provision provides funding to replace the metal benches.

According to the Association, there are 7 metal benches.

The cost and useful life were provided by the Association on September 14, 2010.



**Caldera Springs Owners' Association, Inc.**

Sunriver, Oregon

**Detail Report by Category****Pavilion Equipment: Renew/Replace**

Asset ID	1047	1 Total	@ \$20,774.90
Capital		Asset Actual Cost	\$20,774.90
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	\$27,840.36
Useful Life	10		
Replacement Year	2029		
Remaining Life	6		

This provision provides funding to replace equipment located at the pavilion.

During Schwindt & Company's 2009 site visit, there were 4 picnic tables, 1 grill, 1 sink, 4 metal benches, and 1 garbage can.

The cost and useful life were provided by the Association on September 14, 2010.

\$15,065 was spent in 2019.

**Pick Up Truck - Replacement**

Asset ID	1119	1 Total	@ \$44,477.92
Capital		Asset Actual Cost	\$44,477.92
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$46,701.82
Useful Life	10		
Adjustment	7		
Replacement Year	2024		
Remaining Life	1		

This provision is for the replacement of the pick up truck. This has been delayed to 2022 by the Association.

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

**Caldera Springs Owners' Association, Inc.**

Sunriver, Oregon

**Detail Report by Category****Sable Rock Park: Furniture/Equipment**

Asset ID	1044	1 Total	@ \$43,033.97
Category	Capital	Asset Actual Cost	\$43,033.97
Placed in Service	Equipment	Percent Replacement	100%
Useful Life	June 2008	Future Cost	\$57,669.63
Adjustment	20		
Replacement Year	1		
Remaining Life	2029		
	6		

This provision provides funding to replace the furniture and equipment located at Sable Rock Park.

According to the Association, there are two 2 swing benches (for a cost of \$8,800 each) and playground equipment. The playground equipment is a climbing spider web that costs \$14,000. The total cost is \$31,600.

The useful life and cost were provided by the Association on September 14, 2010.

**Snow Plow: 2016 - Replacement**

Asset ID	1129	1 Total	@ \$7,623.72
Category	Capital	Asset Actual Cost	\$7,623.72
Placed in Service	Equipment	Percent Replacement	100%
Useful Life	January 2016	Future Cost	\$8,004.91
Adjustment	7		
Replacement Year	1		
Remaining Life	2024		
	1		

This provision provides funding for the replacement of the snow plow.

According to the Association, this was installed in 2016 for \$3,800.

**Caldera Springs Owners' Association, Inc.**

Sunriver, Oregon

**Detail Report by Category****Swimming Pool/Fitness Building: Exercise Equipment I**

Asset ID	1022	1 Total	@ \$54,473.39
	Capital	Asset Actual Cost	\$54,473.39
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$60,056.91
Useful Life	15		
Adjustment	3		
Replacement Year	2025		
Remaining Life	2		

This provision provides funding to replace the exercise equipment in the swimming pool/fitness building.

The cost and useful life were provided by the Association.

During Schwindt and Company's 2009 site visit, there were 2 treadmills, 2 elliptical, 1 bicycle, and 1 full weight set. The treadmills, elliptical, and bike each have their own automated television.

The Association provided an estimated useful life of 15 years and a cost of \$50,438 in 2021.

**Swimming Pool/Fitness Building: Exercise Equipment II**

Asset ID	1154	1 Total	@ \$6,100.00
	Capital	Asset Actual Cost	\$6,100.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$9,463.10
Useful Life	10		
Replacement Year	2032		
Remaining Life	9		

This provision provides funding to replace the exercise equipment in the swimming pool/fitness building.

The cost and useful life were provided by the Association.

During Schwindt and Company's 2009 site visit, there were 2 treadmills, 2 elliptical, 1 bicycle, and 1 full weight set. The treadmills, elliptical, and bike each have their own automated television.

The Association provided an estimated useful life of 10 years and a cost of \$5,000 in 2021.

**Caldera Springs Owners' Association, Inc.**

Sunriver, Oregon

**Detail Report by Category****Swimming Pool/Fitness Building: HVAC**

Asset ID	1020	1 Total	@ \$45,982.70
	Capital	Asset Actual Cost	\$45,982.70
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$55,892.26
Useful Life	15		
Adjustment	5		
Replacement Year	2027		
Remaining Life	4		

This provision provides funding to replace the HVAC unit servicing the swimming pool/fitness building.

During Schwindt & Company's 2009 site visit, there were 2 HVAC units.

The cost and useful life were provided by the Association in 2009.

**Swimming Pool/Fitness Building: Miscellaneous Equipment**

Asset ID	1065	1 Total	@ \$8,171.00
	Capital	Asset Actual Cost	\$8,171.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$9,931.90
Useful Life	20		
Replacement Year	2027		
Remaining Life	4		

This provision provides funding to replace miscellaneous equipment in the swimming pool/fitness building.

During Schwindt & Company's 2009 site visit, the swimming pool/fitness building had file cabinets, 2 mirrors, and an assortment of wall arts.

The following cost breakdowns were provided by the Association.

File cabinets: \$2,000

2 mirrors: \$2,000

Wall arts: \$2,000

Total Cost: \$6,000

The cost and useful life were provided by the Association on September 14, 2010.

**Caldera Springs Owners' Association, Inc.**

Sunriver, Oregon

**Detail Report by Category****Swimming Pool/Fitness Building: Quarry Office Furniture**

Asset ID	1024	1 Total	@ \$5,500.00
	Capital	Asset Actual Cost	\$5,500.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$8,532.30
Useful Life	10		
Replacement Year	2032		
Remaining Life	9		

This provision provides funding to replace furniture in the quarry office building.

During Schwindt & Company's 2009 site visit, there were 2 lobby chairs, 2 office chairs, 2 desk chairs, 1 desk, and 1 round table.

The cost and useful life were provided by the Association in 2022.

**Water Drinking Fountains**

Asset ID	1146	1 Total	@ \$5,616.00
	Capital	Asset Actual Cost	\$5,616.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	\$9,147.87
Useful Life	13		
Replacement Year	2033		
Remaining Life	10		

This provision provides funding to replace the water drinking fountains at the Quarry Building.

According to the Association, this was done in 2020 for \$5,000.

The useful life assumption is based on estimates established by RS Means and/or the National Estimator.

**Caldera Springs Owners' Association, Inc.**

Sunriver, Oregon

**Detail Report by Category****Water Heater Pavilion**

Asset ID	1083	1 Total	@ \$1,986.00
	Capital	Asset Actual Cost	\$1,986.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$1,986.00
Useful Life	15		
Adjustment	1		
Replacement Year	2023		
Remaining Life	0		

This provision provides funding to replace the water heater servicing the pavilion.

The useful life assumption is based on estimates established by RS Means and/or the National Estimator.

**Water Heater Quarry**

Asset ID	1159	1 Total	@ \$13,000.00
	Capital	Asset Actual Cost	\$13,000.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$13,000.00
Useful Life	15		
Adjustment	1		
Replacement Year	2023		
Remaining Life	0		

This provision provides funding to replace the water heater servicing the swimming pool/fitness building.

The useful life assumption is based on estimates established by RS Means and/or the National Estimator.

**Equipment - Total Current Cost****\$443,821**

**Caldera Springs Owners' Association, Inc.**

Sunriver, Oregon

**Detail Report by Category****Restroom Fixtures - Upgrade**

Asset ID	1063	1 Total	@ \$20,427.52
	Capital	Asset Actual Cost	\$20,427.52
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$24,829.78
Useful Life	15		
Adjustment	5		
Replacement Year	2027		
Remaining Life	4		

This provision provides funding to upgrade the restrooms in the swimming pool/fitness building.

During Schwindt & Company's 2009 site visit, there were 2 restrooms. Each restroom has benches, lockers, showers, sinks, and 2 stalls. The Association expects to keep the restrooms in good condition.

The useful life and cost were provided by the Association on September 14, 2010.

**Swimming Pool/Fitness Building: Flooring**

Asset ID	1023	1 Total	@ \$8,171.00
	Capital	Asset Actual Cost	\$8,171.00
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$9,931.90
Useful Life	10		
Adjustment	10		
Replacement Year	2027		
Remaining Life	4		

This provision provides funding to replace the fitness room flooring.

Schwindt & Company estimates 648 square feet of flooring.

The cost and useful life were provided by the Association on September 14, 2010.

**Interior Furnishings - Total Current Cost****\$28,599**

**Caldera Springs Owners' Association, Inc.**

Sunriver, Oregon

**Detail Report by Category****Bridge Lighting - Replacement**

Asset ID	1115	1 Total	@ \$5,210.27
Capital		Asset Actual Cost	\$5,210.27
Category	Lighting	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$8,082.84
Useful Life	10		
Replacement Year	2032		
Remaining Life	9		

This provision provides funding to replace the lights located on the bridge.

Per the Association, there are lights on two stone walls of the entry bridge.

In 2011, the Association provided that lights on the bridge will be replaced for approximately \$3,000 to \$4,000; however, bids have not been obtained.

The useful life and cost assumptions are based on estimates established on Fannie Mae Expected Useful Life Tables and Forms.

**Entry/Exterior Lighting - Replacement**

Asset ID	1042	1 Total	@ \$35,644.77
Capital		Asset Actual Cost	\$35,644.77
Category	Lighting	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$43,326.44
Useful Life	10		
Adjustment	10		
Replacement Year	2027		
Remaining Life	4		

This provision provides funding to replace the exterior building light fixtures, and street light.

Schwindt & Company counted 26 light fixtures.

Per the Association, a cost of \$30,000 was provided by the Association on September 14, 2010. In 2011, this cost has been reduced by \$4,000 for the bridge lighting, which is funded in a separate component.

In 2011, the Association provided that pool lights were replaced for \$170 by Tomco Electric, Inc.

The useful life assumption is based on estimates established on Fannie Mae Expected Useful Life Tables and Forms.



**Caldera Springs Owners' Association, Inc.**

Sunriver, Oregon

**Detail Report by Category****Gate Entry Lights - Replacement**

Asset ID	1128	1 Total	@ \$14,937.14
Capital		Asset Actual Cost	\$14,937.14
Category	Lighting	Percent Replacement	100%
Placed in Service	January 2016	Future Cost	\$17,291.61
Useful Life	10		
Replacement Year	2026		
Remaining Life	3		

This provision provides funding for the replacement of the gate lights.

According to the Association, this was installed in 2016 for \$12,048.

**Holiday Lights - Replacement I**

Asset ID	1108	1 Total	@ \$6,675.66
Capital		Asset Actual Cost	\$3,337.83
Category	Lighting	Percent Replacement	50%
Placed in Service	March 2014	Future Cost	\$3,337.83
Useful Life	5		
Replacement Year	2023		
Remaining Life	0		

This provision provides funding to replace holiday lights for \$5,000 every 4 years per the Association.

**Holiday Lights - Replacement II**

Asset ID	1147	1 Total	@ \$6,675.66
Capital		Asset Actual Cost	\$3,337.83
Category	Lighting	Percent Replacement	50%
Placed in Service	March 2014	Future Cost	\$3,504.72
Useful Life	5		
Adjustment	5		
Replacement Year	2024		
Remaining Life	1		

This provision provides funding to replace holiday lights for \$5,000 every 4 years per the Association.

**Caldera Springs Owners' Association, Inc.**

Sunriver, Oregon

**Detail Report by Category****Interior Lighting**

Asset ID	1069	12 Each	@ \$136.17
Capital		Asset Actual Cost	\$1,634.04
Category	Lighting	Percent Replacement	100%
Placed in Service	June 2007	Future Cost	\$1,986.19
Useful Life	20		
Replacement Year	2027		
Remaining Life	4		

This provision provides funding to replace the interior building lighting fixtures.

Schwindt & Company counted 12 light fixtures.

The useful life and cost assumptions are based on estimates established on RS Means and/or the National Estimator. The Association will need to obtain bids for this work.

**Pathway Lights - Replacement**

Asset ID	1127	1 Total	@ \$14,229.21
Capital		Asset Actual Cost	\$14,229.21
Category	Lighting	Percent Replacement	100%
Placed in Service	January 2016	Future Cost	\$16,472.09
Useful Life	10		
Replacement Year	2026		
Remaining Life	3		

This provision provides funding for the replacement of the pathway lights.

According to the Association, this was installed in 2016 for \$11,477.

**Lighting - Total Current Cost****\$78,331**

**Caldera Springs Owners' Association, Inc.**

Sunriver, Oregon

**Detail Report by Category****Pool Covers**

Asset ID	1027	1 Total	@ \$29,075.16
	Capital	Asset Actual Cost	\$29,075.16
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	\$29,075.16
Useful Life	15		
Adjustment	-1		
Replacement Year	2023		
Remaining Life	0		

This provision provides funding to replace the summer and winter pool covers.

The useful life and cost were provided by the Association on September 14, 2010.

**Pool Heater**

Asset ID	1066	1 Total	@ \$30,681.61
	Capital	Asset Actual Cost	\$30,681.61
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	June 2011	Future Cost	\$32,215.69
Useful Life	12		
Adjustment	1		
Replacement Year	2024		
Remaining Life	1		

This provision provides funding to replace the pool heater.

The cost was provided by the Association on September 14, 2010.

In 2011, the Association provided that the pool heater was replaced.

The useful life assumption is based on estimates established by RS Means and/or the National Estimator. The Association will need to obtain bids for this work.

**Caldera Springs Owners' Association, Inc.**

Sunriver, Oregon

**Detail Report by Category****Pool Resurfacing**

Asset ID	1088	1 Total	@ \$56,516.13
	Capital	Asset Actual Cost	\$56,516.13
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	June 2007	Future Cost	\$68,695.71
Useful Life	20		
Replacement Year	2027		
Remaining Life	4		

This provision provides funding to resurface the swimming pool.

According to the Association, the swimming pool does not have a liner. The swimming pool is made out of pebble tech, which has a useful life expectancy of 20 years. It has plastic material with infinity edge, which is funded out of the operating budget for repairs. Water goes off on the edge and disappears.

Schwindt & Company estimated the perimeter to measure 250 feet.

The cost and useful life was provided by the Association on September 14, 2010.

**Pool Safety Camera - Replacement**

Asset ID	1143	1 Total	@ \$1,797.12
	Capital	Asset Actual Cost	\$1,797.12
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	\$2,528.73
Useful Life	10		
Replacement Year	2030		
Remaining Life	7		

This provision provides funding to replace the pool safety camera.

The useful life and cost were provided by the Association.

This was done in 2020 for \$1,618.

**Caldera Springs Owners' Association, Inc.**

Sunriver, Oregon

**Detail Report by Category****Pool Umbrella**

Asset ID	1091	1 Total	@ \$6,907.68
Capital		Asset Actual Cost	\$6,907.68
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	August 2020	Future Cost	\$9,256.95
Useful Life	10		
Adjustment	-1		
Replacement Year	2029		
Remaining Life	6		

This provision provides funding to replace the umbrellas at the swimming pool.

According to the Association, there are 18 umbrellas total. The umbrellas were replaced in August 2010 for \$7,500. This component will occur every 10 years. This information was provided on September 14, 2010.

2020 - \$5,265 was spent

**Pool Umbrella & Stands 2022-2026**

Asset ID	1144	1 Total	@ \$9,000.00
Capital		Asset Actual Cost	\$9,000.00
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	August 2022	Future Cost	\$9,000.00
Useful Life	1		
Replacement Year	2023		
Remaining Life	0		

This provision provides funding to replace the umbrellas and bases at the swimming pool.

According to the Association, there are 18 umbrellas total.

The Association would like to plan for \$9,000 of replacements every year from 2022-2026.

**Pool and Spa Filters**

Asset ID	1030	1 Total	@ \$38,318.90
Capital		Asset Actual Cost	\$38,318.90
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$38,318.90
Useful Life	15		
Replacement Year	2023		
Remaining Life	0		

This provision provides funding to replace the pool and spa filters.

**Caldera Springs Owners' Association, Inc.**

Sunriver, Oregon

**Detail Report by Category***Pool and Spa Filters continued...*

The useful life and cost were provided by the Association in 2009.

In 2011, the Association provided that the spa filter was repair with the lake aerator for \$1,888. This work was completed by Sunriver Resort, LP.

**Pool and Spa: Other Replacements**

Asset ID	1110	1 Total	@ \$3,256.42
Capital		Asset Actual Cost	\$3,256.42
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	\$3,256.42
Useful Life	1		
Replacement Year	2023		
Remaining Life	0		

This provision provides funding for repairs and replacements of various equipment servicing the swimming pool and spa. In 2011, the Association provided that replacement of parts for the swimming pool and spa costs \$16,054. The Association would like to fund \$2,500 to occur annually for replacements of various equipment servicing the swimming pool and spa.

**Pool: Lounge Chair Cushion - Replacement**

Asset ID	1133	1 Total	@ \$31,048.60
Capital		Asset Actual Cost	\$31,048.60
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	June 2018	Future Cost	\$39,626.76
Useful Life	10		
Replacement Year	2028		
Remaining Life	5		

This provision provides funding to replace the swimming pool lounge chair cushions.

The cost and useful life are based on information from the Association. This was done in 2018 for \$26,311.

**Caldera Springs Owners' Association, Inc.**

Sunriver, Oregon

**Detail Report by Category****Pool: Splash Monitor**

Asset ID	1060	1 Total	@ \$4,766.43
	Capital	Asset Actual Cost	\$4,766.43
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	\$5,517.73
Useful Life	7		
Replacement Year	2026		
Remaining Life	3		

This provision provides funding for the replacement of the splash monitor located at the swimming pool.

The Association provided a cost of \$3,500 for replacement of the splash monitor and a useful life of 7 years on September 14, 2010.

**Pool: Spray Pad - Filter Replacement**

Asset ID	1085	1 Total	@ \$1,702.28
	Capital	Asset Actual Cost	\$1,702.28
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	June 2008	Future Cost	\$1,787.39
Useful Life	15		
Adjustment	1		
Replacement Year	2024		
Remaining Life	1		

This provision provides funding to replace the filter for the water spray pad located at the swimming pool.

According to Brad Forcep of SunRise Pools and Spas (541-447-2005), the filter should last approximately 10 years. An estimated cost of \$1,250 was provided for budgetary purposes. This information was provided in 2009. The Association will need to obtain bids for this work.

The Association would like this component to occur every 15 years.

**Caldera Springs Owners' Association, Inc.**

Sunriver, Oregon

**Detail Report by Category****Pool: Spray Pad - Heater Replacement**

Asset ID	1086	1 Total	@ \$4,085.49
	Capital	Asset Actual Cost	\$4,085.49
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$4,289.76
Useful Life	15		
Adjustment	2		
Replacement Year	2024		
Remaining Life	1		

This provision provides funding to replace the heater for the water spray pad located at the swimming pool.

According to Brad Forcep of SunRise Pools and Spas (541-447-2005), the heater should last approximately 15 years. An estimated cost of \$3,000 was provided for budgetary purposes. This information was provided in 2009. The Association will need to obtain bids for this work.

**Pool: Spray Pad - Pump Replacement**

Asset ID	1084	1 Total	@ \$1,361.84
	Capital	Asset Actual Cost	\$1,361.84
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	June 2019	Future Cost	\$2,329.20
Useful Life	15		
Replacement Year	2034		
Remaining Life	11		

This provision provides funding to replace the pump for the water spray pad located at the swimming pool.

According to Brad Forcep of SunRise Pools and Spas (541-447-2005), the pump should last approximately 15 years. An estimated cost of \$1,000 was provided for budgetary purposes. This information was provided in 2009. The Association will need to obtain bids for this work.



**Caldera Springs Owners' Association, Inc.**

Sunriver, Oregon

**Detail Report by Category****Pool: Teak Furniture - Replacement**

Asset ID	1025	1 Total	@ \$149,801.80
Capital		Asset Actual Cost	\$149,801.80
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	June 2007	Future Cost	\$182,085.02
Useful Life	20		
Replacement Year	2027		
Remaining Life	4		

This provision provides funding to replace the swimming pool furniture.

The furniture is made from teak product.

During Schwindt & Company's 2009 site visit, the swimming pool lounges has chairs and tables.

The useful life and cost were provided by the Association on September 14, 2010.

**Pool: Teak Furniture - Replacement(2023)**

Asset ID	1165	1 Total	@ \$26,784.00
Capital		Asset Actual Cost	\$26,784.00
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	June 2007	Future Cost	\$26,784.00
Useful Life	20		
Adjustment	-4		
Replacement Year	2023		
Remaining Life	0		

This provision provides funding to replace the swimming pool furniture in 2023.

The furniture is made from teak product.

The Association plans to spent \$26,784 in 2023.

**Caldera Springs Owners' Association, Inc.**

Sunriver, Oregon

**Detail Report by Category****Pumps Replacement I**

Asset ID	1033	3 Each	@ \$8,058.96
Capital		Asset Actual Cost	\$24,176.88
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$25,385.72
Useful Life	10		
Adjustment	7		
Replacement Year	2024		
Remaining Life	1		

This provision provides funding to replace pumps at the swimming pool, 2 spas, slide, waterfall, and spray pad.

According to the Association, there are 6 pumps for a cost of \$3,000 each. This component is to occur every 10 years. This information was provided on September 14, 2010. 3 pumps were replaced in 2019 for \$21,245.

**Pumps Replacement II**

Asset ID	1138	3 Each	@ \$8,058.96
Capital		Asset Actual Cost	\$24,176.88
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	\$32,399.33
Useful Life	10		
Replacement Year	2029		
Remaining Life	6		

This provision provides funding to replace pumps at the 1 circulator, 1 vanishing edge and 1 spray pad.

According to the Association, there are 6 pumps for a cost of \$3,000 each. This component is to occur every 10 years. This information was provided on September 14, 2010. 3 pumps were replaced in 2019 for \$21,245.

**Caldera Springs Owners' Association, Inc.**

Sunriver, Oregon

**Detail Report by Category****Spa A Controller - Replacement**

Asset ID	1125	1 Total	@ \$5,627.46
Capital		Asset Actual Cost	\$5,627.46
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2016	Future Cost	\$6,514.48
Useful Life	10		
Replacement Year	2026		
Remaining Life	3		

This provision provides funding to replace the spa a controller.

The useful life and cost were provided by the Association in 2016.

**Spa Heater A**

Asset ID	1082	1 Total	@ \$8,364.05
Capital		Asset Actual Cost	\$8,364.05
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	\$8,782.25
Useful Life	5		
Adjustment	2		
Replacement Year	2024		
Remaining Life	1		

This provision provides funding to replace the spa heaters.

During Schwindt & Company's 2009 site visit, there were 2 spas.

The cost was provided by the Association on September 14, 2010.

The useful life assumption is based on estimates established by RS Means and/or the National Estimator.

**Caldera Springs Owners' Association, Inc.**

Sunriver, Oregon

**Detail Report by Category****Spa Heater B**

Asset ID	1137	1 Total	@ \$8,364.05
Capital		Asset Actual Cost	\$8,364.05
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	\$8,364.05
Useful Life	5		
Replacement Year	2023		
Remaining Life	0		

This provision provides funding to replace the spa heaters.

During Schwindt & Company's 2009 site visit, there were 2 spas.

The cost was provided by the Association on September 14, 2010.

The useful life assumption is based on estimates established by RS Means and/or the National Estimator.

**Spa Resurfacing**

Asset ID	1092	2 Each	@ \$7,735.00
Capital		Asset Actual Cost	\$15,470.00
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	June 2022	Future Cost	\$30,629.54
Useful Life	15		
Replacement Year	2037		
Remaining Life	14		

This provision provides funding to resurface the spas.

During Schwindt & Company's 2009 site visit, there were 2 spas.

The cost and useful life were provided by the Association on September 14, 2010.

**Tennis Courts: Nets**

Asset ID	1132	1 Total	@ \$604.78
Capital		Asset Actual Cost	\$604.78
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$771.87
Useful Life	10		
Replacement Year	2028		
Remaining Life	5		

This provision provides funding to replace the tennis court nets.

**Caldera Springs Owners' Association, Inc.**

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**Detail Report by Category***Tennis Courts: Nets continued...*

The cost is based on the information provided by the Association.

The useful life is based on estimates established by RS Means and/or the National Estimator.

**Tennis Courts: Pickle Pall Nets & Paint**

Asset ID	1158	2 Each	@ \$400.00
	Capital	Asset Actual Cost	\$800.00
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$800.00
Useful Life	5		
Replacement Year	2023		
Remaining Life	0		

This provision provides funding to replace the pickleball nets and repaint the court.

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

**Recreation/Pool - Total Current Cost****\$482,688**

**Caldera Springs Owners' Association, Inc.**

Sunriver, Oregon

**Detail Report by Category****Access Control: Gates Card Readers - Replacement**

Asset ID	1134	1 Total	@ \$29,649.05
	Capital	Asset Actual Cost	\$29,649.05
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$34,322.48
Useful Life	10		
Adjustment	-2		
Replacement Year	2026		
Remaining Life	3		

This provision provides funding for the replacement of the gates card readers.

According to the Association, there are 3 gates. In 2018 the card readers will be changed from transponders to chip readers. This was done in 2018 for \$25,125.

**Access Control: Gates Renew/Replace**

Asset ID	1045	3 Each	@ \$32,684.02
	Capital	Asset Actual Cost	\$98,052.06
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	\$113,507.52
Useful Life	10		
Adjustment	-1		
Replacement Year	2026		
Remaining Life	3		

This provision provides funding for the replacement of the gates.

According to the Association, there are 3 gates. The gates are maintained by Mike's Fence.

According to Rob of Mike's Fence, the gates will last greater than 30 years. However, the equipment associated with the gates will need to be replaced every 10 to 12 years. The equipment that needs replacements are gate operators, telephone entry system, card readers, and safety devices. The cost to replace this equipment is \$24,000 per gate. This information was obtained in 2009. The Association will need to obtain bids for this work.

**Caldera Springs Owners' Association, Inc.**

Sunriver, Oregon

**Detail Report by Category****Bike Racks - Replacement**

		3 Total	@ \$475.00
Asset ID	1070	Asset Actual Cost	\$1,425.00
	Capital	Percent Replacement	100%
Category	Grounds Components	Future Cost	\$1,425.00
Placed in Service	January 2007		
Useful Life	20		
Adjustment	-4		
Replacement Year	2023		
Remaining Life	0		

This provision provides funding for the replacement of the metal bike racks.

According to the Association, there are 3 sets of circular bike racks. The cost was provided by the Association on September 14, 2010.

The useful life assumption is based on estimates established on RS Means and/or the National Estimator.

**Bridge - Wood**

		1 Total	@ \$153,275.69
Asset ID	1009	Asset Actual Cost	\$153,275.69
	Capital	Percent Replacement	100%
Category	Grounds Components	Future Cost	\$303,475.38
Placed in Service	January 2007		
Useful Life	30		
Replacement Year	2037		
Remaining Life	14		

This provision provides funding to replace the wood bridge.

Schwindt & Company estimated 846 square feet of the bridge.

The cost and useful life were provided by the Association in 2009. The cost includes rails, logs, and decking.

**Caldera Springs Owners' Association, Inc.**

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**Detail Report by Category****Concrete Pavers - Partial Replacement**

Asset ID	1068	1,561 SF	@ \$20.83
Category	Non-Capital	Asset Actual Cost	\$16,254.38
Placed in Service	January 2007	Percent Replacement	50%
Useful Life	30	Future Cost	\$32,182.56
Replacement Year	2037		
Remaining Life	14		

This provision provides funding for partial replacement of the concrete pavers. Partial replacement of 50% assumes that most of the pavers will be in good enough condition that a full replacement is not needed.

Schwindt & Company estimated 1,561 square feet of concrete pavers.

The cost is based on a per square foot estimate established on the National Estimator. The Association will need to obtain bids for this work.

The useful life assumption is based on estimates established on RS Means and/or the National Estimator.

**Exterior Concrete - Partial Replacement**

Asset ID	1029	1 Total	@ \$306,551.33
Category	Non-Capital	Asset Actual Cost	\$153,275.66
Placed in Service	January 2007	Percent Replacement	50%
Useful Life	30	Future Cost	\$303,475.33
Replacement Year	2037		
Remaining Life	14		

This provision provides funding to partially replace the exterior concrete at the swimming pool/fitness building and the pavilion. Partial replacement is based on the expectation that most concrete areas will be in good enough condition that a full replacement is not needed.

According to the Association, the exterior concrete will require sealing, which is funded in the operating budget.

Schwindt & Company estimated 10,218 square feet of concrete area.

The cost and useful life was provided by the Association in 2009.



**Caldera Springs Owners' Association, Inc.**

Sunriver, Oregon

**Detail Report by Category****Irrigation - VFD Replacement**

Asset ID	1126	1 Total	@ \$8,926.58
	Capital	Asset Actual Cost	\$8,926.58
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2016	Future Cost	\$10,333.63
Useful Life	10		
Replacement Year	2026		
Remaining Life	3		

This provision provides funding to replace the irrigation vfd.

The useful life and cost were provided by the Association in 2016.

**Irrigation System - Repairs**

Asset ID	1041	1 Total	@ \$5,900.31
	Non-Capital	Asset Actual Cost	\$5,900.31
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	\$7,906.98
Useful Life	10		
Replacement Year	2029		
Remaining Life	6		

This provision provides funding to repair the irrigation system.

According to the Association, a Toro computer runs the irrigation system. The lake pump system is part of the irrigation system. The Association provided a cost of \$3,000 for repairs and a useful life of 15 years, on September 14, 2010. In 2018 \$5,000 was spent and in 2019, \$5,691 was spent.

**Ladder Fuel Reduction**

Asset ID	1151	1 Total	@ \$10,800.00
	Non-Capital	Asset Actual Cost	\$10,800.00
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$12,502.35
Useful Life	4		
Replacement Year	2026		
Remaining Life	3		

This provision is for ladder fuel reduction.

**Caldera Springs Owners' Association, Inc.**

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**Detail Report by Category***Ladder Fuel Reduction continued...*

The cost and useful life are per the Association.

**Lake Bank Vegetation - Removal**

Asset ID	1149	1 Total	@ \$43,200.00
	Non-Capital	Asset Actual Cost	\$43,200.00
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$67,017.38
Useful Life	10		
Replacement Year	2032		
Remaining Life	9		

This provision is for the removal of the vegetation on the lake bank.

The cost and useful life are per the Association.

**Lake Treatment**

Asset ID	1155	1 Total	@ \$20,520.00
	Non-Capital	Asset Actual Cost	\$20,520.00
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2012	Future Cost	\$20,520.00
Useful Life	7		
Adjustment	4		
Replacement Year	2023		
Remaining Life	0		

This provision is for the lake treatment.

The cost and useful life are per the Association.

2021 Notes: per Lake contract- April - May Installation of - Phoslock\*\*Water/Sediment \$1,800.00\*\*Phosphorus Sequestering \$ 16,200.00\*\*Phosphorus Rest \$ - requires sampling to estimate cost

**Caldera Springs Owners' Association, Inc.**

Sunriver, Oregon

**Detail Report by Category****Lake: Liner and Stream Repair**

Asset ID	1156	1 Total	@ \$10,800.00
	Non-Capital	Asset Actual Cost	\$10,800.00
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$16,754.34
Useful Life	10		
Replacement Year	2032		
Remaining Life	9		

This provision provides funding for repairs to the liner in the lake and streams every 10 years with the lake bank vegetation removal.

The cost and useful life were provided by the Association in 2021.

**Lake: Liner and Stream Repair**

Asset ID	1004	1 Total	@ \$204,275.18
	Non-Capital	Asset Actual Cost	\$102,137.59
Category	Grounds Components	Percent Replacement	50%
Placed in Service	January 2007	Future Cost	\$329,403.93
Useful Life	40		
Replacement Year	2047		
Remaining Life	24		

This provision provides funding for repairs to the liner in the lake and streams.

According to the Association, the liner does not need replacement within the next 30 years.

The cost and useful life were provided by the Association on September 14, 2010.

The Association provided a cost of \$100,000 to repair the lake liner and stream liner with an additional of \$50,000 as a contingency.

**Landscape Material Replacements**

Asset ID	1061	1 Total	@ \$5,400.00
	Capital	Asset Actual Cost	\$5,400.00
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$5,400.00
Useful Life	5		
Replacement Year	2023		
Remaining Life	0		

This provision funds for replacement of landscape materials if needed.

**Caldera Springs Owners' Association, Inc.**

Sunriver, Oregon

**Detail Report by Category***Landscape Material Replacements continued...*

The cost and useful life are per the Association.

**Pool: Fire Pit - Rebuild**

Asset ID	1114	1 Total	@ \$3,453.84
Category	Capital	Asset Actual Cost	\$3,453.84
Placed in Service	January 2020	Percent Replacement	100%
Useful Life	7	Future Cost	\$3,626.53
Adjustment	-3		
Replacement Year	2024		
Remaining Life	1		

This provision provides funding to rebuild the fire pit unit located at the swimming pool.

In 2011, the Association provided that the logs were replaced by Blue Flame Specialties (541-420-3592). Jeep of Blue Flame Specialties provided a cost of \$1,500 to replace the gas fireplace unit and a useful life of 5 to 7 years. Jeep provided that the gas fireplace unit will need replacement in the next 2 to 3 years. The Association will need to obtain bids for this work.

In 2020 \$2,515 was spent.

**Sable Rock Lake Vegetation - Removal**

Asset ID	1171	1 Total	@ \$2,000.00
Category	Non-Capital	Asset Actual Cost	\$2,000.00
Placed in Service	January 2022	Percent Replacement	100%
Useful Life	10	Future Cost	\$3,102.66
Replacement Year	2032		
Remaining Life	9		

This provision is for the removal of the vegetation on the Sable Rock Lake bank.

The cost and useful life are per the Association.

**Caldera Springs Owners' Association, Inc.**

Sunriver, Oregon

**Detail Report by Category****Sports Courts: Resurfacing**

Asset ID	1040	1 Total	@ \$8,394.37
Capital		Asset Actual Cost	\$8,394.37
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	\$10,203.41
Useful Life	10		
Replacement Year	2027		
Remaining Life	4		

This provision provides funding to resurface the tennis courts.

Schwindt & Company estimated the tennis court to be 120' x 120' or 14,400 square feet.

The cost and useful life assumptions were provided by the Association in 2009.

**Toro Irrigation - Contract**

Asset ID	1169	1 Total	@ \$7,500.00
Capital		Asset Actual Cost	\$7,500.00
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$8,268.75
Useful Life	3		
Replacement Year	2025		
Remaining Life	2		

This provision provides funding for the replacement of the Toro contract to oversee the irrigation system.

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

**Wood Benches - Replacement I**

Asset ID	1166	5 Each	@ \$800.00
Capital		Asset Actual Cost	\$4,000.00
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2023	Future Cost	\$4,000.00
Useful Life	10		
Replacement Year	2023		
Remaining Life	0		

This provision provides funding for the replacement of the wood benches.

According to the Association, there are 15. The Association plans to replace 5 in 2023, 5 in

**Caldera Springs Owners' Association, Inc.**

Sunriver, Oregon

**Detail Report by Category***Wood Benches - Replacement I continued...*

2025 and 5 in 2027.

**Wood Benches - Replacement II**

Asset ID	1167	5 Each	@ \$800.00
Capital		Asset Actual Cost	\$4,000.00
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2025	Future Cost	\$4,410.00
Useful Life	10		
Replacement Year	2025		
Remaining Life	2		

This provision provides funding for the replacement of the wood benches.

According to the Association, there are 15. The Association plans to replace 5 in 2023, 5 in 2025 and 5 in 2027.

**Wood Benches - Replacement III**

Asset ID	1168	5 Each	@ \$800.00
Capital		Asset Actual Cost	\$4,000.00
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2027	Future Cost	\$4,862.02
Useful Life	10		
Replacement Year	2027		
Remaining Life	4		

This provision provides funding for the replacement of the wood benches.

According to the Association, there are 15. The Association plans to replace 5 in 2023, 5 in 2025 and 5 in 2027.

**Grounds Components - Total Current Cost****\$692,965**

**Caldera Springs Owners' Association, Inc.**

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**Detail Report by Category****Common Area Signage**

Asset ID	1089	1 Total	@ \$136,183.44
Category	Capital	Asset Actual Cost	\$136,183.44
Placed in Service	Signs	Percent Replacement	100%
Useful Life	January 2007	Future Cost	\$312,134.94
Adjustment	20		
Replacement Year	13		
Remaining Life	2040		
	17		

This provision provides funding to replace common area signage. Common area signs include street signs, entrance signs, quarry signs, property signs, exit signs, and building signs.

The Association provided the following costs on September 14, 2010:

Quarry Signs: \$20,000

Street Signs: \$35,000

Pathways/Trail Signs: \$35,000

A cost of \$90,000 was provided with \$10,000 additional for contingency.

In 2011, the Association provided that an existing sign was replaced for \$5,678.

The Association provided a useful life expectancy of 20 years.

**Street Signs: Repair**

Asset ID	1112	1 Total	@ \$5,000.00
Category	Non-Capital	Asset Actual Cost	\$5,000.00
Placed in Service	Signs	Percent Replacement	100%
Useful Life	January 2020	Future Cost	\$5,000.00
Replacement Year	2		
Remaining Life	2023		
	0		

This provision provides funding for repair of the street signs.

In 2011, the Association provided that all the street signs are showing wear. A cost of \$630 was spent to powder coat one sign. The Association would like to fund \$2,000 every year to powder coat the street signs.

2019 - \$3,160 spent

2020 - \$2,855 spent

**Caldera Springs Owners' Association, Inc.**  
Sunriver, Oregon  
**Detail Report by Category**

*Street Signs: Repair continued...*

2022 - \$15,431 spent

<b>Signs - Total Current Cost</b>	<b>\$141,183</b>
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**Caldera Springs Owners' Association, Inc.**

Sunriver, Oregon

**Detail Report by Category****Glass Doors Replacement**

Asset ID	1076	14 Each	@ \$1,361.84
Category	Capital	Asset Actual Cost	\$19,065.76
Doors and Windows	Percent Replacement		100%
Placed in Service	January 2007	Future Cost	\$37,748.90
Useful Life	30		
Replacement Year	2037		
Remaining Life	14		

This provision provides funding to replace the glass doors.

Schwindt & Company counted 14 glass doors.

In 2011, the Association provided that the door on the Quarry Building was repaired in 2011. There are 6 surge suppressors that were replaced for \$686.20. This cost includes material and labor.

The useful life was provided by the Association.

The cost assumption is based on estimates established by RS Means and/or the National Estimator. The Association will need to obtain bids for this work.

**Windows Replacement**

Asset ID	1075	33 Each	@ \$1,361.84
Category	Capital	Asset Actual Cost	\$44,940.72
Doors and Windows	Percent Replacement		100%
Placed in Service	January 2007	Future Cost	\$93,428.53
Useful Life	30		
Adjustment	1		
Replacement Year	2038		
Remaining Life	15		

This provision provides funding to replace the windows.

Schwindt & Company estimated 33 windows.

The useful life was provided by the Association on September 14, 2010.

The cost assumption is based on estimates established by RS Means and/or the National Estimator. The Association will need to obtain bids for this work.

**Caldera Springs Owners' Association, Inc.**  
Sunriver, Oregon  
**Detail Report by Category**

<b>Doors and Windows - Total Current Cost</b>	<b>\$64,006</b>
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**Caldera Springs Owners' Association, Inc.**

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**Detail Report by Category****Building Envelope Inspection**

Asset ID	1122	1 Total	@ \$0.00
Category	Non-Capital	Asset Actual Cost	
Placed in Service	Inspections	Percent Replacement	100%
Useful Life	January 2022	Future Cost	
Replacement Year	7		
Remaining Life	2029		
	6		

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

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

**Electrical Inspection**

Asset ID	1124	1 Total	@ \$9,298.52
Category	Non-Capital	Asset Actual Cost	\$9,298.52
Placed in Service	Inspections	Percent Replacement	100%
Useful Life	January 2007	Future Cost	\$14,425.05
Replacement Year	25		
Remaining Life	2032		
	9		

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.

**Caldera Springs Owners' Association, Inc.**

Sunriver, Oregon

**Detail Report by Category****Plumbing Inspection**

Asset ID	1123	1 Total	@ \$9,298.52
		Asset Actual Cost	\$9,298.52
Category	Non-Capital	Percent Replacement	100%
Placed in Service	Inspections	Future Cost	\$14,425.05
Useful Life	January 2007		
Replacement Year	25		
Remaining Life	2032		
	9		

This provision is for a plumbing inspection, including water supply and sewer system. Generally, the life of the plumbing system is greater than 30 years. We recommend the Association perform an inspection to determine the current condition of the system. Once the condition is known, the reserve study should be updated.

**Inspections - Total Current Cost****\$18,597**

**Caldera Springs Owners' Association, Inc.**

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**Detail Report by Category****Reserve Study Update - Offsite**

Asset ID	1172	1 Total	@ \$800.00
	Non-Capital	Asset Actual Cost	\$800.00
Category	Reserve Study	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$840.00
Useful Life	1		
Replacement Year	2024		
Remaining Life	1		

This is for an offsite reserve study update.

**Reserve Study Update - Onsite**

Asset ID	1173	1 Total	@ \$3,750.00
	Non-Capital	Asset Actual Cost	\$3,750.00
Category	Reserve Study	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	\$3,750.00
Useful Life	7		
Adjustment	-1		
Replacement Year	2023		
Remaining Life	0		

This is for an offsite reserve study update.

**Reserve Study - Total Current Cost****\$4,550**

**Caldera Springs Owners' Association, Inc.**  
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<b>Fencing/Security</b>			
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1096	Gate Equipment - Renew/Replace	2026	58 of 110
1038	Tennis Courts: Fencing	2032	58 of 110
1071	Wood Fence	2037	59 of 110
<b>Equipment</b>			
1142	Audio System - Replacement	2023	60 of 110
1032	Boiler - Snow Melt System - Replacement	2027	60 of 110
1136	Data Card Printer - Replacement	2027	60 of 110
1139	Discovery Park: Fixtures/Equipment - Repair	2023	61 of 110
1036	Discovery Park: Fixtures/Equipment - Replacement	2033	61 of 110
1152	Golf Cart - Replacement	2024	62 of 110
1117	John Deere - Replacement	2024	62 of 110
1164	Kubota - Replacement	2037	63 of 110
1008	Lake and Streams: Pumps	2028	63 of 110
1006	Lake: Pump Station Computer	2027	63 of 110
1094	Lakes Aerators - Replacement	2023	64 of 110
1093	Metal Benches - Replacement	2032	64 of 110
1047	Pavilion Equipment: Renew/Replace	2029	65 of 110
1119	Pick Up Truck - Replacement	2024	65 of 110
1044	Sable Rock Park: Furniture/Equipment	2029	66 of 110
1129	Snow Plow: 2016 - Replacement	2024	66 of 110
1022	Swimming Pool/Fitness Building: Exercise Equipm..	2025	67 of 110
1154	Swimming Pool/Fitness Building: Exercise Equipm..	2032	67 of 110
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1083	Water Heater Pavilion	2023	70 of 110
1159	Water Heater Quarry	2023	70 of 110
<b>Interior Furnishings</b>			
1063	Restroom Fixtures - Upgrade	2027	71 of 110
1023	Swimming Pool/Fitness Building: Flooring	2027	71 of 110

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1042	Entry/Exterior Lighting - Replacement	2027	72 of 110
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1108	Holiday Lights - Replacement I	2023	73 of 110
1147	Holiday Lights - Replacement II	2024	73 of 110
1069	Interior Lighting	2027	74 of 110
1127	Pathway Lights - Replacement	2026	74 of 110
<b>Recreation/Pool</b>			
1027	Pool Covers	2023	75 of 110
1066	Pool Heater	2024	75 of 110
1088	Pool Resurfacing	2027	76 of 110
1143	Pool Safety Camera - Replacement	2030	76 of 110
1091	Pool Umbrella	2029	77 of 110
1144	Pool Umbrella & Stands 2022-2026	2023	77 of 110
1030	Pool and Spa Filters	2023	77 of 110
1110	Pool and Spa: Other Replacements	2023	78 of 110
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1060	Pool: Splash Monitor	2026	79 of 110
1085	Pool: Spray Pad - Filter Replacement	2024	79 of 110
1086	Pool: Spray Pad - Heater Replacement	2024	80 of 110
1084	Pool: Spray Pad - Pump Replacement	2034	80 of 110
1025	Pool: Teak Furniture - Replacement	2027	81 of 110
1165	Pool: Teak Furniture - Replacement(2023)	2023	81 of 110
1033	Pumps Replacement I	2024	82 of 110
1138	Pumps Replacement II	2029	82 of 110
1125	Spa A Controller - Replacement	2026	83 of 110
1082	Spa Heater A	2024	83 of 110
1137	Spa Heater B	2023	84 of 110
1092	Spa Resurfacing	2037	84 of 110
1132	Tennis Courts: Nets	2028	84 of 110
1158	Tennis Courts: Pickle Pall Nets & Paint	2023	85 of 110
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1134	Access Control: Gates Card Readers - Replacement	2026	86 of 110



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1029	Exterior Concrete - Partial Replacement	2037	88 of 110
1126	Irrigation - VFD Replacement	2026	89 of 110
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1156	Lake: Liner and Stream Repair	2032	91 of 110
1004	Lake: Liner and Stream Repair	2047	91 of 110
1061	Landscape Material Replacements	2023	91 of 110
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1167	Wood Benches - Replacement II	2025	94 of 110
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1089	Common Area Signage	2040	95 of 110
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1076	Glass Doors Replacement	2037	97 of 110
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1122	Building Envelope Inspection	2029	99 of 110
1124	Electrical Inspection	2032	99 of 110
1123	Plumbing Inspection	2032	100 of 110
<b>Reserve Study</b>			
1172	Reserve Study Update - Offsite	2024	101 of 110

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<i>Reserve Study Continued...</i>			
1173	Reserve Study Update - Onsite	2023	101 of 110
	Total Funded Assets	117	
	Total Unfunded Assets	<u>0</u>	
	Total Assets	117	

# Additional Disclosures

## Levels of Service

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

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

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

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

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

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

- Life and Valuation Estimates
- Fund Status
- Funding Plan

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

- Component inventory
- Life and valuation estimates
- Funding Plan

## Terms and Definitions

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

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

**COMPONENT:** The individual line items in the *Reserve Study* developed or updated in the *Physical Analysis*. These elements form the building blocks for the *Reserve Study*. *Components* typically are: 1) association

responsibility; 2) with limited *Useful Life* expectancies; 3) predictable *Remaining Useful Life* expectancies; 4) above a minimum threshold cost, and 5) as required by local codes.

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

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

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

**CURRENT REPLACEMENT COST:** See *Replacement Cost*.

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

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

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

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

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

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

or

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

**FUND STATUS:** The status of the reserve fund as compared to an established benchmark such as percent funding. The Association appears to be adequately funded as the threshold method, reducing the potential risk of a special assessment.

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

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

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

**FUNDING PRINCIPLES:**

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

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

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

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

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

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

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

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

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

**RESPONSIBLE CHARGE:** A reserve specialist in *Responsible Charge* of a *Reserve Study* shall render regular

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

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

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

**SURPLUS:** An actual or projected *Reserve Balance* greater than the *Fully Funded Balance*.

The opposite would be a *Deficit*.

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