

CALDERA SPRINGS
MAINTENANCE PLAN UPDATE
RESERVE STUDY
LEVEL II: UPDATE WITH VISUAL SITE INSPECTION
BUDGET YEAR
January 1, 2024 to December 31, 2024



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

Executive Summary

Year of Report:

January 1, 2024 to December 31, 2024

Number of Units:

488 Units

Parameters:

Beginning Balance: \$1,578,748

Year 2024 Suggested Contribution: \$394,000

Year 2024 Projected Interest Earned: \$46,224

Inflation: 4.00%

Annual Increase to Suggested Contribution: 5.00%

Lowest Cash Balance Over 30 Years (Threshold): \$793,346

Prior Year's Actual Contribution: \$315,000

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 - Onsite
Disclosure Information
2024**

We have conducted an onsite reserve study update and maintenance plan update for Caldera Springs Owners' Association, Inc. for the year beginning January 1, 2024, 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 2022, the average annual inflation rate was 6.45%. Experts are not sure if this increase is temporary due to supply chain issues or if this will be a long-term increase. At this time, Schwindt and Company is recommending an inflation rate of 4% in reserve studies. We will continue to monitor the inflation rate throughout this period. More information can be found at https://inflationdata.com/Inflation/Inflation_Rate/HistoricalInflation.aspx.

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

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, 2024 to December 31, 2024

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 II: UPDATE WITH VISUAL SITE INSPECTION

BUDGET YEAR

January 1, 2024 to December 31, 2024

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. In 2023, the Developer is adding additional lots, private roads, parks, and gates. 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, 2017, and 2023. 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 23, 2023
Account Number	2calde
Budget Year Beginning	January 1, 2024
Budget Year Ending	December 31, 2024
Total Units	488
Inflation	4.00%
Annual Assessment Increase	5.00%
Interest Rate on Reserve Deposit	2.90%
2024 Beginning Balance	\$1,578,748

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 **\$394,000** in **2024** and increases **5.00%** each year for the remaining years of the study. A minimum balance of **\$793,346** 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	\$394,000.00
<i>\$807.38 per unit annually</i>	
Average Net Annual Interest Earned	<u>\$46,223.83</u>
Total Annual Allocation to Reserves	\$440,223.83
<i>\$902.10 per unit annually</i>	

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

Beginning Balance: \$1,578,748

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2024	394,000	46,224	378,823	1,640,149	4,001,690	41%
2025	413,700	53,324	215,099	1,892,074	4,374,315	43%
2026	434,385	55,891	399,173	1,983,177	4,585,191	43%
2027	456,104	59,244	396,401	2,102,123	4,828,195	44%
2028	478,909	70,136	162,567	2,488,601	5,344,131	47%
2029	502,855	78,802	274,155	2,796,103	5,790,504	48%
2030	527,998	46,364	1,725,358	1,645,106	4,783,468	34%
2031	554,398	26,909	1,271,620	954,791	4,244,231	22%
2032	582,117	22,359	765,921	793,346	4,242,633	19%
2033	611,223	27,542	454,844	977,268	4,594,096	21%
2034	641,784	39,520	256,310	1,402,262	5,195,000	27%
2035	673,874	56,679	121,680	2,011,135	5,987,305	34%
2036	707,567	69,653	316,876	2,471,479	6,635,907	37%
2037	742,946	63,829	1,013,438	2,264,815	6,585,736	34%
2038	780,093	70,067	628,819	2,486,155	6,989,951	36%
2039	819,098	74,366	740,921	2,638,697	7,326,177	36%
2040	860,053	83,990	602,532	2,980,208	7,858,507	38%
2041	903,055	110,202	83,200	3,910,265	8,986,872	44%
2042	948,208	134,192	231,158	4,761,508	10,042,519	47%
2043	995,618	137,129	1,028,552	4,865,703	10,347,468	47%
2044	1,045,399	49,922	4,189,648	1,771,377	7,445,558	24%
2045	1,097,669	66,583	573,087	2,362,541	8,231,636	29%
2046	1,152,553	61,361	1,399,186	2,177,269	8,240,463	26%
2047	1,210,180	57,609	1,400,941	2,044,118	8,293,207	25%
2048	1,270,689	86,480	332,750	3,068,537	9,506,183	32%
2049	1,334,224	109,169	638,296	3,873,634	10,499,003	37%
2050	1,400,935	149,536	118,140	5,305,966	12,122,113	44%
2051	1,470,982	116,026	2,776,037	4,116,937	11,047,304	37%
2052	1,544,531	81,875	2,838,201	2,905,142	9,964,287	29%
2053	1,621,757	96,954	1,183,671	3,440,182	10,615,734	32%

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Component Summary By Category

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost	
Roofing									
Roof - Repair	2022	2027	5	0	3	1 Total	2,916.00	2,916	
Roof Expansion Pump House - Replacement	Unfunded								
Skylights Replacement	2007	2037	30	0	13	4 Each	1,470.79	5,883	
Swimming Pool/Fitness Building: Roof Repl..	2007	2037	30	0	13	1 Total	71,895.60	71,896	
Roofing - Total									\$80,695
Painting									
Asphalt Edges & Parking Lot - Paint	2022	2026	4	0	2	1 Total	4,325.84	4,326	
Bridge: Paint/Seal	2020	2027	7	0	3	1 Total	18,195.84	18,196	
Dock: Paint/Seal	2023	2028	5	0	4	1 Total	3,500.00	3,500	
Original Pump House - Paint	2007	2024	15	0	0	1 Total	4,000.00	4,000	
Pool and Spa: Artificial Rocks - Paint	2012	2025	10	3	1	1 Total	14,875.00	14,875	
Re-stain Teak Furniture	2022	2024	2	0	0	1 Total	6,000.00	6,000	
Painting - Total									\$50,897
Building Components									
Exterior Stone Siding - Partial Replacement	2007	2032	25	0	8	1,144 SF	35.89@ 25%	10,264	
Exterior Stone Siding - Repoint	2007	2032	25	0	8	1,144 SF	23.41@ 25%	6,697	
Exterior Stone Siding - Sealing	2016	2024	5	0	0	1 Total	2,160.00	2,160	
Harper's Outpost Wood - Sealing	2014	2024	7	3	0	1 Total	12,500.00	12,500	
Quarry Wood - Sealing	2023	2030	7	0	6	1 Total	16,530.00	16,530	
Siding, Wood - Partial Replacement	2007	2032	25	0	8	9,344 SF	23.33@ 25%	54,499	
Building Components - Total									\$102,649
Gutters and Downspouts									
Gutters Heat Tape - Replacement	2007	2025	15	3	1	1 Total	2,000.00	2,000	
Gutters and Downspouts - Replacement	2007	2025	15	3	1	1 Total	4,412.33	4,412	
Gutters and Downspouts - Total									\$6,412
Streets/Asphalt									
Delineators - Replacement	2021	2024	2	0	0	1 Total	2,268.00	2,268	
Gravel @ Corners	2022	2030	10	-2	6	1 Total	6,480.00	6,480	
Paths: Asphalt Overlay North	2007	2030	14	9	6	201,030 SF	1.85	371,905	
Paths: Asphalt Overlay South	2007	2031	14	10	7	89,720 SF	1.85	165,982	
Paths: Asphalt Poly Patch North	2023	2030	7	0	6	1 Total	5,400.00	5,400	
Paths: Asphalt Poly Patch South	2023	2031	7	1	7	1 Total	5,400.00	5,400	
Paths: Asphalt Sealcoat North	2023	2032	7	2	8	201,030 SF	0.20	40,206	
Paths: Asphalt Sealcoat South 2024	2018	2024	7	-1	0	89,720 SF	0.20	17,944	
Paths: Asphalt Sealcoat South 2033	2023	2033	7	3	9	89,720 SF	0.20	17,944	
Roads: Asphalt Overlay North	2007	2030	21	2	6	372,270 SF	2.31	859,944	
Roads: Asphalt Overlay South	2007	2031	21	3	7	303,510 SF	2.31	701,108	

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Component Summary By Category

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Streets/Asphalt continued...</i>								
Roads: Asphalt Patching North	2023	2030	14	-7	6	1 Total	10,800.00	10,800
Roads: Asphalt Patching South	2006	2031	14	11	7	1 Total	10,800.00	10,800
Roads: Asphalt Poly Patch North	2023	2032	7	2	8	1 Total	3,000.00	3,000
Roads: Asphalt Poly Patch North & South 2..	2017	2024	7	0	0	2 Each	30,000.00	60,000
Roads: Asphalt Poly Patch South	2023	2033	7	3	9	1 Total	3,000.00	3,000
Roads: Asphalt Sealcoat North	2023	2032	7	2	8	372,270 SF	0.16	59,563
Roads: Asphalt Sealcoat South 2024	2018	2024	7	-1	0	303,510 SF	0.16	48,562
Roads: Asphalt Sealcoat South 2033	2033	2033	7	0	9	303,510 SF	0.16	48,562
Roads: Gravel - Replacement North	2007	2030	21	2	6	1 Total	25,920.00	25,920
Roads: Gravel - Replacement South	2007	2031	21	3	7	1 Total	25,920.00	25,920
Streets/Asphalt - Total								\$2,490,708

Steets - Expansion

Paths: Asphalt Overlay Expansion South	2022	2044	14	8	20	228,465 SF	1.85	422,660
Paths: Asphalt Seal Coat Expansion South	2022	2025	7	-4	1	228,465 SF	0.20	45,693
Roads: Asphalt Overlay Expansion South	2022	2044	21	1	20	399,105 SF	2.31	921,933
Roads: Asphalt Patching Expansion South	2022	2039	14	3	15	1 Total	27,000.00	27,000
Roads: Asphalt Seal Coat Elk Run Drive	2024	2024	1	0	0	74,220 SF	0.16	11,875
Roads: Asphalt Seal Coat Expansion South	2022	2032	7	3	8	399,105 SF	0.16	63,857
Roads: Asphalt Seal Coat Expansion South (2022	2025	7	-4	1	324,885 SF	0.16	51,982
Steets - Expansion - Total								\$1,544,999

Fencing/Security

Aluminum Powder Coated Pool Fence - Repl.	2007	2032	25	0	8	1 Total	15,296.13	15,296
Gate Equipment - Renew/Replace	2007	2026	20	-1	2	3 Each	50,000.00	150,000
Tennis Courts: Fencing	2007	2032	25	0	8	1 Total	37,397.55	37,398
Wood Fence	2007	2037	30	0	13	120 LF	60.00	7,200
Fencing/Security - Total								\$209,894

Equipment

Audio System - Replacement	2000	2024	10	0	0	1 Total	10,947.98	10,948
Boiler - Snow Melt System - Replacement	2007	2027	20	0	3	1 Total	64,800.00	64,800
Data Card Printer - Replacement	2022	2027	5	0	3	1 Total	3,780.00	3,780
Discovery Park: Fixtures/Equipment - Repair	2007	2024	10	2	0	1 Total	3,481.47	3,481
Discovery Park: Fixtures/Equipment - Repla.	2007	2034	10	2	10	1 Total	32,357.20	32,357
Golf Cart - Replacement	2017	2025	5	3	1	1 Total	2,916.00	2,916
Lake and Streams O: Aerator Pump	2023	2033	10	0	9	1 Total	6,128.00	6,128
Lake and Streams O: Pump A	2018	2028	10	0	4	1 Total	6,128.00	6,128
Lake and Streams O: Pump B	2018	2028	10	0	4	1 Total	6,128.00	6,128
Lake: Pump Station Computer Original	2017	2027	10	0	3	1 Total	14,707.81	14,708
Lakes Aerators - Replacement Original	2007	2024	5	11	0	3 Each	2,206.17	6,619
Metal Benches - Replacement	2007	2032	20	5	8	7 Each	2,206.17	15,443

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Component Summary By Category

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Equipment continued...</i>								
Pavilion Equipment: Renew/Replace	2019	2029	10	0	5	1 Total	22,436.90	22,437
Sable Rock Park: Furniture/Equipment	2008	2029	20	1	5	1 Total	46,476.69	46,477
Swimming Pool/Fitness Building: Defibrillat..	2007	2025	5	13	1	1 Total	2,500.00	2,500
Swimming Pool/Fitness Building: Exercise E..	2007	2025	15	3	1	1 Total	58,831.26	58,831
Swimming Pool/Fitness Building: Exercise E..	2022	2032	10	0	8	1 Total	6,588.00	6,588
Swimming Pool/Fitness Building: HVAC	2007	2028	15	6	4	1 Total	49,661.31	49,661
Swimming Pool/Fitness Building: Miscellan..	2007	2027	20	0	3	1 Total	8,824.68	8,825
Swimming Pool/Fitness Building: Quarry Of..	2022	2032	10	0	8	1 Total	5,940.00	5,940
Water Drinking Fountains	2020	2033	13	0	9	1 Total	6,065.28	6,065
Water Heater Pavilion	2007	2024	15	1	0	1 Total	2,144.88	2,145
Water Heater Quarry	2007	2024	15	1	0	1 Total	14,040.00	14,040
Equipment - Total								<u>\$396,945</u>
Equipment - Expansion								
Gate Equipment - Expansion Renew/Replace	2023	2043	20	0	19	4 Each	62,500.00	250,000
Lake and Streams E: Aeration Compressors	2023	2028	5	0	4	1 Total	16,875.00	16,875
Lake and Streams E: Electrical Modules, Tra..	2023	2033	10	0	9	1 Total	10,373.00	10,373
Lake and Streams E: Filter Components	2023	2033	10	0	9	1 Total	12,908.95	12,909
Lake and Streams E: Irrigation Pump & Mot..	2023	2033	10	0	9	1 Total	27,915.00	27,915
Lake and Streams E: Main Irrigation Motor	2023	2033	10	0	9	1 Total	5,301.00	5,301
Lake and Streams E: Main Irrigation Pump	2023	2033	10	0	9	1 Total	14,405.00	14,405
Lake and Streams E: Valves	2023	2033	10	0	9	1 Total	5,487.00	5,487
Lake and Streams E: Water Feature Motor	2023	2033	10	0	9	1 Total	5,824.00	5,824
Lake and Streams E: Water Feature Pump	2023	2033	10	0	9	1 Total	20,975.00	20,975
Equipment - Expansion - Total								<u>\$370,064</u>
Interior Furnishings								
Restroom Fixtures - Upgrade	2007	2033	15	11	9	1 Total	22,061.72	22,062
Swimming Pool/Fitness Building: Flooring	2007	2027	10	10	3	1 Total	8,824.68	8,825
Interior Furnishings - Total								<u>\$30,886</u>
Lighting								
Bridge Lighting - Replacement	2022	2032	10	0	8	1 Total	5,627.09	5,627
Entry/Exterior Lighting - Replacement	2007	2027	10	10	3	1 Total	38,496.35	38,496
Gate Entry Lights - Replacement	2016	2026	10	0	2	1 Total	16,132.11	16,132
Holiday Lights - Replacement I	2014	2024	5	0	0	1 Total	7,209.71@ 50%	3,605
Holiday Lights - Replacement II	2014	2024	5	5	0	1 Total	7,209.71@ 50%	3,605
Interior Lighting	2007	2027	20	0	3	12 Each	147.06	1,765
Pathway Lights - Replacement	2016	2026	10	0	2	1 Total	15,367.55	15,368
Lighting - Total								<u>\$84,598</u>

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Component Summary By Category

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Recreation/Pool								
Pool Covers	2008	2024	15	-1	0	1 Total	31,401.17	31,401
Pool Deck - Replacement	2008	2038	30	0	14	12,500 SF	15.00	187,500
Pool Heater	2023	2035	12	0	11	1 Total	34,233.00	34,233
Pool Resurfacing	2007	2027	20	0	3	1 Total	61,037.42	61,037
Pool Safety Camera - Replacement	2020	2030	10	0	6	1 Total	1,940.89	1,941
Pool Umbrella & Stands 2024	2022	2024	2	0	0	1 Total	19,440.00	19,440
Pool Vacuum	2007	2025	12	6	1	1 Total	6,000.00	6,000
Pool and Spa Filters	2007	2024	15	0	0	1 Total	41,384.42	41,384
Pool and Spa: Other Replacements	2017	2024	1	0	0	1 Total	3,516.93	3,517
Pool: Furniture - Replacement I	2007	2029	20	2	5	1 Total	79,380.00@ 75%	59,535
Pool: Furniture - Replacement II	2007	2032	20	5	8	1 Total	79,380.00@ 75%	59,535
Pool: Furniture - Replacement III	2007	2027	20	0	3	1 Total	79,380.00@ 75%	59,535
Pool: Lounge Chair Cushion - Replacement	2018	2028	10	0	4	1 Total	33,532.49	33,532
Pool: Splash Monitor	2019	2026	7	0	2	1 Total	5,147.74	5,148
Pumps Replacement I	2007	2024	10	7	0	3 Each	8,703.68	26,111
Pumps Replacement II	2019	2029	10	0	5	3 Each	8,703.68	26,111
Spa A Controller - Replacement	2016	2026	10	0	2	1 Total	6,077.65	6,078
Spa Heater A Upper	2017	2024	5	2	0	1 Total	9,033.17	9,033
Spa Heater B Below	2017	2024	5	0	0	1 Total	9,033.17	9,033
Spa Resurfacing Lower	2022	2037	15	0	13	1 Total	8,353.80	8,354
Spa Resurfacing Upper	2018	2033	15	0	9	1 Total	8,353.80	8,354
Tennis Courts: Nets	2018	2028	10	0	4	1 Total	653.16	653
Tennis Courts: Pickle Pall Nets & Paint	2023	2028	5	0	4	2 Each	800.00	1,600
Tennis Courts: Resurface	2007	2032	25	0	8	1 Total	30,000.00	30,000
Recreation/Pool - Total								\$729,066

Grounds Components

Access Control: Gates Card Readers - Repla..	2018	2026	10	-2	2	1 Total	32,020.97	32,021
Access Control: Gates Renew/Replace	2017	2026	10	-1	2	3 Each	35,298.74	105,896
Bike Racks - Replacement	2007	2024	20	-4	0	3 Total	513.00	1,539
Bridge - Wood	2007	2037	30	0	13	1 Total	165,537.75	165,538
Concrete Pavers - Resetting/Repair	2007	2024	10	0	0	1,561 SF	22.50@ 25%	8,781
Exterior Concrete - Partial Replacement	2007	2037	30	0	13	1 Total	331,075.44@ 50%	165,538
Irrigation - VFD Replacement	2016	2026	10	0	2	1 Total	9,640.70	9,641
Irrigation System - Repairs	2019	2029	10	0	5	1 Total	6,372.33	6,372
Ladder Fuel Reduction	2022	2026	4	0	2	1 Total	11,664.00	11,664
Lake Bank Vegetation - Removal	2022	2032	10	0	8	1 Total	46,656.00	46,656
Lake Treatment Expansion	2024	2024	7	0	0	1 Total	12,000.00	12,000
Lake Treatment Phase I	2023	2030	7	0	6	1 Total	27,465.00	27,465
Lake: Liner and Stream Repair Expansion	2023	2033	10	0	9	1 Total	11,664.00	11,664
Lake: Liner and Stream Repair Expansion	2023	2063	40	0	39	1 Total	220,617.19@ 50%	110,309
Lake: Liner and Stream Repair Original	2022	2032	10	0	8	1 Total	11,664.00	11,664

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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>								
Lake: Liner and Stream Repair Original	2007	2047	40	0	23	1 Total	220,617.19@ 50%	110,309
Landscape Material Replacements	2018	2024	5	0	0	1 Total	5,832.00	5,832
Picnic Chairs - Replacement	2007	2033	25	1	9	16 Each	500.00	8,000
Picnic Tables - Replacement	2007	2033	25	1	9	4 Each	5,000.00	20,000
Sable Rock Lake Vegetation - Removal	2022	2032	10	0	8	1 Total	2,160.00	2,160
Toro Irrigation - Contract	2022	2025	3	0	1	1 Total	8,100.00	8,100
Wood Benches - Replacement I	2023	2033	10	0	9	5 Each	864.00	4,320
Wood Benches - Replacement II	2023	2033	10	0	9	5 Each	864.00	4,320
Wood Benches - Replacement III	2023	2033	10	0	9	5 Each	864.00	4,320
Wood Bridges	2007	2027	20	0	3	6 Each	10,000.00	60,000
Grounds Components - Total								<u>\$954,107</u>
Signs								
Common Area Signage	2007	2040	20	13	16	1 Total	147,078.12	147,078
Street Signs: Repair	2023	2025	2	0	1	1 Total	5,000.00	5,000
Street Signs: Repair Expansion	2023	2029	2	4	5	1 Total	15,000.00	15,000
Signs - Total								<u>\$167,078</u>
Doors and Windows								
Glass Doors Replacement	2007	2037	30	0	13	14 Each	1,750.00	24,500
Windows Replacement	2007	2038	30	1	14	33 Each	1,470.79	48,536
Doors and Windows - Total								<u>\$73,036</u>
Inspections								
Building Envelope Inspection	2022	2029	7	0	5	1 Total	0.00	0
Electrical Inspection	2007	2032	25	0	8	1 Total	10,042.40	10,042
Plumbing Inspection	2007	2032	25	0	8	1 Total	10,042.40	10,042
Inspections - Total								<u>\$20,085</u>
Reserve Study								
Reserve Study Update - Offsite	2022	2024	1	0	0	1 Total	1,000.00	1,000
Reserve Study Update - Onsite	2023	2030	7	0	6	1 Total	4,000.00	4,000
Reserve Study - Total								<u>\$5,000</u>
Total Asset Summary								<u>\$7,317,119</u>

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Component Summary By Group

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Capital								
Access Control: Gates Card Readers - Repla..	2018	2026	10	-2	2	1 Total	32,020.97	32,021
Access Control: Gates Renew/Replace	2017	2026	10	-1	2	3 Each	35,298.74	105,896
Aluminum Powder Coated Pool Fence - Repl.	2007	2032	25	0	8	1 Total	15,296.13	15,296
Audio System - Replacement	2000	2024	10	0	0	1 Total	10,947.98	10,948
Bike Racks - Replacement	2007	2024	20	-4	0	3 Total	513.00	1,539
Boiler - Snow Melt System - Replacement	2007	2027	20	0	3	1 Total	64,800.00	64,800
Bridge - Wood	2007	2037	30	0	13	1 Total	165,537.75	165,538
Bridge Lighting - Replacement	2022	2032	10	0	8	1 Total	5,627.09	5,627
Common Area Signage	2007	2040	20	13	16	1 Total	147,078.12	147,078
Data Card Printer - Replacement	2022	2027	5	0	3	1 Total	3,780.00	3,780
Discovery Park: Fixtures/Equipment - Repla.	2007	2034	10	2	10	1 Total	32,357.20	32,357
Entry/Exterior Lighting - Replacement	2007	2027	10	10	3	1 Total	38,496.35	38,496
Gate Entry Lights - Replacement	2016	2026	10	0	2	1 Total	16,132.11	16,132
Gate Equipment - Expansion Renew/Replace	2023	2043	20	0	19	4 Each	62,500.00	250,000
Gate Equipment - Renew/Replace	2007	2026	20	-1	2	3 Each	50,000.00	150,000
Glass Doors Replacement	2007	2037	30	0	13	14 Each	1,750.00	24,500
Golf Cart - Replacement	2017	2025	5	3	1	1 Total	2,916.00	2,916
Holiday Lights - Replacement I	2014	2024	5	0	0	1 Total	7,209.71@ 50%	3,605
Holiday Lights - Replacement II	2014	2024	5	5	0	1 Total	7,209.71@ 50%	3,605
Interior Lighting	2007	2027	20	0	3	12 Each	147.06	1,765
Irrigation - VFD Replacement	2016	2026	10	0	2	1 Total	9,640.70	9,641
Lake and Streams E: Aeration Compressors	2023	2028	5	0	4	1 Total	16,875.00	16,875
Lake and Streams E: Electrical Modules, Tra..	2023	2033	10	0	9	1 Total	10,373.00	10,373
Lake and Streams E: Filter Components	2023	2033	10	0	9	1 Total	12,908.95	12,909
Lake and Streams E: Irrigation Pump & Mot..	2023	2033	10	0	9	1 Total	27,915.00	27,915
Lake and Streams E: Main Irrigation Motor	2023	2033	10	0	9	1 Total	5,301.00	5,301
Lake and Streams E: Main Irrigation Pump	2023	2033	10	0	9	1 Total	14,405.00	14,405
Lake and Streams E: Valves	2023	2033	10	0	9	1 Total	5,487.00	5,487
Lake and Streams E: Water Feature Motor	2023	2033	10	0	9	1 Total	5,824.00	5,824
Lake and Streams E: Water Feature Pump	2023	2033	10	0	9	1 Total	20,975.00	20,975
Lake and Streams O: Aerator Pump	2023	2033	10	0	9	1 Total	6,128.00	6,128
Lake and Streams O: Pump A	2018	2028	10	0	4	1 Total	6,128.00	6,128
Lake and Streams O: Pump B	2018	2028	10	0	4	1 Total	6,128.00	6,128
Lake: Pump Station Computer Original	2017	2027	10	0	3	1 Total	14,707.81	14,708
Lakes Aerators - Replacement Original	2007	2024	5	11	0	3 Each	2,206.17	6,619
Landscape Material Replacements	2018	2024	5	0	0	1 Total	5,832.00	5,832
Metal Benches - Replacement	2007	2032	20	5	8	7 Each	2,206.17	15,443
Paths: Asphalt Overlay Expansion South	2022	2044	14	8	20	228,465 SF	1.85	422,660
Paths: Asphalt Overlay North	2007	2030	14	9	6	201,030 SF	1.85	371,905
Paths: Asphalt Overlay South	2007	2031	14	10	7	89,720 SF	1.85	165,982
Pathway Lights - Replacement	2016	2026	10	0	2	1 Total	15,367.55	15,368
Pavilion Equipment: Renew/Replace	2019	2029	10	0	5	1 Total	22,436.90	22,437

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
<i>Capital continued...</i>								
Picnic Chairs - Replacement	2007	2033	25	1	9	16 Each	500.00	8,000
Picnic Tables - Replacement	2007	2033	25	1	9	4 Each	5,000.00	20,000
Pool Covers	2008	2024	15	-1	0	1 Total	31,401.17	31,401
Pool Deck - Replacement	2008	2038	30	0	14	12,500 SF	15.00	187,500
Pool Heater	2023	2035	12	0	11	1 Total	34,233.00	34,233
Pool Resurfacing	2007	2027	20	0	3	1 Total	61,037.42	61,037
Pool Safety Camera - Replacement	2020	2030	10	0	6	1 Total	1,940.89	1,941
Pool Umbrella & Stands 2024	2022	2024	2	0	0	1 Total	19,440.00	19,440
Pool Vacuum	2007	2025	12	6	1	1 Total	6,000.00	6,000
Pool and Spa Filters	2007	2024	15	0	0	1 Total	41,384.42	41,384
Pool and Spa: Other Replacements	2017	2024	1	0	0	1 Total	3,516.93	3,517
Pool: Furniture - Replacement I	2007	2029	20	2	5	1 Total	79,380.00@ 75%	59,535
Pool: Furniture - Replacement II	2007	2032	20	5	8	1 Total	79,380.00@ 75%	59,535
Pool: Furniture - Replacement III	2007	2027	20	0	3	1 Total	79,380.00@ 75%	59,535
Pool: Lounge Chair Cushion - Replacement	2018	2028	10	0	4	1 Total	33,532.49	33,532
Pool: Splash Monitor	2019	2026	7	0	2	1 Total	5,147.74	5,148
Pumps Replacement I	2007	2024	10	7	0	3 Each	8,703.68	26,111
Pumps Replacement II	2019	2029	10	0	5	3 Each	8,703.68	26,111
Restroom Fixtures - Upgrade	2007	2033	15	11	9	1 Total	22,061.72	22,062
Roads: Asphalt Overlay Expansion South	2022	2044	21	1	20	399,105 SF	2.31	921,933
Roads: Asphalt Overlay North	2007	2030	21	2	6	372,270 SF	2.31	859,944
Roads: Asphalt Overlay South	2007	2031	21	3	7	303,510 SF	2.31	701,108
Roads: Asphalt Patching Expansion South	2022	2039	14	3	15	1 Total	27,000.00	27,000
Roads: Gravel - Replacement North	2007	2030	21	2	6	1 Total	25,920.00	25,920
Roads: Gravel - Replacement South	2007	2031	21	3	7	1 Total	25,920.00	25,920
Roof Expansion Pump House - Replacement	<i>Unfunded</i>							
Sable Rock Park: Furniture/Equipment	2008	2029	20	1	5	1 Total	46,476.69	46,477
Skylights Replacement	2007	2037	30	0	13	4 Each	1,470.79	5,883
Spa A Controller - Replacement	2016	2026	10	0	2	1 Total	6,077.65	6,078
Spa Heater A Upper	2017	2024	5	2	0	1 Total	9,033.17	9,033
Spa Heater B Below	2017	2024	5	0	0	1 Total	9,033.17	9,033
Spa Resurfacing Lower	2022	2037	15	0	13	1 Total	8,353.80	8,354
Spa Resurfacing Upper	2018	2033	15	0	9	1 Total	8,353.80	8,354
Swimming Pool/Fitness Building: Defibrillat..	2007	2025	5	13	1	1 Total	2,500.00	2,500
Swimming Pool/Fitness Building: Exercise E.	2007	2025	15	3	1	1 Total	58,831.26	58,831
Swimming Pool/Fitness Building: Exercise E.	2022	2032	10	0	8	1 Total	6,588.00	6,588
Swimming Pool/Fitness Building: Flooring	2007	2027	10	10	3	1 Total	8,824.68	8,825
Swimming Pool/Fitness Building: HVAC	2007	2028	15	6	4	1 Total	49,661.31	49,661
Swimming Pool/Fitness Building: Miscellan..	2007	2027	20	0	3	1 Total	8,824.68	8,825
Swimming Pool/Fitness Building: Quarry Of..	2022	2032	10	0	8	1 Total	5,940.00	5,940
Swimming Pool/Fitness Building: Roof Repl..	2007	2037	30	0	13	1 Total	71,895.60	71,896
Tennis Courts: Fencing	2007	2032	25	0	8	1 Total	37,397.55	37,398

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
<i>Capital continued...</i>								
Tennis Courts: Nets	2018	2028	10	0	4	1 Total	653.16	653
Tennis Courts: Pickle Pall Nets & Paint	2023	2028	5	0	4	2 Each	800.00	1,600
Tennis Courts: Resurface	2007	2032	25	0	8	1 Total	30,000.00	30,000
Toro Irrigation - Contract	2022	2025	3	0	1	1 Total	8,100.00	8,100
Water Drinking Fountains	2020	2033	13	0	9	1 Total	6,065.28	6,065
Water Heater Pavilion	2007	2024	15	1	0	1 Total	2,144.88	2,145
Water Heater Quarry	2007	2024	15	1	0	1 Total	14,040.00	14,040
Windows Replacement	2007	2038	30	1	14	33 Each	1,470.79	48,536
Wood Benches - Replacement I	2023	2033	10	0	9	5 Each	864.00	4,320
Wood Benches - Replacement II	2023	2033	10	0	9	5 Each	864.00	4,320
Wood Benches - Replacement III	2023	2033	10	0	9	5 Each	864.00	4,320
Wood Bridges	2007	2027	20	0	3	6 Each	10,000.00	60,000
Wood Fence	2007	2037	30	0	13	120 LF	60.00	7,200
Capital - Total								\$6,067,763

Non-Capital

Asphalt Edges & Parking Lot - Paint	2022	2026	4	0	2	1 Total	4,325.84	4,326
Bridge: Paint/Seal	2020	2027	7	0	3	1 Total	18,195.84	18,196
Building Envelope Inspection	2022	2029	7	0	5	1 Total	0.00	0
Concrete Pavers - Resetting/Repair	2007	2024	10	0	0	1,561 SF	22.50@ 25%	8,781
Delineators - Replacement	2021	2024	2	0	0	1 Total	2,268.00	2,268
Discovery Park: Fixtures/Equipment - Repair	2007	2024	10	2	0	1 Total	3,481.47	3,481
Dock: Paint/Seal	2023	2028	5	0	4	1 Total	3,500.00	3,500
Electrical Inspection	2007	2032	25	0	8	1 Total	10,042.40	10,042
Exterior Concrete - Partial Replacement	2007	2037	30	0	13	1 Total	331,075.44@ 50%	165,538
Exterior Stone Siding - Partial Replacement	2007	2032	25	0	8	1,144 SF	35.89@ 25%	10,264
Exterior Stone Siding - Repoint	2007	2032	25	0	8	1,144 SF	23.41@ 25%	6,697
Exterior Stone Siding - Sealing	2016	2024	5	0	0	1 Total	2,160.00	2,160
Gravel @ Corners	2022	2030	10	-2	6	1 Total	6,480.00	6,480
Gutters Heat Tape - Replacement	2007	2025	15	3	1	1 Total	2,000.00	2,000
Gutters and Downspouts - Replacement	2007	2025	15	3	1	1 Total	4,412.33	4,412
Harper's Outpost Wood - Sealing	2014	2024	7	3	0	1 Total	12,500.00	12,500
Irrigation System - Repairs	2019	2029	10	0	5	1 Total	6,372.33	6,372
Ladder Fuel Reduction	2022	2026	4	0	2	1 Total	11,664.00	11,664
Lake Bank Vegetation - Removal	2022	2032	10	0	8	1 Total	46,656.00	46,656
Lake Treatment Expansion	2024	2024	7	0	0	1 Total	12,000.00	12,000
Lake Treatment Phase I	2023	2030	7	0	6	1 Total	27,465.00	27,465
Lake: Liner and Stream Repair Expansion	2023	2033	10	0	9	1 Total	11,664.00	11,664
Lake: Liner and Stream Repair Expansion	2023	2063	40	0	39	1 Total	220,617.19@ 50%	110,309
Lake: Liner and Stream Repair Original	2022	2032	10	0	8	1 Total	11,664.00	11,664
Lake: Liner and Stream Repair Original	2007	2047	40	0	23	1 Total	220,617.19@ 50%	110,309
Original Pump House - Paint	2007	2024	15	0	0	1 Total	4,000.00	4,000

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
<i>Non-Capital continued...</i>								
Paths: Asphalt Poly Patch North	2023	2030	7	0	6	1 Total	5,400.00	5,400
Paths: Asphalt Poly Patch South	2023	2031	7	1	7	1 Total	5,400.00	5,400
Paths: Asphalt Seal Coat Expansion South	2022	2025	7	-4	1	228,465 SF	0.20	45,693
Paths: Asphalt Sealcoat North	2023	2032	7	2	8	201,030 SF	0.20	40,206
Paths: Asphalt Sealcoat South 2024	2018	2024	7	-1	0	89,720 SF	0.20	17,944
Paths: Asphalt Sealcoat South 2033	2023	2033	7	3	9	89,720 SF	0.20	17,944
Plumbing Inspection	2007	2032	25	0	8	1 Total	10,042.40	10,042
Pool and Spa: Artificial Rocks - Paint	2012	2025	10	3	1	1 Total	14,875.00	14,875
Quarry Wood - Sealing	2023	2030	7	0	6	1 Total	16,530.00	16,530
Re-stain Teak Furniture	2022	2024	2	0	0	1 Total	6,000.00	6,000
Reserve Study Update - Offsite	2022	2024	1	0	0	1 Total	1,000.00	1,000
Reserve Study Update - Onsite	2023	2030	7	0	6	1 Total	4,000.00	4,000
Roads: Asphalt Patching North	2023	2030	14	-7	6	1 Total	10,800.00	10,800
Roads: Asphalt Patching South	2006	2031	14	11	7	1 Total	10,800.00	10,800
Roads: Asphalt Poly Patch North	2023	2032	7	2	8	1 Total	3,000.00	3,000
Roads: Asphalt Poly Patch North & South 2017	2017	2024	7	0	0	2 Each	30,000.00	60,000
Roads: Asphalt Poly Patch South	2023	2033	7	3	9	1 Total	3,000.00	3,000
Roads: Asphalt Seal Coat Elk Run Drive	2024	2024	1	0	0	74,220 SF	0.16	11,875
Roads: Asphalt Seal Coat Expansion South	2022	2032	7	3	8	399,105 SF	0.16	63,857
Roads: Asphalt Seal Coat Expansion South (.2022	2022	2025	7	-4	1	324,885 SF	0.16	51,982
Roads: Asphalt Sealcoat North	2023	2032	7	2	8	372,270 SF	0.16	59,563
Roads: Asphalt Sealcoat South 2024	2018	2024	7	-1	0	303,510 SF	0.16	48,562
Roads: Asphalt Sealcoat South 2033	2033	2033	7	0	9	303,510 SF	0.16	48,562
Roof - Repair	2022	2027	5	0	3	1 Total	2,916.00	2,916
Sable Rock Lake Vegetation - Removal	2022	2032	10	0	8	1 Total	2,160.00	2,160
Siding, Wood - Partial Replacement	2007	2032	25	0	8	9,344 SF	23.33@ 25%	54,499
Street Signs: Repair	2023	2025	2	0	1	1 Total	5,000.00	5,000
Street Signs: Repair Expansion	2023	2029	2	4	5	1 Total	15,000.00	15,000
Non-Capital - Total								\$1,249,357
Total Asset Summary								\$7,317,119

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

Annual Expenditure Detail

Description	Expenditures
Replacement Year 2024	
Audio System - Replacement	10,948
Bike Racks - Replacement	1,539
Concrete Pavers - Resetting/Repair	8,781
Delineators - Replacement	2,268
Discovery Park: Fixtures/Equipment - Repair	3,481
Exterior Stone Siding - Sealing	2,160
Harper's Outpost Wood - Sealing	12,500
Holiday Lights - Replacement I	3,605
Holiday Lights - Replacement II	3,605
Lake Treatment Expansion	12,000
Lakes Aerators - Replacement Original	6,619
Landscape Material Replacements	5,832
Original Pump House - Paint	4,000
Paths: Asphalt Sealcoat South 2024	17,944
Pool Covers	31,401
Pool Umbrella & Stands 2024	19,440
Pool and Spa Filters	41,384
Pool and Spa: Other Replacements	3,517
Pumps Replacement I	26,111
Re-stain Teak Furniture	6,000
Reserve Study Update - Offsite	1,000
Roads: Asphalt Poly Patch North & South 2024	60,000
Roads: Asphalt Seal Coat Elk Run Drive	11,875
Roads: Asphalt Sealcoat South 2024	48,562
Spa Heater A Upper	9,033
Spa Heater B Below	9,033
Water Heater Pavilion	2,145
Water Heater Quarry	14,040
Total for 2024	\$378,823
Replacement Year 2025	
Golf Cart - Replacement	3,033
Gutters Heat Tape - Replacement	2,080
Gutters and Downspouts - Replacement	4,589
Paths: Asphalt Seal Coat Expansion South	47,521

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2025 continued...</i>	
Pool Vacuum	6,240
Pool and Spa: Artificial Rocks - Paint	15,470
Pool and Spa: Other Replacements	3,658
Reserve Study Update - Offsite	1,040
Roads: Asphalt Seal Coat Expansion South (2025 No Elk Run)	54,061
Street Signs: Repair	5,200
Swimming Pool/Fitness Building: Defibrillator	2,600
Swimming Pool/Fitness Building: Exercise Equipment I	61,185
Toro Irrigation - Contract	8,424
Total for 2025	\$215,099
Replacement Year 2026	
Access Control: Gates Card Readers - Replacement	34,634
Access Control: Gates Renew/Replace	114,537
Asphalt Edges & Parking Lot - Paint	4,679
Delineators - Replacement	2,453
Gate Entry Lights - Replacement	17,448
Gate Equipment - Renew/Replace	162,240
Irrigation - VFD Replacement	10,427
Ladder Fuel Reduction	12,616
Pathway Lights - Replacement	16,622
Pool and Spa: Other Replacements	3,804
Pool: Splash Monitor	5,568
Re-stain Teak Furniture	6,490
Reserve Study Update - Offsite	1,082
Spa A Controller - Replacement	6,574
Total for 2026	\$399,173
Replacement Year 2027	
Boiler - Snow Melt System - Replacement	72,891
Bridge: Paint/Seal	20,468
Data Card Printer - Replacement	4,252
Entry/Exterior Lighting - Replacement	43,303
Interior Lighting	1,985

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

Description	Expenditures
<i>Replacement Year 2027 continued...</i>	
Lake: Pump Station Computer Original	16,544
Pool Resurfacing	68,659
Pool and Spa: Other Replacements	3,956
Pool: Furniture - Replacement III	66,969
Reserve Study Update - Offsite	1,125
Roof - Repair	3,280
Street Signs: Repair	5,624
Swimming Pool/Fitness Building: Flooring	9,927
Swimming Pool/Fitness Building: Miscellaneous Equipment	9,927
Wood Bridges	67,492
Total for 2027	\$396,401
Replacement Year 2028	
Delineators - Replacement	2,653
Dock: Paint/Seal	4,095
Lake and Streams E: Aeration Compressors	19,741
Lake and Streams O: Pump A	7,169
Lake and Streams O: Pump B	7,169
Pool and Spa: Other Replacements	4,114
Pool: Lounge Chair Cushion - Replacement	39,228
Re-stain Teak Furniture	7,019
Reserve Study Update - Offsite	1,170
Swimming Pool/Fitness Building: HVAC	58,097
Tennis Courts: Nets	764
Tennis Courts: Pickle Pall Nets & Paint	1,872
Toro Irrigation - Contract	9,476
Total for 2028	\$162,567
Replacement Year 2029	
Building Envelope Inspection	
Exterior Stone Siding - Sealing	2,628
Holiday Lights - Replacement I	4,386
Holiday Lights - Replacement II	4,386
Irrigation System - Repairs	7,753

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2029 continued...</i>	
Lakes Aerators - Replacement Original	8,052
Landscape Material Replacements	7,096
Pavilion Equipment: Renew/Replace	27,298
Pool and Spa: Other Replacements	4,279
Pool: Furniture - Replacement I	72,433
Pumps Replacement II	31,768
Reserve Study Update - Offsite	1,217
Sable Rock Park: Furniture/Equipment	56,546
Spa Heater A Upper	10,990
Spa Heater B Below	10,990
Street Signs: Repair	6,083
Street Signs: Repair Expansion	18,250
Total for 2029	\$274,155
Replacement Year 2030	
Asphalt Edges & Parking Lot - Paint	5,474
Delineators - Replacement	2,870
Golf Cart - Replacement	3,690
Gravel @ Corners	8,199
Ladder Fuel Reduction	14,759
Lake Treatment Phase I	34,752
Paths: Asphalt Overlay North	470,579
Paths: Asphalt Poly Patch North	6,833
Pool Safety Camera - Replacement	2,456
Pool and Spa: Other Replacements	4,450
Quarry Wood - Sealing	20,916
Re-stain Teak Furniture	7,592
Reserve Study Update - Onsite	5,061
Roads: Asphalt Overlay North	1,088,103
Roads: Asphalt Patching North	13,665
Roads: Gravel - Replacement North	32,797
Swimming Pool/Fitness Building: Defibrillator	3,163
Total for 2030	\$1,725,358

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

Annual Expenditure Detail

Description	Expenditures
Replacement Year 2031	
Harper's Outpost Wood - Sealing	16,449
Lake Treatment Expansion	15,791
Paths: Asphalt Overlay South	218,421
Paths: Asphalt Poly Patch South	7,106
Pool and Spa: Other Replacements	4,628
Reserve Study Update - Offsite	1,316
Roads: Asphalt Overlay South	922,610
Roads: Asphalt Patching South	14,212
Roads: Gravel - Replacement South	34,109
Street Signs: Repair	6,580
Street Signs: Repair Expansion	19,739
Toro Irrigation - Contract	10,659
Total for 2031	\$1,271,620
Replacement Year 2032	
Aluminum Powder Coated Pool Fence - Replacement	20,934
Bridge Lighting - Replacement	7,701
Data Card Printer - Replacement	5,173
Delineators - Replacement	3,104
Electrical Inspection	13,744
Exterior Stone Siding - Partial Replacement	14,047
Exterior Stone Siding - Repoint	9,165
Lake Bank Vegetation - Removal	63,852
Lake: Liner and Stream Repair Original	15,963
Metal Benches - Replacement	21,135
Paths: Asphalt Seal Coat Expansion South	62,534
Paths: Asphalt Sealcoat North	55,025
Plumbing Inspection	13,744
Pool and Spa: Other Replacements	4,813
Pool: Furniture - Replacement II	81,478
Re-stain Teak Furniture	8,211
Reserve Study Update - Offsite	1,369
Roads: Asphalt Poly Patch North	4,106
Roads: Asphalt Seal Coat Expansion South	87,392
Roads: Asphalt Sealcoat North	81,516

Caldera Springs Owners' Association, Inc.

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Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2032 continued...</i>	
Roof - Repair	3,991
Sable Rock Lake Vegetation - Removal	2,956
Siding, Wood - Partial Replacement	74,585
Swimming Pool/Fitness Building: Exercise Equipment II	9,016
Swimming Pool/Fitness Building: Quarry Office Furniture	8,129
Tennis Courts: Fencing	51,181
Tennis Courts: Resurface	41,057
Total for 2032	\$765,921
Replacement Year 2033	
Dock: Paint/Seal	4,982
Lake and Streams E: Aeration Compressors	24,018
Lake and Streams E: Electrical Modules, Transmitters, Relay, etc.	14,764
Lake and Streams E: Filter Components	18,373
Lake and Streams E: Irrigation Pump & Motor	39,732
Lake and Streams E: Main Irrigation Motor	7,545
Lake and Streams E: Main Irrigation Pump	20,503
Lake and Streams E: Valves	7,810
Lake and Streams E: Water Feature Motor	8,289
Lake and Streams E: Water Feature Pump	29,854
Lake and Streams O: Aerator Pump	8,722
Lake: Liner and Stream Repair Expansion	16,602
Paths: Asphalt Sealcoat South 2033	25,540
Picnic Chairs - Replacement	11,386
Picnic Tables - Replacement	28,466
Pool and Spa: Other Replacements	5,006
Pool: Splash Monitor	7,327
Reserve Study Update - Offsite	1,423
Restroom Fixtures - Upgrade	31,401
Roads: Asphalt Poly Patch South	4,270
Roads: Asphalt Sealcoat South 2033	69,118
Spa Resurfacing Upper	11,890
Street Signs: Repair	7,117
Street Signs: Repair Expansion	21,350
Tennis Courts: Pickle Pall Nets & Paint	2,277

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

Description	Expenditures
<i>Replacement Year 2033 continued...</i>	
Water Drinking Fountains	8,633
Wood Benches - Replacement I	6,149
Wood Benches - Replacement II	6,149
Wood Benches - Replacement III	6,149
Total for 2033	\$454,844
Replacement Year 2034	
Asphalt Edges & Parking Lot - Paint	6,403
Audio System - Replacement	16,206
Bridge: Paint/Seal	26,934
Concrete Pavers - Resetting/Repair	12,997
Delineators - Replacement	3,357
Discovery Park: Fixtures/Equipment - Replacement	47,897
Exterior Stone Siding - Sealing	3,197
Holiday Lights - Replacement I	5,336
Holiday Lights - Replacement II	5,336
Ladder Fuel Reduction	17,266
Lakes Aerators - Replacement Original	9,797
Landscape Material Replacements	8,633
Pool and Spa: Other Replacements	5,206
Pumps Replacement I	38,651
Re-stain Teak Furniture	8,881
Reserve Study Update - Offsite	1,480
Spa Heater A Upper	13,371
Spa Heater B Below	13,371
Toro Irrigation - Contract	11,990
Total for 2034	\$256,310
Replacement Year 2035	
Golf Cart - Replacement	4,489
Pool Heater	52,700
Pool and Spa: Artificial Rocks - Paint	22,899
Pool and Spa: Other Replacements	5,414
Reserve Study Update - Offsite	1,539

Caldera Springs Owners' Association, Inc.

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Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2035 continued...</i>	
Street Signs: Repair	7,697
Street Signs: Repair Expansion	23,092
Swimming Pool/Fitness Building: Defibrillator	3,849
Total for 2035	\$121,680
Replacement Year 2036	
Access Control: Gates Card Readers - Replacement	51,267
Access Control: Gates Renew/Replace	169,543
Building Envelope Inspection	
Delineators - Replacement	3,631
Gate Entry Lights - Replacement	25,828
Irrigation - VFD Replacement	15,435
Pathway Lights - Replacement	24,604
Pool and Spa: Other Replacements	5,631
Re-stain Teak Furniture	9,606
Reserve Study Update - Offsite	1,601
Spa A Controller - Replacement	9,731
Total for 2036	\$316,876
Replacement Year 2037	
Bridge - Wood	275,633
Data Card Printer - Replacement	6,294
Entry/Exterior Lighting - Replacement	64,099
Exterior Concrete - Partial Replacement	275,632
Glass Doors Replacement	40,794
Lake Treatment Phase I	45,731
Lake: Pump Station Computer Original	24,490
Paths: Asphalt Poly Patch North	8,991
Pool Vacuum	9,990
Pool and Spa: Other Replacements	5,856
Quarry Wood - Sealing	27,524
Reserve Study Update - Onsite	6,660
Roof - Repair	4,855
Skylights Replacement	9,796

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2037 continued...</i>	
Spa Resurfacing Lower	13,910
Street Signs: Repair	8,325
Street Signs: Repair Expansion	24,976
Swimming Pool/Fitness Building: Flooring	14,694
Swimming Pool/Fitness Building: Roof Replacement	119,711
Toro Irrigation - Contract	13,487
Wood Fence	11,989
Total for 2037	\$1,013,438
Replacement Year 2038	
Asphalt Edges & Parking Lot - Paint	7,491
Delineators - Replacement	3,927
Dock: Paint/Seal	6,061
Harper's Outpost Wood - Sealing	21,646
Ladder Fuel Reduction	20,198
Lake Treatment Expansion	20,780
Lake and Streams E: Aeration Compressors	29,222
Lake and Streams O: Pump A	10,612
Lake and Streams O: Pump B	10,612
Paths: Asphalt Poly Patch South	9,351
Pool Deck - Replacement	324,689
Pool and Spa: Other Replacements	6,090
Pool: Lounge Chair Cushion - Replacement	58,067
Re-stain Teak Furniture	10,390
Reserve Study Update - Offsite	1,732
Tennis Courts: Nets	1,131
Tennis Courts: Pickle Pall Nets & Paint	2,771
Windows Replacement	84,049
Total for 2038	\$628,819
Replacement Year 2039	
Exterior Stone Siding - Sealing	3,890
Holiday Lights - Replacement I	6,492
Holiday Lights - Replacement II	6,492

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2039 continued...</i>	
Irrigation System - Repairs	11,476
Lakes Aerators - Replacement Original	11,920
Landscape Material Replacements	10,503
Original Pump House - Paint	7,204
Paths: Asphalt Seal Coat Expansion South	82,291
Pavilion Equipment: Renew/Replace	40,408
Pool Covers	56,552
Pool and Spa Filters	74,531
Pool and Spa: Other Replacements	6,334
Pumps Replacement II	47,025
Reserve Study Update - Offsite	1,801
Roads: Asphalt Patching Expansion South	48,625
Roads: Asphalt Poly Patch North	5,403
Roads: Asphalt Seal Coat Expansion South	115,002
Roads: Asphalt Sealcoat North	107,270
Spa Heater A Upper	16,268
Spa Heater B Below	16,268
Street Signs: Repair	9,005
Street Signs: Repair Expansion	27,014
Water Heater Pavilion	3,863
Water Heater Quarry	25,285
Total for 2039	\$740,921
Replacement Year 2040	
Common Area Signage	275,475
Delineators - Replacement	4,248
Golf Cart - Replacement	5,462
Gravel @ Corners	12,137
Gutters Heat Tape - Replacement	3,746
Gutters and Downspouts - Replacement	8,264
Paths: Asphalt Sealcoat South 2033	33,609
Pool Safety Camera - Replacement	3,635
Pool and Spa: Other Replacements	6,587
Pool: Splash Monitor	9,642
Re-stain Teak Furniture	11,238

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2040 continued...</i>	
Reserve Study Update - Offsite	1,873
Roads: Asphalt Poly Patch South	5,619
Roads: Asphalt Sealcoat South 2033	90,955
Swimming Pool/Fitness Building: Defibrillator	4,682
Swimming Pool/Fitness Building: Exercise Equipment I	110,190
Toro Irrigation - Contract	15,171
Total for 2040	\$602,532
Replacement Year 2041	
Bridge: Paint/Seal	35,444
Pool and Spa: Other Replacements	6,851
Reserve Study Update - Offsite	1,948
Street Signs: Repair	9,740
Street Signs: Repair Expansion	29,219
Total for 2041	\$83,200
Replacement Year 2042	
Asphalt Edges & Parking Lot - Paint	8,763
Bridge Lighting - Replacement	11,399
Data Card Printer - Replacement	7,658
Delineators - Replacement	4,595
Ladder Fuel Reduction	23,629
Lake Bank Vegetation - Removal	94,516
Lake: Liner and Stream Repair Original	23,629
Pool and Spa: Other Replacements	7,125
Re-stain Teak Furniture	12,155
Reserve Study Update - Offsite	2,026
Roof - Repair	5,907
Sable Rock Lake Vegetation - Removal	4,376
Swimming Pool/Fitness Building: Exercise Equipment II	13,346
Swimming Pool/Fitness Building: Quarry Office Furniture	12,033
Total for 2042	\$231,158
Replacement Year 2043	
Building Envelope Inspection	

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2043 continued...</i>	
Dock: Paint/Seal	7,374
Gate Equipment - Expansion Renew/Replace	526,712
Lake and Streams E: Aeration Compressors	35,553
Lake and Streams E: Electrical Modules, Transmitters, Relay, etc.	21,854
Lake and Streams E: Filter Components	27,197
Lake and Streams E: Irrigation Pump & Motor	58,813
Lake and Streams E: Main Irrigation Motor	11,168
Lake and Streams E: Main Irrigation Pump	30,349
Lake and Streams E: Valves	11,560
Lake and Streams E: Water Feature Motor	12,270
Lake and Streams E: Water Feature Pump	44,191
Lake and Streams O: Aerator Pump	12,911
Lake: Liner and Stream Repair Expansion	24,574
Pool and Spa: Other Replacements	7,410
Reserve Study Update - Offsite	2,107
Street Signs: Repair	10,534
Street Signs: Repair Expansion	31,603
Swimming Pool/Fitness Building: HVAC	104,629
Tennis Courts: Pickle Pall Nets & Paint	3,371
Toro Irrigation - Contract	17,065
Wood Benches - Replacement I	9,102
Wood Benches - Replacement II	9,102
Wood Benches - Replacement III	9,102
Total for 2043	\$1,028,552
Replacement Year 2044	
Audio System - Replacement	23,988
Bike Racks - Replacement	3,372
Concrete Pavers - Resetting/Repair	19,239
Delineators - Replacement	4,969
Discovery Park: Fixtures/Equipment - Replacement	70,899
Exterior Stone Siding - Sealing	4,733
Holiday Lights - Replacement I	7,899
Holiday Lights - Replacement II	7,899
Lake Treatment Phase I	60,179

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2044 continued...</i>	
Lakes Aerators - Replacement Original	14,502
Landscape Material Replacements	12,779
Paths: Asphalt Overlay Expansion South	926,101
Paths: Asphalt Overlay North	814,891
Paths: Asphalt Poly Patch North	11,832
Pool and Spa: Other Replacements	7,706
Pumps Replacement I	57,213
Quarry Wood - Sealing	36,219
Re-stain Teak Furniture	13,147
Reserve Study Update - Onsite	8,764
Roads: Asphalt Overlay Expansion South	2,020,068
Roads: Asphalt Patching North	23,664
Spa Heater A Upper	19,793
Spa Heater B Below	19,793
Total for 2044	\$4,189,648
Replacement Year 2045	
Golf Cart - Replacement	6,645
Harper's Outpost Wood - Sealing	28,485
Lake Treatment Expansion	27,345
Paths: Asphalt Overlay South	378,234
Paths: Asphalt Poly Patch South	12,305
Pool and Spa: Artificial Rocks - Paint	33,897
Pool and Spa: Other Replacements	8,014
Reserve Study Update - Offsite	2,279
Roads: Asphalt Patching South	24,611
Street Signs: Repair	11,394
Street Signs: Repair Expansion	34,182
Swimming Pool/Fitness Building: Defibrillator	5,697
Total for 2045	\$573,087
Replacement Year 2046	
Access Control: Gates Card Readers - Replacement	75,887
Access Control: Gates Renew/Replace	250,965

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2046 continued...</i>	
Asphalt Edges & Parking Lot - Paint	10,252
Delineators - Replacement	5,375
Gate Entry Lights - Replacement	38,232
Gate Equipment - Renew/Replace	355,488
Irrigation - VFD Replacement	22,848
Ladder Fuel Reduction	27,643
Paths: Asphalt Seal Coat Expansion South	108,289
Paths: Asphalt Sealcoat North	95,285
Pathway Lights - Replacement	36,420
Pool and Spa: Other Replacements	8,335
Re-stain Teak Furniture	14,220
Reserve Study Update - Offsite	2,370
Roads: Asphalt Poly Patch North	7,110
Roads: Asphalt Seal Coat Expansion South	151,335
Roads: Asphalt Sealcoat North	141,160
Spa A Controller - Replacement	14,404
Toro Irrigation - Contract	19,196
Water Drinking Fountains	14,374
Total for 2046	\$1,399,186
Replacement Year 2047	
Boiler - Snow Melt System - Replacement	159,714
Data Card Printer - Replacement	9,317
Entry/Exterior Lighting - Replacement	94,883
Interior Lighting	4,350
Lake: Liner and Stream Repair Original	271,879
Lake: Pump Station Computer Original	36,251
Paths: Asphalt Sealcoat South 2033	44,227
Pool Heater	84,375
Pool Resurfacing	150,440
Pool and Spa: Other Replacements	8,668
Pool: Furniture - Replacement III	146,737
Pool: Splash Monitor	12,688
Reserve Study Update - Offsite	2,465
Roads: Asphalt Poly Patch South	7,394

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2047 continued...</i>	
Roads: Asphalt Sealcoat South 2033	119,691
Roof - Repair	7,187
Street Signs: Repair	12,324
Street Signs: Repair Expansion	36,971
Swimming Pool/Fitness Building: Flooring	21,750
Swimming Pool/Fitness Building: Miscellaneous Equipment	21,750
Wood Bridges	147,883
Total for 2047	\$1,400,941
Replacement Year 2048	
Bridge: Paint/Seal	46,641
Delineators - Replacement	5,814
Dock: Paint/Seal	8,972
Lake and Streams E: Aeration Compressors	43,256
Lake and Streams O: Pump A	15,708
Lake and Streams O: Pump B	15,708
Pool and Spa: Other Replacements	9,015
Pool: Lounge Chair Cushion - Replacement	85,954
Re-stain Teak Furniture	15,380
Reserve Study Update - Offsite	2,563
Restroom Fixtures - Upgrade	56,551
Spa Resurfacing Upper	21,413
Tennis Courts: Nets	1,674
Tennis Courts: Pickle Pall Nets & Paint	4,101
Total for 2048	\$332,750
Replacement Year 2049	
Exterior Stone Siding - Sealing	5,758
Holiday Lights - Replacement I	9,610
Holiday Lights - Replacement II	9,610
Irrigation System - Repairs	16,988
Lakes Aerators - Replacement Original	17,644
Landscape Material Replacements	15,547
Pavilion Equipment: Renew/Replace	59,813

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

Description	Expenditures
<i>Replacement Year 2049 continued...</i>	
Pool Vacuum	15,995
Pool and Spa: Other Replacements	9,376
Pool: Furniture - Replacement I	158,711
Pumps Replacement II	69,608
Reserve Study Update - Offsite	2,666
Sable Rock Park: Furniture/Equipment	123,899
Spa Heater A Upper	24,081
Spa Heater B Below	24,081
Street Signs: Repair	13,329
Street Signs: Repair Expansion	39,988
Toro Irrigation - Contract	21,593
Total for 2049	\$638,296
Replacement Year 2050	
Asphalt Edges & Parking Lot - Paint	11,993
Building Envelope Inspection	
Delineators - Replacement	6,288
Golf Cart - Replacement	8,085
Gravel @ Corners	17,966
Ladder Fuel Reduction	32,338
Pool Safety Camera - Replacement	5,381
Pool and Spa: Other Replacements	9,751
Re-stain Teak Furniture	16,635
Reserve Study Update - Offsite	2,772
Swimming Pool/Fitness Building: Defibrillator	6,931
Total for 2050	\$118,140
Replacement Year 2051	
Lake Treatment Phase I	79,192
Paths: Asphalt Poly Patch North	15,570
Pool and Spa: Other Replacements	10,141
Quarry Wood - Sealing	47,662
Reserve Study Update - Onsite	11,533
Roads: Asphalt Overlay North	2,479,535

Caldera Springs Owners' Association, Inc.
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Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2051 continued...</i>	
Roads: Gravel - Replacement North	74,737
Street Signs: Repair	14,417
Street Signs: Repair Expansion	43,251
Total for 2051	\$2,776,037
Replacement Year 2052	
Bridge Lighting - Replacement	16,874
Data Card Printer - Replacement	11,335
Delineators - Replacement	6,801
Harper's Outpost Wood - Sealing	37,484
Lake Bank Vegetation - Removal	139,907
Lake Treatment Expansion	35,984
Lake: Liner and Stream Repair Original	34,977
Metal Benches - Replacement	46,310
Paths: Asphalt Poly Patch South	16,193
Pool and Spa: Other Replacements	10,546
Pool: Furniture - Replacement II	178,528
Re-stain Teak Furniture	17,992
Reserve Study Update - Offsite	2,999
Roads: Asphalt Overlay South	2,102,415
Roads: Gravel - Replacement South	77,726
Roof - Repair	8,744
Sable Rock Lake Vegetation - Removal	6,477
Spa Resurfacing Lower	25,051
Swimming Pool/Fitness Building: Exercise Equipment II	19,755
Swimming Pool/Fitness Building: Quarry Office Furniture	17,812
Toro Irrigation - Contract	24,289
Total for 2052	\$2,838,201
Replacement Year 2053	
Dock: Paint/Seal	10,915
Lake and Streams E: Aeration Compressors	52,627
Lake and Streams E: Electrical Modules, Transmitters, Relay, etc.	32,350
Lake and Streams E: Filter Components	40,259

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2053 continued...</i>	
Lake and Streams E: Irrigation Pump & Motor	87,057
Lake and Streams E: Main Irrigation Motor	16,532
Lake and Streams E: Main Irrigation Pump	44,924
Lake and Streams E: Valves	17,112
Lake and Streams E: Water Feature Motor	18,163
Lake and Streams E: Water Feature Pump	65,414
Lake and Streams O: Aerator Pump	19,111
Lake: Liner and Stream Repair Expansion	36,376
Paths: Asphalt Seal Coat Expansion South	142,501
Pool and Spa: Other Replacements	10,968
Reserve Study Update - Offsite	3,119
Roads: Asphalt Patching Expansion South	84,204
Roads: Asphalt Poly Patch North	9,356
Roads: Asphalt Seal Coat Expansion South	199,147
Roads: Asphalt Sealcoat North	185,757
Street Signs: Repair	15,593
Street Signs: Repair Expansion	46,780
Tennis Courts: Pickle Pall Nets & Paint	4,990
Wood Benches - Replacement I	13,473
Wood Benches - Replacement II	13,473
Wood Benches - Replacement III	13,473
Total for 2053	\$1,183,671

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

Detail Report by Category**Roof - Repair**

Asset ID	1157	1 Total	@ \$2,916.00
	Non-Capital	Asset Actual Cost	\$2,916.00
Category	Roofing	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$3,280.10
Useful Life	5		
Replacement Year	2027		
Remaining Life	3		

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.

Roof Expansion Pump House - Replacement

Asset ID	1195	850 SF	@ \$20.00
	Capital	Asset Actual Cost	\$17,000.00
Category	Roofing	Percent Replacement	100%
Placed in Service	January 2023	Future Cost	\$78,478.22
Useful Life	40		
Replacement Year	2063		
Remaining Life	39		

This provision is to replace the metal roof on the expansion pump house.

Schwindt and Company estimated the roof to measure 850 square feet.

The cost and useful life assumption is based on estimates established on RS Means and/or the National Estimator. The Association should obtain a bid to confirm this estimate.

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

Detail Report by Category**Skylights Replacement**

		4 Each	@ \$1,470.79
Asset ID	1220	Asset Actual Cost	\$5,883.16
	Capital	Percent Replacement	100%
Category	Roofing	Future Cost	\$9,795.89
Placed in Service	January 2007		
Useful Life	30		
Replacement Year	2037		
Remaining Life	13		

This provision provides funding to replace the skylights.

According to the Association there are 4 skylights

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

Swimming Pool/Fitness Building: Roof Replacement

		1 Total	@ \$71,895.60
Asset ID	1019	Asset Actual Cost	\$71,895.60
	Capital	Percent Replacement	100%
Category	Roofing	Future Cost	\$119,711.46
Placed in Service	January 2007		
Useful Life	30		
Replacement Year	2037		
Remaining Life	13		

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**\$80,695**

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

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

Asset ID	1105	1 Total	@ \$4,325.84
		Asset Actual Cost	\$4,325.84
Category	Non-Capital	Percent Replacement	100%
Placed in Service	Painting	Future Cost	\$4,678.83
Useful Life	January 2022		
Replacement Year	4		
Remaining Life	2026		
	2		

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	@ \$18,195.84
		Asset Actual Cost	\$18,195.84
Category	Non-Capital	Percent Replacement	100%
Placed in Service	Painting	Future Cost	\$20,467.85
Useful Life	January 2020		
Replacement Year	7		
Remaining Life	2027		
	3		

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.

Sunriver, Oregon

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

Asset ID	1109	1 Total	@ \$3,500.00
		Asset Actual Cost	\$3,500.00
Category	Non-Capital	Percent Replacement	100%
Placed in Service	Painting	Future Cost	\$4,094.50
Useful Life	January 2023		
Replacement Year	5		
Remaining Life	2028		
	4		

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.

This was done in 2023 for \$3,441.

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

Original Pump House - Paint

Asset ID	1194	1 Total	@ \$4,000.00
		Asset Actual Cost	\$4,000.00
Category	Non-Capital	Percent Replacement	100%
Placed in Service	Painting	Future Cost	\$4,000.00
Useful Life	January 2007		
Replacement Year	15		
Remaining Life	2024		
	0		

This provision is to paint the original pump house

The cost and useful life assumption is based on estimates established on RS Means and/or the National Estimator. The Association should obtain a bid to confirm this estimate.

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

Detail Report by Category**Pool and Spa: Artificial Rocks - Paint**

Asset ID	1111	1 Total	@ \$14,875.00
		Asset Actual Cost	\$14,875.00
Category	Non-Capital	Percent Replacement	100%
Placed in Service	Painting	Future Cost	\$15,470.00
Useful Life	January 2012		
Adjustment	10		
Replacement Year	3		
Remaining Life	2025		
	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. This was done in 2023 for \$14,874.

Re-stain Teak Furniture

Asset ID	1116	1 Total	@ \$6,000.00
		Asset Actual Cost	\$6,000.00
Category	Non-Capital	Percent Replacement	100%
Placed in Service	Painting	Future Cost	\$6,000.00
Useful Life	January 2022		
Replacement Year	2		
Remaining Life	2024		
	0		

This provision is to re-stain the teak furniture every 2 years.

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

Painting - Total Current Cost**\$50,897**

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

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

Asset ID	1074	1,144 SF	@ \$35.89
	Non-Capital	Asset Actual Cost	\$10,264.08
Category	Building Components	Percent Replacement	25%
Placed in Service	January 2007	Future Cost	\$14,047.10
Useful Life	25		
Replacement Year	2032		
Remaining Life	8		

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	@ \$23.41
	Non-Capital	Asset Actual Cost	\$6,696.52
Category	Building Components	Percent Replacement	25%
Placed in Service	January 2007	Future Cost	\$9,164.65
Useful Life	25		
Replacement Year	2032		
Remaining Life	8		

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.

Sunriver, Oregon

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

Asset ID	1072	1 Total	@ \$2,160.00
	Non-Capital	Asset Actual Cost	\$2,160.00
Category	Building Components	Percent Replacement	100%
Placed in Service	January 2016	Future Cost	\$2,160.00
Useful Life	5		
Replacement Year	2024		
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	@ \$12,500.00
	Non-Capital	Asset Actual Cost	\$12,500.00
Category	Building Components	Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$12,500.00
Useful Life	7		
Adjustment	3		
Replacement Year	2024		
Remaining Life	0		

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.

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

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

Asset ID	1177	1 Total	@ \$16,530.00
	Non-Capital	Asset Actual Cost	\$16,530.00
Category	Building Components	Percent Replacement	100%
Placed in Service	January 2023	Future Cost	\$20,915.72
Useful Life	7		
Replacement Year	2030		
Remaining Life	6		

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.

This was done in 2023 by Webfoot Painting for \$16,528.

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

Siding, Wood - Partial Replacement

Asset ID	1081	9,344 SF	@ \$23.33
	Non-Capital	Asset Actual Cost	\$54,498.88
Category	Building Components	Percent Replacement	25%
Placed in Service	January 2007	Future Cost	\$74,585.48
Useful Life	25		
Replacement Year	2032		
Remaining Life	8		

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 will need to obtain bids for this work.

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

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

Siding, Wood - Partial Replacement continued...

Estimator.

Building Components - Total Current Cost	\$102,649
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Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

Detail Report by Category**Gutters Heat Tape - Replacement**

Asset ID	1221	1 Total	@ \$2,000.00
	Non-Capital	Asset Actual Cost	\$2,000.00
Category	Gutters and Downspouts	Percent Replacement	100%
Placed in Service	June 2007	Future Cost	\$2,080.00
Useful Life	15		
Adjustment	3		
Replacement Year	2025		
Remaining Life	1		

This provision provides funding for repair and/or replacement to the heat tape on the gutters and roof.

According to the Association, the gutters are copper.

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.

Gutters and Downspouts - Replacement

Asset ID	1077	1 Total	@ \$4,412.33
	Non-Capital	Asset Actual Cost	\$4,412.33
Category	Gutters and Downspouts	Percent Replacement	100%
Placed in Service	June 2007	Future Cost	\$4,588.82
Useful Life	15		
Adjustment	3		
Replacement Year	2025		
Remaining Life	1		

This provision provides funding for 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 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.

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

Gutters and Downspouts - Total Current Cost	\$6,412
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Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

Detail Report by Category**Delineators - Replacement**

Asset ID	1174	1 Total	@ \$2,268.00
	Non-Capital	Asset Actual Cost	\$2,268.00
Category	Streets/Asphalt	Percent Replacement	100%
Placed in Service	January 2021	Future Cost	\$2,268.00
Useful Life	2		
Replacement Year	2024		
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	@ \$6,480.00
	Non-Capital	Asset Actual Cost	\$6,480.00
Category	Streets/Asphalt	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$8,199.27
Useful Life	10		
Adjustment	-2		
Replacement Year	2030		
Remaining Life	6		

This provision provides funding for gravel at corners with compost.

Paths: Asphalt Overlay North

Asset ID	1101	201,030 SF	@ \$1.85
	Capital	Asset Actual Cost	\$371,905.50
Category	Streets/Asphalt	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$470,579.10
Useful Life	14		
Adjustment	9		
Replacement Year	2030		
Remaining Life	6		

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.

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

Detail Report by Category*Paths: Asphalt Overlay North continued...*

Per TOPLOCK Asphalt Maintenance.

Caldera Springs Pathways
 Pathways North of Trailmere 201,030 SF
 Pathways South of Trailmere 89,720 SF
 Total 290,750 SF

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

Paths: Asphalt Overlay South

Asset ID	1209	89,720 SF	@ \$1.85
Capital		Asset Actual Cost	\$165,982.00
Category	Streets/Asphalt	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$218,420.99
Useful Life	14		
Adjustment	10		
Replacement Year	2031		
Remaining Life	7		

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.

Per TOPLOCK Asphalt Maintenance.

Caldera Springs Pathways
 Pathways North of Trailmere 201,030 SF
 Pathways South of Trailmere 89,720 SF
 Total 290,750 SF

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

Paths: Asphalt Poly Patch North

Asset ID	1233	1 Total	@ \$5,400.00
Non-Capital		Asset Actual Cost	\$5,400.00
Category	Streets/Asphalt	Percent Replacement	100%
Placed in Service	January 2023	Future Cost	\$6,832.72
Useful Life	7		
Replacement Year	2030		
Remaining Life	6		

This provision provides funding to poly patch the walking paths.

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

Detail Report by Category*Paths: Asphalt Poly Patch North continued...*

Per TOPLOCK Asphalt Maintenance.

Caldera Springs Pathways
 Pathways North of Trailmere 201,030 SF
 Pathways South of Trailmere 89,720 SF
 Total 290,750 SF

This was done in 2023 for \$5,400. The useful life is based on estimates established by RS Means and/or the National Estimator.

Paths: Asphalt Poly Patch South

Asset ID	1234	1 Total	@ \$5,400.00
	Non-Capital	Asset Actual Cost	\$5,400.00
Category	Streets/Asphalt	Percent Replacement	100%
Placed in Service	January 2023	Future Cost	\$7,106.03
Useful Life	7		
Adjustment	1		
Replacement Year	2031		
Remaining Life	7		

This provision provides funding to poly patch the walking paths South.

Per TOPLOCK Asphalt Maintenance.

Caldera Springs Pathways
 Pathways North of Trailmere 201,030 SF
 Pathways South of Trailmere 89,720 SF
 Total 290,750 SF

This was done in 2023 for \$5,400. The useful life is based on estimates established by RS Means and/or the National Estimator.

Paths: Asphalt Sealcoat North

Asset ID	1099	201,030 SF	@ \$0.20
	Non-Capital	Asset Actual Cost	\$40,206.00
Category	Streets/Asphalt	Percent Replacement	100%
Placed in Service	January 2023	Future Cost	\$55,024.69
Useful Life	7		
Adjustment	2		
Replacement Year	2032		
Remaining Life	8		

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

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

Detail Report by Category*Paths: Asphalt Sealcoat North continued...*

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. This was done in 2023 for \$40,920.

Per TOPLOCK Asphalt Maintenance.

Caldera Springs Pathways
 Pathways North of Trailmere 201,030 SF
 Pathways South of Trailmere 89,720 SF
 Total 290,750 SF

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

Paths: Asphalt Sealcoat South 2024

Asset ID	1210	89,720 SF	@ \$0.20
Category	Non-Capital	Asset Actual Cost	\$17,944.00
Placed in Service	Streets/Asphalt	Percent Replacement	100%
Useful Life	January 2018	Future Cost	\$17,944.00
Adjustment	7		
Replacement Year	-1		
Remaining Life	2024		
	0		

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

The cost is based on the north section done in 2023 for \$40,920.

Per TOPLOCK Asphalt Maintenance.

Caldera Springs Pathways
 Pathways North of Trailmere 201,030 SF
 Pathways South of Trailmere 89,720 SF
 Total 290,750 SF

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**Paths: Asphalt Sealcoat South 2033**

Asset ID	1229	89,720 SF	@ \$0.20
Category	Non-Capital	Asset Actual Cost	\$17,944.00
Placed in Service	Streets/Asphalt	Percent Replacement	100%
Useful Life	January 2023	Future Cost	\$25,539.91
Adjustment	7		
Replacement Year	3		
Remaining Life	2033		
	9		

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

The cost is based on the north section done in 2023 for \$40,920.

Per TOPLOCK Asphalt Maintenance.

Caldera Springs Pathways
 Pathways North of Trailmere 201,030 SF
 Pathways South of Trailmere 89,720 SF
 Total 290,750 SF

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

Roads: Asphalt Overlay North

Asset ID	1121	372,270 SF	@ \$2.31
Category	Capital	Asset Actual Cost	\$859,943.70
Placed in Service	Streets/Asphalt	Percent Replacement	100%
Useful Life	January 2007	Future Cost	\$1,088,103.12
Adjustment	21		
Replacement Year	2		
Remaining Life	2030		
	6		

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

The cost to overlay the north and south areas was \$741,771, provided by the Association on February 16, 2011.

Per TOPLOCK Asphalt Maintenance.

NORTH ROADS
 Dancing rock 168,960 SF
 Glowstone 15,780 SF
 Sunstone 89,000 SF
 Harper 11,200 SF
 Caldera Springs Ct 16,080 SF

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

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

Total 301,020 SF

This also includes the parking lot and Caldera Springs Drive.

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

Roads: Asphalt Overlay South

		303,510 SF	@ \$2.31
Asset ID	1102	Asset Actual Cost	\$701,108.10
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$922,610.43
Placed in Service	January 2007		
Useful Life	21		
Adjustment	3		
Replacement Year	2031		
Remaining Life	7		

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

The cost to overlay the north and south areas was \$741,771, provided by the Association on February 16, 2011.

Per TOPLOCK Asphalt Maintenance.

SOUTH ROADS
 Trailmere Ct 147,840 SF
 Fire Glass Ct 9,900 SF
 Fire Glass Loop 49,200 SF
 Sable Rock 58,000 SF
 Caldera Springs 38,570 (Road 29,120 / Entrance 9,450)
 Total 303,510 SF

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

Roads: Asphalt Patching North

		1 Total	@ \$10,800.00
Asset ID	1141	Asset Actual Cost	\$10,800.00
	Non-Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$13,665.45
Placed in Service	January 2023		
Useful Life	14		
Adjustment	-7		
Replacement Year	2030		
Remaining Life	6		

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

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

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

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	@ \$10,800.00
	Non-Capital	Asset Actual Cost	\$10,800.00
Category	Streets/Asphalt	Percent Replacement	100%
Placed in Service	January 2006	Future Cost	\$14,212.06
Useful Life	14		
Adjustment	11		
Replacement Year	2031		
Remaining Life	7		

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 Poly Patch North

Asset ID	1230	1 Total	@ \$3,000.00
	Non-Capital	Asset Actual Cost	\$3,000.00
Category	Streets/Asphalt	Percent Replacement	100%
Placed in Service	January 2023	Future Cost	\$4,105.71
Useful Life	7		
Adjustment	2		
Replacement Year	2032		
Remaining Life	8		

This provision provides funding to poly patch the north asphalt roads.

Per TOPLOCK Asphalt Maintenance.

NORTH ROADS
 Dancing rock 168,960 SF
 Glowstone 15,780 SF
 Sunstone 89,000 SF
 Harper 11,200 SF
 Caldera Springs Ct 16,080 SF
 Total 301,020 SF

This also includes the parking lot and Caldera Springs Drive.

The cost and useful life are per the Association.

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

Detail Report by Category**Roads: Asphalt Poly Patch North & South 2024**

Asset ID	1231	2 Each	@ \$30,000.00
	Non-Capital	Asset Actual Cost	\$60,000.00
Category	Streets/Asphalt	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	\$60,000.00
Useful Life	7		
Replacement Year	2024		
Remaining Life	0		

This provision provides funding to poly patch the north and south asphalt roads in 2024.

Per TOPLOCK Asphalt Maintenance.

NORTH ROADS
 Dancing rock 168,960 SF
 Glowstone 15,780 SF
 Sunstone 89,000 SF
 Harper 11,200 SF
 Caldera Springs Ct 16,080 SF
 Total 301,020 SF

This also includes the parking lot and Caldera Springs Drive.

The cost and useful life are per the Association.

Roads: Asphalt Poly Patch South

Asset ID	1232	1 Total	@ \$3,000.00
	Non-Capital	Asset Actual Cost	\$3,000.00
Category	Streets/Asphalt	Percent Replacement	100%
Placed in Service	January 2023	Future Cost	\$4,269.94
Useful Life	7		
Adjustment	3		
Replacement Year	2033		
Remaining Life	9		

This provision provides funding to poly patch the south asphalt roads.

Per TOPLOCK Asphalt Maintenance.

Caldera Springs Pathways
 Pathways North of Trailmere 201,030 SF
 Pathways South of Trailmere 89,720 SF
 Total 290,750 SF

The cost and useful life are per the Association.

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

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

Asset ID	1104	372,270 SF	@ \$0.16
Category	Non-Capital	Asset Actual Cost	\$59,563.20
Placed in Service	Streets/Asphalt	Percent Replacement	100%
Useful Life	January 2023	Future Cost	\$81,516.35
Adjustment	7		
Replacement Year	2		
Remaining Life	2032		
	8		

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

Per TOPLOCK Asphalt Maintenance.

NORTH ROADS
 Dancing rock 168,960 SF
 Glowstone 15,780 SF
 Sunstone 89,000 SF
 Harper 11,200 SF
 Caldera Springs Ct 16,080 SF
 Total 301,020 SF

This also includes the parking lot and Caldera Springs Drive.

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

This was done in 2023 for \$48,095.

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

Roads: Asphalt Sealcoat South 2024

Asset ID	1160	303,510 SF	@ \$0.16
Category	Non-Capital	Asset Actual Cost	\$48,561.60
Placed in Service	Streets/Asphalt	Percent Replacement	100%
Useful Life	January 2018	Future Cost	\$48,561.60
Adjustment	7		
Replacement Year	-1		
Remaining Life	2024		
	0		

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

Per TOPLOCK Asphalt Maintenance.

SOUTH ROADS

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

Detail Report by Category*Roads: Asphalt Sealcoat South 2024 continued...*

Trailmere Ct 147,840 SF
 Fire Glass Ct 9,900 SF
 Fire Glass Loop 49,200 SF
 Sable Rock 58,000 SF
 Caldera Springs 38,570 (Road 29,120 / Entrance 9,450)
 Total 303,510 SF

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

The cost is based on a per square foot estimate from the North Seal Coat.

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

Roads: Asphalt Sealcoat South 2033

		303,510 SF	@ \$0.16
Asset ID	1223	Asset Actual Cost	\$48,561.60
	Non-Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$69,118.30
Placed in Service	January 2033		
Useful Life	7		
Replacement Year	2033		
Remaining Life	9		

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

Per TOPLOCK Asphalt Maintenance.

SOUTH ROADS
 Trailmere Ct 147,840 SF
 Fire Glass Ct 9,900 SF
 Fire Glass Loop 49,200 SF
 Sable Rock 58,000 SF
 Caldera Springs 38,570 (Road 29,120 / Entrance 9,450)
 Total 303,510 SF

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

The cost is based on a per square foot estimate from the North Seal Coat.

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: Gravel - Replacement North**

Asset ID	1175	1 Total	@ \$25,920.00
Capital		Asset Actual Cost	\$25,920.00
Category	Streets/Asphalt	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$32,797.07
Useful Life	21		
Adjustment	2		
Replacement Year	2030		
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	@ \$25,920.00
Capital		Asset Actual Cost	\$25,920.00
Category	Streets/Asphalt	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$34,108.95
Useful Life	21		
Adjustment	3		
Replacement Year	2031		
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 \$2,490,708

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

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

Asset ID	1192	228,465 SF	@ \$1.85
Category	Capital	Asset Actual Cost	\$422,660.25
Placed in Service	Steets - Expansion	Percent Replacement	100%
Useful Life	June 2022	Future Cost	\$926,100.65
Adjustment	14		
Replacement Year	8		
Remaining Life	2044		
	20		

This provision provides funding to overlay the asphalt pathways and other asphalt pavements of the expansion.

PATHWAY CONSTRUCTION

June 2022 / 5310sf

- Connecting pathway at Trailmere

October 2022 / 43,470sf

- Mirror Rock interior pathway including connections

June 2023 / 179,685sf

- Perimeter and Lava Springs pathways

The cost is based on a per square foot estimate 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 Seal Coat Expansion South

Asset ID	1193	228,465 SF	@ \$0.20
Category	Non-Capital	Asset Actual Cost	\$45,693.00
Placed in Service	Steets - Expansion	Percent Replacement	100%
Useful Life	June 2022	Future Cost	\$47,520.72
Adjustment	7		
Replacement Year	-4		
Remaining Life	2025		
	1		

This provision provides funding to overlay the asphalt pathways and other asphalt pavements of the Addition.

PATHWAY CONSTRUCTION

June 2022 / 5310sf

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

Detail Report by Category*Paths: Asphalt Seal Coat Expansion South continued...*

- Connecting pathway at Trailmere

October 2022 / 43,470sf

- Mirror Rock interior pathway including connections

June 2023 / 179,685sf

- Perimeter and Lava Springs pathways

The cost is based on a per square foot estimate from the North Seal Coat.

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

Roads: Asphalt Overlay Expansion South

Asset ID	1183	399,105 SF	@ \$2.31
Capital		Asset Actual Cost	\$921,932.55
Category	Steets - Expansion	Percent Replacement	100%
Placed in Service	June 2022	Future Cost	\$2,020,067.75
Useful Life	21		
Adjustment	1		
Replacement Year	2044		
Remaining Life	20		

This provision provides funding to overlay the asphalt roads and other asphalt pavements of the expansion.

Phase A / June 2022 / 238,050sf

- Trailmere Connection Road
- Elk Run Drive (including Vandever Entry)
- Mirror Rock Loop
- Basalt Lane
- Meadowwood Lane

Phase B / October 2022 / 31,320sf

- Lava Springs
- Forestbrook

Phase C1 / June 2023 / 76,005sf

- Rockcrest Lane
- Preservation Loop
- Everwild Circle

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

Detail Report by Category*Roads: Asphalt Overlay Expansion South continued...**Phase C2 / June 2023 / 53,730sf (not conveyed by developer)*

- Preservation Loop

- Cotton Tail

- Redtail

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.

Roads: Asphalt Patching Expansion South

Asset ID	1212	1 Total	@ \$27,000.00
	Capital	Asset Actual Cost	\$27,000.00
Category	Steets - Expansion	Percent Replacement	100%
Placed in Service	June 2022	Future Cost	\$48,625.47
Useful Life	14		
Adjustment	3		
Replacement Year	2039		
Remaining Life	15		

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

Phase A / June 2022 / 238,050sf

- Trailmere Connection Road

- Elk Run Drive (including Vandever Entry)

- Mirror Rock Loop

- Basalt Lane

- Meadowwood Lane

Phase B / October 2022 / 31,320sf

- Lava Springs

- Forestbrook

Phase C1 / June 2023 / 76,005sf

- Rockcrest Lane

- Preservation Loop

- Everwild Circle

Phase C2 / June 2023 / 53,730sf (not conveyed by developer)

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

Detail Report by Category*Roads: Asphalt Patching Expansion South continued...*

- Preservation Loop
- Cotton Tail
- Redtail

Roads: Asphalt Seal Coat Elk Run Drive

Asset ID	1191	74,220 SF	@ \$0.16
	Non-Capital	Asset Actual Cost	\$11,875.20
Category	Steets - Expansion	Percent Replacement	100%
Placed in Service	June 2024	Future Cost	\$11,875.20
Useful Life	1		
Replacement Year	2024		
Remaining Life	0		

This provision provides funding to seal coat the asphalt roads and other asphalt pavements of Elk Run Drive.

Schwindt and Company estimated 74,220 square feet based on satellite images.

The cost is based on a per square foot estimate from the North Seal Coat.

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

Roads: Asphalt Seal Coat Expansion South

Asset ID	1187	399,105 SF	@ \$0.16
	Non-Capital	Asset Actual Cost	\$63,856.80
Category	Steets - Expansion	Percent Replacement	100%
Placed in Service	June 2022	Future Cost	\$87,392.44
Useful Life	7		
Adjustment	3		
Replacement Year	2032		
Remaining Life	8		

This provision provides funding to seal coat the asphalt roads and other asphalt pavements of the expansion.

Phase A / June 2022 / 238,050sf

- Trailmere Connection Road

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

Detail Report by Category*Roads: Asphalt Seal Coat Expansion South continued...*

- Elk Run Drive (including Vandever Entry)
- Mirror Rock Loop
- Basalt Lane
- Meadowwood Lane

Phase B / October 2022 / 31,320sf

- Lava Springs
- Forestbrook

Phase C1 / June 2023 / 76,005sf

- Rockcrest Lane
- Preservation Loop
- Everwild Circle

Phase C2 / June 2023 / 53,730sf (not conveyed by developer)

- Preservation Loop
- Cotton Tail
- Redtail

The cost is based on a per square foot estimate from the North Seal Coat.

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

Roads: Asphalt Seal Coat Expansion South (2025 No Elk Run)

Asset ID	1228	324,885 SF	@ \$0.16
Category	Non-Capital	Asset Actual Cost	\$51,981.60
Placed in Service	Steets - Expansion	Percent Replacement	100%
Useful Life	June 2022	Future Cost	\$54,060.86
Adjustment	7		
Replacement Year	-4		
Remaining Life	2025		
	1		

This provision provides funding to seal coat the asphalt roads and other asphalt pavements of the expansion, not including Elk Run Drive.

Phase A / June 2022 / 163,830 sf

- Trailmere Connection Road
- Mirror Rock Loop
- Basalt Lane

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

Detail Report by Category

Roads: Asphalt Seal Coat Expansion South (2025 No Elk Run) continued...

- Meadowwood Lane

Phase B / October 2022 / 31,320sf

- Lava Springs

- Forestbrook

Phase C1 / June 2023 / 76,005sf

- Rockcrest Lane

- Preservation Loop

- Everwild Circle

Phase C2 / June 2023 / 53,730sf (not conveyed by developer)

- *Preservation Loop*

- Cotton Tail

- Redtail

The cost is based on a per square foot estimate from the North Seal Coat.

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

Steets - Expansion - Total Current Cost

\$1,544,999

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

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

Asset ID	1048	1 Total	@ \$15,296.13
	Capital	Asset Actual Cost	\$15,296.13
Category	Fencing/Security	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$20,933.81
Useful Life	25		
Replacement Year	2032		
Remaining Life	8		

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	@ \$50,000.00
	Capital	Asset Actual Cost	\$150,000.00
Category	Fencing/Security	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$162,240.00
Useful Life	20		
Adjustment	-1		
Replacement Year	2026		
Remaining Life	2		

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.

In 2023, the Association spent \$7,362 on gate repairs. Due to damage from animals, the Association is considering changing the gate style.

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

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

Asset ID	1038	1 Total	@ \$37,397.55
Capital		Asset Actual Cost	\$37,397.55
Category	Fencing/Security	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$51,181.13
Useful Life	25		
Replacement Year	2032		
Remaining Life	8		

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

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

Asset ID	1071	120 LF	@ \$60.00
Capital		Asset Actual Cost	\$7,200.00
Category	Fencing/Security	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$11,988.53
Useful Life	30		
Replacement Year	2037		
Remaining Life	13		

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

Schwindt & Company estimated 120 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**\$209,894**

Caldera Springs Owners' Association, Inc.

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

		1 Total	@ \$10,947.98
Asset ID	1142	Asset Actual Cost	\$10,947.98
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$10,947.98
Placed in Service	January 2000		
Useful Life	10		
Replacement Year	2024		
Remaining Life	0		

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

Boiler - Snow Melt System - Replacement

		1 Total	@ \$64,800.00
Asset ID	1032	Asset Actual Cost	\$64,800.00
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$72,891.19
Placed in Service	January 2007		
Useful Life	20		
Replacement Year	2027		
Remaining Life	3		

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. In 2023, the Association spent \$22,410 on repairs.

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

Caldera Springs Owners' Association, Inc.

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

Asset ID	1136	1 Total	@ \$3,780.00
	Capital	Asset Actual Cost	\$3,780.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$4,251.99
Useful Life	5		
Replacement Year	2027		
Remaining Life	3		

This provision provides funding to replace the data card printer.

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

Discovery Park: Fixtures/Equipment - Repair

Asset ID	1139	1 Total	@ \$3,481.47
	Non-Capital	Asset Actual Cost	\$3,481.47
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$3,481.47
Useful Life	10		
Adjustment	2		
Replacement Year	2024		
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	@ \$32,357.20
	Capital	Asset Actual Cost	\$32,357.20
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$47,896.56
Useful Life	10		
Adjustment	2		
Replacement Year	2034		
Remaining Life	10		

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

Caldera Springs Owners' Association, Inc.

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

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.

Musical instruments: \$14,000

Water fountains: \$3,000

Swings: \$5,000

Total Cost = \$22,000

In 2023, the Association replaced the musical instrument for \$7,419.

Golf Cart - Replacement

Asset ID	1152	1 Total	@ \$2,916.00
	Capital	Asset Actual Cost	\$2,916.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	\$3,032.64
Useful Life	5		
Adjustment	3		
Replacement Year	2025		
Remaining Life	1		

This provision is for the replacement of the golf cart.

The cost and useful life are per the Association.

Lake and Streams O: Aerator Pump

Asset ID	1207	1 Total	@ \$6,128.00
	Capital	Asset Actual Cost	\$6,128.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2023	Future Cost	\$8,722.05
Useful Life	10		
Replacement Year	2033		
Remaining Life	9		

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

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Detail Report by Category*Lake and Streams O: Aerator Pump continued...*

According to the Association, this was replaced in 2023 for \$6,128.

Lake and Streams O: Pump A

Asset ID	1008	1 Total	@ \$6,128.00
	Capital	Asset Actual Cost	\$6,128.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$7,168.89
Useful Life	10		
Replacement Year	2028		
Remaining Life	4		

This provision provides funding to replace the 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 and Streams O: Pump B

Asset ID	1208	1 Total	@ \$6,128.00
	Capital	Asset Actual Cost	\$6,128.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$7,168.89
Useful Life	10		
Replacement Year	2028		
Remaining Life	4		

This provision provides funding to replace the 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.

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

Detail Report by Category**Lake: Pump Station Computer Original**

Asset ID	1006	1 Total	@ \$14,707.81
	Capital	Asset Actual Cost	\$14,707.81
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	\$16,544.29
Useful Life	10		
Replacement Year	2027		
Remaining Life	3		

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

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

Lakes Aerators - Replacement Original

Asset ID	1094	3 Each	@ \$2,206.17
	Capital	Asset Actual Cost	\$6,618.51
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$6,618.51
Useful Life	5		
Adjustment	11		
Replacement Year	2024		
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.

Caldera Springs Owners' Association, Inc.

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Detail Report by Category**Metal Benches - Replacement**

		7 Each	@ \$2,206.17
Asset ID	1093	Asset Actual Cost	\$15,443.19
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$21,135.07
Placed in Service	January 2007		
Useful Life	20		
Adjustment	5		
Replacement Year	2032		
Remaining Life	8		

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.

Pavilion Equipment: Renew/Replace

		1 Total	@ \$22,436.90
Asset ID	1047	Asset Actual Cost	\$22,436.90
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$27,297.92
Placed in Service	January 2019		
Useful Life	10		
Replacement Year	2029		
Remaining Life	5		

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.

Caldera Springs Owners' Association, Inc.

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

		1 Total	@ \$46,476.69
Asset ID	1044	Asset Actual Cost	\$46,476.69
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$56,546.00
Placed in Service	June 2008		
Useful Life	20		
Adjustment	1		
Replacement Year	2029		
Remaining Life	5		

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.

Swimming Pool/Fitness Building: Defibrillator

		1 Total	@ \$2,500.00
Asset ID	1211	Asset Actual Cost	\$2,500.00
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$2,600.00
Placed in Service	January 2007		
Useful Life	5		
Adjustment	13		
Replacement Year	2025		
Remaining Life	1		

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

The cost assumption is based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain bid to confirm this estimate.

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

Asset ID	1022	1 Total	@ \$58,831.26
	Capital	Asset Actual Cost	\$58,831.26
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$61,184.51
Useful Life	15		
Adjustment	3		
Replacement Year	2025		
Remaining Life	1		

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	@ \$6,588.00
	Capital	Asset Actual Cost	\$6,588.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$9,016.13
Useful Life	10		
Replacement Year	2032		
Remaining Life	8		

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.

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

Asset ID	1020	1 Total	@ \$49,661.31
	Capital	Asset Actual Cost	\$49,661.31
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$58,096.71
Useful Life	15		
Adjustment	6		
Replacement Year	2028		
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.

In 2023, the Association spent \$1,039 on a repair.

Swimming Pool/Fitness Building: Miscellaneous Equipment

Asset ID	1065	1 Total	@ \$8,824.68
	Capital	Asset Actual Cost	\$8,824.68
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$9,926.56
Useful Life	20		
Replacement Year	2027		
Remaining Life	3		

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

Caldera Springs Owners' Association, Inc.

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Detail Report by Category*Swimming Pool/Fitness Building: Miscellaneous Equipment continued...*

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

Swimming Pool/Fitness Building: Quarry Office Furniture
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		1 Total	@ \$5,940.00
Asset ID	1024	Asset Actual Cost	\$5,940.00
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$8,129.30
Placed in Service	January 2022		
Useful Life	10		
Replacement Year	2032		
Remaining Life	8		

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

		1 Total	@ \$6,065.28
Asset ID	1146	Asset Actual Cost	\$6,065.28
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$8,632.78
Placed in Service	January 2020		
Useful Life	13		
Replacement Year	2033		
Remaining Life	9		

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.

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Detail Report by Category**Water Heater Pavilion**

Asset ID	1083	1 Total	@ \$2,144.88
	Capital	Asset Actual Cost	\$2,144.88
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$2,144.88
Useful Life	15		
Adjustment	1		
Replacement Year	2024		
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	@ \$14,040.00
	Capital	Asset Actual Cost	\$14,040.00
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$14,040.00
Useful Life	15		
Adjustment	1		
Replacement Year	2024		
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**\$396,945**

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

Detail Report by Category**Gate Equipment - Expansion Renew/Replace**

Asset ID	1206	4 Each	@ \$62,500.00
Capital		Asset Actual Cost	\$250,000.00
Category	Equipment - Expansion	Percent Replacement	100%
Placed in Service	January 2023	Future Cost	\$526,712.29
Useful Life	20		
Replacement Year	2043		
Remaining Life	19		

This provision provides funding to replace the 4 new gates as part of the expansion.

According to the Association, the gates were installed for \$248,616.

Lake and Streams E: Aeration Compressors

Asset ID	1204	1 Total	@ \$16,875.00
Capital		Asset Actual Cost	\$16,875.00
Category	Equipment - Expansion	Percent Replacement	100%
Placed in Service	September 2023	Future Cost	\$19,741.36
Useful Life	5		
Replacement Year	2028		
Remaining Life	4		

This provision provides funding to replace the aeration compressors.

The cost is based on information from Land Expressions provided in 9/1/2023.

Lake and Streams E: Electrical Modules, Transmitters, Relay, etc.

Asset ID	1203	1 Total	@ \$10,373.00
Capital		Asset Actual Cost	\$10,373.00
Category	Equipment - Expansion	Percent Replacement	100%
Placed in Service	September 2023	Future Cost	\$14,764.01
Useful Life	10		
Replacement Year	2033		
Remaining Life	9		

This provision provides funding to replace the electrical modules, transmitters, relays, etc.

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Detail Report by Category*Lake and Streams E: Electrical Modules, Transmitters, Relay, etc. continued...*

The cost is based on information from Land Expressions provided in 9/1/2023.

Lake and Streams E: Filter Components

Asset ID	1202	1 Total	@ \$12,908.95
Capital		Asset Actual Cost	\$12,908.95
Category	Equipment - Expansion	Percent Replacement	100%
Placed in Service	September 2023	Future Cost	\$18,373.46
Useful Life	10		
Replacement Year	2033		
Remaining Life	9		

This provision provides funding to replace the filter components.

The cost is based on information from Land Expressions provided in 9/1/2023.

Lake and Streams E: Irrigation Pump & Motor

Asset ID	1200	1 Total	@ \$27,915.00
Capital		Asset Actual Cost	\$27,915.00
Category	Equipment - Expansion	Percent Replacement	100%
Placed in Service	September 2023	Future Cost	\$39,731.75
Useful Life	10		
Replacement Year	2033		
Remaining Life	9		

This provision provides funding to replace the addition irrigation pump and motor 3 HP 460V 25S30-15.

The cost is based on information from Land Expressions provided in 9/1/2023.

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Detail Report by Category**Lake and Streams E: Main Irrigation Motor**

Asset ID	1197	1 Total	@ \$5,301.00
	Capital	Asset Actual Cost	\$5,301.00
Category	Equipment - Expansion	Percent Replacement	100%
Placed in Service	September 2023	Future Cost	\$7,544.98
Useful Life	10		
Replacement Year	2033		
Remaining Life	9		

This provision provides funding to replace the addition main irrigation motor 25 HP 1800RPM 230/460V.

The cost is based on information from Land Expressions provided in 9/1/2023.

Lake and Streams E: Main Irrigation Pump

Asset ID	1196	1 Total	@ \$14,405.00
	Capital	Asset Actual Cost	\$14,405.00
Category	Equipment - Expansion	Percent Replacement	100%
Placed in Service	September 2023	Future Cost	\$20,502.81
Useful Life	10		
Replacement Year	2033		
Remaining Life	9		

This provision provides funding to replace the addition main irrigation pump SIMFLO SP9L.

The cost is based on information from Land Expressions provided in 9/1/2023.

Lake and Streams E: Valves

Asset ID	1201	1 Total	@ \$5,487.00
	Capital	Asset Actual Cost	\$5,487.00
Category	Equipment - Expansion	Percent Replacement	100%
Placed in Service	September 2023	Future Cost	\$7,809.71
Useful Life	10		
Replacement Year	2033		
Remaining Life	9		

This provision provides funding to replace the addition valves.

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Detail Report by Category*Lake and Streams E: Valves continued...*

The cost is based on information from Land Expressions provided in 9/1/2023.

Lake and Streams E: Water Feature Motor
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Asset ID	1198	1 Total	@ \$5,824.00
	Capital	Asset Actual Cost	\$5,824.00
Category	Equipment - Expansion	Percent Replacement	100%
Placed in Service	September 2023	Future Cost	\$8,289.37
Useful Life	10		
Replacement Year	2033		
Remaining Life	9		

This provision provides funding to replace the addition main irrigation motor 40 HP 1800RPM 230/460V.

The cost is based on information from Land Expressions provided in 9/1/2023.

Lake and Streams E: Water Feature Pump

Asset ID	1199	1 Total	@ \$20,975.00
	Capital	Asset Actual Cost	\$20,975.00
Category	Equipment - Expansion	Percent Replacement	100%
Placed in Service	September 2023	Future Cost	\$29,853.96
Useful Life	10		
Replacement Year	2033		
Remaining Life	9		

This provision provides funding to replace the addition water feature pump SIMFLO SM14L.

The cost is based on information from Land Expressions provided in 9/1/2023.

Equipment - Expansion - Total Current Cost	\$370,064
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Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

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

Asset ID	1063	1 Total	@ \$22,061.72
	Capital	Asset Actual Cost	\$22,061.72
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$31,400.71
Useful Life	15		
Adjustment	11		
Replacement Year	2033		
Remaining Life	9		

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	@ \$8,824.68
	Capital	Asset Actual Cost	\$8,824.68
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$9,926.56
Useful Life	10		
Adjustment	10		
Replacement Year	2027		
Remaining Life	3		

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**\$30,886**

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

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

Asset ID	1115	1 Total	@ \$5,627.09
Capital		Asset Actual Cost	\$5,627.09
Category	Lighting	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$7,701.06
Useful Life	10		
Replacement Year	2032		
Remaining Life	8		

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	@ \$38,496.35
Capital		Asset Actual Cost	\$38,496.35
Category	Lighting	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$43,303.16
Useful Life	10		
Adjustment	10		
Replacement Year	2027		
Remaining Life	3		

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	@ \$16,132.11
Capital		Asset Actual Cost	\$16,132.11
Category	Lighting	Percent Replacement	100%
Placed in Service	January 2016	Future Cost	\$17,448.49
Useful Life	10		
Replacement Year	2026		
Remaining Life	2		

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	@ \$7,209.71
Capital		Asset Actual Cost	\$3,604.85
Category	Lighting	Percent Replacement	50%
Placed in Service	March 2014	Future Cost	\$3,604.85
Useful Life	5		
Replacement Year	2024		
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	@ \$7,209.71
Capital		Asset Actual Cost	\$3,604.85
Category	Lighting	Percent Replacement	50%
Placed in Service	March 2014	Future Cost	\$3,604.85
Useful Life	5		
Adjustment	5		
Replacement Year	2024		
Remaining Life	0		

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

Caldera Springs Owners' Association, Inc.

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Detail Report by Category**Interior Lighting**

Asset ID	1069	12 Each	@ \$147.06
Capital		Asset Actual Cost	\$1,764.72
Category	Lighting	Percent Replacement	100%
Placed in Service	June 2007	Future Cost	\$1,985.07
Useful Life	20		
Replacement Year	2027		
Remaining Life	3		

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	@ \$15,367.55
Capital		Asset Actual Cost	\$15,367.55
Category	Lighting	Percent Replacement	100%
Placed in Service	January 2016	Future Cost	\$16,621.54
Useful Life	10		
Replacement Year	2026		
Remaining Life	2		

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**\$84,598**

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

Detail Report by Category**Pool Covers**

		1 Total	@ \$31,401.17
Asset ID	1027	Asset Actual Cost	\$31,401.17
	Capital	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$31,401.17
Placed in Service	January 2008		
Useful Life	15		
Adjustment	-1		
Replacement Year	2024		
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 Deck - Replacement

		12,500 SF	@ \$15.00
Asset ID	1222	Asset Actual Cost	\$187,500.00
	Capital	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$324,689.33
Placed in Service	January 2008		
Useful Life	30		
Replacement Year	2038		
Remaining Life	14		

This provision provides funding to replace the pool deck.

Schwindt and Company estimated 12,500 square feet of decking.

The original deck was installed in 2007. At that time, there were large grass lawns that were replaced with addition concrete around 2015. The Association is considering changing the deck from a concrete surface to a paver surface.

Pool Heater

		1 Total	@ \$34,233.00
Asset ID	1066	Asset Actual Cost	\$34,233.00
	Capital	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$52,700.13
Placed in Service	June 2023		
Useful Life	12		
Replacement Year	2035		
Remaining Life	11		

This provision provides funding to replace the pool heater.

Caldera Springs Owners' Association, Inc.

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Detail Report by Category*Pool Heater continued...*

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

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

This was done in 2023 for \$34,233.

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.

Pool Resurfacing

Asset ID	1088	1 Total	@ \$61,037.42
	Capital	Asset Actual Cost	\$61,037.42
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	June 2007	Future Cost	\$68,658.80
Useful Life	20		
Replacement Year	2027		
Remaining Life	3		

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	@ \$1,940.89
	Capital	Asset Actual Cost	\$1,940.89
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	\$2,455.84
Useful Life	10		
Replacement Year	2030		
Remaining Life	6		

This provision provides funding to replace the pool safety camera.

The useful life and cost were provided by the Association.

Caldera Springs Owners' Association, Inc.

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Detail Report by Category*Pool Safety Camera - Replacement continued...*

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

Pool Umbrella & Stands 2024

Asset ID	1178	1 Total	@ \$19,440.00
	Capital	Asset Actual Cost	\$19,440.00
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	August 2022	Future Cost	\$19,440.00
Useful Life	2		
Replacement Year	2024		
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. 2023 was skipped so 2024 will be double the amount.

Pool Vacuum

Asset ID	1217	1 Total	@ \$6,000.00
	Capital	Asset Actual Cost	\$6,000.00
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	June 2007	Future Cost	\$6,240.00
Useful Life	12		
Adjustment	6		
Replacement Year	2025		
Remaining Life	1		

This provision provides funding to replace the pool vacuum.

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.

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

Asset ID	1030	1 Total	@ \$41,384.42
	Capital	Asset Actual Cost	\$41,384.42
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$41,384.42
Useful Life	15		
Replacement Year	2024		
Remaining Life	0		

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

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	@ \$3,516.93
	Capital	Asset Actual Cost	\$3,516.93
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	\$3,516.93
Useful Life	1		
Replacement Year	2024		
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.

In 2023, the pool controller was replaced for \$587.

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

Asset ID	1025	1 Total	@ \$79,380.00
	Capital	Asset Actual Cost	\$59,535.00
Category	Recreation/Pool	Percent Replacement	75%
Placed in Service	June 2007	Future Cost	\$72,433.43
Useful Life	20		
Adjustment	2		
Replacement Year	2029		
Remaining Life	5		

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

The furniture is made from teak product.

Each phase needs to include:

Teak Furniture Replacement- Lounge Chairs (40 each replacement)	7320
Teak Furniture Replacement- Small Tables (8 each replacement)	268
Teak Furniture Replacement- Large Tables (5 each replacement)	350

Every 20 years in 2027, 2030 and 2033

\$ 79,380

25% is held in storage. The Association plans to replace 25% each occurrence.

The useful life and cost were provided by the Association on October 2023.

In 2023, the Association replaced furniture with working capital funds.

Pool: Furniture - Replacement II

Asset ID	1181	1 Total	@ \$79,380.00
	Capital	Asset Actual Cost	\$59,535.00
Category	Recreation/Pool	Percent Replacement	75%
Placed in Service	June 2007	Future Cost	\$81,477.76
Useful Life	20		
Adjustment	5		
Replacement Year	2032		
Remaining Life	8		

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

The furniture is made from teak product.

Each phase needs to include:

Teak Furniture Replacement- Lounge Chairs (40 each replacement)	7320
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Caldera Springs Owners' Association, Inc.

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Detail Report by Category*Pool: Furniture - Replacement II continued...*

Teak Furniture Replacement- Small Tables (8 each replacement)	268
Teak Furniture Replacement- Large Tables (5 each replacement)	350

Every 20 years in 2027, 2030 and 2033 \$ 79,38

25% is held in storage. The Association plans to replace 25% each occurrence.

The useful life and cost were provided by the Association on October 2023.

In 2023, the Association replaced furniture with working capital funds.

Pool: Furniture - Replacement III

Asset ID	1182	1 Total	@ \$79,380.00
Category	Recreation/Pool	Asset Actual Cost	\$59,535.00
Placed in Service	June 2007	Percent Replacement	75%
Useful Life	20	Future Cost	\$66,968.78
Replacement Year	2027		
Remaining Life	3		

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

The furniture is made from teak product.

Each phase needs to include:

Teak Furniture Replacement- Lounge Chairs (40 each replacement)	7320
Teak Furniture Replacement- Small Tables (8 each replacement)	268
Teak Furniture Replacement- Large Tables (5 each replacement)	350

Every 20 years in 2027, 2030 and 2033 \$ 79,38

25% is held in storage. The Association plans to replace 25% each occurrence.

The useful life and cost were provided by the Association on October 2023.

In 2023, the Association replaced furniture with working capital funds.

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Detail Report by Category**Pool: Lounge Chair Cushion - Replacement**

Asset ID	1133	1 Total	@ \$33,532.49
	Capital	Asset Actual Cost	\$33,532.49
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	June 2018	Future Cost	\$39,228.27
Useful Life	10		
Replacement Year	2028		
Remaining Life	4		

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.

Pool: Splash Monitor

Asset ID	1060	1 Total	@ \$5,147.74
	Capital	Asset Actual Cost	\$5,147.74
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	\$5,567.80
Useful Life	7		
Replacement Year	2026		
Remaining Life	2		

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.

Pumps Replacement I

Asset ID	1033	3 Each	@ \$8,703.68
	Capital	Asset Actual Cost	\$26,111.04
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$26,111.04
Useful Life	10		
Adjustment	7		
Replacement Year	2024		
Remaining Life	0		

This provision provides funding to replace pumps at the swimming pool, 2 spas, slide,

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

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	@ \$8,703.68
	Capital	Asset Actual Cost	\$26,111.04
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	\$31,768.07
Useful Life	10		
Replacement Year	2029		
Remaining Life	5		

This provision provides funding to replace pumps at the 1 circulation, 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.

Spa A Controller - Replacement

Asset ID	1125	1 Total	@ \$6,077.65
	Capital	Asset Actual Cost	\$6,077.65
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2016	Future Cost	\$6,573.59
Useful Life	10		
Replacement Year	2026		
Remaining Life	2		

This provision provides funding to replace the spa a controller.

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

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Detail Report by Category**Spa Heater A Upper**

Asset ID	1082	1 Total	@ \$9,033.17
		Asset Actual Cost	\$9,033.17
Category	Capital	Percent Replacement	100%
Placed in Service	Recreation/Pool	Future Cost	\$9,033.17
Useful Life	January 2017		
Adjustment	5		
Replacement Year	2		
Remaining Life	2024		
	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 Heater B Below

Asset ID	1137	1 Total	@ \$9,033.17
		Asset Actual Cost	\$9,033.17
Category	Capital	Percent Replacement	100%
Placed in Service	Recreation/Pool	Future Cost	\$9,033.17
Useful Life	January 2017		
Adjustment	5		
Replacement Year	2024		
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.

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Detail Report by Category**Spa Resurfacing Lower**

Asset ID	1219	1 Total	@ \$8,353.80
Capital		Asset Actual Cost	\$8,353.80
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	June 2022	Future Cost	\$13,909.69
Useful Life	15		
Replacement Year	2037		
Remaining Life	13		

This provision provides funding to resurface the lower spa.

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.

Spa Resurfacing Upper

Asset ID	1092	1 Total	@ \$8,353.80
Capital		Asset Actual Cost	\$8,353.80
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	June 2018	Future Cost	\$11,890.06
Useful Life	15		
Replacement Year	2033		
Remaining Life	9		

This provision provides funding to resurface the upper spa.

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	@ \$653.16
Capital		Asset Actual Cost	\$653.16
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$764.10
Useful Life	10		
Replacement Year	2028		
Remaining Life	4		

This provision provides funding to replace the tennis court nets.

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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	@ \$800.00
Capital		Asset Actual Cost	\$1,600.00
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2023	Future Cost	\$1,871.77
Useful Life	5		
Replacement Year	2028		
Remaining Life	4		

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

In 2023, the pickleball nets were replaced for \$1,595.

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

Tennis Courts: Resurface

Asset ID	1218	1 Total	@ \$30,000.00
Capital		Asset Actual Cost	\$30,000.00
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$41,057.07
Useful Life	25		
Replacement Year	2032		
Remaining Life	8		

This provision provides funding to resurface the tennis courts.

The cost is based on a similar Association.

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

Recreation/Pool - Total Current Cost**\$729,066**

Caldera Springs Owners' Association, Inc.

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

Asset ID	1134	1 Total	@ \$32,020.97
	Capital	Asset Actual Cost	\$32,020.97
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$34,633.88
Useful Life	10		
Adjustment	-2		
Replacement Year	2026		
Remaining Life	2		

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	@ \$35,298.74
	Capital	Asset Actual Cost	\$105,896.22
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	\$114,537.35
Useful Life	10		
Adjustment	-1		
Replacement Year	2026		
Remaining Life	2		

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.

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

		3 Total	@ \$513.00
Asset ID	1070	Asset Actual Cost	\$1,539.00
	Capital	Percent Replacement	100%
Category	Grounds Components	Future Cost	\$1,539.00
Placed in Service	January 2007		
Useful Life	20		
Adjustment	-4		
Replacement Year	2024		
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	@ \$165,537.75
Asset ID	1009	Asset Actual Cost	\$165,537.75
	Capital	Percent Replacement	100%
Category	Grounds Components	Future Cost	\$275,632.51
Placed in Service	January 2007		
Useful Life	30		
Replacement Year	2037		
Remaining Life	13		

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.

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Detail Report by Category**Concrete Pavers - Resetting/Repair**

Asset ID	1068	1,561 SF	@ \$22.50
	Non-Capital	Asset Actual Cost	\$8,780.62
Category	Grounds Components	Percent Replacement	25%
Placed in Service	January 2007	Future Cost	\$8,780.62
Useful Life	10		
Replacement Year	2024		
Remaining Life	0		

This provision provides funding for resetting and repair of the concrete pavers. An estimate of 25% 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.

According to the Association, the pavers at the Quarry Pool were done for \$7,040 in 2023.

Exterior Concrete - Partial Replacement

Asset ID	1029	1 Total	@ \$331,075.44
	Non-Capital	Asset Actual Cost	\$165,537.72
Category	Grounds Components	Percent Replacement	50%
Placed in Service	January 2007	Future Cost	\$275,632.47
Useful Life	30		
Replacement Year	2037		
Remaining Life	13		

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.

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

Asset ID	1126	1 Total	@ \$9,640.70
	Capital	Asset Actual Cost	\$9,640.70
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2016	Future Cost	\$10,427.38
Useful Life	10		
Replacement Year	2026		
Remaining Life	2		

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	@ \$6,372.33
	Non-Capital	Asset Actual Cost	\$6,372.33
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	\$7,752.91
Useful Life	10		
Replacement Year	2029		
Remaining Life	5		

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	@ \$11,664.00
	Non-Capital	Asset Actual Cost	\$11,664.00
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$12,615.78
Useful Life	4		
Replacement Year	2026		
Remaining Life	2		

This provision is for ladder fuel reduction.

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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	@ \$46,656.00
	Non-Capital	Asset Actual Cost	\$46,656.00
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$63,851.96
Useful Life	10		
Replacement Year	2032		
Remaining Life	8		

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

The cost and useful life are per the Association.

Lake Treatment Expansion

Asset ID	1225	1 Total	@ \$12,000.00
	Non-Capital	Asset Actual Cost	\$12,000.00
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2024	Future Cost	\$12,000.00
Useful Life	7		
Replacement Year	2024		
Remaining Life	0		

This provision is for the lake treatment in the expansion

The cost and useful life are per the Association.

Lake Treatment Phase I

Asset ID	1155	1 Total	@ \$27,465.00
	Non-Capital	Asset Actual Cost	\$27,465.00
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2023	Future Cost	\$34,751.99
Useful Life	7		
Replacement Year	2030		
Remaining Life	6		

This provision is for the lake treatment in phase I.

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Detail Report by Category*Lake Treatment Phase I continued...*

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

This was done in 2023 for \$27,465.

Lake: Liner and Stream Repair Expansion

Asset ID	1227	1 Total	@ \$11,664.00
	Non-Capital	Asset Actual Cost	\$11,664.00
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2023	Future Cost	\$16,601.51
Useful Life	10		
Replacement Year	2033		
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 Expansion

Asset ID	1226	1 Total	@ \$220,617.19
	Non-Capital	Asset Actual Cost	\$110,308.59
Category	Grounds Components	Percent Replacement	50%
Placed in Service	January 2023	Future Cost	\$509,224.84
Useful Life	40		
Replacement Year	2063		
Remaining Life	39		

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

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

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Detail Report by Category*Lake: Liner and Stream Repair Expansion continued...*

additional of \$50,000 as a contingency.

Lake: Liner and Stream Repair Original

Asset ID	1156	1 Total	@ \$11,664.00
	Non-Capital	Asset Actual Cost	\$11,664.00
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$15,962.99
Useful Life	10		
Replacement Year	2032		
Remaining Life	8		

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 Original

Asset ID	1004	1 Total	@ \$220,617.19
	Non-Capital	Asset Actual Cost	\$110,308.59
Category	Grounds Components	Percent Replacement	50%
Placed in Service	January 2007	Future Cost	\$271,879.31
Useful Life	40		
Replacement Year	2047		
Remaining Life	23		

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.

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Detail Report by Category**Landscape Material Replacements**

Asset ID	1061	1 Total	@ \$5,832.00
	Capital	Asset Actual Cost	\$5,832.00
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$5,832.00
Useful Life	5		
Replacement Year	2024		
Remaining Life	0		

This provision funds for replacement of landscape materials if needed.

The cost and useful life are per the Association.

Picnic Chairs - Replacement

Asset ID	1180	16 Each	@ \$500.00
	Capital	Asset Actual Cost	\$8,000.00
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$11,386.49
Useful Life	25		
Adjustment	1		
Replacement Year	2033		
Remaining Life	9		

This provision is to replace the 16 picnic wicker chairs.

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

Picnic Tables - Replacement

Asset ID	1179	4 Each	@ \$5,000.00
	Capital	Asset Actual Cost	\$20,000.00
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$28,466.24
Useful Life	25		
Adjustment	1		
Replacement Year	2033		
Remaining Life	9		

This provision is to replace the 4 large picnic tables with wicker base.

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Detail Report by Category*Picnic Tables - Replacement continued...*

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

Sable Rock Lake Vegetation - Removal

Asset ID	1171	1 Total	@ \$2,160.00
	Non-Capital	Asset Actual Cost	\$2,160.00
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$2,956.11
Useful Life	10		
Replacement Year	2032		
Remaining Life	8		

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

The cost and useful life are per the Association.

Toro Irrigation - Contract

Asset ID	1169	1 Total	@ \$8,100.00
	Capital	Asset Actual Cost	\$8,100.00
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$8,424.00
Useful Life	3		
Replacement Year	2025		
Remaining Life	1		

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.

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

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

Asset ID	1166	5 Each	@ \$864.00
Asset Actual Cost			\$4,320.00
Capital		Percent Replacement	100%
Category	Grounds Components	Future Cost	\$6,148.71
Placed in Service	January 2023		
Useful Life	10		
Replacement Year	2033		
Remaining Life	9		

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

In 2023, the Association replaced all the benches.

Wood Benches - Replacement II

Asset ID	1167	5 Each	@ \$864.00
Asset Actual Cost			\$4,320.00
Capital		Percent Replacement	100%
Category	Grounds Components	Future Cost	\$6,148.71
Placed in Service	January 2023		
Useful Life	10		
Replacement Year	2033		
Remaining Life	9		

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

In 2023, the Association replaced all the benches.

Wood Benches - Replacement III

Asset ID	1168	5 Each	@ \$864.00
Asset Actual Cost			\$4,320.00
Capital		Percent Replacement	100%
Category	Grounds Components	Future Cost	\$6,148.71
Placed in Service	January 2023		
Useful Life	10		
Replacement Year	2033		
Remaining Life	9		

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

In 2023, the Association replaced all the benches.

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

Detail Report by Category**Wood Bridges**

Asset ID	1216	Asset Actual Cost	6 Each @ \$10,000.00
Category	Capital	Percent Replacement	\$60,000.00
Placed in Service	January 2007	Future Cost	100%
Useful Life	20		\$67,491.84
Replacement Year	2027		
Remaining Life	3		

This provision provides funding to replace the wood bridges in the parks.

According to the Association, there are 6 bridges.

The cost assumption is based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain bid to confirm this estimate.

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

Grounds Components - Total Current Cost

\$954,107

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

Detail Report by Category**Common Area Signage**

Asset ID	1089	1 Total	@ \$147,078.12
Category	Capital	Asset Actual Cost	\$147,078.12
Placed in Service	Signs	Percent Replacement	100%
Useful Life	January 2007	Future Cost	\$275,474.56
Adjustment	20		
Replacement Year	13		
Remaining Life	2040		
	16		

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 2023	Future Cost	\$5,200.00
Replacement Year	2		
Remaining Life	2025		
	1		

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

2023 - \$3,666 spent

Street Signs: Repair Expansion		1 Total	@ \$15,000.00
Asset ID	1224	Asset Actual Cost	\$15,000.00
Category	Non-Capital Signs	Percent Replacement	100%
Placed in Service	January 2023	Future Cost	\$18,249.79
Useful Life	2		
Adjustment	4		
Replacement Year	2029		
Remaining Life	5		

This provision provides funding for repair of the street signs in the 2023 expansion.

According to the Association, one was replaced in 2023 for \$5,700.

Signs - Total Current Cost **\$167,078**

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

Detail Report by Category**Glass Doors Replacement**

Asset ID	1076	14 Each	@ \$1,750.00
Capital		Asset Actual Cost	\$24,500.00
Category	Doors and Windows	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$40,794.30
Useful Life	30		
Replacement Year	2037		
Remaining Life	13		

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	@ \$1,470.79
Capital		Asset Actual Cost	\$48,536.07
Category	Doors and Windows	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$84,048.77
Useful Life	30		
Adjustment	1		
Replacement Year	2038		
Remaining Life	14		

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

Doors and Windows - Total Current Cost	\$73,036
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Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

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		
	5		

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	@ \$10,042.40
Category	Non-Capital	Asset Actual Cost	\$10,042.40
Placed in Service	Inspections	Percent Replacement	100%
Useful Life	January 2007	Future Cost	\$13,743.72
Replacement Year	25		
Remaining Life	2032		
	8		

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	@ \$10,042.40
Category	Non-Capital	Asset Actual Cost	\$10,042.40
Placed in Service	Inspections	Percent Replacement	100%
Useful Life	January 2007	Future Cost	\$13,743.72
Replacement Year	25		
Remaining Life	2032		
	8		

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**\$20,085**

Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

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

Asset ID	1172	1 Total	@ \$1,000.00
	Non-Capital	Asset Actual Cost	\$1,000.00
Category	Reserve Study	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$1,000.00
Useful Life	1		
Replacement Year	2024		
Remaining Life	0		

This is for an offsite reserve study update.

Reserve Study Update - Onsite

Asset ID	1173	1 Total	@ \$4,000.00
	Non-Capital	Asset Actual Cost	\$4,000.00
Category	Reserve Study	Percent Replacement	100%
Placed in Service	January 2023	Future Cost	\$5,061.28
Useful Life	7		
Replacement Year	2030		
Remaining Life	6		

This is for an onsite reserve study update.

Reserve Study - Total Current Cost**\$5,000**

Caldera Springs Owners' Association, Inc.
Category Detail Index

Asset ID	Description	Replacement	Page
Roofing			
1157	Roof - Repair	2027	49 of 136
1195	Roof Expansion Pump House - Replacement	2063	49 of 136
1220	Skylights Replacement	2037	50 of 136
1019	Swimming Pool/Fitness Building: Roof Replacement	2037	50 of 136
Painting			
1105	Asphalt Edges & Parking Lot - Paint	2026	51 of 136
1145	Bridge: Paint/Seal	2027	51 of 136
1109	Dock: Paint/Seal	2028	52 of 136
1194	Original Pump House - Paint	2024	52 of 136
1111	Pool and Spa: Artificial Rocks - Paint	2025	53 of 136
1116	Re-stain Teak Furniture	2024	53 of 136
Building Components			
1074	Exterior Stone Siding - Partial Replacement	2032	54 of 136
1073	Exterior Stone Siding - Repoint	2032	54 of 136
1072	Exterior Stone Siding - Sealing	2024	55 of 136
1067	Harper's Outpost Wood - Sealing	2024	55 of 136
1177	Quarry Wood - Sealing	2030	56 of 136
1081	Siding, Wood - Partial Replacement	2032	56 of 136
Gutters and Downspouts			
1221	Gutters Heat Tape - Replacement	2025	58 of 136
1077	Gutters and Downspouts - Replacement	2025	58 of 136
Streets/Asphalt			
1174	Delineators - Replacement	2024	60 of 136
1170	Gravel @ Corners	2030	60 of 136
1101	Paths: Asphalt Overlay North	2030	60 of 136
1209	Paths: Asphalt Overlay South	2031	61 of 136
1233	Paths: Asphalt Poly Patch North	2030	61 of 136
1234	Paths: Asphalt Poly Patch South	2031	62 of 136
1099	Paths: Asphalt Sealcoat North	2032	62 of 136
1210	Paths: Asphalt Sealcoat South 2024	2024	63 of 136
1229	Paths: Asphalt Sealcoat South 2033	2033	64 of 136

Caldera Springs Owners' Association, Inc.
Category Detail Index

Asset ID	Description	Replacement	Page
<i>Streets/Asphalt Continued...</i>			
1121	Roads: Asphalt Overlay North	2030	64 of 136
1102	Roads: Asphalt Overlay South	2031	65 of 136
1141	Roads: Asphalt Patching North	2030	65 of 136
1163	Roads: Asphalt Patching South	2031	66 of 136
1230	Roads: Asphalt Poly Patch North	2032	66 of 136
1231	Roads: Asphalt Poly Patch North & South 2024	2024	67 of 136
1232	Roads: Asphalt Poly Patch South	2033	67 of 136
1104	Roads: Asphalt Sealcoat North	2032	68 of 136
1160	Roads: Asphalt Sealcoat South 2024	2024	68 of 136
1223	Roads: Asphalt Sealcoat South 2033	2033	69 of 136
1175	Roads: Gravel - Replacement North	2030	70 of 136
1176	Roads: Gravel - Replacement South	2031	70 of 136
Steets - Expansion			
1192	Paths: Asphalt Overlay Expansion South	2044	71 of 136
1193	Paths: Asphalt Seal Coat Expansion South	2025	71 of 136
1183	Roads: Asphalt Overlay Expansion South	2044	72 of 136
1212	Roads: Asphalt Patching Expansion South	2039	73 of 136
1191	Roads: Asphalt Seal Coat Elk Run Drive	2024	74 of 136
1187	Roads: Asphalt Seal Coat Expansion South	2032	74 of 136
1228	Roads: Asphalt Seal Coat Expansion South (2025 ..	2025	75 of 136
Fencing/Security			
1048	Aluminum Powder Coated Pool Fence - Replacement	2032	77 of 136
1096	Gate Equipment - Renew/Replace	2026	77 of 136
1038	Tennis Courts: Fencing	2032	78 of 136
1071	Wood Fence	2037	78 of 136
Equipment			
1142	Audio System - Replacement	2024	79 of 136
1032	Boiler - Snow Melt System - Replacement	2027	79 of 136
1136	Data Card Printer - Replacement	2027	80 of 136
1139	Discovery Park: Fixtures/Equipment - Repair	2024	80 of 136
1036	Discovery Park: Fixtures/Equipment - Replacement	2034	80 of 136
1152	Golf Cart - Replacement	2025	81 of 136

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Asset ID	Description	Replacement	Page
<i>Equipment Continued...</i>			
1207	Lake and Streams O: Aerator Pump	2033	81 of 136
1008	Lake and Streams O: Pump A	2028	82 of 136
1208	Lake and Streams O: Pump B	2028	82 of 136
1006	Lake: Pump Station Computer Original	2027	83 of 136
1094	Lakes Aerators - Replacement Original	2024	83 of 136
1093	Metal Benches - Replacement	2032	84 of 136
1047	Pavilion Equipment: Renew/Replace	2029	84 of 136
1044	Sable Rock Park: Furniture/Equipment	2029	85 of 136
1211	Swimming Pool/Fitness Building: Defibrillator	2025	85 of 136
1022	Swimming Pool/Fitness Building: Exercise Equipm..	2025	86 of 136
1154	Swimming Pool/Fitness Building: Exercise Equipm..	2032	86 of 136
1020	Swimming Pool/Fitness Building: HVAC	2028	87 of 136
1065	Swimming Pool/Fitness Building: Miscellaneous Eq..	2027	87 of 136
1024	Swimming Pool/Fitness Building: Quarry Office Fu..	2032	88 of 136
1146	Water Drinking Fountains	2033	88 of 136
1083	Water Heater Pavilion	2024	89 of 136
1159	Water Heater Quarry	2024	89 of 136
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1206	Gate Equipment - Expansion Renew/Replace	2043	90 of 136
1204	Lake and Streams E: Aeration Compressors	2028	90 of 136
1203	Lake and Streams E: Electrical Modules, Transmitt...	2033	90 of 136
1202	Lake and Streams E: Filter Components	2033	91 of 136
1200	Lake and Streams E: Irrigation Pump & Motor	2033	91 of 136
1197	Lake and Streams E: Main Irrigation Motor	2033	92 of 136
1196	Lake and Streams E: Main Irrigation Pump	2033	92 of 136
1201	Lake and Streams E: Valves	2033	92 of 136
1198	Lake and Streams E: Water Feature Motor	2033	93 of 136
1199	Lake and Streams E: Water Feature Pump	2033	93 of 136
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1063	Restroom Fixtures - Upgrade	2033	94 of 136
1023	Swimming Pool/Fitness Building: Flooring	2027	94 of 136
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1115	Bridge Lighting - Replacement	2032	95 of 136

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1128	Gate Entry Lights - Replacement	2026	96 of 136
1108	Holiday Lights - Replacement I	2024	96 of 136
1147	Holiday Lights - Replacement II	2024	96 of 136
1069	Interior Lighting	2027	97 of 136
1127	Pathway Lights - Replacement	2026	97 of 136
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1027	Pool Covers	2024	98 of 136
1222	Pool Deck - Replacement	2038	98 of 136
1066	Pool Heater	2035	98 of 136
1088	Pool Resurfacing	2027	99 of 136
1143	Pool Safety Camera - Replacement	2030	99 of 136
1178	Pool Umbrella & Stands 2024	2024	100 of 136
1217	Pool Vacuum	2025	100 of 136
1030	Pool and Spa Filters	2024	101 of 136
1110	Pool and Spa: Other Replacements	2024	101 of 136
1025	Pool: Furniture - Replacement I	2029	102 of 136
1181	Pool: Furniture - Replacement II	2032	102 of 136
1182	Pool: Furniture - Replacement III	2027	103 of 136
1133	Pool: Lounge Chair Cushion - Replacement	2028	104 of 136
1060	Pool: Splash Monitor	2026	104 of 136
1033	Pumps Replacement I	2024	104 of 136
1138	Pumps Replacement II	2029	105 of 136
1125	Spa A Controller - Replacement	2026	105 of 136
1082	Spa Heater A Upper	2024	106 of 136
1137	Spa Heater B Below	2024	106 of 136
1219	Spa Resurfacing Lower	2037	107 of 136
1092	Spa Resurfacing Upper	2033	107 of 136
1132	Tennis Courts: Nets	2028	107 of 136
1158	Tennis Courts: Pickle Pall Nets & Paint	2028	108 of 136
1218	Tennis Courts: Resurface	2032	108 of 136
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1070	Bike Racks - Replacement	2024	110 of 136
1009	Bridge - Wood	2037	110 of 136
1068	Concrete Pavers - Resetting/Repair	2024	111 of 136
1029	Exterior Concrete - Partial Replacement	2037	111 of 136
1126	Irrigation - VFD Replacement	2026	112 of 136
1041	Irrigation System - Repairs	2029	112 of 136
1151	Ladder Fuel Reduction	2026	112 of 136
1149	Lake Bank Vegetation - Removal	2032	113 of 136
1225	Lake Treatment Expansion	2024	113 of 136
1155	Lake Treatment Phase I	2030	113 of 136
1227	Lake: Liner and Stream Repair Expansion	2033	114 of 136
1226	Lake: Liner and Stream Repair Expansion	2063	114 of 136
1156	Lake: Liner and Stream Repair Original	2032	115 of 136
1004	Lake: Liner and Stream Repair Original	2047	115 of 136
1061	Landscape Material Replacements	2024	116 of 136
1180	Picnic Chairs - Replacement	2033	116 of 136
1179	Picnic Tables - Replacement	2033	116 of 136
1171	Sable Rock Lake Vegetation - Removal	2032	117 of 136
1169	Toro Irrigation - Contract	2025	117 of 136
1166	Wood Benches - Replacement I	2033	118 of 136
1167	Wood Benches - Replacement II	2033	118 of 136
1168	Wood Benches - Replacement III	2033	118 of 136
1216	Wood Bridges	2027	119 of 136
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1089	Common Area Signage	2040	120 of 136
1112	Street Signs: Repair	2025	120 of 136
1224	Street Signs: Repair Expansion	2029	121 of 136
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1076	Glass Doors Replacement	2037	122 of 136
1075	Windows Replacement	2038	122 of 136
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1122	Building Envelope Inspection	2029	124 of 136

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Asset ID	Description	Replacement	Page
<i>Inspections Continued...</i>			
1124	Electrical Inspection	2032	124 of 136
1123	Plumbing Inspection	2032	125 of 136
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1172	Reserve Study Update - Offsite	2024	126 of 136
1173	Reserve Study Update - Onsite	2030	126 of 136
	Total Funded Assets	150	
	Total Unfunded Assets	<u>1</u>	
	Total Assets	151	

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.