CALDERA SPRINGS

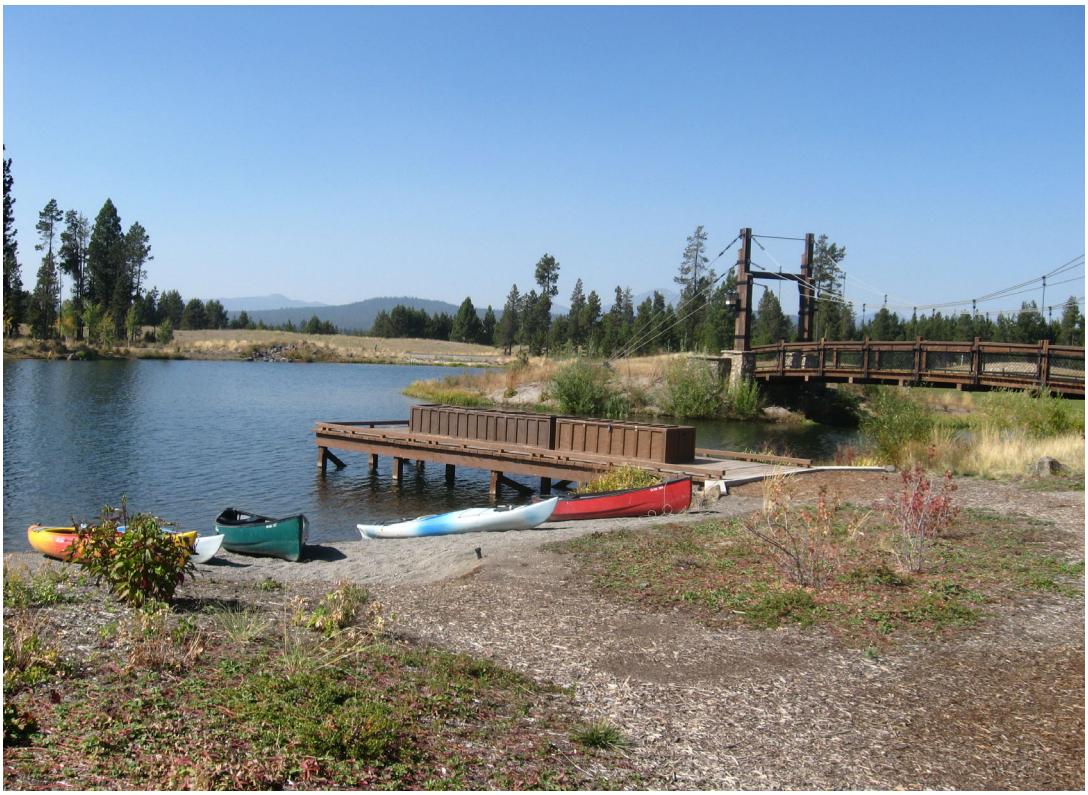
MAINTENANCE PLAN UPDATE

RESERVE STUDY

LEVEL III: UPDATE WITH NO VISUAL SITE INSPECTION

BUDGET YEAR

January 1, 2025 to December 31, 2025



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

CALDERA SPRINGS OWNERS' ASSOCIATION, INC.

Executive Summary

Year of Report:

January 1, 2025 to December 31, 2025

Number of Units:

530 Units

Parameters:

Beginning Balance: $1,715,383

Year 2025 Suggested Contribution: $470,000

Year 2025 Projected Interest Earned: $0

Inflation: 4.00%

Annual Increase to Suggested Contribution: 6.00%

Lowest Cash Balance Over 30 Years (Threshold): $913,860

Prior Year's Actual Contribution: $333,000

The contribution is broken up as follows: 90.22% Master Association, 6.35% Sub-Association and 3.43% Golf Course & Forest House

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Caldera Springs Owners' Association, Inc.
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2025

We have conducted an offsite reserve study update and maintenance plan update for Caldera Springs Owners' Association, Inc. for the year beginning January 1, 2025, 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 2023, the average annual inflation rate was 4.12%. 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.

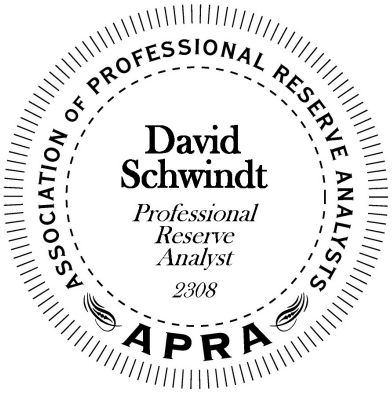
Full onsite reserve studies generally include field measurements and do not include destructive testing. Drawings are usually not available for existing projects.

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, 2025 to December 31, 2025

Caldera Springs Owners' Association, Inc.
Executive Summary of Maintenance Plan

Regular maintenance of common elements is necessary to insure the maximum useful life and optimum performance of components. Of particular concern are items that may present a safety hazard to residents or guests if they are not maintained in a timely manner and components that perform a water-proofing function.

This maintenance plan is a cyclical plan that calls for maintenance at regular intervals. The frequency of the maintenance activity and the cost of the activity at the first instance follow a short descriptive narrative. This maintenance plan should be reviewed on an annual basis when preparing the annual operating budget for the Association.

Checklists, developed by Reed Construction Data, Inc., can be photocopied or accessed from the RS Means website:

http://www.rsmeans.com/supplement/67346.asp

They can be used to assess and document the existing condition of an association's common elements and to track the carrying out of planned maintenance activities.

Caldera Springs Owners' Association, Inc.
Maintenance Plan
2023

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

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

Property Inspection

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

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

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

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

Frequency: Annually

Building Envelope Inspection – Common Building

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

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

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

A complete envelope inspection will usually be required only one time, although a visual review of the building exterior may be advisable on a periodic basis under certain circumstances. The Association should consult with the inspector(s) who performs the original assessment to determine the best course of action for their individual situation.

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

Frequency: Every 5 years

Roof Inspection – Common Building

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

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

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

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

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

Frequency: Refer to roof warranty for frequency

Automatic Entry Gates

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

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

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

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

Frequency: Bi-Weekly

Lighting: Exterior and Common Area Interior – Inspection/Maintenance

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

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

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

wipe, exterior surfaces to reclaim light and prevent further deterioration.

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

Repairs and inspections should be completed by a qualified professional.

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

Frequency: Bi-Weekly

Swimming Pool / Fitness Building

The swimming pool/fitness building may experience heavy traffic that can have a dramatic impact on the life expectancy of the equipment. Preventive maintenance is critical. Consult the manufacturers of exercise and weight equipment for specific maintenance. The overall condition of the floors and mats should be reviewed for deficiencies, such as excessive wears, stains, tears, and tripping hazards. The overall condition of the following should be reviewed: walls/ceilings; lighting fixture protection; exercise/weight equipment; location of signs and fire safety devices; fire extinguishers; and trash receptacles. Mirrors and glass should be reviewed for cracked/broken surfaces or rough edges.

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

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

Frequency: Monthly

Common Play Area – Review

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

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

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

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

Frequency: Monthly

Property Entrance - Review

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

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

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

Frequency: Monthly

Swimming Pool and Spa

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

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

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

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

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

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

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

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

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

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

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

Frequency: Monthly

Windows and Doors – Common Building

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

Frequency: Monthly

Gutters and Downspouts

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

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

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

Frequency: Semi-Annually, more often if necessary

HVAC – Clubhouse Air Conditioning Unit - Common Areas Only

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

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

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

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

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

Frequency: Semi-Annually

Bridge Maintenance

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

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

Frequency: Annually

Aluminum Fence – Swimming Pool - Inspection

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

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

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

Frequency: Annually

Lawn Irrigation System

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

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

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

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

Frequency: Annually

Quarry Wood Sealing

Maintenance of the exterior siding includes regularly scheduled cleaning and inspection of the surface areas for cracks, peeling paint or other sealants, deterioration of the base material, and failure of caulking or other sealant materials that serve a waterproofing function.

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

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

Frequency: Every 7 years

Asphalt– Seal Coating

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

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

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

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

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

This work should be performed by a licensed paving contractor.

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

Paths: Asphalt Seal Coat

Frequency: Every 7 years

Roads: Asphalt Seal Coat

Frequency: Every 7 years

Asphalt Edges – Paint

There are asphalt edges around the roads that are painted.

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

Frequency: Every 4 years

Swimming Pool/Fitness Building - Interior Paint

The interior painted surfaces of the swimming pool/fitness building should be cleaned, repaired as required, primed and painted with premium quality interior house paint in accordance with the manufacturer's specifications. The work should be performed by a qualified, licensed painting contractor.

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

Frequency: Every 5 years

Exterior Stone Siding - Sealing

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

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

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

Frequency: Every 5 years

Exterior Stone Siding - Repointing

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

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

This work should be performed by a licensed brick mason.

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

Frequency: Every 25 years

Re-stain Teak Furniture

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

This work should be performed by a professional.

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

Frequency: Every 2 years

Boiler Maintenance

Maintenance of the boiler includes regularly scheduled inspections and maintenance.

The boiler and related components should be checked for leaks. The boiler and related components should also be checked for proper operation and settings. Filters should be changed and all components serviced as required. The surrounding area should be cleaned at the time of servicing.

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

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

Frequency: Monthly to Annually

This maintenance plan is designed to preserve and extend the useful life of assets and is dependent upon proper inspection and follow up procedures.

CALDERA SPRINGS OWNERS' ASSOCIATION, INC.

RESERVE STUDY

LEVEL III: UPDATE WITH NO VISUAL SITE INSPECTION

BUDGET YEAR

January 1, 2025 to December 31, 2025

Caldera Springs Owners' Association, Inc.
Property Description

Caldera Springs Owners' Association, Inc. is a Planned Unit Community (P.U.D.) consists of 488 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. In 2024, the Forest House Park was added to the property. Schwindt and Company has not done a site visit to this park. 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

Report Date	November 1, 2024
Account Number	2calde
Budget Year Beginning	January 1, 2025
Budget Year Ending	December 31, 2025
Total Units	530

Report Parameters

Inflation	4.00%
Annual Assessment Increase	6.00%
Interest Rate on Reserve Deposit	0.00%
2025 Beginning Balance	$1,715,383

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 **$470,000** in **2025** and increases **6.00%** each year for the remaining years of the study. A minimum balance of **$913,860** is maintained.
- The contribution is broken up as follows: 90.22% Master Association, 6.35% Sub-Association and 3.43% Golf Course & Forest House.
- 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	$470,000.00
$886.79 per unit annually	
Average Net Annual Interest Earned	$0.00
Total Annual Allocation to Reserves	$470,000.00
$886.79 per unit annually	

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

Beginning Balance: $1,715,383

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2025	470,000		834,003	1,351,380	4,078,478	33%
2026	498,200		69,134	1,780,446	4,647,698	38%
2027	528,092		395,251	1,913,287	4,927,291	39%
2028	559,778		113,413	2,359,651	5,532,525	43%
2029	593,364		245,607	2,707,409	6,052,340	45%
2030	628,966		1,779,679	1,556,696	5,035,683	31%
2031	666,704		1,259,949	963,451	4,557,158	21%
2032	706,706		756,297	913,860	4,618,255	20%
2033	749,109		446,153	1,216,816	5,034,557	24%
2034	794,055		106,769	1,904,102	5,848,294	33%
2035	841,698		842,656	1,903,144	5,961,523	32%
2036	892,200		76,190	2,719,155	6,906,633	39%
2037	945,732		990,307	2,674,580	6,968,635	38%
2038	1,002,476		555,766	3,121,290	7,519,493	42%
2039	1,062,625		690,194	3,493,721	7,987,221	44%
2040	1,126,382		749,226	3,870,877	8,453,299	46%
2041	1,193,965		94,813	4,970,030	9,655,640	51%
2042	1,265,603		233,992	6,001,641	10,799,842	56%
2043	1,341,539		988,493	6,354,688	11,245,183	57%
2044	1,422,032		4,196,177	3,580,543	8,441,324	42%
2045	1,507,354		1,977,741	3,110,156	7,879,176	39%
2046	1,597,795		648,246	4,059,705	8,723,500	47%
2047	1,693,663		1,386,571	4,366,797	8,881,871	49%
2048	1,795,282		258,135	5,903,945	10,270,210	57%
2049	1,902,999		720,765	7,086,179	11,285,007	63%
2050	2,017,179		223,726	8,879,632	12,911,460	69%
2051	2,138,210		2,807,200	8,210,642	11,969,585	69%
2052	2,266,503		2,783,506	7,693,639	11,076,120	69%
2053	2,402,493		1,263,723	8,832,408	11,788,395	75%
2054	2,546,642		1,011,951	10,367,100	12,854,345	81%

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Component Summary By Category

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Roofing								
Roof - Repair	2022	2027	5	0	2	1 Total	3,032.64	3,033
Roof Expansion Pump House - Replacement	*Unfunded*							
Skylights Replacement	2007	2037	30	0	12	4 Each	1,529.62	6,118
Swimming Pool/Fitness Building: Roof Repl..	2007	2037	30	0	12	1 Total	74,771.42	74,771
Roofing - Total								$83,923
Painting								
Asphalt Edges & Parking Lot - Paint	2022	2026	4	0	1	1 Total	4,498.87	4,499
Bridge: Paint/Seal	2020	2027	7	0	2	1 Total	18,923.67	18,924
Dock: Paint/Seal	2023	2028	5	0	3	1 Total	3,640.00	3,640
Original Pump House - Paint	2024	2039	15	0	14	1 Total	4,160.00	4,160
Pool and Spa: Artificial Rocks - Paint	2012	2026	10	4	1	1 Total	15,470.00	15,470
Re-stain Teak Furniture	2022	2025	2	0	0	1 Total	6,240.00	6,240
Painting - Total								$52,933
Building Components								
Exterior Stone Siding - Partial Replacement	2007	2032	25	0	7	1,144 SF	37.32@ 25%	10,675
Exterior Stone Siding - Repoint	2007	2032	25	0	7	1,144 SF	24.35@ 25%	6,964
Exterior Stone Siding - Sealing	2016	2025	5	0	0	1 Total	2,246.40	2,246
Harper's Outpost Wood - Sealing	2024	2031	7	0	6	1 Total	6,000.00	6,000
Quarry Wood - Sealing	2023	2030	7	0	5	1 Total	17,191.20	17,191
Siding, Wood - Partial Replacement	2007	2032	25	0	7	9,344 SF	24.26@ 25%	56,679
Building Components - Total								$99,755
Gutters and Downspouts								
Gutters Heat Tape - Replacement	2007	2025	15	3	0	1 Total	2,080.00	2,080
Gutters and Downspouts - Replacement	2007	2025	15	3	0	1 Total	4,588.82	4,589
Gutters and Downspouts - Total								$6,669
Streets/Asphalt								
Delineators - Replacement	2024	2026	2	0	1	1 Total	2,061.00	2,061
Gravel @ Corners	2022	2030	10	-2	5	1 Total	6,739.20	6,739
Paths: Asphalt Overlay North	2007	2030	14	9	5	201,030 SF	1.92	386,782
Paths: Asphalt Overlay South	2007	2031	14	10	6	89,720 SF	1.92	172,621
Paths: Asphalt Poly Patch North	2023	2030	7	0	5	1 Total	5,616.00	5,616
Paths: Asphalt Poly Patch South	2023	2031	7	1	6	1 Total	5,616.00	5,616
Paths: Asphalt Sealcoat North	2023	2032	7	2	7	201,030 SF	0.21	41,814
Paths: Asphalt Sealcoat South 2033	2023	2033	7	3	8	89,720 SF	0.21	18,662
Roads: Asphalt Overlay North	2007	2030	21	2	5	372,270 SF	2.40	894,341
Roads: Asphalt Overlay South	2007	2031	21	3	6	303,510 SF	2.40	729,152
Roads: Asphalt Patching North	2023	2030	14	-7	5	1 Total	11,232.00	11,232

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Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units		Unit Cost	Current Cost
Streets/Asphalt continued...									
Roads: Asphalt Patching South	2006	2031	14	11	6	1	Total	11,232.00	11,232
Roads: Asphalt Poly Patch North	2023	2032	7	2	7	1	Total	3,120.00	3,120
Roads: Asphalt Poly Patch South	2023	2033	7	3	8	1	Total	3,120.00	3,120
Roads: Asphalt Sealcoat North	2023	2032	7	2	7	372,270	SF	0.17	63,286
Roads: Asphalt Sealcoat South 2033	2033	2033	7	0	8	303,510	SF	0.17	50,504
Roads: Gravel - Replacement North	2007	2030	21	2	5	1	Total	26,956.80	26,957
Roads: Gravel - Replacement South	2007	2031	21	3	6	1	Total	26,956.80	26,957
Streets/Asphalt - Total									$2,459,813
Steets - Expansion									
Paths: Asphalt Overlay Expansion South	2022	2044	14	8	19	228,465	SF	1.92	438,653
Paths: Asphalt Seal Coat Expansion South	2022	2025	7	-4	0	1	Total	35,375.00	35,375
Roads: Asphalt Overlay Expansion South	2022	2044	21	1	19	399,105	SF	2.40	958,810
Roads: Asphalt Patching Expansion South	2022	2039	14	3	14	1	Total	28,080.00	28,080
Roads: Asphalt Seal Coat Expansion South	2022	2032	7	3	7	399,105	SF	0.17	67,848
Roads: Asphalt Seal Coat Expansion South (.	2022	2025	7	-4	0	1	Total	28,250.00	28,250
Steets - Expansion - Total									$1,557,016
Fencing/Security									
Aluminum Powder Coated Pool Fence - Repl.	2007	2032	25	0	7	1	Total	15,907.98	15,908
Gate Equipment - Renew/Replace	2007	2025	20	-2	0	3	Each	52,000.00	156,000
Tennis Courts: Fencing	2007	2032	25	0	7	1	Total	38,893.45	38,893
Wood Fence	2007	2037	30	0	12	120	LF	62.40	7,488
Fencing/Security - Total									$218,289
Equipment									
Audio System - Replacement	2000	2025	10	0	0	1	Total	11,385.90	11,386
Boiler - Snow Melt System - Replacement	2007	2027	20	0	2	1	Total	67,392.00	67,392
Data Card Printer - Replacement	2022	2027	5	0	2	1	Total	3,931.20	3,931
Discovery Park: Fixtures/Equipment - Repla.	2007	2035	10	18	10	1	Total	33,651.49	33,651
Golf Cart - Replacement	2017	2027	5	5	2	1	Total	3,032.64	3,033
Lake Pumps - Control Computer	2017	2025	10	-2	0	1	Total	120,000.00	120,000
Lake and Streams O: Aerator Pump	2023	2033	10	0	8	1	Total	6,373.12	6,373
Lake and Streams O: Pump A	2018	2025	10	-3	0	1	Total	6,373.12	6,373
Lake and Streams O: Pump B	2018	2025	10	-3	0	1	Total	6,373.12	6,373
Lakes Aerators - Replacement Original	2007	2025	5	11	0	3	Each	2,294.42	6,883
Metal Benches - Replacement	2007	2032	20	5	7	7	Each	2,294.42	16,061
Pavilion Equipment: Renew/Replace	2019	2029	10	0	4	1	Total	23,334.38	23,334
Roof Vent Fan Trailmere Pump House	2025	2025	15	0	0	1	Total	5,000.00	5,000
Sable Rock Park: Furniture/Equipment	2008	2029	20	1	4	1	Total	48,335.76	48,336
Swimming Pool/Fitness Building: Defibrillat..	2007	2025	5	13	0	1	Total	2,600.00	2,600
Swimming Pool/Fitness Building: Exercise E.	2007	2025	15	3	0	1	Total	61,184.51	61,185

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Equipment continued...								
Swimming Pool/Fitness Building: Exercise E..	2022	2032	10	0	7	1 Total	6,851.52	6,852
Swimming Pool/Fitness Building: HVAC	2007	2028	15	6	3	1 Total	51,647.76	51,648
Swimming Pool/Fitness Building: Miscellan..	2007	2027	20	0	2	1 Total	9,177.67	9,178
Swimming Pool/Fitness Building: Quarry Of..	2022	2032	10	0	7	1 Total	6,177.60	6,178
Water Drinking Fountains	2020	2033	13	0	8	1 Total	6,307.89	6,308
Water Heater Pavilion	2007	2025	15	1	0	1 Total	2,230.68	2,231
Water Heater Quarry	2024	2039	15	0	14	1 Total	11,936.00	11,936
Equipment - Total								$516,241
Equipment - Expansion								
Gate Equipment - Expansion Renew/Replace	2023	2043	20	0	18	4 Each	65,000.00	260,000
Lake and Streams E: Aeration Compressors	2023	2025	5	-3	0	1 Total	17,550.00	17,550
Lake and Streams E: Electrical Modules, Tra..	2023	2033	10	0	8	1 Total	10,787.92	10,788
Lake and Streams E: Filter Components	2023	2033	10	0	8	1 Total	13,425.31	13,425
Lake and Streams E: Irrigation Pump & Mot..	2023	2033	10	0	8	1 Total	29,031.60	29,032
Lake and Streams E: Main Irrigation Motor	2023	2033	10	0	8	1 Total	5,513.04	5,513
Lake and Streams E: Main Irrigation Pump	2023	2033	10	0	8	1 Total	14,981.20	14,981
Lake and Streams E: Valves	2023	2033	10	0	8	1 Total	5,706.48	5,706
Lake and Streams E: Water Feature Motor	2023	2033	10	0	8	1 Total	6,056.96	6,057
Lake and Streams E: Water Feature Pump	2023	2033	10	0	8	1 Total	21,814.00	21,814
Equipment - Expansion - Total								$384,867
Interior Furnishings								
Restroom Fixtures - Upgrade	2007	2033	15	11	8	1 Total	22,944.19	22,944
Swimming Pool/Fitness Building: Flooring	2007	2027	10	10	2	1 Total	9,177.67	9,178
Interior Furnishings - Total								$32,122
Lighting								
Bridge Lighting - Replacement	2022	2032	10	0	7	1 Total	5,852.18	5,852
Entry/Exterior Lighting - Replacement	2007	2027	10	10	2	1 Total	40,036.20	40,036
Gate Entry Lights - Replacement	2016	2025	10	-1	0	1 Total	16,777.39	16,777
Holiday Lights - Replacement I	2024	2029	5	0	4	1 Total	7,498.10@ 50%	3,749
Holiday Lights - Replacement II	2014	2025	5	5	0	1 Total	7,498.10@ 50%	3,749
Interior Lighting	2007	2027	20	0	2	12 Each	152.94	1,835
Pathway Lights - Replacement	2016	2026	10	0	1	1 Total	15,982.25	15,982
Lighting - Total								$87,981
Recreation/Pool								
Pool Covers	2024	2039	15	0	14	1 Total	32,657.22	32,657
Pool Deck - Replacement	2008	2038	30	0	13	12,500 SF	15.60	195,000
Pool Heater	2023	2035	12	0	10	1 Total	35,602.32	35,602

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Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Recreation/Pool continued...								
Pool Resurfacing	2007	2027	20	0	2	1 Total	63,478.92	63,479
Pool Safety Camera - Replacement	2020	2030	10	0	5	1 Total	2,018.53	2,019
Pool Vacuum	2007	2025	12	6	0	1 Total	6,240.00	6,240
Pool and Spa Filters	2007	2025	15	0	0	1 Total	43,039.80	43,040
Pool and Spa: Other Replacements	2014	2025	1	0	0	1 Total	3,657.61	3,658
Pool: Furniture - Replacement I	2007	2029	20	2	4	1 Total	82,555.20@ 75%	61,916
Pool: Furniture - Replacement II	2007	2032	20	5	7	1 Total	82,555.20@ 75%	61,916
Pool: Furniture - Replacement III	2007	2027	20	0	2	1 Total	82,555.20@ 75%	61,916
Pool: Lounge Chair Cushion - Replacement	2018	2028	10	0	3	1 Total	34,873.79	34,874
Pool: Splash Monitor	2019	2026	7	0	1	1 Total	5,353.65	5,354
Pumps Replacement I	2007	2025	10	7	0	3 Each	9,051.83	27,155
Pumps Replacement II	2019	2029	10	0	4	3 Each	9,051.83	27,155
Spa A Controller - Replacement	2016	2026	10	0	1	1 Total	6,320.76	6,321
Spa Heater A Upper	2017	2025	5	2	0	1 Total	9,394.50	9,394
Spa Heater B Below	2017	2025	5	0	0	1 Total	9,394.50	9,394
Spa Resurfacing Lower	2022	2037	15	0	12	1 Total	8,687.95	8,688
Spa Resurfacing Upper	2018	2033	15	0	8	1 Total	8,687.95	8,688
Tennis Courts: Nets	2018	2028	10	0	3	1 Total	679.29	679
Tennis Courts: Pickle Pall Nets & Paint	2023	2028	5	0	3	2 Each	832.00	1,664
Tennis Courts: Resurface	2007	2032	25	0	7	1 Total	31,200.00	31,200
Recreation/Pool - Total								$738,011
Grounds Components								
Access Control: Gates Card Readers - Repla..	2018	2025	10	-3	0	1 Total	33,301.81	33,302
Access Control: Gates Renew/Replace	2017	2025	10	-2	0	3 Each	36,710.69	110,132
Bike Racks - Replacement	2007	2028	20	1	3	3 Total	533.52	1,601
Bridge - Wood	2007	2037	30	0	12	1 Total	172,159.25	172,159
Concrete Pavers - Resetting/Repair	2024	2034	10	0	9	1,561 SF	23.40@ 50%	18,264
Exterior Concrete - Partial Replacement	2007	2037	30	0	12	1 Total	344,318.45@ 50%	172,159
Irrigation Control Pedestal Replacements Rai..	2016	2025	10	-1	0	1 Total	85,000.00	85,000
Irrigation System - Repairs	2019	2029	10	0	4	1 Total	6,627.22	6,627
Ladder Fuel Reduction	2022	2026	4	0	1	1 Total	12,130.56	12,131
Lake Bank Vegetation - Removal	2022	2032	10	0	7	1 Total	48,522.24	48,522
Lake Testing	2025	2025	7	0	0	1 Total	5,600.00	5,600
Lake Treatment Expansion	2024	2031	7	0	6	1 Total	12,480.00	12,480
Lake Treatment Phase I	2023	2030	7	0	5	1 Total	28,563.60	28,564
Lake: Liner and Stream Repair Expansion	2023	2033	10	0	8	1 Total	12,130.56	12,131
Lake: Liner and Stream Repair Expansion	2023	2063	40	0	38	1 Total	229,441.88@ 50%	114,721
Lake: Liner and Stream Repair Original	2022	2032	10	0	7	1 Total	12,130.56	12,131
Lake: Liner and Stream Repair Original	2007	2047	40	0	22	1 Total	229,441.88@ 50%	114,721
Landscape Material Replacements	2024	2029	5	0	4	1 Total	5,030.00	5,030
Picnic Chairs - Replacement	2007	2033	25	1	8	16 Each	520.00	8,320

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Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Grounds Components continued...								
Picnic Tables - Replacement	2007	2033	25	1	8	4 Each	5,200.00	20,800
Sable Rock Lake Vegetation - Removal	2022	2032	10	0	7	1 Total	2,246.40	2,246
Wood Benches - Replacement I	2023	2033	10	0	8	5 Each	898.56	4,493
Wood Benches - Replacement II	2023	2033	10	0	8	5 Each	898.56	4,493
Wood Benches - Replacement III	2023	2033	10	0	8	5 Each	898.56	4,493
Wood Bridges	2007	2027	20	0	2	6 Each	10,400.00	62,400
Grounds Components - Total								$1,072,518
Signs								
Common Area Signage	2007	2040	20	13	15	1 Total	152,961.24	152,961
Street Signs: Repair	2023	2025	2	0	0	1 Total	5,200.00	5,200
Street Signs: Repair Expansion	2023	2029	2	4	4	1 Total	15,600.00	15,600
Signs - Total								$173,761
Doors and Windows								
Glass Doors Replacement	2007	2037	30	0	12	14 Each	1,820.00	25,480
Windows Replacement	2007	2038	30	1	13	33 Each	1,529.62	50,478
Doors and Windows - Total								$75,958
Inspections								
Building Envelope Inspection	2022	2029	7	0	4	1 Total	0.00	0
Electrical Inspection	2007	2032	25	0	7	1 Total	10,444.10	10,444
Plumbing Inspection	2007	2032	25	0	7	1 Total	10,444.10	10,444
Inspections - Total								$20,888
Reserve Study								
Reserve Study Update - Offsite	2024	2025	1	0	0	1 Total	1,000.00	1,000
Reserve Study Update - Onsite	2023	2030	7	0	5	1 Total	4,160.00	4,160
Reserve Study - Total								$5,160
Forest House Park								
FHP - Barkdust - Replacement	2024	2027	3	0	2	1 Total	5,000.00	5,000
FHP - Benches, Trash Cans & Sail - Replace..	2024	2044	20	0	19	1 Total	20,000.00	20,000
FHP - Fencing - Replacement	2024	2054	30	0	29	1 Total	109,000.00	109,000
FHP - Pickleball Court - Nets - Replacement	2024	2034	10	0	9	6 Each	600.00	3,600
FHP - Pickleball Court - Nets - Resurface	2024	2049	25	0	24	1 Total	45,000.00	45,000
FHP - Play Equipment - Replacement	2024	2044	20	0	19	1 Total	82,215.00	82,215
FHP - Restroom Bld - Renovation	2024	2054	30	0	29	1 Total	25,000.00	25,000
FHP - Restroom Bld: Roof - Replacement	2024	2049	25	0	24	250 SF	10.00	2,500
FHP - Restroom Bld: Siding - Replacement	2024	2049	25	0	24	700 SF	25.00	17,500
FHP - Restroom Bld: Siding - Stain	2024	2029	5	0	4	700 SF	3.00	2,100

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Component Summary By Category

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Forest House Park continued...								
FHP - Restroom Bld: Windows & Doors - R..	2024	2054	30	0	29	3 Each	1,000.00	3,000
Forest House Park - Total								$314,915
Total Asset Summary								$7,900,818

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Component Summary By Group

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Capital								
Access Control: Gates Card Readers - Repla..	2018	2025	10	-3	0	1 Total	33,301.81	33,302
Access Control: Gates Renew/Replace	2017	2025	10	-2	0	3 Each	36,710.69	110,132
Aluminum Powder Coated Pool Fence - Repl.	2007	2032	25	0	7	1 Total	15,907.98	15,908
Audio System - Replacement	2000	2025	10	0	0	1 Total	11,385.90	11,386
Bike Racks - Replacement	2007	2028	20	1	3	3 Total	533.52	1,601
Boiler - Snow Melt System - Replacement	2007	2027	20	0	2	1 Total	67,392.00	67,392
Bridge - Wood	2007	2037	30	0	12	1 Total	172,159.25	172,159
Bridge Lighting - Replacement	2022	2032	10	0	7	1 Total	5,852.18	5,852
Common Area Signage	2007	2040	20	13	15	1 Total	152,961.24	152,961
Data Card Printer - Replacement	2022	2027	5	0	2	1 Total	3,931.20	3,931
Discovery Park: Fixtures/Equipment - Repla..	2007	2035	10	18	10	1 Total	33,651.49	33,651
Entry/Exterior Lighting - Replacement	2007	2027	10	10	2	1 Total	40,036.20	40,036
FHP - Benches, Trash Cans & Sail - Replace..	2024	2044	20	0	19	1 Total	20,000.00	20,000
FHP - Fencing - Replacement	2024	2054	30	0	29	1 Total	109,000.00	109,000
FHP - Pickleball Court - Nets - Replacement	2024	2034	10	0	9	6 Each	600.00	3,600
FHP - Pickleball Court - Nets - Resurface	2024	2049	25	0	24	1 Total	45,000.00	45,000
FHP - Play Equipment - Replacement	2024	2044	20	0	19	1 Total	82,215.00	82,215
FHP - Restroom Bld - Renovation	2024	2054	30	0	29	1 Total	25,000.00	25,000
FHP - Restroom Bld: Roof - Replacement	2024	2049	25	0	24	250 SF	10.00	2,500
FHP - Restroom Bld: Siding - Replacement	2024	2049	25	0	24	700 SF	25.00	17,500
FHP - Restroom Bld: Windows & Doors - R..	2024	2054	30	0	29	3 Each	1,000.00	3,000
Gate Entry Lights - Replacement	2016	2025	10	-1	0	1 Total	16,777.39	16,777
Gate Equipment - Expansion Renew/Replace	2023	2043	20	0	18	4 Each	65,000.00	260,000
Gate Equipment - Renew/Replace	2007	2025	20	-2	0	3 Each	52,000.00	156,000
Glass Doors Replacement	2007	2037	30	0	12	14 Each	1,820.00	25,480
Golf Cart - Replacement	2017	2027	5	5	2	1 Total	3,032.64	3,033
Holiday Lights - Replacement I	2024	2029	5	0	4	1 Total	7,498.10@ 50%	3,749
Holiday Lights - Replacement II	2014	2025	5	5	0	1 Total	7,498.10@ 50%	3,749
Interior Lighting	2007	2027	20	0	2	12 Each	152.94	1,835
Irrigation Control Pedestal Replacements Rai..	2016	2025	10	-1	0	1 Total	85,000.00	85,000
Lake Pumps - Control Computer	2017	2025	10	-2	0	1 Total	120,000.00	120,000
Lake and Streams E: Aeration Compressors	2023	2025	5	-3	0	1 Total	17,550.00	17,550
Lake and Streams E: Electrical Modules, Tra..	2023	2033	10	0	8	1 Total	10,787.92	10,788
Lake and Streams E: Filter Components	2023	2033	10	0	8	1 Total	13,425.31	13,425
Lake and Streams E: Irrigation Pump & Mot..	2023	2033	10	0	8	1 Total	29,031.60	29,032
Lake and Streams E: Main Irrigation Motor	2023	2033	10	0	8	1 Total	5,513.04	5,513
Lake and Streams E: Main Irrigation Pump	2023	2033	10	0	8	1 Total	14,981.20	14,981
Lake and Streams E: Valves	2023	2033	10	0	8	1 Total	5,706.48	5,706
Lake and Streams E: Water Feature Motor	2023	2033	10	0	8	1 Total	6,056.96	6,057
Lake and Streams E: Water Feature Pump	2023	2033	10	0	8	1 Total	21,814.00	21,814
Lake and Streams O: Aerator Pump	2023	2033	10	0	8	1 Total	6,373.12	6,373
Lake and Streams O: Pump A	2018	2025	10	-3	0	1 Total	6,373.12	6,373

Caldera Springs Owners' Association, Inc.

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Component Summary By Group

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Capital continued...								
Lake and Streams O: Pump B	2018	2025	10	-3	0	1 Total	6,373.12	6,373
Lakes Aerators - Replacement Original	2007	2025	5	11	0	3 Each	2,294.42	6,883
Landscape Material Replacements	2024	2029	5	0	4	1 Total	5,030.00	5,030
Metal Benches - Replacement	2007	2032	20	5	7	7 Each	2,294.42	16,061
Paths: Asphalt Overlay Expansion South	2022	2044	14	8	19	228,465 SF	1.92	438,653
Paths: Asphalt Overlay North	2007	2030	14	9	5	201,030 SF	1.92	386,782
Paths: Asphalt Overlay South	2007	2031	14	10	6	89,720 SF	1.92	172,621
Pathway Lights - Replacement	2016	2026	10	0	1	1 Total	15,982.25	15,982
Pavilion Equipment: Renew/Replace	2019	2029	10	0	4	1 Total	23,334.38	23,334
Picnic Chairs - Replacement	2007	2033	25	1	8	16 Each	520.00	8,320
Picnic Tables - Replacement	2007	2033	25	1	8	4 Each	5,200.00	20,800
Pool Covers	2024	2039	15	0	14	1 Total	32,657.22	32,657
Pool Deck - Replacement	2008	2038	30	0	13	12,500 SF	15.60	195,000
Pool Heater	2023	2035	12	0	10	1 Total	35,602.32	35,602
Pool Resurfacing	2007	2027	20	0	2	1 Total	63,478.92	63,479
Pool Safety Camera - Replacement	2020	2030	10	0	5	1 Total	2,018.53	2,019
Pool Vacuum	2007	2025	12	6	0	1 Total	6,240.00	6,240
Pool and Spa Filters	2007	2025	15	0	0	1 Total	43,039.80	43,040
Pool and Spa: Other Replacements	2014	2025	1	0	0	1 Total	3,657.61	3,658
Pool: Furniture - Replacement I	2007	2029	20	2	4	1 Total	82,555.20@ 75%	61,916
Pool: Furniture - Replacement II	2007	2032	20	5	7	1 Total	82,555.20@ 75%	61,916
Pool: Furniture - Replacement III	2007	2027	20	0	2	1 Total	82,555.20@ 75%	61,916
Pool: Lounge Chair Cushion - Replacement	2018	2028	10	0	3	1 Total	34,873.79	34,874
Pool: Splash Monitor	2019	2026	7	0	1	1 Total	5,353.65	5,354
Pumps Replacement I	2007	2025	10	7	0	3 Each	9,051.83	27,155
Pumps Replacement II	2019	2029	10	0	4	3 Each	9,051.83	27,155
Restroom Fixtures - Upgrade	2007	2033	15	11	8	1 Total	22,944.19	22,944
Roads: Asphalt Overlay Expansion South	2022	2044	21	1	19	399,105 SF	2.40	958,810
Roads: Asphalt Overlay North	2007	2030	21	2	5	372,270 SF	2.40	894,341
Roads: Asphalt Overlay South	2007	2031	21	3	6	303,510 SF	2.40	729,152
Roads: Asphalt Patching Expansion South	2022	2039	14	3	14	1 Total	28,080.00	28,080
Roads: Gravel - Replacement North	2007	2030	21	2	5	1 Total	26,956.80	26,957
Roads: Gravel - Replacement South	2007	2031	21	3	6	1 Total	26,956.80	26,957
Roof Expansion Pump House - Replacement	*Unfunded*							
Roof Vent Fan Trailmere Pump House	2025	2025	15	0	0	1 Total	5,000.00	5,000
Sable Rock Park: Furniture/Equipment	2008	2029	20	1	4	1 Total	48,335.76	48,336
Skylights Replacement	2007	2037	30	0	12	4 Each	1,529.62	6,118
Spa A Controller - Replacement	2016	2026	10	0	1	1 Total	6,320.76	6,321
Spa Heater A Upper	2017	2025	5	2	0	1 Total	9,394.50	9,394
Spa Heater B Below	2017	2025	5	0	0	1 Total	9,394.50	9,394
Spa Resurfacing Lower	2022	2037	15	0	12	1 Total	8,687.95	8,688
Spa Resurfacing Upper	2018	2033	15	0	8	1 Total	8,687.95	8,688

Caldera Springs Owners' Association, Inc.

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Component Summary By Group

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Capital continued...								
Swimming Pool/Fitness Building: Defibrillat..	2007	2025	5	13	0	1 Total	2,600.00	2,600
Swimming Pool/Fitness Building: Exercise E.	2007	2025	15	3	0	1 Total	61,184.51	61,185
Swimming Pool/Fitness Building: Exercise E.	2022	2032	10	0	7	1 Total	6,851.52	6,852
Swimming Pool/Fitness Building: Flooring	2007	2027	10	10	2	1 Total	9,177.67	9,178
Swimming Pool/Fitness Building: HVAC	2007	2028	15	6	3	1 Total	51,647.76	51,648
Swimming Pool/Fitness Building: Miscellan..	2007	2027	20	0	2	1 Total	9,177.67	9,178
Swimming Pool/Fitness Building: Quarry Of..	2022	2032	10	0	7	1 Total	6,177.60	6,178
Swimming Pool/Fitness Building: Roof Repl..	2007	2037	30	0	12	1 Total	74,771.42	74,771
Tennis Courts: Fencing	2007	2032	25	0	7	1 Total	38,893.45	38,893
Tennis Courts: Nets	2018	2028	10	0	3	1 Total	679.29	679
Tennis Courts: Pickle Pall Nets & Paint	2023	2028	5	0	3	2 Each	832.00	1,664
Tennis Courts: Resurface	2007	2032	25	0	7	1 Total	31,200.00	31,200
Water Drinking Fountains	2020	2033	13	0	8	1 Total	6,307.89	6,308
Water Heater Pavilion	2007	2025	15	1	0	1 Total	2,230.68	2,231
Water Heater Quarry	2024	2039	15	0	14	1 Total	11,936.00	11,936
Windows Replacement	2007	2038	30	1	13	33 Each	1,529.62	50,478
Wood Benches - Replacement I	2023	2033	10	0	8	5 Each	898.56	4,493
Wood Benches - Replacement II	2023	2033	10	0	8	5 Each	898.56	4,493
Wood Benches - Replacement III	2023	2033	10	0	8	5 Each	898.56	4,493
Wood Bridges	2007	2027	20	0	2	6 Each	10,400.00	62,400
Wood Fence	2007	2037	30	0	12	120 LF	62.40	7,488
Capital - Total								$6,769,710
Non-Capital								
Asphalt Edges & Parking Lot - Paint	2022	2026	4	0	1	1 Total	4,498.87	4,499
Bridge: Paint/Seal	2020	2027	7	0	2	1 Total	18,923.67	18,924
Building Envelope Inspection	2022	2029	7	0	4	1 Total	0.00	0
Concrete Pavers - Resetting/Repair	2024	2034	10	0	9	1,561 SF	23.40@ 50%	18,264
Delineators - Replacement	2024	2026	2	0	1	1 Total	2,061.00	2,061
Dock: Paint/Seal	2023	2028	5	0	3	1 Total	3,640.00	3,640
Electrical Inspection	2007	2032	25	0	7	1 Total	10,444.10	10,444
Exterior Concrete - Partial Replacement	2007	2037	30	0	12	1 Total	344,318.45@ 50%	172,159
Exterior Stone Siding - Partial Replacement	2007	2032	25	0	7	1,144 SF	37.32@ 25%	10,675
Exterior Stone Siding - Repoint	2007	2032	25	0	7	1,144 SF	24.35@ 25%	6,964
Exterior Stone Siding - Sealing	2016	2025	5	0	0	1 Total	2,246.40	2,246
FHP - Barkdust - Replacement	2024	2027	3	0	2	1 Total	5,000.00	5,000
FHP - Restroom Bld: Siding - Stain	2024	2029	5	0	4	700 SF	3.00	2,100
Gravel @ Corners	2022	2030	10	-2	5	1 Total	6,739.20	6,739
Gutters Heat Tape - Replacement	2007	2025	15	3	0	1 Total	2,080.00	2,080
Gutters and Downspouts - Replacement	2007	2025	15	3	0	1 Total	4,588.82	4,589
Harper's Outpost Wood - Sealing	2024	2031	7	0	6	1 Total	6,000.00	6,000
Irrigation System - Repairs	2019	2029	10	0	4	1 Total	6,627.22	6,627

Caldera Springs Owners' Association, Inc.

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Component Summary By Group

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Non-Capital continued...								
Ladder Fuel Reduction	2022	2026	4	0	1	1 Total	12,130.56	12,131
Lake Bank Vegetation - Removal	2022	2032	10	0	7	1 Total	48,522.24	48,522
Lake Testing	2025	2025	7	0	0	1 Total	5,600.00	5,600
Lake Treatment Expansion	2024	2031	7	0	6	1 Total	12,480.00	12,480
Lake Treatment Phase I	2023	2030	7	0	5	1 Total	28,563.60	28,564
Lake: Liner and Stream Repair Expansion	2023	2033	10	0	8	1 Total	12,130.56	12,131
Lake: Liner and Stream Repair Expansion	2023	2063	40	0	38	1 Total	229,441.88@ 50%	114,721
Lake: Liner and Stream Repair Original	2022	2032	10	0	7	1 Total	12,130.56	12,131
Lake: Liner and Stream Repair Original	2007	2047	40	0	22	1 Total	229,441.88@ 50%	114,721
Original Pump House - Paint	2024	2039	15	0	14	1 Total	4,160.00	4,160
Paths: Asphalt Poly Patch North	2023	2030	7	0	5	1 Total	5,616.00	5,616
Paths: Asphalt Poly Patch South	2023	2031	7	1	6	1 Total	5,616.00	5,616
Paths: Asphalt Seal Coat Expansion South	2022	2025	7	-4	0	1 Total	35,375.00	35,375
Paths: Asphalt Sealcoat North	2023	2032	7	2	7	201,030 SF	0.21	41,814
Paths: Asphalt Sealcoat South 2033	2023	2033	7	3	8	89,720 SF	0.21	18,662
Plumbing Inspection	2007	2032	25	0	7	1 Total	10,444.10	10,444
Pool and Spa: Artificial Rocks - Paint	2012	2026	10	4	1	1 Total	15,470.00	15,470
Quarry Wood - Sealing	2023	2030	7	0	5	1 Total	17,191.20	17,191
Re-stain Teak Furniture	2022	2025	2	0	0	1 Total	6,240.00	6,240
Reserve Study Update - Offsite	2024	2025	1	0	0	1 Total	1,000.00	1,000
Reserve Study Update - Onsite	2023	2030	7	0	5	1 Total	4,160.00	4,160
Roads: Asphalt Patching North	2023	2030	14	-7	5	1 Total	11,232.00	11,232
Roads: Asphalt Patching South	2006	2031	14	11	6	1 Total	11,232.00	11,232
Roads: Asphalt Poly Patch North	2023	2032	7	2	7	1 Total	3,120.00	3,120
Roads: Asphalt Poly Patch South	2023	2033	7	3	8	1 Total	3,120.00	3,120
Roads: Asphalt Seal Coat Expansion South	2022	2032	7	3	7	399,105 SF	0.17	67,848
Roads: Asphalt Seal Coat Expansion South (..	2022	2025	7	-4	0	1 Total	28,250.00	28,250
Roads: Asphalt Sealcoat North	2023	2032	7	2	7	372,270 SF	0.17	63,286
Roads: Asphalt Sealcoat South 2033	2033	2033	7	0	8	303,510 SF	0.17	50,504
Roof - Repair	2022	2027	5	0	2	1 Total	3,032.64	3,033
Sable Rock Lake Vegetation - Removal	2022	2032	10	0	7	1 Total	2,246.40	2,246
Siding, Wood - Partial Replacement	2007	2032	25	0	7	9,344 SF	24.26@ 25%	56,679
Street Signs: Repair	2023	2025	2	0	0	1 Total	5,200.00	5,200
Street Signs: Repair Expansion	2023	2029	2	4	4	1 Total	15,600.00	15,600
Non-Capital - Total								$1,131,109
Total Asset Summary								$7,900,818

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

Description	Expenditures
Replacement Year 2025	
Access Control: Gates Card Readers - Replacement	33,302
Access Control: Gates Renew/Replace	110,132
Audio System - Replacement	11,386
Exterior Stone Siding - Sealing	2,246
Gate Entry Lights - Replacement	16,777
Gate Equipment - Renew/Replace	156,000
Gutters Heat Tape - Replacement	2,080
Gutters and Downspouts - Replacement	4,589
Holiday Lights - Replacement II	3,749
Irrigation Control Pedestal Replacements Rainbird	85,000
Lake Pumps - Control Computer	120,000
Lake Testing	5,600
Lake and Streams E: Aeration Compressors	17,550
Lake and Streams O: Pump A	6,373
Lake and Streams O: Pump B	6,373
Lakes Aerators - Replacement Original	6,883
Paths: Asphalt Seal Coat Expansion South	35,375
Pool Vacuum	6,240
Pool and Spa Filters	43,040
Pool and Spa: Other Replacements	3,658
Pumps Replacement I	27,155
Re-stain Teak Furniture	6,240
Reserve Study Update - Offsite	1,000
Roads: Asphalt Seal Coat Expansion South (2025 No Elk Run)	28,250
Roof Vent Fan Trailmere Pump House	5,000
Spa Heater A Upper	9,394
Spa Heater B Below	9,394
Street Signs: Repair	5,200
Swimming Pool/Fitness Building: Defibrillator	2,600
Swimming Pool/Fitness Building: Exercise Equipment I	61,185
Water Heater Pavilion	2,231
Total for 2025	**$834,003**
Replacement Year 2026	
Asphalt Edges & Parking Lot - Paint	4,679

Caldera Springs Owners' Association, Inc.
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Annual Expenditure Detail

Description	Expenditures
Replacement Year 2026 continued...	
Delineators - Replacement	2,143
Ladder Fuel Reduction	12,616
Pathway Lights - Replacement	16,622
Pool and Spa: Artificial Rocks - Paint	16,089
Pool and Spa: Other Replacements	3,804
Pool: Splash Monitor	5,568
Reserve Study Update - Offsite	1,040
Spa A Controller - Replacement	6,574
Total for 2026	**$69,134**
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
FHP - Barkdust - Replacement	5,408
Golf Cart - Replacement	3,280
Interior Lighting	1,985
Pool Resurfacing	68,659
Pool and Spa: Other Replacements	3,956
Pool: Furniture - Replacement III	66,969
Re-stain Teak Furniture	6,749
Reserve Study Update - Offsite	1,082
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	**$395,251**
Replacement Year 2028	
Bike Racks - Replacement	1,800
Delineators - Replacement	2,318
Dock: Paint/Seal	4,095

Caldera Springs Owners' Association, Inc.
Sunriver, Oregon
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Description	Expenditures
Replacement Year 2028 continued...	
Pool and Spa: Other Replacements	4,114
Pool: Lounge Chair Cushion - Replacement	39,228
Reserve Study Update - Offsite	1,125
Swimming Pool/Fitness Building: HVAC	58,097
Tennis Courts: Nets	764
Tennis Courts: Pickle Pall Nets & Paint	1,872
Total for 2028	**$113,413**
Replacement Year 2029	
Building Envelope Inspection	
FHP - Restroom Bld: Siding - Stain	2,457
Holiday Lights - Replacement I	4,386
Irrigation System - Repairs	7,753
Landscape Material Replacements	5,884
Pavilion Equipment: Renew/Replace	27,298
Pool and Spa: Other Replacements	4,279
Pool: Furniture - Replacement I	72,433
Pumps Replacement II	31,768
Re-stain Teak Furniture	7,300
Reserve Study Update - Offsite	1,170
Sable Rock Park: Furniture/Equipment	56,546
Street Signs: Repair	6,083
Street Signs: Repair Expansion	18,250
Total for 2029	**$245,607**
Replacement Year 2030	
Asphalt Edges & Parking Lot - Paint	5,474
Delineators - Replacement	2,508
Exterior Stone Siding - Sealing	2,733
FHP - Barkdust - Replacement	6,083
Gravel @ Corners	8,199
Holiday Lights - Replacement II	4,561
Ladder Fuel Reduction	14,759
Lake Treatment Phase I	34,752

Caldera Springs Owners' Association, Inc.
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Annual Expenditure Detail

Description	Expenditures
Replacement Year 2030 continued...	
Lake and Streams E: Aeration Compressors	21,352
Lakes Aerators - Replacement Original	8,375
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
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
Spa Heater A Upper	11,430
Spa Heater B Below	11,430
Swimming Pool/Fitness Building: Defibrillator	3,163
Total for 2030	**$1,779,679**
Replacement Year 2031	
Harper's Outpost Wood - Sealing	7,592
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
Re-stain Teak Furniture	7,896
Reserve Study Update - Offsite	1,265
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
Total for 2031	**$1,259,949**
Replacement Year 2032	
Aluminum Powder Coated Pool Fence - Replacement	20,934
Bridge Lighting - Replacement	7,701

Caldera Springs Owners' Association, Inc.
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Description	Expenditures
Replacement Year 2032 continued...	
Data Card Printer - Replacement	5,173
Delineators - Replacement	2,712
Electrical Inspection	13,744
Exterior Stone Siding - Partial Replacement	14,047
Exterior Stone Siding - Repoint	9,165
Golf Cart - Replacement	3,991
Lake Bank Vegetation - Removal	63,852
Lake Testing	7,369
Lake: Liner and Stream Repair Original	15,963
Metal Benches - Replacement	21,135
Paths: Asphalt Seal Coat Expansion South	46,551
Paths: Asphalt Sealcoat North	55,025
Plumbing Inspection	13,744
Pool and Spa: Other Replacements	4,813
Pool: Furniture - Replacement II	81,478
Reserve Study Update - Offsite	1,316
Roads: Asphalt Poly Patch North	4,106
Roads: Asphalt Seal Coat Expansion South	89,283
Roads: Asphalt Sealcoat North	83,280
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	**$756,297**
Replacement Year 2033	
Dock: Paint/Seal	4,982
FHP - Barkdust - Replacement	6,843
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

Caldera Springs Owners' Association, Inc.
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Description	Expenditures
Replacement Year 2033 continued...	
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
Re-stain Teak Furniture	8,540
Reserve Study Update - Offsite	1,369
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
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	**$446,153**
Replacement Year 2034	
Asphalt Edges & Parking Lot - Paint	6,403
Bridge: Paint/Seal	26,934
Concrete Pavers - Resetting/Repair	25,995
Delineators - Replacement	2,933
FHP - Pickleball Court - Nets - Replacement	5,124
FHP - Restroom Bld: Siding - Stain	2,989
Holiday Lights - Replacement I	5,336
Ladder Fuel Reduction	17,266

Caldera Springs Owners' Association, Inc.
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Description	Expenditures
Replacement Year 2034 continued...	
Landscape Material Replacements	7,159
Pool and Spa: Other Replacements	5,206
Reserve Study Update - Offsite	1,423
Total for 2034	**$106,769**
Replacement Year 2035	
Access Control: Gates Card Readers - Replacement	49,295
Access Control: Gates Renew/Replace	163,022
Audio System - Replacement	16,854
Discovery Park: Fixtures/Equipment - Replacement	49,812
Exterior Stone Siding - Sealing	3,325
Gate Entry Lights - Replacement	24,835
Holiday Lights - Replacement II	5,550
Irrigation Control Pedestal Replacements Rainbird	125,821
Lake Pumps - Control Computer	177,629
Lake and Streams E: Aeration Compressors	25,978
Lake and Streams O: Pump A	9,434
Lake and Streams O: Pump B	9,434
Lakes Aerators - Replacement Original	10,189
Pool Heater	52,700
Pool and Spa: Other Replacements	5,414
Pumps Replacement I	40,197
Re-stain Teak Furniture	9,237
Reserve Study Update - Offsite	1,480
Spa Heater A Upper	13,906
Spa Heater B Below	13,906
Street Signs: Repair	7,697
Street Signs: Repair Expansion	23,092
Swimming Pool/Fitness Building: Defibrillator	3,849
Total for 2035	**$842,656**
Replacement Year 2036	
Building Envelope Inspection	
Delineators - Replacement	3,173

Caldera Springs Owners' Association, Inc.
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Description	Expenditures
Replacement Year 2036 continued...	
FHP - Barkdust - Replacement	7,697
Pathway Lights - Replacement	24,604
Pool and Spa: Artificial Rocks - Paint	23,815
Pool and Spa: Other Replacements	5,631
Reserve Study Update - Offsite	1,539
Spa A Controller - Replacement	9,731
Total for 2036	**$76,190**
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
Golf Cart - Replacement	4,855
Lake Treatment Phase I	45,731
Paths: Asphalt Poly Patch North	8,991
Pool Vacuum	9,990
Pool and Spa: Other Replacements	5,856
Quarry Wood - Sealing	27,524
Re-stain Teak Furniture	9,990
Reserve Study Update - Onsite	6,660
Roof - Repair	4,855
Skylights Replacement	9,796
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
Wood Fence	11,989
Total for 2037	**$990,307**
Replacement Year 2038	
Asphalt Edges & Parking Lot - Paint	7,491

Caldera Springs Owners' Association, Inc.
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Description	Expenditures
Replacement Year 2038 continued...	
Delineators - Replacement	3,432
Dock: Paint/Seal	6,061
Harper's Outpost Wood - Sealing	9,990
Ladder Fuel Reduction	20,198
Lake Treatment Expansion	20,780
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
Reserve Study Update - Offsite	1,665
Tennis Courts: Nets	1,131
Tennis Courts: Pickle Pall Nets & Paint	2,771
Windows Replacement	84,049
Total for 2038	**$555,766**
Replacement Year 2039	
FHP - Barkdust - Replacement	8,658
FHP - Restroom Bld: Siding - Stain	3,637
Holiday Lights - Replacement I	6,492
Irrigation System - Repairs	11,476
Lake Testing	9,697
Landscape Material Replacements	8,710
Original Pump House - Paint	7,204
Paths: Asphalt Seal Coat Expansion South	61,258
Paths: Asphalt Sealcoat North	72,409
Pavilion Equipment: Renew/Replace	40,408
Pool Covers	56,552
Pool and Spa: Other Replacements	6,334
Pumps Replacement II	47,025
Re-stain Teak Furniture	10,806
Reserve Study Update - Offsite	1,732
Roads: Asphalt Patching Expansion South	48,625
Roads: Asphalt Poly Patch North	5,403
Roads: Asphalt Seal Coat Expansion South	117,491
Roads: Asphalt Sealcoat North	109,591

Caldera Springs Owners' Association, Inc.
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Description	Expenditures
Replacement Year 2039 continued...	
Street Signs: Repair	9,005
Street Signs: Repair Expansion	27,014
Water Heater Quarry	20,669
Total for 2039	**$690,194**
Replacement Year 2040	
Common Area Signage	275,475
Delineators - Replacement	3,712
Exterior Stone Siding - Sealing	4,046
Gravel @ Corners	12,137
Gutters Heat Tape - Replacement	3,746
Gutters and Downspouts - Replacement	8,264
Holiday Lights - Replacement II	6,752
Lake and Streams E: Aeration Compressors	31,607
Lakes Aerators - Replacement Original	12,396
Paths: Asphalt Sealcoat South 2033	33,609
Pool Safety Camera - Replacement	3,635
Pool and Spa Filters	77,512
Pool and Spa: Other Replacements	6,587
Pool: Splash Monitor	9,642
Reserve Study Update - Offsite	1,801
Roads: Asphalt Poly Patch South	5,619
Roads: Asphalt Sealcoat South 2033	90,955
Roof Vent Fan Trailmere Pump House	9,005
Spa Heater A Upper	16,919
Spa Heater B Below	16,919
Swimming Pool/Fitness Building: Defibrillator	4,682
Swimming Pool/Fitness Building: Exercise Equipment I	110,190
Water Heater Pavilion	4,017
Total for 2040	**$749,226**
Replacement Year 2041	
Bridge: Paint/Seal	35,444
Pool and Spa: Other Replacements	6,851

Caldera Springs Owners' Association, Inc.
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Description	Expenditures
Replacement Year 2041 continued...	
Re-stain Teak Furniture	11,687
Reserve Study Update - Offsite	1,873
Street Signs: Repair	9,740
Street Signs: Repair Expansion	29,219
Total for 2041	**$94,813**
Replacement Year 2042	
Asphalt Edges & Parking Lot - Paint	8,763
Bridge Lighting - Replacement	11,399
Data Card Printer - Replacement	7,658
Delineators - Replacement	4,015
FHP - Barkdust - Replacement	9,740
Golf Cart - Replacement	5,907
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
Reserve Study Update - Offsite	1,948
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	**$233,992**
Replacement Year 2043	
Building Envelope Inspection	
Dock: Paint/Seal	7,374
Gate Equipment - Expansion Renew/Replace	526,712
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

Caldera Springs Owners' Association, Inc.
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Description	Expenditures
Replacement Year 2043 continued...	
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
Re-stain Teak Furniture	12,641
Reserve Study Update - Offsite	2,026
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
Wood Benches - Replacement I	9,102
Wood Benches - Replacement II	9,102
Wood Benches - Replacement III	9,102
Total for 2043	**$988,493**
Replacement Year 2044	
Concrete Pavers - Resetting/Repair	38,479
Delineators - Replacement	4,342
FHP - Benches, Trash Cans & Sail - Replacement	42,137
FHP - Pickleball Court - Nets - Replacement	7,585
FHP - Play Equipment - Replacement	173,215
FHP - Restroom Bld: Siding - Stain	4,424
Holiday Lights - Replacement I	7,899
Lake Treatment Phase I	60,179
Landscape Material Replacements	10,597
Paths: Asphalt Overlay Expansion South	924,175
Paths: Asphalt Overlay North	814,891
Paths: Asphalt Poly Patch North	11,832
Pool and Spa: Other Replacements	7,706
Quarry Wood - Sealing	36,219
Reserve Study Update - Onsite	8,764
Roads: Asphalt Overlay Expansion South	2,020,068
Roads: Asphalt Patching North	23,664
Total for 2044	**$4,196,177**

Caldera Springs Owners' Association, Inc.
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Description	Expenditures
Replacement Year 2045	
Access Control: Gates Card Readers - Replacement	72,968
Access Control: Gates Renew/Replace	241,313
Audio System - Replacement	24,948
Discovery Park: Fixtures/Equipment - Replacement	73,735
Exterior Stone Siding - Sealing	4,922
FHP - Barkdust - Replacement	10,956
Gate Entry Lights - Replacement	36,761
Gate Equipment - Renew/Replace	341,815
Harper's Outpost Wood - Sealing	13,147
Holiday Lights - Replacement II	8,215
Irrigation Control Pedestal Replacements Rainbird	186,245
Lake Pumps - Control Computer	262,935
Lake Treatment Expansion	27,345
Lake and Streams E: Aeration Compressors	38,454
Lake and Streams O: Pump A	13,964
Lake and Streams O: Pump B	13,964
Lakes Aerators - Replacement Original	15,082
Paths: Asphalt Overlay South	378,234
Paths: Asphalt Poly Patch South	12,305
Pool and Spa: Other Replacements	8,014
Pumps Replacement I	59,501
Re-stain Teak Furniture	13,673
Reserve Study Update - Offsite	2,191
Roads: Asphalt Patching South	24,611
Spa Heater A Upper	20,584
Spa Heater B Below	20,584
Street Signs: Repair	11,394
Street Signs: Repair Expansion	34,182
Swimming Pool/Fitness Building: Defibrillator	5,697
Total for 2045	**$1,977,741**
Replacement Year 2046	
Asphalt Edges & Parking Lot - Paint	10,252
Delineators - Replacement	4,697
Ladder Fuel Reduction	27,643

Caldera Springs Owners' Association, Inc.
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Description	Expenditures
Replacement Year 2046 continued...	
Lake Testing	12,761
Paths: Asphalt Seal Coat Expansion South	80,611
Paths: Asphalt Sealcoat North	95,285
Pathway Lights - Replacement	36,420
Pool and Spa: Artificial Rocks - Paint	35,253
Pool and Spa: Other Replacements	8,335
Reserve Study Update - Offsite	2,279
Roads: Asphalt Poly Patch North	7,110
Roads: Asphalt Seal Coat Expansion South	154,610
Roads: Asphalt Sealcoat North	144,214
Spa A Controller - Replacement	14,404
Water Drinking Fountains	14,374
Total for 2046	**$648,246**
Replacement Year 2047	
Boiler - Snow Melt System - Replacement	159,714
Data Card Printer - Replacement	9,317
Entry/Exterior Lighting - Replacement	94,883
Golf Cart - Replacement	7,187
Interior Lighting	4,350
Lake: Liner and Stream Repair Original	271,879
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
Re-stain Teak Furniture	14,788
Reserve Study Update - Offsite	2,370
Roads: Asphalt Poly Patch South	7,394
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

Caldera Springs Owners' Association, Inc.
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Description	Expenditures
Replacement Year 2047 continued...	
Swimming Pool/Fitness Building: Miscellaneous Equipment	21,750
Wood Bridges	147,883
Total for 2047	**$1,386,571**
Replacement Year 2048	
Bike Racks - Replacement	3,945
Bridge: Paint/Seal	46,641
Delineators - Replacement	5,080
Dock: Paint/Seal	8,972
FHP - Barkdust - Replacement	12,324
Pool and Spa: Other Replacements	9,015
Pool: Lounge Chair Cushion - Replacement	85,954
Reserve Study Update - Offsite	2,465
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	**$258,135**
Replacement Year 2049	
FHP - Pickleball Court - Nets - Resurface	115,349
FHP - Restroom Bld: Roof - Replacement	6,408
FHP - Restroom Bld: Siding - Replacement	44,858
FHP - Restroom Bld: Siding - Stain	5,383
Holiday Lights - Replacement I	9,610
Irrigation System - Repairs	16,988
Landscape Material Replacements	12,893
Pavilion Equipment: Renew/Replace	59,813
Pool Vacuum	15,995
Pool and Spa: Other Replacements	9,376
Pool: Furniture - Replacement I	158,711
Pumps Replacement II	69,608
Re-stain Teak Furniture	15,995
Reserve Study Update - Offsite	2,563

Caldera Springs Owners' Association, Inc.
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Description	Expenditures
Replacement Year 2049 continued...	
Sable Rock Park: Furniture/Equipment	123,899
Street Signs: Repair	13,329
Street Signs: Repair Expansion	39,988
Total for 2049	**$720,765**
Replacement Year 2050	
Asphalt Edges & Parking Lot - Paint	11,993
Building Envelope Inspection	
Delineators - Replacement	5,494
Exterior Stone Siding - Sealing	5,989
Gravel @ Corners	17,966
Holiday Lights - Replacement II	9,994
Ladder Fuel Reduction	32,338
Lake and Streams E: Aeration Compressors	46,785
Lakes Aerators - Replacement Original	18,350
Pool Safety Camera - Replacement	5,381
Pool and Spa: Other Replacements	9,751
Reserve Study Update - Offsite	2,666
Spa Heater A Upper	25,044
Spa Heater B Below	25,044
Swimming Pool/Fitness Building: Defibrillator	6,931
Total for 2050	**$223,726**
Replacement Year 2051	
FHP - Barkdust - Replacement	13,862
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
Re-stain Teak Furniture	17,300
Reserve Study Update - Onsite	11,533
Roads: Asphalt Overlay North	2,479,535
Roads: Gravel - Replacement North	74,737
Street Signs: Repair	14,417

Caldera Springs Owners' Association, Inc.
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Description	Expenditures
Replacement Year 2051 continued...	
Street Signs: Repair Expansion	43,251
Total for 2051	**$2,807,200**
Replacement Year 2052	
Bridge Lighting - Replacement	16,874
Data Card Printer - Replacement	11,335
Delineators - Replacement	5,943
Golf Cart - Replacement	8,744
Harper's Outpost Wood - Sealing	17,300
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
Reserve Study Update - Offsite	2,883
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
Total for 2052	**$2,783,506**
Replacement Year 2053	
Dock: Paint/Seal	10,915
Lake Testing	16,793
Lake and Streams E: Electrical Modules, Transmitters, Relay, etc.	32,350
Lake and Streams E: Filter Components	40,259
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

Caldera Springs Owners' Association, Inc.
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Description	Expenditures
Replacement Year 2053 continued...	
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	106,079
Paths: Asphalt Sealcoat North	125,388
Pool and Spa: Other Replacements	10,968
Re-stain Teak Furniture	18,712
Reserve Study Update - Offsite	2,999
Roads: Asphalt Patching Expansion South	84,204
Roads: Asphalt Poly Patch North	9,356
Roads: Asphalt Seal Coat Expansion South	203,456
Roads: Asphalt Sealcoat North	189,776
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	**$1,263,723**
Replacement Year 2054	
Asphalt Edges & Parking Lot - Paint	14,030
Concrete Pavers - Resetting/Repair	56,958
Delineators - Replacement	6,428
FHP - Barkdust - Replacement	15,593
FHP - Fencing - Replacement	339,933
FHP - Pickleball Court - Nets - Replacement	11,227
FHP - Restroom Bld - Renovation	77,966
FHP - Restroom Bld: Siding - Stain	6,549
FHP - Restroom Bld: Windows & Doors - Replacement	9,356
Holiday Lights - Replacement I	11,692
Ladder Fuel Reduction	37,831
Landscape Material Replacements	15,687

Caldera Springs Owners' Association, Inc.
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Annual Expenditure Detail

Description	Expenditures
Replacement Year 2054 continued...	
Original Pump House - Paint	12,974
Paths: Asphalt Sealcoat South 2033	58,200
Pool Covers	101,846
Pool and Spa: Other Replacements	11,407
Pool: Splash Monitor	16,696
Reserve Study Update - Offsite	3,119
Roads: Asphalt Poly Patch South	9,730
Roads: Asphalt Sealcoat South 2033	157,505
Water Heater Quarry	37,224
Total for 2054	**$1,011,951**

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

Roof - Repair

		1 Total	@ $3,032.64
Asset ID	1157	Asset Actual Cost	$3,032.64
	Non-Capital	Percent Replacement	100%
Category	Roofing	Future Cost	$3,280.10
Placed in Service	January 2022		
Useful Life	5		
Replacement Year	2027		
Remaining Life	2		

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

		850 SF	@ $20.80
Asset ID	1195	Asset Actual Cost	$17,680.00
	Capital	Percent Replacement	100%
Category	Roofing	Future Cost	$78,478.22
Placed in Service	January 2023		
Useful Life	40		
Replacement Year	2063		
Remaining Life	38		

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	@ $1,529.62
Asset ID	1220	Asset Actual Cost	$6,118.49
	Capital	Percent Replacement	100%
Category	Roofing	Future Cost	$9,795.89
Placed in Service	January 2007		
Useful Life	30		
Replacement Year	2037		
Remaining Life	12		

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	@ $74,771.42
Asset ID	1019	Asset Actual Cost	$74,771.42
	Capital	Percent Replacement	100%
Category	Roofing	Future Cost	$119,711.46
Placed in Service	January 2007		
Useful Life	30		
Replacement Year	2037		
Remaining Life	12		

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 **$83,923**

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

Asphalt Edges & Parking Lot - Paint

		1 Total	@ $4,498.87
Asset ID	1105	Asset Actual Cost	$4,498.87
	Non-Capital	Percent Replacement	100%
Category	Painting	Future Cost	$4,678.83
Placed in Service	January 2022		
Useful Life	4		
Replacement Year	2026		
Remaining Life	1		

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

		1 Total	@ $18,923.67
Asset ID	1145	Asset Actual Cost	$18,923.67
	Non-Capital	Percent Replacement	100%
Category	Painting	Future Cost	$20,467.85
Placed in Service	January 2020		
Useful Life	7		
Replacement Year	2027		
Remaining Life	2		

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

		1 Total	@ $3,640.00
Asset ID	1109	Asset Actual Cost	$3,640.00
	Non-Capital	Percent Replacement	100%
Category	Painting	Future Cost	$4,094.50
Placed in Service	January 2023		
Useful Life	5		
Replacement Year	2028		
Remaining Life	3		

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

		1 Total	@ $4,160.00
Asset ID	1194	Asset Actual Cost	$4,160.00
	Non-Capital	Percent Replacement	100%
Category	Painting	Future Cost	$7,203.77
Placed in Service	January 2024		
Useful Life	15		
Replacement Year	2039		
Remaining Life	14		

This provision is to paint the original pump house.

In 2024, this was done with the Harpers Outpost wood.

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

		1 Total	@ $15,470.00
Asset ID	1111	Asset Actual Cost	$15,470.00
	Non-Capital	Percent Replacement	100%
Category	Painting	Future Cost	$16,088.80
Placed in Service	January 2012		
Useful Life	10		
Adjustment	4		
Replacement Year	2026		
Remaining Life	1		

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

In 2011, the Association provided that efflorescence stains on the artificial rocks will need to be removed and repaint in 2012 for $7,000. The Association would like this component to occur every 10 years. This was done in 2023 for $14,874.

Re-stain Teak Furniture

		1 Total	@ $6,240.00
Asset ID	1116	Asset Actual Cost	$6,240.00
	Non-Capital	Percent Replacement	100%
Category	Painting	Future Cost	$6,240.00
Placed in Service	January 2022		
Useful Life	2		
Replacement Year	2025		
Remaining Life	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 **$52,933**

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

Exterior Stone Siding - Partial Replacement

		1,144 SF	@ $37.32
Asset ID	1074	Asset Actual Cost	$10,674.64
	Non-Capital	Percent Replacement	25%
Category	Building Components	Future Cost	$14,047.09
Placed in Service	January 2007		
Useful Life	25		
Replacement Year	2032		
Remaining Life	7		

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

		1,144 SF	@ $24.35
Asset ID	1073	Asset Actual Cost	$6,964.36
	Non-Capital	Percent Replacement	25%
Category	Building Components	Future Cost	$9,164.62
Placed in Service	January 2007		
Useful Life	25		
Replacement Year	2032		
Remaining Life	7		

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

		1 Total	@ $2,246.40
Asset ID	1072	Asset Actual Cost	$2,246.40
	Non-Capital	Percent Replacement	100%
Category	Building Components	Future Cost	$2,246.40
Placed in Service	January 2016		
Useful Life	5		
Replacement Year	2025		
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

		1 Total	@ $6,000.00
Asset ID	1067	Asset Actual Cost	$6,000.00
	Non-Capital	Percent Replacement	100%
Category	Building Components	Future Cost	$7,591.91
Placed in Service	January 2024		
Useful Life	7		
Replacement Year	2031		
Remaining Life	6		

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.

This was done in 2024 for $5,825.

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

		1 Total	@ $17,191.20
Asset ID	1177	Asset Actual Cost	$17,191.20
	Non-Capital	Percent Replacement	100%
Category	Building Components	Future Cost	$20,915.72
Placed in Service	January 2023		
Useful Life	7		
Replacement Year	2030		
Remaining Life	5		

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

		9,344 SF	@ $24.26
Asset ID	1081	Asset Actual Cost	$56,678.84
	Non-Capital	Percent Replacement	25%
Category	Building Components	Future Cost	$74,585.48
Placed in Service	January 2007		
Useful Life	25		
Replacement Year	2032		
Remaining Life	7		

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	**$99,755**

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

Gutters Heat Tape - Replacement

		1 Total	@ $2,080.00
Asset ID	1221	Asset Actual Cost	$2,080.00
	Non-Capital	Percent Replacement	100%
Category	Gutters and Downspouts	Future Cost	$2,080.00
Placed in Service	June 2007		
Useful Life	15		
Adjustment	3		
Replacement Year	2025		
Remaining Life	0		

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

		1 Total	@ $4,588.82
Asset ID	1077	Asset Actual Cost	$4,588.82
	Non-Capital	Percent Replacement	100%
Category	Gutters and Downspouts	Future Cost	$4,588.82
Placed in Service	June 2007		
Useful Life	15		
Adjustment	3		
Replacement Year	2025		
Remaining Life	0		

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	**$6,669**

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

Delineators - Replacement

		1 Total	@ $2,061.00
Asset ID	1174	Asset Actual Cost	$2,061.00
	Non-Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	$2,143.44
Placed in Service	January 2024		
Useful Life	2		
Replacement Year	2026		
Remaining Life	1		

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

This was done in 2024 for $2,061.

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

Gravel @ Corners

		1 Total	@ $6,739.20
Asset ID	1170	Asset Actual Cost	$6,739.20
	Non-Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	$8,199.27
Placed in Service	January 2022		
Useful Life	10		
Adjustment	-2		
Replacement Year	2030		
Remaining Life	5		

This provision provides funding for gravel at corners with compost.

Paths: Asphalt Overlay North

		201,030 SF	@ $1.92
Asset ID	1101	Asset Actual Cost	$386,781.72
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	$470,579.10
Placed in Service	January 2007		
Useful Life	14		
Adjustment	9		
Replacement Year	2030		
Remaining Life	5		

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

The Association provided the length and width of the common area streets and pathways. Schwindt & Company calculated 328,501 square feet of asphalt roads. The cost and

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

Paths: Asphalt Overlay North continued...

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 Overlay South

		89,720 SF	@ $1.92
Asset ID	1209	Asset Actual Cost	$172,621.28
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	$218,420.99
Placed in Service	January 2007		
Useful Life	14		
Adjustment	10		
Replacement Year	2031		
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.

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 Poly Patch North

		1 Total	@ $5,616.00
Asset ID	1233	Asset Actual Cost	$5,616.00
	Non-Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	$6,832.72
Placed in Service	January 2023		
Useful Life	7		
Replacement Year	2030		
Remaining Life	5		

This provision provides funding to poly patch the walking paths.

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

		1 Total	@ $5,616.00
Asset ID	1234	Asset Actual Cost	$5,616.00
	Non-Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	$7,106.03
Placed in Service	January 2023		
Useful Life	7		
Adjustment	1		
Replacement Year	2031		
Remaining Life	6		

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.

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

Paths: Asphalt Sealcoat North

		201,030 SF	@ $0.21
Asset ID	1099	Asset Actual Cost	$41,814.24
	Non-Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	$55,024.69
Placed in Service	January 2023		
Useful Life	7		
Adjustment	2		
Replacement Year	2032		
Remaining Life	7		

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

The Association provided the length and width of the common area streets and pathways. Schwindt & Company calculated 328,501 square feet of asphalt roads. The replacement year information was provided by the Association on February 16, 2011. This was done in 2016 for $36,135. 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 2033

		89,720 SF	@ $0.21
Asset ID	1229	Asset Actual Cost	$18,661.76
	Non-Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	$25,539.91
Placed in Service	January 2023		
Useful Life	7		
Adjustment	3		
Replacement Year	2033		
Remaining Life	8		

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

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

Paths: Asphalt Sealcoat South 2033 continued...

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

Roads: Asphalt Overlay North

		372,270 SF	@ $2.40
Asset ID	1121	Asset Actual Cost	$894,341.45
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	$1,088,103.12
Placed in Service	January 2007		
Useful Life	21		
Adjustment	2		
Replacement Year	2030		
Remaining Life	5		

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
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	@ $2.40
Asset ID	1102	Asset Actual Cost	$729,152.42
	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	6		

This provision provides funding to overlay the asphalt roads and other asphalt pavements that

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

Roads: Asphalt Overlay South continued...

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	@ $11,232.00
Asset ID	1141	Asset Actual Cost	$11,232.00
	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	5		

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

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

Roads: Asphalt Patching South

		1 Total	@ $11,232.00
Asset ID	1163	Asset Actual Cost	$11,232.00
	Non-Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	$14,212.06
Placed in Service	January 2006		
Useful Life	14		
Adjustment	11		
Replacement Year	2031		
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 South continued...

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

Roads: Asphalt Poly Patch North

		1 Total	@ $3,120.00
Asset ID	1230	Asset Actual Cost	$3,120.00
	Non-Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	$4,105.71
Placed in Service	January 2023		
Useful Life	7		
Adjustment	2		
Replacement Year	2032		
Remaining Life	7		

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.

Roads: Asphalt Poly Patch South

		1 Total	@ $3,120.00
Asset ID	1232	Asset Actual Cost	$3,120.00
	Non-Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	$4,269.94
Placed in Service	January 2023		
Useful Life	7		
Adjustment	3		
Replacement Year	2033		
Remaining Life	8		

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

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

Roads: Asphalt Poly Patch South continued...

Pathways South of Trailmere 89,720 SF
Total 290,750 SF

The cost and useful life are per the Association.

Roads: Asphalt Sealcoat North

		372,270 SF	@ $0.17
Asset ID	1104	Asset Actual Cost	$63,285.90
	Non-Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	$83,279.93
Placed in Service	January 2023		
Useful Life	7		
Adjustment	2		
Replacement Year	2032		
Remaining Life	7		

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 2033

		303,510 SF	@ $0.17
Asset ID	1223	Asset Actual Cost	$50,504.06
	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	8		

This provision provides funding to seal coat the south asphalt roads and other asphalt

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

Roads: Asphalt Sealcoat South 2033 continued...

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.

Roads: Gravel - Replacement North

		1 Total	@ $26,956.80
Asset ID	1175	Asset Actual Cost	$26,956.80
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	$32,797.07
Placed in Service	January 2007		
Useful Life	21		
Adjustment	2		
Replacement Year	2030		
Remaining Life	5		

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

		1 Total	@ $26,956.80
Asset ID	1176	Asset Actual Cost	$26,956.80
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	$34,108.95
Placed in Service	January 2007		
Useful Life	21		
Adjustment	3		
Replacement Year	2031		
Remaining Life	6		

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

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

Roads: Gravel - Replacement South continued...

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

Streets/Asphalt - Total Current Cost	**$2,459,813**

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

Paths: Asphalt Overlay Expansion South

		228,465 SF	@ $1.92
Asset ID	1192	Asset Actual Cost	$438,652.80
	Capital	Percent Replacement	100%
Category	Steets - Expansion	Future Cost	$924,175.29
Placed in Service	June 2022		
Useful Life	14		
Adjustment	8		
Replacement Year	2044		
Remaining Life	19		

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

		1 Total	@ $35,375.00
Asset ID	1193	Asset Actual Cost	$35,375.00
	Non-Capital	Percent Replacement	100%
Category	Steets - Expansion	Future Cost	$35,375.00
Placed in Service	June 2022		
Useful Life	7		
Adjustment	-4		
Replacement Year	2025		
Remaining Life	0		

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

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

Paths: Asphalt Seal Coat Expansion South continued...

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 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

		399,105 SF	@ $2.40
Asset ID	1183	Asset Actual Cost	$958,809.85
	Capital	Percent Replacement	100%
Category	Steets - Expansion	Future Cost	$2,020,067.75
Placed in Service	June 2022		
Useful Life	21		
Adjustment	1		
Replacement Year	2044		
Remaining Life	19		

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 Vandevert 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

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

Roads: Asphalt Overlay Expansion South continued...

- Everwild Circle

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

		1 Total	@ $28,080.00
Asset ID	1212	Asset Actual Cost	$28,080.00
	Capital	Percent Replacement	100%
Category	Steets - Expansion	Future Cost	$48,625.47
Placed in Service	June 2022		
Useful Life	14		
Adjustment	3		
Replacement Year	2039		
Remaining Life	14		

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 Vandevert 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 Patching Expansion South continued...

Phase C2 / June 2023 / 53,730sf (not conveyed by developer)
- Preservation Loop
- Cotton Tail
- Redtail

Roads: Asphalt Seal Coat Expansion South

		399,105 SF	@ $0.17
Asset ID	1187	Asset Actual Cost	$67,847.85
	Non-Capital	Percent Replacement	100%
Category	Steets - Expansion	Future Cost	$89,283.14
Placed in Service	June 2022		
Useful Life	7		
Adjustment	3		
Replacement Year	2032		
Remaining Life	7		

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
- Elk Run Drive (including Vandevert 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

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

Roads: Asphalt Seal Coat Expansion South continued...

- 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)

		1 Total	@ $28,250.00
Asset ID	1228	Asset Actual Cost	$28,250.00
	Non-Capital	Percent Replacement	100%
Category	Steets - Expansion	Future Cost	$28,250.00
Placed in Service	June 2022		
Useful Life	7		
Adjustment	-4		
Replacement Year	2025		
Remaining Life	0		

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
- 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

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

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

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 **$1,557,016**

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

Aluminum Powder Coated Pool Fence - Replacement

		1 Total	@ $15,907.98
Asset ID	1048	Asset Actual Cost	$15,907.98
	Capital	Percent Replacement	100%
Category	Fencing/Security	Future Cost	$20,933.81
Placed in Service	January 2007		
Useful Life	25		
Replacement Year	2032		
Remaining Life	7		

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

		3 Each	@ $52,000.00
Asset ID	1096	Asset Actual Cost	$156,000.00
	Capital	Percent Replacement	100%
Category	Fencing/Security	Future Cost	$156,000.00
Placed in Service	January 2007		
Useful Life	20		
Adjustment	-2		
Replacement Year	2025		
Remaining Life	0		

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 in considering changing the gate style.

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

Tennis Courts: Fencing

		1 Total	@ $38,893.45
Asset ID	1038	Asset Actual Cost	$38,893.45
	Capital	Percent Replacement	100%
Category	Fencing/Security	Future Cost	$51,181.13
Placed in Service	January 2007		
Useful Life	25		
Replacement Year	2032		
Remaining Life	7		

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

		120 LF	@ $62.40
Asset ID	1071	Asset Actual Cost	$7,488.00
	Capital	Percent Replacement	100%
Category	Fencing/Security	Future Cost	$11,988.53
Placed in Service	January 2007		
Useful Life	30		
Replacement Year	2037		
Remaining Life	12		

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 **$218,289**

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

Audio System - Replacement

		1 Total	@ $11,385.90
Asset ID	1142	Asset Actual Cost	$11,385.90
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	$11,385.90
Placed in Service	January 2000		
Useful Life	10		
Replacement Year	2025		
Remaining Life	0		

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

Boiler - Snow Melt System - Replacement

		1 Total	@ $67,392.00
Asset ID	1032	Asset Actual Cost	$67,392.00
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	$72,891.19
Placed in Service	January 2007		
Useful Life	20		
Replacement Year	2027		
Remaining Life	2		

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.
Sunriver, Oregon
Detail Report by Category

Data Card Printer - Replacement

		1 Total	@ $3,931.20
Asset ID	1136	Asset Actual Cost	$3,931.20
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	$4,251.99
Placed in Service	January 2022		
Useful Life	5		
Replacement Year	2027		
Remaining Life	2		

This provision provides funding to replace the data card printer.

This was replaced in 2018 for $2,045.

Discovery Park: Fixtures/Equipment - Replacement

		1 Total	@ $33,651.49
Asset ID	1036	Asset Actual Cost	$33,651.49
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	$49,812.43
Placed in Service	January 2007		
Useful Life	10		
Adjustment	18		
Replacement Year	2035		
Remaining Life	10		

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

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

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

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. In 2024, the Association spent $460.

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

Golf Cart - Replacement

		1 Total	@ $3,032.64
Asset ID	1152	Asset Actual Cost	$3,032.64
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	$3,280.10
Placed in Service	January 2017		
Useful Life	5		
Adjustment	5		
Replacement Year	2027		
Remaining Life	2		

This provision is for the replacement of the golf cart.

The cost and useful life are per the Association.

Lake Pumps - Control Computer

		1 Total	@ $120,000.00
Asset ID	1006	Asset Actual Cost	$120,000.00
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	$120,000.00
Placed in Service	January 2017		
Useful Life	10		
Adjustment	-2		
Replacement Year	2025		
Remaining Life	0		

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.

Lake and Streams O: Aerator Pump

		1 Total	@ $6,373.12
Asset ID	1207	Asset Actual Cost	$6,373.12
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	$8,722.05
Placed in Service	January 2023		
Useful Life	10		
Replacement Year	2033		
Remaining Life	8		

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

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

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

Lake and Streams O: Pump A

		1 Total	@ $6,373.12
Asset ID	1008	Asset Actual Cost	$6,373.12
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	$6,373.12
Placed in Service	January 2018		
Useful Life	10		
Adjustment	-3		
Replacement Year	2025		
Remaining Life	0		

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

		1 Total	@ $6,373.12
Asset ID	1208	Asset Actual Cost	$6,373.12
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	$6,373.12
Placed in Service	January 2018		
Useful Life	10		
Adjustment	-3		
Replacement Year	2025		
Remaining Life	0		

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

Lakes Aerators - Replacement Original

		3 Each	@ $2,294.42
Asset ID	1094	Asset Actual Cost	$6,883.26
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	$6,883.26
Placed in Service	January 2007		
Useful Life	5		
Adjustment	11		
Replacement Year	2025		
Remaining Life	0		

This provision provides funding to replace the lake aerators.

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

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

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

Metal Benches - Replacement

		7 Each	@ $2,294.42
Asset ID	1093	Asset Actual Cost	$16,060.94
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	$21,135.10
Placed in Service	January 2007		
Useful Life	20		
Adjustment	5		
Replacement Year	2032		
Remaining Life	7		

This provision provides funding to replace the metal benches.

According to the Association, there are 7 metal benches.

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

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

Pavilion Equipment: Renew/Replace

		1 Total	@ $23,334.38
Asset ID	1047	Asset Actual Cost	$23,334.38
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	$27,297.92
Placed in Service	January 2019		
Useful Life	10		
Replacement Year	2029		
Remaining Life	4		

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.

Roof Vent Fan Trailmere Pump House

		1 Total	@ $5,000.00
Asset ID	1247	Asset Actual Cost	$5,000.00
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	$5,000.00
Placed in Service	January 2025		
Useful Life	15		
Replacement Year	2025		
Remaining Life	0		

This provision is for the replacement of the roof vent fan for the trailmere pump house.

The cost and useful life are per the Association.

Sable Rock Park: Furniture/Equipment

		1 Total	@ $48,335.76
Asset ID	1044	Asset Actual Cost	$48,335.76
	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	4		

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

Sable Rock Park: Furniture/Equipment continued...

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	@ $2,600.00
Asset ID	1211	Asset Actual Cost	$2,600.00
	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	0		

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.

Swimming Pool/Fitness Building: Exercise Equipment I

		1 Total	@ $61,184.51
Asset ID	1022	Asset Actual Cost	$61,184.51
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	$61,184.51
Placed in Service	January 2007		
Useful Life	15		
Adjustment	3		
Replacement Year	2025		
Remaining Life	0		

This provision provides funding to replace the exercise equipment in the swimming

Swimming Pool/Fitness Building: Exercise Equipment I continued...

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

		1 Total	@ $6,851.52
Asset ID	1154	Asset Actual Cost	$6,851.52
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	$9,016.13
Placed in Service	January 2022		
Useful Life	10		
Replacement Year	2032		
Remaining Life	7		

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

The cost and useful life were provided by the Association.

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

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

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

Swimming Pool/Fitness Building: HVAC

		1 Total	@ $51,647.76
Asset ID	1020	Asset Actual Cost	$51,647.76
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	$58,096.71
Placed in Service	January 2007		
Useful Life	15		
Adjustment	6		
Replacement Year	2028		
Remaining Life	3		

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

		1 Total	@ $9,177.67
Asset ID	1065	Asset Actual Cost	$9,177.67
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	$9,926.56
Placed in Service	January 2007		
Useful Life	20		
Replacement Year	2027		
Remaining Life	2		

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.
Sunriver, Oregon
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

		1 Total	@ $6,177.60
Asset ID	1024	Asset Actual Cost	$6,177.60
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	$8,129.30
Placed in Service	January 2022		
Useful Life	10		
Replacement Year	2032		
Remaining Life	7		

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	@ $6,307.89
Asset ID	1146	Asset Actual Cost	$6,307.89
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	$8,632.78
Placed in Service	January 2020		
Useful Life	13		
Replacement Year	2033		
Remaining Life	8		

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

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

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

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

Water Heater Pavilion

		1 Total	@ $2,230.68
Asset ID	1083	Asset Actual Cost	$2,230.68
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	$2,230.68
Placed in Service	January 2007		
Useful Life	15		
Adjustment	1		
Replacement Year	2025		
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

		1 Total	@ $11,936.00
Asset ID	1159	Asset Actual Cost	$11,936.00
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	$20,669.29
Placed in Service	January 2024		
Useful Life	15		
Replacement Year	2039		
Remaining Life	14		

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

This was done in 2024 for $11,936.

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

Equipment - Total Current Cost **$516,241**

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

Gate Equipment - Expansion Renew/Replace

		4 Each	@ $65,000.00
Asset ID	1206	Asset Actual Cost	$260,000.00
	Capital	Percent Replacement	100%
Category	Equipment - Expansion	Future Cost	$526,712.29
Placed in Service	January 2023		
Useful Life	20		
Replacement Year	2043		
Remaining Life	18		

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

		1 Total	@ $17,550.00
Asset ID	1204	Asset Actual Cost	$17,550.00
	Capital	Percent Replacement	100%
Category	Equipment - Expansion	Future Cost	$17,550.00
Placed in Service	September 2023		
Useful Life	5		
Adjustment	-3		
Replacement Year	2025		
Remaining Life	0		

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.

		1 Total	@ $10,787.92
Asset ID	1203	Asset Actual Cost	$10,787.92
	Capital	Percent Replacement	100%
Category	Equipment - Expansion	Future Cost	$14,764.01
Placed in Service	September 2023		
Useful Life	10		
Replacement Year	2033		
Remaining Life	8		

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

Caldera Springs Owners' Association, Inc.
Sunriver, Oregon
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

		1 Total	@ $13,425.31
Asset ID	1202	Asset Actual Cost	$13,425.31
	Capital	Percent Replacement	100%
Category	Equipment - Expansion	Future Cost	$18,373.46
Placed in Service	September 2023		
Useful Life	10		
Replacement Year	2033		
Remaining Life	8		

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

		1 Total	@ $29,031.60
Asset ID	1200	Asset Actual Cost	$29,031.60
	Capital	Percent Replacement	100%
Category	Equipment - Expansion	Future Cost	$39,731.75
Placed in Service	September 2023		
Useful Life	10		
Replacement Year	2033		
Remaining Life	8		

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.

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

Lake and Streams E: Main Irrigation Motor

		1 Total	@ $5,513.04
Asset ID	1197	Asset Actual Cost	$5,513.04
	Capital	Percent Replacement	100%
Category	Equipment - Expansion	Future Cost	$7,544.98
Placed in Service	September 2023		
Useful Life	10		
Replacement Year	2033		
Remaining Life	8		

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

		1 Total	@ $14,981.20
Asset ID	1196	Asset Actual Cost	$14,981.20
	Capital	Percent Replacement	100%
Category	Equipment - Expansion	Future Cost	$20,502.81
Placed in Service	September 2023		
Useful Life	10		
Replacement Year	2033		
Remaining Life	8		

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

		1 Total	@ $5,706.48
Asset ID	1201	Asset Actual Cost	$5,706.48
	Capital	Percent Replacement	100%
Category	Equipment - Expansion	Future Cost	$7,809.71
Placed in Service	September 2023		
Useful Life	10		
Replacement Year	2033		
Remaining Life	8		

This provision provides funding to replace the addition valves.

Caldera Springs Owners' Association, Inc.
Sunriver, Oregon
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

		1 Total	@ $6,056.96
Asset ID	1198	Asset Actual Cost	$6,056.96
	Capital	Percent Replacement	100%
Category	Equipment - Expansion	Future Cost	$8,289.37
Placed in Service	September 2023		
Useful Life	10		
Replacement Year	2033		
Remaining Life	8		

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

		1 Total	@ $21,814.00
Asset ID	1199	Asset Actual Cost	$21,814.00
	Capital	Percent Replacement	100%
Category	Equipment - Expansion	Future Cost	$29,853.96
Placed in Service	September 2023		
Useful Life	10		
Replacement Year	2033		
Remaining Life	8		

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 **$384,867**

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

Restroom Fixtures - Upgrade

		1 Total	@ $22,944.19
Asset ID	1063	Asset Actual Cost	$22,944.19
	Capital	Percent Replacement	100%
Category	Interior Furnishings	Future Cost	$31,400.71
Placed in Service	January 2007		
Useful Life	15		
Adjustment	11		
Replacement Year	2033		
Remaining Life	8		

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

		1 Total	@ $9,177.67
Asset ID	1023	Asset Actual Cost	$9,177.67
	Capital	Percent Replacement	100%
Category	Interior Furnishings	Future Cost	$9,926.56
Placed in Service	January 2007		
Useful Life	10		
Adjustment	10		
Replacement Year	2027		
Remaining Life	2		

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 **$32,122**

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

Bridge Lighting - Replacement

		1 Total	@ $5,852.18
Asset ID	1115	Asset Actual Cost	$5,852.18
	Capital	Percent Replacement	100%
Category	Lighting	Future Cost	$7,701.06
Placed in Service	January 2022		
Useful Life	10		
Replacement Year	2032		
Remaining Life	7		

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

		1 Total	@ $40,036.20
Asset ID	1042	Asset Actual Cost	$40,036.20
	Capital	Percent Replacement	100%
Category	Lighting	Future Cost	$43,303.16
Placed in Service	January 2007		
Useful Life	10		
Adjustment	10		
Replacement Year	2027		
Remaining Life	2		

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

		1 Total	@ $16,777.39
Asset ID	1128	Asset Actual Cost	$16,777.39
	Capital	Percent Replacement	100%
Category	Lighting	Future Cost	$16,777.39
Placed in Service	January 2016		
Useful Life	10		
Adjustment	-1		
Replacement Year	2025		
Remaining Life	0		

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

		1 Total	@ $7,498.10
Asset ID	1108	Asset Actual Cost	$3,749.05
	Capital	Percent Replacement	50%
Category	Lighting	Future Cost	$4,385.86
Placed in Service	March 2024		
Useful Life	5		
Replacement Year	2029		
Remaining Life	4		

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

Holiday Lights - Replacement II

		1 Total	@ $7,498.10
Asset ID	1147	Asset Actual Cost	$3,749.05
	Capital	Percent Replacement	50%
Category	Lighting	Future Cost	$3,749.05
Placed in Service	March 2014		
Useful Life	5		
Adjustment	5		
Replacement Year	2025		
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.
Sunriver, Oregon
Detail Report by Category

Interior Lighting

		12 Each	@ $152.94
Asset ID	1069	Asset Actual Cost	$1,835.31
	Capital	Percent Replacement	100%
Category	Lighting	Future Cost	$1,985.07
Placed in Service	June 2007		
Useful Life	20		
Replacement Year	2027		
Remaining Life	2		

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

		1 Total	@ $15,982.25
Asset ID	1127	Asset Actual Cost	$15,982.25
	Capital	Percent Replacement	100%
Category	Lighting	Future Cost	$16,621.54
Placed in Service	January 2016		
Useful Life	10		
Replacement Year	2026		
Remaining Life	1		

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 **$87,981**

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Pool Covers

		1 Total	@ $32,657.22
Asset ID	1027	Asset Actual Cost	$32,657.22
	Capital	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	$56,551.74
Placed in Service	January 2024		
Useful Life	15		
Replacement Year	2039		
Remaining Life	14		

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	@ $15.60
Asset ID	1222	Asset Actual Cost	$195,000.00
	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	13		

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.

In 2024, $13,140 was spent on repairs.

Pool Heater

		1 Total	@ $35,602.32
Asset ID	1066	Asset Actual Cost	$35,602.32
	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	10		

This provision provides funding to replace the pool heater.

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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

		1 Total	@ $63,478.92
Asset ID	1088	Asset Actual Cost	$63,478.92
	Capital	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	$68,658.80
Placed in Service	June 2007		
Useful Life	20		
Replacement Year	2027		
Remaining Life	2		

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

		1 Total	@ $2,018.53
Asset ID	1143	Asset Actual Cost	$2,018.53
	Capital	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	$2,455.84
Placed in Service	January 2020		
Useful Life	10		
Replacement Year	2030		
Remaining Life	5		

This provision provides funding to replace the pool safety camera.

The useful life and cost were provided by the Association.

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Detail Report by Category

Pool Safety Camera - Replacement continued...

This was done in 2020 for $1,618.

Pool Vacuum

		1 Total	@ $6,240.00
Asset ID	1217	Asset Actual Cost	$6,240.00
	Capital	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	$6,240.00
Placed in Service	June 2007		
Useful Life	12		
Adjustment	6		
Replacement Year	2025		
Remaining Life	0		

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.

Pool and Spa Filters

		1 Total	@ $43,039.80
Asset ID	1030	Asset Actual Cost	$43,039.80
	Capital	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	$43,039.80
Placed in Service	January 2007		
Useful Life	15		
Replacement Year	2025		
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.

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Detail Report by Category

Pool and Spa: Other Replacements

		1 Total	@ $3,657.61
Asset ID	1110	Asset Actual Cost	$3,657.61
	Capital	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	$3,657.61
Placed in Service	January 2014		
Useful Life	1		
Replacement Year	2025		
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. In 2024, the Association spent $2,792.

Pool: Furniture - Replacement I

		1 Total	@ $82,555.20
Asset ID	1025	Asset Actual Cost	$61,916.40
	Capital	Percent Replacement	75%
Category	Recreation/Pool	Future Cost	$72,433.43
Placed in Service	June 2007		
Useful Life	20		
Adjustment	2		
Replacement Year	2029		
Remaining Life	4		

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 20233 $ 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.

Caldera Springs Owners' Association, Inc.
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Pool: Furniture - Replacement II

		1 Total	@ $82,555.20
Asset ID	1181	Asset Actual Cost	$61,916.40
	Capital	Percent Replacement	75%
Category	Recreation/Pool	Future Cost	$81,477.76
Placed in Service	June 2007		
Useful Life	20		
Adjustment	5		
Replacement Year	2032		
Remaining Life	7		

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 20233 $ 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

		1 Total	@ $82,555.20
Asset ID	1182	Asset Actual Cost	$61,916.40
	Capital	Percent Replacement	75%
Category	Recreation/Pool	Future Cost	$66,968.78
Placed in Service	June 2007		
Useful Life	20		
Replacement Year	2027		
Remaining Life	2		

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

The furniture is made from teak product.

Each phase needs to include:

Caldera Springs Owners' Association, Inc.
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Pool: Furniture - Replacement III continued...

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 20233	$ 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: Lounge Chair Cushion - Replacement

		1 Total	@ $34,873.79
Asset ID	1133	Asset Actual Cost	$34,873.79
	Capital	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	$39,228.27
Placed in Service	June 2018		
Useful Life	10		
Replacement Year	2028		
Remaining Life	3		

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

		1 Total	@ $5,353.65
Asset ID	1060	Asset Actual Cost	$5,353.65
	Capital	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	$5,567.80
Placed in Service	January 2019		
Useful Life	7		
Replacement Year	2026		
Remaining Life	1		

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

Caldera Springs Owners' Association, Inc.
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Pool: Splash Monitor continued...

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

		3 Each	@ $9,051.83
Asset ID	1033	Asset Actual Cost	$27,155.48
	Capital	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	$27,155.48
Placed in Service	January 2007		
Useful Life	10		
Adjustment	7		
Replacement Year	2025		
Remaining Life	0		

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

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

Pumps Replacement II

		3 Each	@ $9,051.83
Asset ID	1138	Asset Actual Cost	$27,155.48
	Capital	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	$31,768.07
Placed in Service	January 2019		
Useful Life	10		
Replacement Year	2029		
Remaining Life	4		

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.

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Spa A Controller - Replacement

		1 Total	@ $6,320.76
Asset ID	1125	Asset Actual Cost	$6,320.76
	Capital	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	$6,573.59
Placed in Service	January 2016		
Useful Life	10		
Replacement Year	2026		
Remaining Life	1		

This provision provides funding to replace the spa a controller.

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

Spa Heater A Upper

		1 Total	@ $9,394.50
Asset ID	1082	Asset Actual Cost	$9,394.50
	Capital	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	$9,394.50
Placed in Service	January 2017		
Useful Life	5		
Adjustment	2		
Replacement Year	2025		
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 Heater B Below

		1 Total	@ $9,394.50
Asset ID	1137	Asset Actual Cost	$9,394.50
	Capital	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	$9,394.50
Placed in Service	January 2017		
Useful Life	5		
Replacement Year	2025		
Remaining Life	0		

This provision provides funding to replace the spa heaters.

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

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

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

Spa Resurfacing Lower

		1 Total	@ $8,687.95
Asset ID	1219	Asset Actual Cost	$8,687.95
	Capital	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	$13,909.69
Placed in Service	June 2022		
Useful Life	15		
Replacement Year	2037		
Remaining Life	12		

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

		1 Total	@ $8,687.95
Asset ID	1092	Asset Actual Cost	$8,687.95
	Capital	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	$11,890.06
Placed in Service	June 2018		
Useful Life	15		
Replacement Year	2033		
Remaining Life	8		

This provision provides funding to resurface the upper spa.

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Detail Report by Category

Spa Resurfacing Upper continued...

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

		1 Total	@ $679.29
Asset ID	1132	Asset Actual Cost	$679.29
	Capital	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	$764.10
Placed in Service	January 2018		
Useful Life	10		
Replacement Year	2028		
Remaining Life	3		

This provision provides funding to replace the tennis court nets.

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

		2 Each	@ $832.00
Asset ID	1158	Asset Actual Cost	$1,664.00
	Capital	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	$1,871.77
Placed in Service	January 2023		
Useful Life	5		
Replacement Year	2028		
Remaining Life	3		

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.

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

Tennis Courts: Resurface

		1 Total	@ $31,200.00
Asset ID	1218	Asset Actual Cost	$31,200.00
	Capital	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	$41,057.07
Placed in Service	January 2007		
Useful Life	25		
Replacement Year	2032		
Remaining Life	7		

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 **$738,011**

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Detail Report by Category

Access Control: Gates Card Readers - Replacement

		1 Total	@ $33,301.81
Asset ID	1134	Asset Actual Cost	$33,301.81
	Capital	Percent Replacement	100%
Category	Grounds Components	Future Cost	$33,301.81
Placed in Service	January 2018		
Useful Life	10		
Adjustment	-3		
Replacement Year	2025		
Remaining Life	0		

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

		3 Each	@ $36,710.69
Asset ID	1045	Asset Actual Cost	$110,132.07
	Capital	Percent Replacement	100%
Category	Grounds Components	Future Cost	$110,132.07
Placed in Service	January 2017		
Useful Life	10		
Adjustment	-2		
Replacement Year	2025		
Remaining Life	0		

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	@ $533.52
Asset ID	1070	Asset Actual Cost	$1,600.56
	Capital	Percent Replacement	100%
Category	Grounds Components	Future Cost	$1,800.41
Placed in Service	January 2007		
Useful Life	20		
Adjustment	1		
Replacement Year	2028		
Remaining Life	3		

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	@ $172,159.25
Asset ID	1009	Asset Actual Cost	$172,159.25
	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	12		

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

		1,561 SF	@ $23.40
Asset ID	1068	Asset Actual Cost	$18,263.70
	Non-Capital	Percent Replacement	50%
Category	Grounds Components	Future Cost	$25,994.94
Placed in Service	January 2024		
Useful Life	10		
Replacement Year	2034		
Remaining Life	9		

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 and $15,475 in 2024.

Exterior Concrete - Partial Replacement

		1 Total	@ $344,318.45
Asset ID	1029	Asset Actual Cost	$172,159.23
	Non-Capital	Percent Replacement	50%
Category	Grounds Components	Future Cost	$275,632.47
Placed in Service	January 2007		
Useful Life	30		
Replacement Year	2037		
Remaining Life	12		

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 Control Pedestal Replacements Rainbird

		1 Total	@ $85,000.00
Asset ID	1126	Asset Actual Cost	$85,000.00
	Capital	Percent Replacement	100%
Category	Grounds Components	Future Cost	$85,000.00
Placed in Service	January 2016		
Useful Life	10		
Adjustment	-1		
Replacement Year	2025		
Remaining Life	0		

This provision provides funding to replace irrigation control pedestal Rainbird.

The useful life and cost were provided by the Association in 2024.

Irrigation System - Repairs

		1 Total	@ $6,627.22
Asset ID	1041	Asset Actual Cost	$6,627.22
	Non-Capital	Percent Replacement	100%
Category	Grounds Components	Future Cost	$7,752.91
Placed in Service	January 2019		
Useful Life	10		
Replacement Year	2029		
Remaining Life	4		

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.

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

Ladder Fuel Reduction

		1 Total	@ $12,130.56
Asset ID	1151	Asset Actual Cost	$12,130.56
	Non-Capital	Percent Replacement	100%
Category	Grounds Components	Future Cost	$12,615.78
Placed in Service	January 2022		
Useful Life	4		
Replacement Year	2026		
Remaining Life	1		

This provision is for ladder fuel reduction.

The cost and useful life are per the Association.

Lake Bank Vegetation - Removal

		1 Total	@ $48,522.24
Asset ID	1149	Asset Actual Cost	$48,522.24
	Non-Capital	Percent Replacement	100%
Category	Grounds Components	Future Cost	$63,851.96
Placed in Service	January 2022		
Useful Life	10		
Replacement Year	2032		
Remaining Life	7		

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

The cost and useful life are per the Association.

Lake Testing

		1 Total	@ $5,600.00
Asset ID	1246	Asset Actual Cost	$5,600.00
	Non-Capital	Percent Replacement	100%
Category	Grounds Components	Future Cost	$5,600.00
Placed in Service	January 2025		
Useful Life	7		
Replacement Year	2025		
Remaining Life	0		

This provision is for the lake testing.

The cost and useful life are per the Association.

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Detail Report by Category

Lake Treatment Expansion

		1 Total	@ $12,480.00
Asset ID	1225	Asset Actual Cost	$12,480.00
	Non-Capital	Percent Replacement	100%
Category	Grounds Components	Future Cost	$15,791.18
Placed in Service	January 2024		
Useful Life	7		
Replacement Year	2031		
Remaining Life	6		

This provision is for the lake treatment in the expansion

The cost and useful life are per the Association.

Lake Treatment Phase I

		1 Total	@ $28,563.60
Asset ID	1155	Asset Actual Cost	$28,563.60
	Non-Capital	Percent Replacement	100%
Category	Grounds Components	Future Cost	$34,751.99
Placed in Service	January 2023		
Useful Life	7		
Replacement Year	2030		
Remaining Life	5		

This provision is for the lake treatment in phase I.

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.

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Lake: Liner and Stream Repair Expansion

		1 Total	@ $12,130.56
Asset ID	1227	Asset Actual Cost	$12,130.56
	Non-Capital	Percent Replacement	100%
Category	Grounds Components	Future Cost	$16,601.51
Placed in Service	January 2023		
Useful Life	10		
Replacement Year	2033		
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 Expansion

		1 Total	@ $229,441.88
Asset ID	1226	Asset Actual Cost	$114,720.94
	Non-Capital	Percent Replacement	50%
Category	Grounds Components	Future Cost	$509,224.84
Placed in Service	January 2023		
Useful Life	40		
Replacement Year	2063		
Remaining Life	38		

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 additional of $50,000 as a contingency.

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

Lake: Liner and Stream Repair Original

		1 Total	@ $12,130.56
Asset ID	1156	Asset Actual Cost	$12,130.56
	Non-Capital	Percent Replacement	100%
Category	Grounds Components	Future Cost	$15,962.99
Placed in Service	January 2022		
Useful Life	10		
Replacement Year	2032		
Remaining Life	7		

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

		1 Total	@ $229,441.88
Asset ID	1004	Asset Actual Cost	$114,720.94
	Non-Capital	Percent Replacement	50%
Category	Grounds Components	Future Cost	$271,879.31
Placed in Service	January 2007		
Useful Life	40		
Replacement Year	2047		
Remaining Life	22		

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

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

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

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

Landscape Material Replacements

		1 Total	@ $5,030.00
Asset ID	1061	Asset Actual Cost	$5,030.00
	Capital	Percent Replacement	100%
Category	Grounds Components	Future Cost	$5,884.39
Placed in Service	January 2024		
Useful Life	5		
Replacement Year	2029		
Remaining Life	4		

This provision funds for replacement of landscape materials if needed.

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Sunriver, Oregon
Detail Report by Category

Landscape Material Replacements continued...

This was done in 2024 for $5,030.

The cost and useful life are per the Association.

Picnic Chairs - Replacement

		16 Each	@ $520.00
Asset ID	1180	Asset Actual Cost	$8,320.00
	Capital	Percent Replacement	100%
Category	Grounds Components	Future Cost	$11,386.49
Placed in Service	January 2007		
Useful Life	25		
Adjustment	1		
Replacement Year	2033		
Remaining Life	8		

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

		4 Each	@ $5,200.00
Asset ID	1179	Asset Actual Cost	$20,800.00
	Capital	Percent Replacement	100%
Category	Grounds Components	Future Cost	$28,466.24
Placed in Service	January 2007		
Useful Life	25		
Adjustment	1		
Replacement Year	2033		
Remaining Life	8		

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

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

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

Sable Rock Lake Vegetation - Removal

		1 Total	@ $2,246.40
Asset ID	1171	Asset Actual Cost	$2,246.40
	Non-Capital	Percent Replacement	100%
Category	Grounds Components	Future Cost	$2,956.11
Placed in Service	January 2022		
Useful Life	10		
Replacement Year	2032		
Remaining Life	7		

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

The cost and useful life are per the Association.

Wood Benches - Replacement I

		5 Each	@ $898.56
Asset ID	1166	Asset Actual Cost	$4,492.80
	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	8		

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

In 2023, the Association replaced all the benches.

Wood Benches - Replacement II

		5 Each	@ $898.56
Asset ID	1167	Asset Actual Cost	$4,492.80
	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	8		

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 Benches - Replacement III

		5 Each	@ $898.56
Asset ID	1168	Asset Actual Cost	$4,492.80
	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	8		

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

In 2023, the Association replaced all the benches.

Wood Bridges

		6 Each	@ $10,400.00
Asset ID	1216	Asset Actual Cost	$62,400.00
	Capital	Percent Replacement	100%
Category	Grounds Components	Future Cost	$67,491.84
Placed in Service	January 2007		
Useful Life	20		
Replacement Year	2027		
Remaining Life	2		

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 **$1,072,518**

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

Common Area Signage

		1 Total	@ $152,961.24
Asset ID	1089	Asset Actual Cost	$152,961.24
	Capital	Percent Replacement	100%
Category	Signs	Future Cost	$275,474.56
Placed in Service	January 2007		
Useful Life	20		
Adjustment	13		
Replacement Year	2040		
Remaining Life	15		

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

		1 Total	@ $5,200.00
Asset ID	1112	Asset Actual Cost	$5,200.00
	Non-Capital	Percent Replacement	100%
Category	Signs	Future Cost	$5,200.00
Placed in Service	January 2023		
Useful Life	2		
Replacement Year	2025		
Remaining Life	0		

This provision provides funding for repair of the street signs.

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

2019 - $3,160 spent

2020 - $2,855 spent

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

Street Signs: Repair continued...

2022 - $15,431 spent

2023 - $3,666 spent

Street Signs: Repair Expansion

		1 Total	@ $15,600.00
Asset ID	1224	Asset Actual Cost	$15,600.00
	Non-Capital	Percent Replacement	100%
Category	Signs	Future Cost	$18,249.79
Placed in Service	January 2023		
Useful Life	2		
Adjustment	4		
Replacement Year	2029		
Remaining Life	4		

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 **$173,761**

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

Glass Doors Replacement

		14 Each	@ $1,820.00
Asset ID	1076	Asset Actual Cost	$25,480.00
	Capital	Percent Replacement	100%
Category	Doors and Windows	Future Cost	$40,794.30
Placed in Service	January 2007		
Useful Life	30		
Replacement Year	2037		
Remaining Life	12		

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

		33 Each	@ $1,529.62
Asset ID	1075	Asset Actual Cost	$50,477.51
	Capital	Percent Replacement	100%
Category	Doors and Windows	Future Cost	$84,048.77
Placed in Service	January 2007		
Useful Life	30		
Adjustment	1		
Replacement Year	2038		
Remaining Life	13		

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	**$75,958**

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

Building Envelope Inspection

		1 Total	@ $0.00
Asset ID	1122	Asset Actual Cost	
	Non-Capital	Percent Replacement	100%
Category	Inspections	Future Cost	
Placed in Service	January 2022		
Useful Life	7		
Replacement Year	2029		
Remaining Life	4		

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

		1 Total	@ $10,444.10
Asset ID	1124	Asset Actual Cost	$10,444.10
	Non-Capital	Percent Replacement	100%
Category	Inspections	Future Cost	$13,743.72
Placed in Service	January 2007		
Useful Life	25		
Replacement Year	2032		
Remaining Life	7		

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

		1 Total	@ $10,444.10
Asset ID	1123	Asset Actual Cost	$10,444.10
	Non-Capital	Percent Replacement	100%
Category	Inspections	Future Cost	$13,743.72
Placed in Service	January 2007		
Useful Life	25		
Replacement Year	2032		
Remaining Life	7		

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 **$20,888**

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

Reserve Study Update - Offsite

		1 Total	@ $1,000.00
Asset ID	1172	Asset Actual Cost	$1,000.00
	Non-Capital	Percent Replacement	100%
Category	Reserve Study	Future Cost	$1,000.00
Placed in Service	January 2024		
Useful Life	1		
Replacement Year	2025		
Remaining Life	0		

This is for an offsite reserve study update.

Reserve Study Update - Onsite

		1 Total	@ $4,160.00
Asset ID	1173	Asset Actual Cost	$4,160.00
	Non-Capital	Percent Replacement	100%
Category	Reserve Study	Future Cost	$5,061.28
Placed in Service	January 2023		
Useful Life	7		
Replacement Year	2030		
Remaining Life	5		

This is for an onsite reserve study update.

Reserve Study - Total Current Cost **$5,160**

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

FHP - Barkdust - Replacement

		1 Total	@ $5,000.00
Asset ID	1245	Asset Actual Cost	$5,000.00
	Non-Capital	Percent Replacement	100%
Category	Forest House Park	Future Cost	$5,408.00
Placed in Service	January 2024		
Useful Life	3		
Replacement Year	2027		
Remaining Life	2		

This provision is for replacement of the Forest House Park barkdust at the dop park.

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

FHP - Benches, Trash Cans & Sail - Replacement

		1 Total	@ $20,000.00
Asset ID	1244	Asset Actual Cost	$20,000.00
	Capital	Percent Replacement	100%
Category	Forest House Park	Future Cost	$42,136.98
Placed in Service	January 2024		
Useful Life	20		
Replacement Year	2044		
Remaining Life	19		

This provision is for replacement of the Forest House Park benches, trash can and shade sail.

According to the Association, there are 3 benches, 1 trash can and a shade sail.

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

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

FHP - Fencing - Replacement

		1 Total	@ $109,000.00
Asset ID	1240	Asset Actual Cost	$109,000.00
	Capital	Percent Replacement	100%
Category	Forest House Park	Future Cost	$339,933.01
Placed in Service	January 2024		
Useful Life	30		
Replacement Year	2054		
Remaining Life	29		

This provision is for the replacement of the Forest House Park fencing.

This includes the pickleball court and dop park.

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

FHP - Pickleball Court - Nets - Replacement

		6 Each	@ $600.00
Asset ID	1241	Asset Actual Cost	$3,600.00
	Capital	Percent Replacement	100%
Category	Forest House Park	Future Cost	$5,123.92
Placed in Service	January 2024		
Useful Life	10		
Replacement Year	2034		
Remaining Life	9		

This provision is for the replacement of the Forest House Park pickleball court nets.

According to the Association, there are 6 courts.

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

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

FHP - Pickleball Court - Nets - Resurface

		1 Total	@ $45,000.00
Asset ID	1242	Asset Actual Cost	$45,000.00
	Capital	Percent Replacement	100%
Category	Forest House Park	Future Cost	$115,348.69
Placed in Service	January 2024		
Useful Life	25		
Replacement Year	2049		
Remaining Life	24		

This provision is to resurface the Forest House Park pickleball courts.

According to the Association, there are 6 courts.

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

FHP - Play Equipment - Replacement

		1 Total	@ $82,215.00
Asset ID	1243	Asset Actual Cost	$82,215.00
	Capital	Percent Replacement	100%
Category	Forest House Park	Future Cost	$173,214.60
Placed in Service	January 2024		
Useful Life	20		
Replacement Year	2044		
Remaining Life	19		

This provision is for replacement of the Forest House Park pickleball playground equipment.

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

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

FHP - Restroom Bld - Renovation

		1 Total	@ $25,000.00
Asset ID	1239	Asset Actual Cost	$25,000.00
	Capital	Percent Replacement	100%
Category	Forest House Park	Future Cost	$77,966.28
Placed in Service	January 2024		
Useful Life	30		
Replacement Year	2054		
Remaining Life	29		

This provision is for the renovation of the Forest House Park restroom building.

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

FHP - Restroom Bld: Roof - Replacement

		250 SF	@ $10.00
Asset ID	1235	Asset Actual Cost	$2,500.00
	Capital	Percent Replacement	100%
Category	Forest House Park	Future Cost	$6,408.26
Placed in Service	January 2024		
Useful Life	25		
Replacement Year	2049		
Remaining Life	24		

This provision is for the replacement of the Forest House Park restroom building roof.

According to the Association the building is 250 square feet.

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

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

FHP - Restroom Bld: Siding - Replacement

		700 SF	@ $25.00
Asset ID	1236	Asset Actual Cost	$17,500.00
	Capital	Percent Replacement	100%
Category	Forest House Park	Future Cost	$44,857.82
Placed in Service	January 2024		
Useful Life	25		
Replacement Year	2049		
Remaining Life	24		

This provision is for the replacement of the Forest House Park restroom building siding.

According to the Association the building is 250 square feet. It is estimated that there is 700 square feet of siding.

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

FHP - Restroom Bld: Siding - Stain

		700 SF	@ $3.00
Asset ID	1237	Asset Actual Cost	$2,100.00
	Non-Capital	Percent Replacement	100%
Category	Forest House Park	Future Cost	$2,456.70
Placed in Service	January 2024		
Useful Life	5		
Replacement Year	2029		
Remaining Life	4		

This provision is for the staining of the Forest House Park restroom building siding.

According to the Association the building is 250 square feet. It is estimated that there is 700 square feet of siding.

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

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

FHP - Restroom Bld: Windows & Doors - Replacement

		3 Each	@ $1,000.00
Asset ID	1238	Asset Actual Cost	$3,000.00
	Capital	Percent Replacement	100%
Category	Forest House Park	Future Cost	$9,355.95
Placed in Service	January 2024		
Useful Life	30		
Replacement Year	2054		
Remaining Life	29		

This provision is for the replacement of the Forest House Park restroom building windows and doors.

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

Forest House Park - Total Current Cost **$314,915**

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Total Funded Assets	156
Total Unfunded Assets	1
Total Assets	157

Additional Disclosures

Levels of Service

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

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

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

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

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

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

- Life and Valuation Estimates
- Fund Status
- Funding Plan

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

- Component inventory
- Life and valuation estimates
- Funding Plan

Terms and Definitions

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

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

installation cannot be taken from the reserve fund.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FFB = Current Cost X Effective Age/Useful Life

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

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

Funding Goals:

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

Baseline Funding

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

Threshold Funding

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

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

Full Funding

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

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

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

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

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

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

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

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

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

Preventive Maintenance: Planned maintenance carried out proactively at predetermined intervals, aimed at reducing the performance degradation of the component such that it can attain, at minimum, its estimated useful life.

Deferred Maintenance: Maintenance which is not performed and leads to premature deterioration to the common areas due to lack of preventive maintenance.

This results in a reduction in the remaining useful life of the reserve components and the potential of inadequate funding. Typically, deferred maintenance creates a need for corrective maintenance.

Corrective Maintenance: Maintenance performed following the detection of a problem, with the goal of remediating the condition such that the intended function and life of the component or system is restored, preserved, or enhanced.

Many corrective maintenance projects could be prevented with a proactive, preventive maintenance program. Note that when the scope is minor, these projects may fall below the threshold of cost significance and thus are handled through the operational budget. In other cases, the cost and timing should be included within the reserve study.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

appropriate;

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

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

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

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

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

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

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

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

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

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

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