

**CALDERA SPRINGS**  
**MAINTENANCE PLAN UPDATE**  
**RESERVE STUDY**  
**LEVEL III: UPDATE WITH NO VISUAL SITE INSPECTION**  
**BUDGET YEAR**  
**January 1, 2026 to December 31, 2026**



 **SCHWINDT & Co.**  
RESERVE STUDY SERVICES  
<https://www.schwindtco.com/>  
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## **CALDERA SPRINGS OWNERS' ASSOCIATION, INC.**

### **Executive Summary**

**Year of Report:**

January 1, 2026 to December 31, 2026

**Number of Units:**

530 Units

**Parameters:**

Beginning Balance: \$1,850,000

Year 2026 Suggested Contribution: \$470,000

Year 2026 Projected Interest Earned: \$0

Inflation: 4.00%

Annual Increase to Suggested Contribution: 8.50%

Lowest Cash Balance Over 30 Years (Threshold): \$874,007

Prior Year's Actual Contribution: \$416,668

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.**  
**Maintenance Plan Update**  
**Reserve Study Update - Offsite**  
**Disclosure Information**  
**2026**

We have conducted an offsite reserve study update and maintenance plan update for Caldera Springs Owners' Association, Inc. for the year beginning January 1, 2026, 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 through an affiliate company.

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 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 2023, the average annual inflation rate was 4.12% and has reduced to 2.75% in November 2024. At this time, Schwindt and Company is recommending an inflation rate of 3% in reserve studies. We will continue to monitor the inflation rate throughout this period. More information can be found at [https://inflationdata.com/Inflation/Inflation\\_Rate/HistoricalInflation.aspx](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.

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

**MAINTENANCE PLAN UPDATE**

**BUDGET YEAR**

**January 1, 2026 to December 31, 2026**

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**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.

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**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, 2026 to December 31, 2026**

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## 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	October 2, 2025
Account Number	2calde
Budget Year Beginning	January 1, 2026
Budget Year Ending	December 31, 2026
Total Units	530

<b>Report Parameters</b>	
Inflation	4.00%
Interest Rate on Reserve Deposit	0.00%
2026 Beginning Balance	\$1,850,000

**Threshold Funding  
Fully Reserved Model Summary**

- This study utilizes the cash flow method and the threshold funding model, which establishes a reserve funding goal that keeps the reserve balance above a specified dollar or percent funded amount. The threshold method assumes that the threshold method is funded with a positive threshold balance, therefore, "fully reserved".
- The following items were not included in the analysis because they have useful lives greater than 30 years: grading/drainage; foundation/footings; storm drains; telephone, cable, and internet lines.
- This funding scenario begins with a contribution of **\$470,000** in **2026** and increases **8.50%** each year until 2031. In 2031, the contribution is \$706,719 and increases 4.0% each year for the remaining years of the study. A minimum balance of **\$874,007 and 20% funded** 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 ensure that adequate replacement funds are available when components reach the end of their useful life. Components will be replaced as required, not necessarily in their expected replacement year. This analysis should be updated annually.

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

Required Annual Contribution	\$470,000.00
<i>\$886.79 per unit annually</i>	
Average Net Annual Interest Earned	\$0.00
Total Annual Allocation to Reserves	\$470,000.00
<i>\$886.79 per unit annually</i>	

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

Beginning Balance: \$1,850,000

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2026	470,000		343,605	1,976,395	4,690,865	42%
2027	509,950		382,559	2,103,787	4,976,066	42%
2028	553,296		179,403	2,477,679	5,513,135	45%
2029	600,326		219,353	2,858,652	6,057,933	47%
2030	651,354		1,900,273	1,609,733	4,915,309	33%
2031	706,719		1,442,445	874,007	4,242,754	21%
2032	734,987		682,976	926,018	4,362,380	21%
2033	764,387		400,600	1,289,805	4,809,587	27%
2034	794,962		225,147	1,859,620	5,486,556	34%
2035	826,761		256,185	2,430,197	6,190,406	39%
2036	859,831		177,812	3,112,216	7,033,949	44%
2037	894,225		853,553	3,152,888	7,238,033	44%
2038	929,994		818,527	3,264,354	7,526,560	43%
2039	967,193		458,510	3,773,038	8,224,116	46%
2040	1,005,881		1,010,515	3,768,404	8,421,755	45%
2041	1,046,116		304,077	4,510,443	9,398,779	48%
2042	1,087,961		277,721	5,320,683	10,480,551	51%
2043	1,131,479		1,017,316	5,434,847	10,876,201	50%
2044	1,176,738		4,293,546	2,318,039	7,949,098	29%
2045	1,223,808		1,098,337	2,443,510	8,274,333	30%
2046	1,272,760		713,122	3,003,148	9,059,183	33%
2047	1,323,671		1,234,514	3,092,305	9,380,999	33%
2048	1,376,618		450,362	4,018,561	10,580,941	38%
2049	1,431,682		784,086	4,666,157	11,533,530	40%
2050	1,488,950		415,174	5,739,933	12,961,683	44%
2051	1,548,508		2,873,408	4,415,033	11,943,460	37%
2052	1,610,448		3,215,516	2,809,964	10,598,888	27%
2053	1,674,866		943,177	3,541,653	11,605,694	31%
2054	1,741,860		1,045,349	4,238,164	12,618,914	34%
2055	1,811,535		1,447,201	4,602,498	13,320,184	35%

## Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

## Component Summary By Area

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>Quarry Building</b>								
Audio System - Replacement	2000	2027	10	17	1	1 Total	11,841.34	11,841
Bike Racks - Replacement	2007	2028	20	1	2	3 Total	554.86	1,665
Boiler - Snow Melt System - Replacement	2007	2027	20	0	1	1 Total	70,087.68	70,088
Concrete Pavers - Resetting/Repair	2024	2034	10	0	8	1,561 SF	24.34@ 50%	18,994
Entry/Exterior Lighting - Replacement	2007	2028	10	11	2	1 Total	41,637.65	41,638
Exterior Stone Siding - Partial Replacement	2007	2032	25	0	6	1,144 SF	38.81@ 25%	11,100
Exterior Stone Siding - Repoint	2007	2032	25	0	6	1,144 SF	25.32@ 25%	7,243
Glass Doors Replacement	2007	2037	30	0	11	14 Each	1,892.80	26,499
Gutters Heat Tape - Replacement	2025	2040	15	0	14	1 Total	11,028.00	11,028
Gutters and Downspouts - Replacement	2025	2040	15	0	14	1 Total	8,051.00	8,051
Interior Lighting	2007	2028	20	1	2	12 Each	159.06	1,909
Pathway Lights - Replacement	2016	2028	10	2	2	1 Total	16,621.54	16,622
Quarry Wood - Sealing	2023	2030	7	0	4	1 Total	17,878.85	17,879
Quarry: Defibrillator	2007	2026	5	13	0	1 Total	2,704.00	2,704
Quarry: Exercise Equipment I	2007	2030	15	8	4	1 Total	30,000.00	30,000
Quarry: Exercise Equipment II	2025	2040	15	0	14	1 Total	18,417.00	18,417
Quarry: Flooring	2007	2027	10	10	1	1 Total	9,544.78	9,545
Quarry: HVAC	2007	2028	15	6	2	1 Total	53,713.67	53,714
Quarry: Miscellaneous Equipment	2007	2027	20	0	1	1 Total	9,544.78	9,545
Restroom Fixtures - Upgrade	2007	2033	15	11	7	1 Total	23,861.96	23,862
Siding, Wood - Partial Replacement	2007	2032	25	0	6	9,344 SF	25.23@ 25%	58,938
Skylights Replacement	2007	2037	30	0	11	4 Each	1,590.80	6,363
Water Drinking Fountains	2020	2033	13	0	7	1 Total	6,560.21	6,560
Water Heater Quarry	2024	2039	15	0	13	1 Total	12,413.44	12,413
Windows Replacement	2007	2038	30	1	12	33 Each	1,590.80	52,497
Wood Fence	2007	2037	30	0	11	140 LF	80.00	11,200
Quarry Building - Total								\$540,314
<b>Quarry Pool</b>								
Aluminum Powder Coated Pool Fence - Repl.	2007	2032	25	0	6	1 Total	16,544.30	16,544
Electrical Panel in Vault - Repairs	2025	2028	3	0	2	1 Total	3,000.00	3,000
Exterior Concrete - Partial Replacement	2007	2037	30	0	11	1 Total	358,091.19@ 50%	179,046
Lounge Chairs - Linen Covers	2025	2030	5	0	4	1,500 Each	10.60	15,900
Pool & Spa Controllers - Replacement	2016	2031	15	0	5	3 Total	6,573.59	19,721
Pool Covers	2024	2039	15	0	13	1 Total	33,963.51	33,964
Pool Deck - Replacement	2008	2038	30	0	12	12,500 SF	16.22	202,800
Pool Heater	2023	2035	12	0	9	1 Total	37,026.41	37,026
Pool Resurfacing	2007	2027	20	0	1	1 Total	66,018.08	66,018
Pool Vacuum	2007	2027	12	8	1	1 Total	6,489.60	6,490
Pool and Spa Filters	2007	2026	15	0	0	1 Total	44,761.39	44,761
Pool and Spa: Artificial Rocks - Paint	2012	2026	10	4	0	1 Total	16,088.80	16,089
Pool and Spa: Other Replacements	2014	2026	1	0	0	1 Total	3,803.91	3,804

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

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**Component Summary By Area**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Quarry Pool continued...</i>								
Pool: Furniture - Replacement I	2007	2029	20	2	3	1 Total	85,857.41@ 75%	64,393
Pool: Furniture - Replacement II	2007	2032	20	5	6	1 Total	85,857.41@ 75%	64,393
Pool: Furniture - Replacement III	2007	2027	20	0	1	1 Total	85,857.41@ 75%	64,393
Pool: Lounge Chair Cushion - Replacement	2025	2030	5	0	4	30 Each	680.00	20,400
Pool: Splash Monitor & Safety Camera	2019	2026	7	0	0	1 Total	7,667.07	7,667
Quarry Pool Pumps: Circulation	2025	2035	10	0	9	1 Total	5,043.00	5,043
Quarry Pool Pumps: Vanishing Edge	2017	2027	10	0	1	2 Each	6,000.00	12,000
Quarry Pool Pumps: Waterfall/Slide	2025	2035	10	0	9	1 Total	5,557.00	5,557
Re-stain Teak Furniture	2022	2026	2	0	0	1 Total	6,489.60	6,490
Spa Heater A Upper	2017	2027	10	0	1	1 Total	9,770.28	9,770
Spa Heater B Below	2017	2027	10	0	1	1 Total	9,770.28	9,770
Spa Pumps	2019	2029	10	0	3	6 Each	400.00	2,400
Spa Resurfacing Lower	2022	2037	15	0	11	1 Total	9,035.47	9,035
Spa Resurfacing Upper	2018	2033	15	0	7	1 Total	9,035.47	9,035
Quarry Pool - Total								\$935,510

**Quarry Tennis Courts**

Tennis Courts: Fencing	2007	2032	25	0	6	1 Total	40,449.19	40,449
Tennis Courts: Nets	2018	2028	10	0	2	1 Total	706.46	706
Tennis Courts: Pickle Pall Nets & Paint	2023	2028	5	0	2	2 Each	865.28	1,731
Tennis Courts: Resurface	2007	2032	25	0	6	1 Total	32,448.00	32,448
Quarry Tennis Courts - Total								

**Trailmere Pump House**

Electric Transformer	2005	2030	25	0	4	1 Total	5,839.00	5,839
Lake Pumps - Control Computer	2025	2040	15	0	14	1 Total	119,866.00	119,866
Lake and Streams O: Aerator Pump	2023	2033	10	0	7	1 Total	6,628.04	6,628
Lake and Streams O: Pump A	2018	2026	10	-3	0	1 Total	6,628.04	6,628
Lake and Streams O: Pump B	2018	2026	10	-3	0	1 Total	6,628.04	6,628
Lakes Aerators - Replacement Original	2007	2026	5	11	0	3 Each	2,386.20	7,159
Original Pump House - Paint	2024	2034	10	0	8	1 Total	1,000.00	1,000
Roof - Repair	2022	2027	5	0	1	1 Total	3,153.95	3,154
Roof Vent Fan Trailmere Pump House	2025	2040	15	0	14	1 Total	5,200.00	5,200
Trailmere Pump House - Total								\$162,102

**Elk Run Pump House**

Lake and Streams E: Aeration Compressors	2023	2026	5	-3	0	1 Total	18,252.00	18,252
Lake and Streams E: Electrical Modules, Tra..	2023	2033	10	0	7	1 Total	11,219.44	11,219
Lake and Streams E: Filter Components	2023	2033	10	0	7	1 Total	13,962.32	13,962
Lake and Streams E: Irrigation Pump & Mot..	2023	2033	10	0	7	1 Total	30,192.86	30,193
Lake and Streams E: Main Irrigation Motor	2023	2033	10	0	7	1 Total	5,733.56	5,734
Lake and Streams E: Main Irrigation Pump	2023	2033	10	0	7	1 Total	15,580.45	15,580

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

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**Component Summary By Area**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Elk Run Pump House continued...</i>								
Lake and Streams E: Valves	2023	2033	10	0	7	1 Total	5,934.74	5,935
Lake and Streams E: Water Feature Motor	2023	2033	10	0	7	1 Total	6,299.24	6,299
Lake and Streams E: Water Feature Pump	2023	2033	10	0	7	1 Total	22,686.56	22,687
Roof Expansion Pump House - Replacement	<i>Unfunded</i>							
Elk Run Pump House - Total								\$129,861
<b>Lakes &amp; Streams</b>								
Lake Bank Vegetation - Removal	2022	2032	10	0	6	1 Total	50,463.13	50,463
Lake Testing	2025	2032	7	0	6	1 Total	5,824.00	5,824
Lake Treatment Expansion	2024	2031	7	0	5	1 Total	12,979.20	12,979
Lake Treatment Phase I	2023	2030	7	0	4	1 Total	29,706.14	29,706
Lake: Liner and Stream Repair Expansion	2023	2033	10	0	7	1 Total	12,615.78	12,616
Lake: Liner and Stream Repair Expansion	2023	2063	40	0	37	1 Total	238,619.56@ 50%	119,310
Lake: Liner and Stream Repair Original	2022	2032	10	0	6	1 Total	12,615.78	12,616
Lake: Liner and Stream Repair Original	2007	2047	40	0	21	1 Total	238,619.56@ 50%	119,310
Lakes & Streams - Total								\$362,824
<b>Discovery Park</b>								
Discovery Park: Fixtures/Equipment - Repla.	2007	2035	10	18	9	1 Total	34,997.55	34,998
Discovery Park - Total								\$34,998
<b>Sable Rock Park</b>								
Sable Rock Lake Vegetation - Removal	2022	2032	10	0	6	1 Total	2,336.26	2,336
Sable Rock Park: Furniture/Equipment	2008	2029	20	1	3	1 Total	50,269.19	50,269
Sable Rock Park - Total								\$52,605
<b>Forest Park</b>								
FP - Barkdust - Replacement	2024	2027	3	0	1	1 Total	5,200.00	5,200
FP - Benches, Trash Cans & Sail - Replacem..	2024	2044	20	0	18	1 Total	20,800.00	20,800
FP - Fencing - Replacement	2024	2054	30	0	28	1 Total	113,360.00	113,360
FP - Pickleball Court - Nets - Replacement	2024	2034	10	0	8	6 Each	624.00	3,744
FP - Pickleball Court - Nets - Resurface	2024	2049	25	0	23	1 Total	46,800.00	46,800
FP - Play Equipment - Replacement	2024	2044	20	0	18	1 Total	85,503.60	85,504
FP - Restroom Bld - Renovation	2024	2054	30	0	28	1 Total	26,000.00	26,000
FP - Restroom Bld: Roof - Replacement	2024	2049	25	0	23	250 SF	10.40	2,600
FP - Restroom Bld: Siding - Replacement	2024	2049	25	0	23	700 SF	26.00	18,200
FP - Restroom Bld: Siding - Stain	2024	2029	5	0	3	700 SF	3.12	2,184
FP - Restroom Bld: Windows & Doors - Rep..	2024	2054	30	0	28	3 Each	1,040.00	3,120
Play Ground Chips - Replacement	2024	2028	5	-1	2	1 Total	10,000.00	10,000
Forest Park - Total								\$337,512

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

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**Component Summary By Area**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>Preservation Park</b>								
Pumps, Controllers, misc. equi	2025	2035	10	0	9	1 Total	20,000.00	<u>20,000</u>
Preservation Park - Total								
<b>Mirror Rock Park</b>								
Foot Bridge - Replacement	2024	2049	25	0	23	1 Total	60,000.00	60,000
Wooden Logs (Benches) - Replacement	2024	2034	10	0	8	1 Total	0.00	<u>0</u>
Mirror Rock Park - Total								
<b>Trailmere Gate</b>								
Gate Operator: Trailmere Gate - Replacement	2016	2026	10	0	0	2 Each	8,600.00	17,200
Post & Lights: Trailmere Gate - Replacement	2026	2026	15	0	0	2 Each	7,000.00	14,000
RFD Card Reader: Trailmere Gate - Replace..	2020	2030	10	0	4	1 Total	4,000.00	4,000
Repair/Parts: Trailmere Gate	2026	2026	4	0	0	1 Total	5,000.00	5,000
Telephone Entry/Cell System: Trailmere Gat..	2020	2030	10	0	4	1 Total	11,000.00	11,000
Trailmere Gate - One Time	2026	2026	15	0	0	1 Total	80,000.00	80,000
Trailmere Gate - Replacement	2016	2031	15	0	5	2 Each	4,500.00	<u>9,000</u>
Trailmere Gate - Total								
<b>Dancing Rock Gate</b>								
Gate Operator: Dancing Rock - Replacement	2024	2034	10	0	8	2 Each	8,600.00	17,200
Gate: Dancing Rock - Replacement	2016	2031	15	0	5	2 Each	4,500.00	9,000
Posts/Lights: Dancing Rock - Replacement	2015	2030	15	0	4	2 Each	7,000.00	14,000
RFD Card Reader: Dancing Rock - Replace..	2020	2030	10	0	4	1 Total	4,000.00	4,000
Repair/Parts: Dancing Rock Gate	2029	2033	4	4	7	1 Total	5,000.00	5,000
Telephone Entry/Cell System: Dancing Rock..	2020	2030	10	0	4	1 Total	11,000.00	<u>11,000</u>
Dancing Rock Gate - Total								
<b>Harpers Gate</b>								
Gate Operator: Harpers - Replacement	2024	2034	10	0	8	2 Each	8,600.00	17,200
Gate: Harpers - Replacement	2016	2031	15	0	5	2 Each	4,500.00	9,000
Posts/Lights: Harper - Replacement	2015	2030	15	0	4	2 Each	7,000.00	14,000
RFD Card Reader: Harper - Replacement	2020	2030	10	0	4	1 Total	4,000.00	4,000
Repair/Parts: Harper Gate	2027	2027	4	0	1	1 Total	5,000.00	5,000
Repair/Parts: Vandever North & South	2028	2032	4	4	6	1 Total	5,000.00	<u>5,000</u>
Harpers Gate - Total								
<b>Vandever North &amp; South Gate</b>								
Gate Equipment - Expansion Renew/Replace	2023	2043	20	0	17	4 Each	67,600.00	<u>270,400</u>
Vandever North & South Gate - Total								

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

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**Component Summary By Area**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>Bridge - Caldera Springs Drive</b>								
Bridge: Caldera Springs Drive - Replacement								
Bridges - Inspection	2007	2027	25	-5	1	1 Total	10,000.00	<u>10,000</u>
Bridge - Caldera Springs Drive - Total								\$10,000
<b>North Streets &amp; Paths</b>								
Asphalt Edges & Parking Lot - Paint	2022	2026	4	0	0	1 Total	4,678.82	4,679
Delineators - Replacement	2024	2026	2	0	0	1 Total	2,143.44	2,143
Paths: Asphalt Overlay North	2007	2030	14	9	4	201,030 SF	2.00	402,060
Paths: Asphalt Patching North	2025	2030	5	0	4	1 Total	5,000.00	5,000
Paths: Asphalt Poly Patch North	2023	2033	7	3	7	1 Total	5,840.64	5,841
Paths: Asphalt Sealcoat North	2023	2038	7	1	12	201,030 SF	0.22	44,227
Quarry Parking lot Light Posts and Lights	2006	2028	22	0	2	2 Each	8,000.00	16,000
Roads: Asphalt Overlay North	2007	2030	21	2	4	372,270 SF	2.50	929,186
Roads: Asphalt Patching North	2023	2030	14	-7	4	1 Total	11,681.28	11,681
Roads: Asphalt Poly Patch North	2023	2033	7	3	7	1 Total	3,244.80	3,245
Roads: Asphalt Sealcoat North	2023	2031	7	1	5	372,270 SF	0.18	67,009
Roads: Gravel - Replacement North	2007	2030	21	2	4	1 Total	28,035.07	<u>28,035</u>
North Streets & Paths - Total								\$1,519,105
<b>South Streets &amp; Paths</b>								
Gravel @ Corners	2022	2030	10	-2	4	1 Total	7,008.77	7,009
Paths: Asphalt Overlay South	2007	2031	14	10	5	89,720 SF	2.00	179,440
Paths: Asphalt Patching South	2025	2030	5	0	4	1 Total	5,000.00	5,000
Paths: Asphalt Poly Patch South	2023	2033	7	3	7	1 Total	5,840.64	5,841
Paths: Asphalt Sealcoat South	2023	2032	7	2	6	89,720 SF	0.22	19,738
Roads: Asphalt Overlay South	2007	2031	21	3	5	303,510 SF	2.50	758,775
Roads: Asphalt Patching South	2006	2031	14	11	5	1 Total	11,681.28	11,681
Roads: Asphalt Poly Patch South	2024	2034	7	3	8	1 Total	30,000.00	30,000
Roads: Asphalt Sealcoat South	2024	2032	7	1	6	303,510 SF	0.18	54,632
Roads: Gravel - Replacement South	2007	2031	21	3	5	1 Total	28,035.07	<u>28,035</u>
South Streets & Paths - Total								\$1,100,151
<b>Expansion South Streets &amp; Paths</b>								
Paths: Asphalt Overlay Expansion South	2022	2044	14	8	18	228,465 SF	2.00	456,199
Paths: Asphalt Seal Coat Expansion South	2025	2032	7	0	6	1 Total	35,995.00	35,995
Roads: Asphalt Overlay Expansion South	2022	2044	21	1	18	399,105 SF	2.50	997,762
Roads: Asphalt Patching Expansion South	2022	2032	10	0	6	1 Total	20,000.00	20,000
Roads: Asphalt Seal Coat Expansion South (.2024								
Roads: Asphalt Seal Coat Expansion South (.2024	2031	7	0	5	100,420 sf		0.15	15,063
Roads: Asphalt Seal Coat Expansion South (.2026								
Roads: Asphalt Seal Coat Expansion South (.2026	2026	7	0	0	125,740 SF		0.16	20,118
Roads: Asphalt Seal Coat Expansion South .. 2025								
Roads: Asphalt Seal Coat Expansion South .. 2025	2032	7	0	6	176,570 SF		0.16	<u>28,251</u>
Expansion South Streets & Paths - Total								\$1,573,389

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

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**Component Summary By Area**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>Harpers Outpost</b>								
Harper's Outpost Wood - Sealing	2024	2031	7	0	5	1 Total	4,800.00	4,800
Obsidian Lake Dock	2026	2026	30	0	0	1 Total	50,000.00	50,000
Pavilion Equipment: Renew/Replace	2019	2029	10	0	3	1 Total	24,267.76	24,268
Picnic Chairs - Replacement	2007	2033	25	1	7	16 Each	540.80	8,653
Picnic Tables - Replacement	2007	2033	25	1	7	4 Each	5,408.00	21,632
Water Heater Pavilion	2007	2026	15	1	0	1 Total	2,319.91	2,320
Harpers Outpost - Total								\$111,672
<b>Obsidian Lake Bridge</b>								
Bridge - Wood	2007	2037	30	0	11	1 Total	179,045.63	179,046
Bridge Lighting - Replacement	2022	2032	10	0	6	1 Total	6,086.27	6,086
Bridge: Paint/Seal	2020	2027	7	0	1	1 Total	19,680.62	19,681
Holiday Lights - Replacement I	2024	2029	5	0	3	1 Total	7,798.02@ 50%	3,899
Holiday Lights - Replacement II	2014	2026	5	5	0	1 Total	7,798.02@ 50%	3,899
Obsidian Lake Bridge - Total								\$212,611
<b>Irrigation - Caldera Phase 1</b>								
Irrigation Control Pedestal Replacements Rai.2025		2040	15	0	14	1 Total	100,000.00	100,000
Irrigation System - Repairs	2019	2029	10	0	3	1 Total	6,892.31	6,892
Irrigation - Caldera Phase 1 - Total								\$106,892
<b>Irrigation - Caldera Expansion South</b>								
Irrigation System - Repair	2025	2030	5	0	4	1 Total	5,000.00	5,000
Irrigation - Caldera Expansion South - Total								\$5,000
<b>Signs</b>								
Common Area Signage	2007	2040	20	13	14	1 Total	159,079.69	159,080
Street Signs: Repair	2023	2026	2	0	0	1 Total	5,408.00	5,408
Street Signs: Repair Expansion Signs - Total	2023	2029	2	4	3	1 Total	16,224.00	16,224
								\$180,712
<b>Office</b>								
Computers/Monitors/keyboards/mouses	2022	2029	7	0	3	1 Total	5,400.00	5,400
Data Card Printer - Replacement	2022	2027	5	0	1	1 Total	4,088.45	4,088
Golf Cart - Replacement	2017	2027	5	5	1	1 Total	3,153.95	3,154
Office Printer/ Check Reader	2022	2029	7	0	3	1 Total	7,080.00	7,080
Quarry Office Furniture	2018	2033	15	0	7	1 Total	4,100.00	4,100
Office - Total								\$23,822

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

Sunriver, Oregon

**Component Summary By Area**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>Inspections</b>								
Building Envelope Inspection	2022	2029	7	0	3	1 Total	0.00	0
Electrical Inspection	2007	2032	25	0	6	1 Total	10,861.86	10,862
Plumbing Inspection	2007	2032	25	0	6	1 Total	10,861.86	<u>10,862</u>
Inspections - Total								\$21,724
<b>Reserve Study</b>								
Reserve Study Update - Offsite	2024	2026	1	0	0	1 Total	1,040.00	1,040
Reserve Study Update - Onsite	2023	2030	7	0	4	1 Total	4,326.40	<u>4,326</u>
Reserve Study - Total								\$5,366
<b>Miscellaneous</b>								
Culvert Cleaning	2007	2026	20	-1	0	1 Total	5,000.00	5,000
Dog Stations - Expansion Caldera	2024	2034	10	0	8	5 Each	240.00	1,200
Dog Stations - Original Caldera	2019	2029	10	0	3	8 Each	240.00	1,920
Ladder Fuel Reduction	2022	2026	4	0	0	1 Total	12,615.78	12,616
Landscape Material Replacements	2024	2029	5	0	3	1 Total	5,231.20	5,231
Metal Benches - Replacement	2007	2032	20	5	6	7 Each	2,386.20	16,703
Wood Benches - Replacement	2023	2033	10	0	7	15 Each	934.50	14,017
Wood Bridges	2007	2027	20	0	1	4 Each	10,816.00	43,264
Wood Bridges Obsidian Lake	2025	2045	20	0	19	2 Each	12,090.00	<u>24,180</u>
Miscellaneous - Total								\$124,132
Total Asset Summary								\$8,230,635

## Caldera Springs Owners' Association, Inc.

Sunriver, Oregon

## Component Summary By Group

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>Capital</b>								
Aluminum Powder Coated Pool Fence - Repl.	2007	2032	25	0	6	1 Total	16,544.30	16,544
Audio System - Replacement	2000	2027	10	17	1	1 Total	11,841.34	11,841
Bike Racks - Replacement	2007	2028	20	1	2	3 Total	554.86	1,665
Boiler - Snow Melt System - Replacement	2007	2027	20	0	1	1 Total	70,087.68	70,088
Bridge - Wood	2007	2037	30	0	11	1 Total	179,045.63	179,046
Bridge Lighting - Replacement	2022	2032	10	0	6	1 Total	6,086.27	6,086
Bridge: Caldera Springs Drive - Replacement	<i>Unfunded</i>							
Common Area Signage	2007	2040	20	13	14	1 Total	159,079.69	159,080
Computers/Monitors/keyboard/mouses	2022	2029	7	0	3	1 Total	5,400.00	5,400
Culvert Cleaning	2007	2026	20	-1	0	1 Total	5,000.00	5,000
Data Card Printer - Replacement	2022	2027	5	0	1	1 Total	4,088.45	4,088
Discovery Park: Fixtures/Equipment - Repla.	2007	2035	10	18	9	1 Total	34,997.55	34,998
Dog Stations - Expansion Caldera	2024	2034	10	0	8	5 Each	240.00	1,200
Dog Stations - Original Caldera	2019	2029	10	0	3	8 Each	240.00	1,920
Electric Transformer	2005	2030	25	0	4	1 Total	5,839.00	5,839
Entry/Exterior Lighting - Replacement	2007	2028	10	11	2	1 Total	41,637.65	41,638
FP - Benches, Trash Cans & Sail - Replacem..	2024	2044	20	0	18	1 Total	20,800.00	20,800
FP - Fencing - Replacement	2024	2054	30	0	28	1 Total	113,360.00	113,360
FP - Pickleball Court - Nets - Replacement	2024	2034	10	0	8	6 Each	624.00	3,744
FP - Pickleball Court - Nets - Resurface	2024	2049	25	0	23	1 Total	46,800.00	46,800
FP - Play Equipment - Replacement	2024	2044	20	0	18	1 Total	85,503.60	85,504
FP - Restroom Bld - Renovation	2024	2054	30	0	28	1 Total	26,000.00	26,000
FP - Restroom Bld: Roof - Replacement	2024	2049	25	0	23	250 SF	10.40	2,600
FP - Restroom Bld: Siding - Replacement	2024	2049	25	0	23	700 SF	26.00	18,200
FP - Restroom Bld: Windows & Doors - Rep..	2024	2054	30	0	28	3 Each	1,040.00	3,120
Foot Bridge - Replacement	2024	2049	25	0	23	1 Total	60,000.00	60,000
Gate Equipment - Expansion Renew/Replace	2023	2043	20	0	17	4 Each	67,600.00	270,400
Gate Operator: Dancing Rock - Replacement	2024	2034	10	0	8	2 Each	8,600.00	17,200
Gate Operator: Harpers - Replacement	2024	2034	10	0	8	2 Each	8,600.00	17,200
Gate Operator: Trailmere Gate - Replacement	2016	2026	10	0	0	2 Each	8,600.00	17,200
Gate: Dancing Rock - Replacement	2016	2031	15	0	5	2 Each	4,500.00	9,000
Gate: Harpers - Replacement	2016	2031	15	0	5	2 Each	4,500.00	9,000
Glass Doors Replacement	2007	2037	30	0	11	14 Each	1,892.80	26,499
Golf Cart - Replacement	2017	2027	5	5	1	1 Total	3,153.95	3,154
Holiday Lights - Replacement I	2024	2029	5	0	3	1 Total	7,798.02@ 50%	3,899
Holiday Lights - Replacement II	2014	2026	5	5	0	1 Total	7,798.02@ 50%	3,899
Interior Lighting	2007	2028	20	1	2	12 Each	159.06	1,909
Irrigation Control Pedestal Replacements Rai.	2025	2040	15	0	14	1 Total	100,000.00	100,000
Irrigation System - Repair	2025	2030	5	0	4	1 Total	5,000.00	5,000
Lake Pumps - Control Computer	2025	2040	15	0	14	1 Total	119,866.00	119,866
Lake and Streams E: Aeration Compressors	2023	2026	5	-3	0	1 Total	18,252.00	18,252
Lake and Streams E: Electrical Modules, Tra..	2023	2033	10	0	7	1 Total	11,219.44	11,219

## 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
<i>Capital continued...</i>								
Lake and Streams E: Filter Components	2023	2033	10	0	7	1 Total	13,962.32	13,962
Lake and Streams E: Irrigation Pump & Mot..	2023	2033	10	0	7	1 Total	30,192.86	30,193
Lake and Streams E: Main Irrigation Motor	2023	2033	10	0	7	1 Total	5,733.56	5,734
Lake and Streams E: Main Irrigation Pump	2023	2033	10	0	7	1 Total	15,580.45	15,580
Lake and Streams E: Valves	2023	2033	10	0	7	1 Total	5,934.74	5,935
Lake and Streams E: Water Feature Motor	2023	2033	10	0	7	1 Total	6,299.24	6,299
Lake and Streams E: Water Feature Pump	2023	2033	10	0	7	1 Total	22,686.56	22,687
Lake and Streams O: Aerator Pump	2023	2033	10	0	7	1 Total	6,628.04	6,628
Lake and Streams O: Pump A	2018	2026	10	-3	0	1 Total	6,628.04	6,628
Lake and Streams O: Pump B	2018	2026	10	-3	0	1 Total	6,628.04	6,628
Lakes Aerators - Replacement Original	2007	2026	5	11	0	3 Each	2,386.20	7,159
Landscape Material Replacements	2024	2029	5	0	3	1 Total	5,231.20	5,231
Lounge Chairs - Linen Covers	2025	2030	5	0	4	1,500 Each	10.60	15,900
Metal Benches - Replacement	2007	2032	20	5	6	7 Each	2,386.20	16,703
Obsidian Lake Dock	2026	2026	30	0	0	1 Total	50,000.00	50,000
Office Printer/ Check Reader	2022	2029	7	0	3	1 Total	7,080.00	7,080
Paths: Asphalt Overlay Expansion South	2022	2044	14	8	18	228,465 SF	2.00	456,199
Paths: Asphalt Overlay North	2007	2030	14	9	4	201,030 SF	2.00	402,060
Paths: Asphalt Overlay South	2007	2031	14	10	5	89,720 SF	2.00	179,440
Pathway Lights - Replacement	2016	2028	10	2	2	1 Total	16,621.54	16,622
Pavilion Equipment: Renew/Replace	2019	2029	10	0	3	1 Total	24,267.76	24,268
Picnic Chairs - Replacement	2007	2033	25	1	7	16 Each	540.80	8,653
Picnic Tables - Replacement	2007	2033	25	1	7	4 Each	5,408.00	21,632
Pool & Spa Controllers - Replacement	2016	2031	15	0	5	3 Total	6,573.59	19,721
Pool Covers	2024	2039	15	0	13	1 Total	33,963.51	33,964
Pool Deck - Replacement	2008	2038	30	0	12	12,500 SF	16.22	202,800
Pool Heater	2023	2035	12	0	9	1 Total	37,026.41	37,026
Pool Resurfacing	2007	2027	20	0	1	1 Total	66,018.08	66,018
Pool Vacuum	2007	2027	12	8	1	1 Total	6,489.60	6,490
Pool and Spa Filters	2007	2026	15	0	0	1 Total	44,761.39	44,761
Pool and Spa: Other Replacements	2014	2026	1	0	0	1 Total	3,803.91	3,804
Pool: Furniture - Replacement I	2007	2029	20	2	3	1 Total	85,857.41@ 75%	64,393
Pool: Furniture - Replacement II	2007	2032	20	5	6	1 Total	85,857.41@ 75%	64,393
Pool: Furniture - Replacement III	2007	2027	20	0	1	1 Total	85,857.41@ 75%	64,393
Pool: Lounge Chair Cushion - Replacement	2025	2030	5	0	4	30 Each	680.00	20,400
Pool: Splash Monitor & Safety Camera	2019	2026	7	0	0	1 Total	7,667.07	7,667
Post & Lights: Trailmere Gate - Replacement	2026	2026	15	0	0	2 Each	7,000.00	14,000
Posts/Lights: Dancing Rock - Replacement	2015	2030	15	0	4	2 Each	7,000.00	14,000
Posts/Lights: Harper - Replacement	2015	2030	15	0	4	2 Each	7,000.00	14,000
Quarry Office Furniture	2018	2033	15	0	7	1 Total	4,100.00	4,100
Quarry Pool Pumps: Circulation	2025	2035	10	0	9	1 Total	5,043.00	5,043
Quarry Pool Pumps: Vanishing Edge	2017	2027	10	0	1	2 Each	6,000.00	12,000

## 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
<i>Capital continued...</i>								
Quarry Pool Pumps: Waterfall/Slide	2025	2035	10	0	9	1 Total	5,557.00	5,557
Quarry: Defibrillator	2007	2026	5	13	0	1 Total	2,704.00	2,704
Quarry: Exercise Equipment I	2007	2030	15	8	4	1 Total	30,000.00	30,000
Quarry: Exercise Equipment II	2025	2040	15	0	14	1 Total	18,417.00	18,417
Quarry: Flooring	2007	2027	10	10	1	1 Total	9,544.78	9,545
Quarry: HVAC	2007	2028	15	6	2	1 Total	53,713.67	53,714
Quarry: Miscellaneous Equipment	2007	2027	20	0	1	1 Total	9,544.78	9,545
RFD Card Reader: Dancing Rock - Replace..	2020	2030	10	0	4	1 Total	4,000.00	4,000
RFD Card Reader: Harper - Replacement	2020	2030	10	0	4	1 Total	4,000.00	4,000
RFD Card Reader: Trailmere Gate - Replace..	2020	2030	10	0	4	1 Total	4,000.00	4,000
Repair/Parts: Dancing Rock Gate	2029	2033	4	4	7	1 Total	5,000.00	5,000
Repair/Parts: Harper Gate	2027	2027	4	0	1	1 Total	5,000.00	5,000
Repair/Parts: Trailmere Gate	2026	2026	4	0	0	1 Total	5,000.00	5,000
Repair/Parts: Vandevent North & South	2028	2032	4	4	6	1 Total	5,000.00	5,000
Restroom Fixtures - Upgrade	2007	2033	15	11	7	1 Total	23,861.96	23,862
Roads: Asphalt Overlay Expansion South	2022	2044	21	1	18	399,105 SF	2.50	997,762
Roads: Asphalt Overlay North	2007	2030	21	2	4	372,270 SF	2.50	929,186
Roads: Asphalt Overlay South	2007	2031	21	3	5	303,510 SF	2.50	758,775
Roads: Asphalt Patching Expansion South	2022	2032	10	0	6	1 Total	20,000.00	20,000
Roads: Gravel - Replacement North	2007	2030	21	2	4	1 Total	28,035.07	28,035
Roads: Gravel - Replacement South	2007	2031	21	3	5	1 Total	28,035.07	28,035
Roof Expansion Pump House - Replacement						<i>Unfunded</i>		
Roof Vent Fan Trailmere Pump House	2025	2040	15	0	14	1 Total	5,200.00	5,200
Sable Rock Park: Furniture/Equipment	2008	2029	20	1	3	1 Total	50,269.19	50,269
Skylights Replacement	2007	2037	30	0	11	4 Each	1,590.80	6,363
Spa Heater A Upper	2017	2027	10	0	1	1 Total	9,770.28	9,770
Spa Heater B Below	2017	2027	10	0	1	1 Total	9,770.28	9,770
Spa Pumps	2019	2029	10	0	3	6 Each	400.00	2,400
Spa Resurfacing Lower	2022	2037	15	0	11	1 Total	9,035.47	9,035
Spa Resurfacing Upper	2018	2033	15	0	7	1 Total	9,035.47	9,035
Telephone Entry/Cell System: Dancing Rock..	2020	2030	10	0	4	1 Total	11,000.00	11,000
Telephone Entry/Cell System: Trailmere Gat..	2020	2030	10	0	4	1 Total	11,000.00	11,000
Tennis Courts: Fencing	2007	2032	25	0	6	1 Total	40,449.19	40,449
Tennis Courts: Nets	2018	2028	10	0	2	1 Total	706.46	706
Tennis Courts: Pickle Pall Nets & Paint	2023	2028	5	0	2	2 Each	865.28	1,731
Tennis Courts: Resurface	2007	2032	25	0	6	1 Total	32,448.00	32,448
Trailmere Gate - Replacement	2016	2031	15	0	5	2 Each	4,500.00	9,000
Water Drinking Fountains	2020	2033	13	0	7	1 Total	6,560.21	6,560
Water Heater Pavilion	2007	2026	15	1	0	1 Total	2,319.91	2,320
Water Heater Quarry	2024	2039	15	0	13	1 Total	12,413.44	12,413
Windows Replacement	2007	2038	30	1	12	33 Each	1,590.80	52,497
Wood Benches - Replacement	2023	2033	10	0	7	15 Each	934.50	14,017

**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
<i>Capital continued...</i>								
Wood Bridges	2007	2027	20	0	1	4 Each	10,816.00	43,264
Wood Bridges Obsidian Lake	2025	2045	20	0	19	2 Each	12,090.00	24,180
Wood Fence	2007	2037	30	0	11	140 LF	80.00	11,200
Wooden Logs (Benches) - Replacement	2024	2034	10	0	8	1 Total	0.00	0
Capital - Total								\$6,910,216
<b>Non-Capital</b>								
Asphalt Edges & Parking Lot - Paint	2022	2026	4	0	0	1 Total	4,678.82	4,679
Bridge: Paint/Seal	2020	2027	7	0	1	1 Total	19,680.62	19,681
Bridges - Inspection	2007	2027	25	-5	1	1 Total	10,000.00	10,000
Building Envelope Inspection	2022	2029	7	0	3	1 Total	0.00	0
Concrete Pavers - Resetting/Repair	2024	2034	10	0	8	1,561 SF	24.34@ 50%	18,994
Delineators - Replacement	2024	2026	2	0	0	1 Total	2,143.44	2,143
Electrical Inspection	2007	2032	25	0	6	1 Total	10,861.86	10,862
Electrical Panel in Vault - Repairs	2025	2028	3	0	2	1 Total	3,000.00	3,000
Exterior Concrete - Partial Replacement	2007	2037	30	0	11	1 Total	358,091.19@ 50%	179,046
Exterior Stone Siding - Partial Replacement	2007	2032	25	0	6	1,144 SF	38.81@ 25%	11,100
Exterior Stone Siding - Repoint	2007	2032	25	0	6	1,144 SF	25.32@ 25%	7,243
FP - Barkdust - Replacement	2024	2027	3	0	1	1 Total	5,200.00	5,200
FP - Restroom Bld: Siding - Stain	2024	2029	5	0	3	700 SF	3.12	2,184
Gravel @ Corners	2022	2030	10	-2	4	1 Total	7,008.77	7,009
Gutters Heat Tape - Replacement	2025	2040	15	0	14	1 Total	11,028.00	11,028
Gutters and Downspouts - Replacement	2025	2040	15	0	14	1 Total	8,051.00	8,051
Harper's Outpost Wood - Sealing	2024	2031	7	0	5	1 Total	4,800.00	4,800
Irrigation System - Repairs	2019	2029	10	0	3	1 Total	6,892.31	6,892
Ladder Fuel Reduction	2022	2026	4	0	0	1 Total	12,615.78	12,616
Lake Bank Vegetation - Removal	2022	2032	10	0	6	1 Total	50,463.13	50,463
Lake Testing	2025	2032	7	0	6	1 Total	5,824.00	5,824
Lake Treatment Expansion	2024	2031	7	0	5	1 Total	12,979.20	12,979
Lake Treatment Phase I	2023	2030	7	0	4	1 Total	29,706.14	29,706
Lake: Liner and Stream Repair Expansion	2023	2033	10	0	7	1 Total	12,615.78	12,616
Lake: Liner and Stream Repair Expansion	2023	2063	40	0	37	1 Total	238,619.56@ 50%	119,310
Lake: Liner and Stream Repair Original	2022	2032	10	0	6	1 Total	12,615.78	12,616
Lake: Liner and Stream Repair Original	2007	2047	40	0	21	1 Total	238,619.56@ 50%	119,310
Original Pump House - Paint	2024	2034	10	0	8	1 Total	1,000.00	1,000
Paths: Asphalt Patching North	2025	2030	5	0	4	1 Total	5,000.00	5,000
Paths: Asphalt Patching South	2025	2030	5	0	4	1 Total	5,000.00	5,000
Paths: Asphalt Poly Patch North	2023	2033	7	3	7	1 Total	5,840.64	5,841
Paths: Asphalt Poly Patch South	2023	2033	7	3	7	1 Total	5,840.64	5,841
Paths: Asphalt Seal Coat Expansion South	2025	2032	7	0	6	1 Total	35,995.00	35,995
Paths: Asphalt Sealcoat North	2023	2038	7	1	12	201,030 SF	0.22	44,227
Paths: Asphalt Sealcoat South	2023	2032	7	2	6	89,720 SF	0.22	19,738

**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
<i>Non-Capital continued...</i>								
Play Ground Chips - Replacement	2024	2028	5	-1	2	1 Total	10,000.00	10,000
Plumbing Inspection	2007	2032	25	0	6	1 Total	10,861.86	10,862
Pool and Spa: Artificial Rocks - Paint	2012	2026	10	4	0	1 Total	16,088.80	16,089
Pumps, Controllers, misc. equi	2025	2035	10	0	9	1 Total	20,000.00	20,000
Quarry Parking lot Light Posts and Lights	2006	2028	22	0	2	2 Each	8,000.00	16,000
Quarry Wood - Sealing	2023	2030	7	0	4	1 Total	17,878.85	17,879
Re-stain Teak Furniture	2022	2026	2	0	0	1 Total	6,489.60	6,490
Reserve Study Update - Offsite	2024	2026	1	0	0	1 Total	1,040.00	1,040
Reserve Study Update - Onsite	2023	2030	7	0	4	1 Total	4,326.40	4,326
Roads: Asphalt Patching North	2023	2030	14	-7	4	1 Total	11,681.28	11,681
Roads: Asphalt Patching South	2006	2031	14	11	5	1 Total	11,681.28	11,681
Roads: Asphalt Poly Patch North	2023	2033	7	3	7	1 Total	3,244.80	3,245
Roads: Asphalt Poly Patch South	2024	2034	7	3	8	1 Total	30,000.00	30,000
Roads: Asphalt Seal Coat Expansion South (.2024	2031	7	0	5	100,420 sf		0.15	15,063
Roads: Asphalt Seal Coat Expansion South (.2026	2026	7	0	0	125,740 SF		0.16	20,118
Roads: Asphalt Seal Coat Expansion South .. 2025	2032	7	0	6	176,570 SF		0.16	28,251
Roads: Asphalt Sealcoat North	2023	2031	7	1	5	372,270 SF		67,009
Roads: Asphalt Sealcoat South	2024	2032	7	1	6	303,510 SF		54,632
Roof - Repair	2022	2027	5	0	1	1 Total	3,153.95	3,154
Sable Rock Lake Vegetation - Removal	2022	2032	10	0	6	1 Total	2,336.26	2,336
Siding, Wood - Partial Replacement	2007	2032	25	0	6	9,344 SF	25.23@ 25%	58,938
Street Signs: Repair	2023	2026	2	0	0	1 Total	5,408.00	5,408
Street Signs: Repair Expansion	2023	2029	2	4	3	1 Total	16,224.00	16,224
Trailmere Gate - One Time	2026	2026	15	0	0	1 Total	80,000.00	80,000
Non-Capital - Total								\$1,320,419
Total Asset Summary								\$8,230,635

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

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**Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2026</b>	
Asphalt Edges & Parking Lot - Paint	4,679
Culvert Cleaning	5,000
Delineators - Replacement	2,143
Gate Operator: Trailmere Gate - Replacement	17,200
Holiday Lights - Replacement II	3,899
Ladder Fuel Reduction	12,616
Lake and Streams E: Aeration Compressors	18,252
Lake and Streams O: Pump A	6,628
Lake and Streams O: Pump B	6,628
Lakes Aerators - Replacement Original	7,159
Obsidian Lake Dock	50,000
Pool and Spa Filters	44,761
Pool and Spa: Artificial Rocks - Paint	16,089
Pool and Spa: Other Replacements	3,804
Pool: Splash Monitor & Safety Camera	7,667
Post & Lights: Trailmere Gate - Replacement	14,000
Quarry: Defibrillator	2,704
Re-stain Teak Furniture	6,490
Repair/Parts: Trailmere Gate	5,000
Reserve Study Update - Offsite	1,040
Roads: Asphalt Seal Coat Expansion South (Preservation)	20,118
Street Signs: Repair	5,408
Trailmere Gate - One Time	80,000
Water Heater Pavilion	2,320
<b>Total for 2026</b>	<b>\$343,605</b>

**Replacement Year 2027**

Audio System - Replacement	12,315
Boiler - Snow Melt System - Replacement	72,891
Bridge: Paint/Seal	20,468
Bridges - Inspection	10,400
Data Card Printer - Replacement	4,252
FP - Barkdust - Replacement	5,408
Golf Cart - Replacement	3,280
Pool Resurfacing	68,659

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

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**Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2027 continued...</i></b>	
Pool Vacuum	6,749
Pool and Spa: Other Replacements	3,956
Pool: Furniture - Replacement III	66,969
Quarry Pool Pumps: Vanishing Edge	12,480
Quarry: Flooring	9,927
Quarry: Miscellaneous Equipment	9,927
Repair/Parts: Harper Gate	5,200
Reserve Study Update - Offsite	1,082
Roof - Repair	3,280
Spa Heater A Upper	10,161
Spa Heater B Below	10,161
Wood Bridges	44,995
<b>Total for 2027</b>	<b>\$382,559</b>
<b><i>Replacement Year 2028</i></b>	
Bike Racks - Replacement	1,800
Delineators - Replacement	2,318
Electrical Panel in Vault - Repairs	3,245
Entry/Exterior Lighting - Replacement	45,035
Interior Lighting	2,064
Pathway Lights - Replacement	17,978
Play Ground Chips - Replacement	10,816
Pool and Spa: Other Replacements	4,114
Quarry Parking lot Light Posts and Lights	17,306
Quarry: HVAC	58,097
Re-stain Teak Furniture	7,019
Reserve Study Update - Offsite	1,125
Street Signs: Repair	5,849
Tennis Courts: Nets	764
Tennis Courts: Pickle Pall Nets & Paint	1,872
<b>Total for 2028</b>	<b>\$179,403</b>
<b><i>Replacement Year 2029</i></b>	
Building Envelope Inspection	

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**Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2029 continued...</b>	
Computers/Monitors/keyboards/mouses	6,074
Dog Stations - Original Caldera	2,160
FP - Restroom Bld: Siding - Stain	2,457
Holiday Lights - Replacement I	4,386
Irrigation System - Repairs	7,753
Landscape Material Replacements	5,884
Office Printer/ Check Reader	7,964
Pavilion Equipment: Renew/Replace	27,298
Pool and Spa: Other Replacements	4,279
Pool: Furniture - Replacement I	72,433
Reserve Study Update - Offsite	1,170
Sable Rock Park: Furniture/Equipment	56,546
Spa Pumps	2,700
Street Signs: Repair Expansion	18,250
<b>Total for 2029</b>	<b>\$219,353</b>

<b>Replacement Year 2030</b>	
Asphalt Edges & Parking Lot - Paint	5,474
Delineators - Replacement	2,508
Electric Transformer	6,831
FP - Barkdust - Replacement	6,083
Gravel @ Corners	8,199
Irrigation System - Repair	5,849
Ladder Fuel Reduction	14,759
Lake Treatment Phase I	34,752
Lounge Chairs - Linen Covers	18,601
Paths: Asphalt Overlay North	470,353
Paths: Asphalt Patching North	5,849
Paths: Asphalt Patching South	5,849
Pool and Spa: Other Replacements	4,450
Pool: Lounge Chair Cushion - Replacement	23,865
Posts/Lights: Dancing Rock - Replacement	16,378
Posts/Lights: Harper - Replacement	16,378
Quarry Wood - Sealing	20,916
Quarry: Exercise Equipment I	35,096

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

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**Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2030 continued...</i></b>	
RFD Card Reader: Dancing Rock - Replacement	4,679
RFD Card Reader: Harper - Replacement	4,679
RFD Card Reader: Tralmere Gate - Replacement	4,679
Re-stain Teak Furniture	7,592
Repair/Parts: Tralmere Gate	5,849
Reserve Study Update - Onsite	5,061
Roads: Asphalt Overlay North	1,087,016
Roads: Asphalt Patching North	13,665
Roads: Gravel - Replacement North	32,797
Street Signs: Repair	6,327
Telephone Entry/Cell System: Dancing Rock - Replacement	12,868
Telephone Entry/Cell System: Tralmere Gate - Replacement	12,868
<b>Total for 2030</b>	<b>\$1,900,273</b>

**Replacement Year 2031**

Electrical Panel in Vault - Repairs	3,650
Gate: Dancing Rock - Replacement	10,950
Gate: Harpers - Replacement	10,950
Harper's Outpost Wood - Sealing	5,840
Holiday Lights - Replacement II	4,744
Lake Treatment Expansion	15,791
Lake and Streams E: Aeration Compressors	22,206
Lakes Aerators - Replacement Original	8,710
Paths: Asphalt Overlay South	218,316
Pool & Spa Controllers - Replacement	23,993
Pool and Spa: Other Replacements	4,628
Quarry: Defibrillator	3,290
Repair/Parts: Harper Gate	6,083
Reserve Study Update - Offsite	1,265
Roads: Asphalt Overlay South	923,166
Roads: Asphalt Patching South	14,212
Roads: Asphalt Seal Coat Expansion South (Elk Run)	18,326
Roads: Asphalt Sealcoat North	81,526
Roads: Gravel - Replacement South	34,109
Street Signs: Repair Expansion	19,739

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

Description	Expenditures
<b><i>Replacement Year 2031 continued...</i></b>	
Trailmere Gate - Replacement	10,950
<b>Total for 2031</b>	<b>\$1,442,445</b>
<b>Replacement Year 2032</b>	
Aluminum Powder Coated Pool Fence - Replacement	20,934
Bridge Lighting - Replacement	7,701
Data Card Printer - Replacement	5,173
Delineators - Replacement	2,712
Electrical Inspection	13,744
Exterior Stone Siding - Partial Replacement	14,046
Exterior Stone Siding - Repoint	9,164
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	45,545
Paths: Asphalt Sealcoat South	24,975
Plumbing Inspection	13,744
Pool and Spa: Other Replacements	4,813
Pool: Furniture - Replacement II	81,478
Re-stain Teak Furniture	8,211
Repair/Parts: Vandevert North & South	6,327
Reserve Study Update - Offsite	1,316
Roads: Asphalt Patching Expansion South	25,306
Roads: Asphalt Seal Coat Expansion South M, F, L	35,747
Roads: Asphalt Sealcoat South	69,127
Roof - Repair	3,991
Sable Rock Lake Vegetation - Removal	2,956
Siding, Wood - Partial Replacement	74,576
Street Signs: Repair	6,843
Tennis Courts: Fencing	51,181
Tennis Courts: Resurface	41,057
<b>Total for 2032</b>	<b>\$682,976</b>

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

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**Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2033</b>	
FP - 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
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 Poly Patch North	7,686
Paths: Asphalt Poly Patch South	7,686
Picnic Chairs - Replacement	11,386
Picnic Tables - Replacement	28,466
Play Ground Chips - Replacement	13,159
Pool and Spa: Other Replacements	5,006
Pool: Splash Monitor & Safety Camera	10,089
Quarry Office Furniture	5,395
Repair/Parts: Dancing Rock Gate	6,580
Reserve Study Update - Offsite	1,369
Restroom Fixtures - Upgrade	31,401
Roads: Asphalt Poly Patch North	4,270
Roads: Asphalt Seal Coat Expansion South (Preservation)	26,474
Spa Resurfacing Upper	11,890
Street Signs: Repair Expansion	21,350
Tennis Courts: Pickle Pall Nets & Paint	2,277
Water Drinking Fountains	8,633
Wood Benches - Replacement	18,446
<b>Total for 2033</b>	<b>\$400,600</b>

**Replacement Year 2034**

Asphalt Edges & Parking Lot - Paint	6,403
Bridge: Paint/Seal	26,934
Concrete Pavers - Resetting/Repair	25,995

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**Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2034 continued...</b>	
Delineators - Replacement	2,933
Dog Stations - Expansion Caldera	1,642
Electrical Panel in Vault - Repairs	4,106
FP - Pickleball Court - Nets - Replacement	5,124
FP - Restroom Bld: Siding - Stain	2,989
Gate Operator: Dancing Rock - Replacement	23,539
Gate Operator: Harpers - Replacement	23,539
Holiday Lights - Replacement I	5,336
Ladder Fuel Reduction	17,266
Landscape Material Replacements	7,159
Original Pump House - Paint	1,369
Pool and Spa: Other Replacements	5,206
Re-stain Teak Furniture	8,881
Repair/Parts: Trailmere Gate	6,843
Reserve Study Update - Offsite	1,423
Roads: Asphalt Poly Patch South	41,057
Street Signs: Repair	7,401
Wooden Logs (Benches) - Replacement	
<b>Total for 2034</b>	<b>\$225,147</b>
<b>Replacement Year 2035</b>	
Discovery Park: Fixtures/Equipment - Replacement	49,812
Irrigation System - Repair	7,117
Lounge Chairs - Linen Covers	22,631
Paths: Asphalt Patching North	7,117
Paths: Asphalt Patching South	7,117
Pool Heater	52,700
Pool and Spa: Other Replacements	5,414
Pool: Lounge Chair Cushion - Replacement	29,036
Pumps, Controllers, misc. equi	28,466
Quarry Pool Pumps: Circulation	7,178
Quarry Pool Pumps: Waterfall/Slide	7,909
Repair/Parts: Harper Gate	7,117
Reserve Study Update - Offsite	1,480
Street Signs: Repair Expansion	23,092
<b>Total for 2035</b>	<b>\$256,185</b>

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

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**Annual Expenditure Detail**

Description	Expenditures	
<b>Replacement Year 2036</b>		
Building Envelope Inspection	7,993	
Computers/Monitors/keyboard/mouses	3,173	
Delineators - Replacement	7,697	
FP - Barkdust - Replacement	25,460	
Gate Operator: Trailmere Gate - Replacement	5,771	
Holiday Lights - Replacement II	27,017	
Lake and Streams E: Aeration Compressors	9,811	
Lake and Streams O: Pump A	9,811	
Lake and Streams O: Pump B	10,596	
Lakes Aerators - Replacement Original	10,480	
Office Printer/ Check Reader	23,815	
Pool and Spa: Artificial Rocks - Paint	5,631	
Pool and Spa: Other Replacements	Quarry: Defibrillator	4,003
Re-stain Teak Furniture	9,606	
Repair/Parts: Vandevert North & South	7,401	
Reserve Study Update - Offsite	1,539	
Street Signs: Repair	8,005	
<b>Total for 2036</b>	<b>\$177,812</b>	
<b>Replacement Year 2037</b>		
Audio System - Replacement	18,229	
Bridge - Wood	275,633	
Data Card Printer - Replacement	6,294	
Electrical Panel in Vault - Repairs	4,618	
Exterior Concrete - Partial Replacement	275,632	
Glass Doors Replacement	40,794	
Golf Cart - Replacement	4,855	
Lake Treatment Phase I	45,731	
Pool and Spa: Other Replacements	5,856	
Quarry Pool Pumps: Vanishing Edge	18,473	
Quarry Wood - Sealing	27,524	
Quarry: Flooring	14,694	
Repair/Parts: Dancing Rock Gate	7,697	
Reserve Study Update - Onsite	6,660	

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

Description	Expenditures
<b><i>Replacement Year 2037 continued...</i></b>	
Roof - Repair	4,855
Skylights Replacement	9,796
Spa Heater A Upper	15,041
Spa Heater B Below	15,041
Spa Resurfacing Lower	13,910
Street Signs: Repair Expansion	24,976
Wood Fence	17,242
<b>Total for 2037</b>	<b>\$853,553</b>
<b>Replacement Year 2038</b>	
Asphalt Edges & Parking Lot - Paint	7,491
Delineators - Replacement	3,432
Entry/Exterior Lighting - Replacement	66,663
Harper's Outpost Wood - Sealing	7,685
Ladder Fuel Reduction	20,198
Lake Treatment Expansion	20,780
Paths: Asphalt Sealcoat North	70,808
Pathway Lights - Replacement	26,612
Play Ground Chips - Replacement	16,010
Pool Deck - Replacement	324,689
Pool and Spa: Other Replacements	6,090
Re-stain Teak Furniture	10,390
Repair/Parts: Trailmere Gate	8,005
Reserve Study Update - Offsite	1,665
Roads: Asphalt Seal Coat Expansion South (Elk Run)	24,116
Roads: Asphalt Sealcoat North	107,283
Street Signs: Repair	8,658
Tennis Courts: Nets	1,131
Tennis Courts: Pickle Pall Nets & Paint	2,771
Windows Replacement	84,049
<b>Total for 2038</b>	<b>\$818,527</b>
<b>Replacement Year 2039</b>	
Dog Stations - Original Caldera	3,197

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

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**Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2039 continued...</i>	
FP - Barkdust - Replacement	8,658
FP - 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
Paths: Asphalt Seal Coat Expansion South	59,934
Paths: Asphalt Sealcoat South	32,866
Pavilion Equipment: Renew/Replace	40,408
Pool Covers	56,552
Pool Vacuum	10,806
Pool and Spa: Other Replacements	6,334
Repair/Parts: Harper Gate	8,325
Reserve Study Update - Offsite	1,732
Roads: Asphalt Seal Coat Expansion South M, F, L	47,040
Roads: Asphalt Sealcoat South	90,966
Spa Pumps	3,996
Street Signs: Repair Expansion	27,014
Water Heater Quarry	20,669
<b>Total for 2039</b>	<b>\$458,510</b>

**Replacement Year 2040**

Common Area Signage	275,475
Delineators - Replacement	3,712
Electrical Panel in Vault - Repairs	5,195
Gravel @ Corners	12,137
Gutters Heat Tape - Replacement	19,097
Gutters and Downspouts - Replacement	13,942
Irrigation Control Pedestal Replacements Rainbird	173,168
Irrigation System - Repair	8,658
Lake Pumps - Control Computer	207,569
Lounge Chairs - Linen Covers	27,534
Paths: Asphalt Patching North	8,658
Paths: Asphalt Patching South	8,658
Paths: Asphalt Poly Patch North	10,114

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

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**Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2040 continued...</i></b>	
Paths: Asphalt Poly Patch South	10,114
Pool and Spa: Other Replacements	6,587
Pool: Lounge Chair Cushion - Replacement	35,326
Pool: Splash Monitor & Safety Camera	13,277
Quarry: Exercise Equipment II	31,892
RFD Card Reader: Dancing Rock - Replacement	6,927
RFD Card Reader: Harper - Replacement	6,927
RFD Card Reader: Trailmere Gate - Replacement	6,927
Re-stain Teak Furniture	11,238
Repair/Parts: Vandevert North & South	8,658
Reserve Study Update - Offsite	1,801
Roads: Asphalt Poly Patch North	5,619
Roads: Asphalt Seal Coat Expansion South (Preservation)	34,839
Roof Vent Fan Trailmere Pump House	9,005
Street Signs: Repair	9,365
Telephone Entry/Cell System: Dancing Rock - Replacement	19,048
Telephone Entry/Cell System: Trailmere Gate - Replacement	19,048
<b>Total for 2040</b>	<b>\$1,010,515</b>
<b><i>Replacement Year 2041</i></b>	
Bridge: Paint/Seal	35,444
Holiday Lights - Replacement II	7,022
Lake and Streams E: Aeration Compressors	32,871
Lakes Aerators - Replacement Original	12,892
Pool and Spa Filters	80,613
Pool and Spa: Other Replacements	6,851
Post & Lights: Trailmere Gate - Replacement	25,213
Quarry: Defibrillator	4,870
Repair/Parts: Dancing Rock Gate	9,005
Reserve Study Update - Offsite	1,873
Roads: Asphalt Poly Patch South	54,028
Street Signs: Repair Expansion	29,219
Water Heater Pavilion	4,178
<b>Total for 2041</b>	<b>\$304,077</b>

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

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**Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2042</b>	
Asphalt Edges & Parking Lot - Paint	8,763
Bridge Lighting - Replacement	11,399
Data Card Printer - Replacement	7,658
Delineators - Replacement	4,015
FP - 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
Re-stain Teak Furniture	12,155
Repair/Parts: Trailmere Gate	9,365
Reserve Study Update - Offsite	1,948
Roads: Asphalt Patching Expansion South	37,460
Roof - Repair	5,907
Sable Rock Lake Vegetation - Removal	4,376
Street Signs: Repair	10,129
<b>Total for 2042</b>	<b>\$277,721</b>

**Replacement Year 2043**

Building Envelope Inspection	10,519
Computers/Monitors/keyboard/mouses	5,844
Electrical Panel in Vault - Repairs	
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
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
Office Printer/ Check Reader	13,791

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

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**Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2043 continued...</i></b>	
Play Ground Chips - Replacement	19,479
Pool and Spa: Other Replacements	7,410
Quarry: HVAC	104,629
Repair/Parts: Harper Gate	9,740
Reserve Study Update - Offsite	2,026
Street Signs: Repair Expansion	31,603
Tennis Courts: Pickle Pall Nets & Paint	3,371
Wood Benches - Replacement	27,305
<b>Total for 2043</b>	<b>\$1,017,316</b>
<b><i>Replacement Year 2044</i></b>	
Concrete Pavers - Resetting/Repair	38,479
Delineators - Replacement	4,342
Dog Stations - Expansion Caldera	2,431
FP - Benches, Trash Cans & Sail - Replacement	42,137
FP - Pickleball Court - Nets - Replacement	7,585
FP - Play Equipment - Replacement	173,215
FP - Restroom Bld: Siding - Stain	4,424
Gate Operator: Dancing Rock - Replacement	34,844
Gate Operator: Harpers - Replacement	34,844
Holiday Lights - Replacement I	7,899
Lake Treatment Phase I	60,179
Landscape Material Replacements	10,597
Original Pump House - Paint	2,026
Paths: Asphalt Overlay Expansion South	924,175
Paths: Asphalt Overlay North	814,500
Pool and Spa: Other Replacements	7,706
Quarry Wood - Sealing	36,219
Re-stain Teak Furniture	13,147
Repair/Parts: Vandever North & South	10,129
Reserve Study Update - Onsite	8,764
Roads: Asphalt Overlay Expansion South	2,021,284
Roads: Asphalt Patching North	23,664
Street Signs: Repair	10,956
Wooden Logs (Benches) - Replacement	
<b>Total for 2044</b>	<b>\$4,293,546</b>

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

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**Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2045</b>	
Discovery Park: Fixtures/Equipment - Replacement	73,735
FP - Barkdust - Replacement	10,956
Harper's Outpost Wood - Sealing	10,113
Irrigation System - Repair	10,534
Lake Treatment Expansion	27,345
Lounge Chairs - Linen Covers	33,499
Paths: Asphalt Overlay South	378,053
Paths: Asphalt Patching North	10,534
Paths: Asphalt Patching South	10,534
Pool and Spa: Other Replacements	8,014
Pool: Lounge Chair Cushion - Replacement	42,980
Posts/Lights: Dancing Rock - Replacement	29,496
Posts/Lights: Harper - Replacement	29,496
Pumps, Controllers, misc. equi	42,137
Quarry Pool Pumps: Circulation	10,625
Quarry Pool Pumps: Waterfall/Slide	11,708
Quarry: Exercise Equipment I	63,205
Repair/Parts: Dancing Rock Gate	10,534
Reserve Study Update - Offsite	2,191
Roads: Asphalt Patching South	24,611
Roads: Asphalt Seal Coat Expansion South (Elk Run)	31,735
Roads: Asphalt Sealcoat North	141,177
Street Signs: Repair Expansion	34,182
Wood Bridges Obsidian Lake	50,944
<b>Total for 2045</b>	<b>\$1,098,337</b>

**Replacement Year 2046**

Asphalt Edges & Parking Lot - Paint	10,252
Culvert Cleaning	10,956
Delineators - Replacement	4,697
Electrical Panel in Vault - Repairs	6,573
Gate Operator: Trailmere Gate - Replacement	37,687
Gate: Dancing Rock - Replacement	19,720
Gate: Harpers - Replacement	19,720
Holiday Lights - Replacement II	8,543

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

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**Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2046 continued...</i></b>	
Ladder Fuel Reduction	27,643
Lake Testing	12,761
Lake and Streams E: Aeration Compressors	39,992
Lake and Streams O: Pump A	14,523
Lake and Streams O: Pump B	14,523
Lakes Aerators - Replacement Original	15,685
Paths: Asphalt Seal Coat Expansion South	78,869
Paths: Asphalt Sealcoat South	43,249
Pool & Spa Controllers - Replacement	43,211
Pool and Spa: Artificial Rocks - Paint	35,253
Pool and Spa: Other Replacements	8,335
Quarry: Defibrillator	5,925
Re-stain Teak Furniture	14,220
Repair/Parts: Trailmere Gate	10,956
Reserve Study Update - Offsite	2,279
Roads: Asphalt Seal Coat Expansion South M, F, L	61,902
Roads: Asphalt Sealcoat South	119,705
Street Signs: Repair	11,850
Trailmere Gate - Replacement	19,720
Water Drinking Fountains	14,374
<b>Total for 2046</b>	<b>\$713,122</b>

***Replacement Year 2047***

Audio System - Replacement	26,984
Boiler - Snow Melt System - Replacement	159,714
Data Card Printer - Replacement	9,317
Golf Cart - Replacement	7,187
Lake: Liner and Stream Repair Original	271,879
Paths: Asphalt Poly Patch North	13,309
Paths: Asphalt Poly Patch South	13,309
Pool Heater	84,375
Pool Resurfacing	150,440
Pool and Spa: Other Replacements	8,668
Pool: Furniture - Replacement III	146,737
Pool: Splash Monitor & Safety Camera	17,471

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

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**Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2047 continued...</i></b>	
Quarry Pool Pumps: Vanishing Edge	27,345
Quarry: Flooring	21,750
Quarry: Miscellaneous Equipment	21,750
Repair/Parts: Harper Gate	11,394
Reserve Study Update - Offsite	2,370
Roads: Asphalt Poly Patch North	7,394
Roads: Asphalt Seal Coat Expansion South (Preservation)	45,845
Roof - Repair	7,187
Spa Heater A Upper	22,264
Spa Heater B Below	22,264
Street Signs: Repair Expansion	36,971
Wood Bridges	98,589
<b>Total for 2047</b>	<b>\$1,234,514</b>
<b>Replacement Year 2048</b>	
Bike Racks - Replacement	3,945
Bridge: Paint/Seal	46,641
Delineators - Replacement	5,080
Entry/Exterior Lighting - Replacement	98,678
FP - Barkdust - Replacement	12,324
Interior Lighting	4,524
Pathway Lights - Replacement	39,392
Play Ground Chips - Replacement	23,699
Pool and Spa: Other Replacements	9,015
Quarry Office Furniture	9,717
Re-stain Teak Furniture	15,380
Repair/Parts: Vandever North & South	11,850
Reserve Study Update - Offsite	2,465
Restroom Fixtures - Upgrade	56,551
Roads: Asphalt Poly Patch South	71,098
Spa Resurfacing Upper	21,413
Street Signs: Repair	12,817
Tennis Courts: Nets	1,674
Tennis Courts: Pickle Pall Nets & Paint	4,101
<b>Total for 2048</b>	<b>\$450,362</b>

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

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**Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2049</b>	
Dog Stations - Original Caldera	4,732
Electrical Panel in Vault - Repairs	7,394
FP - Pickleball Court - Nets - Resurface	115,349
FP - Restroom Bld: Roof - Replacement	6,408
FP - Restroom Bld: Siding - Replacement	44,858
FP - Restroom Bld: Siding - Stain	5,383
Foot Bridge - Replacement	147,883
Holiday Lights - Replacement I	9,610
Irrigation System - Repairs	16,988
Landscape Material Replacements	12,893
Pavilion Equipment: Renew/Replace	59,813
Pool and Spa: Other Replacements	9,376
Pool: Furniture - Replacement I	158,711
Repair/Parts: Dancing Rock Gate	12,324
Reserve Study Update - Offsite	2,563
Sable Rock Park: Furniture/Equipment	123,899
Spa Pumps	5,915
Street Signs: Repair Expansion	39,988
<b>Total for 2049</b>	<b>\$784,086</b>
<b>Replacement Year 2050</b>	
Asphalt Edges & Parking Lot - Paint	11,993
Building Envelope Inspection	13,842
Computers/Monitors/keyboards/mouses	5,494
Delineators - Replacement	17,966
Gravel @ Corners	12,817
Irrigation System - Repair	32,338
Ladder Fuel Reduction	40,757
Lounge Chairs - Linen Covers	18,148
Office Printer/ Check Reader	12,817
Paths: Asphalt Patching North	12,817
Paths: Asphalt Patching South	52,291
Pool and Spa: Other Replacements	9,751
Pool: Lounge Chair Cushion - Replacement	41,013

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

Description	Expenditures
<b><i>Replacement Year 2050 continued...</i></b>	
RFD Card Reader: Dancing Rock - Replacement	10,253
RFD Card Reader: Harper - Replacement	10,253
RFD Card Reader: Trailmere Gate - Replacement	10,253
Re-stain Teak Furniture	16,635
Repair/Parts: Trailmere Gate	12,817
Reserve Study Update - Offsite	2,666
Street Signs: Repair	13,862
Telephone Entry/Cell System: Dancing Rock - Replacement	28,196
Telephone Entry/Cell System: Trailmere Gate - Replacement	28,196
<b>Total for 2050</b>	<b>\$415,174</b>
<b><i>Replacement Year 2051</i></b>	
FP - Barkdust - Replacement	13,862
Holiday Lights - Replacement II	10,394
Lake Treatment Phase I	79,192
Lake and Streams E: Aeration Compressors	48,657
Lakes Aerators - Replacement Original	19,084
Pool Vacuum	17,300
Pool and Spa: Other Replacements	10,141
Quarry Wood - Sealing	47,662
Quarry: Defibrillator	7,208
Repair/Parts: Harper Gate	13,329
Reserve Study Update - Onsite	11,533
Roads: Asphalt Overlay North	2,477,058
Roads: Gravel - Replacement North	74,737
Street Signs: Repair Expansion	43,251
<b>Total for 2051</b>	<b>\$2,873,408</b>
<b><i>Replacement Year 2052</i></b>	
Bridge Lighting - Replacement	16,874
Bridges - Inspection	27,725
Data Card Printer - Replacement	11,335
Delineators - Replacement	5,943
Electrical Panel in Vault - Repairs	8,317

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

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**Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2052 continued...</i></b>	
Golf Cart - Replacement	8,744
Harper's Outpost Wood - Sealing	13,308
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 Sealcoat North	122,617
Pool and Spa: Other Replacements	10,546
Pool: Furniture - Replacement II	178,528
Re-stain Teak Furniture	17,992
Repair/Parts: Vandevent North & South	13,862
Reserve Study Update - Offsite	2,883
Roads: Asphalt Overlay South	2,103,681
Roads: Asphalt Patching Expansion South	55,449
Roads: Asphalt Seal Coat Expansion South (Elk Run)	41,762
Roads: Asphalt Sealcoat North	185,779
Roads: Gravel - Replacement South	77,726
Roof - Repair	8,744
Sable Rock Lake Vegetation - Removal	6,477
Spa Resurfacing Lower	25,051
Street Signs: Repair	14,994
<b>Total for 2052</b>	<b>\$3,215,516</b>

***Replacement Year 2053***

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
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

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

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**Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2053 continued...</b>	
Paths: Asphalt Seal Coat Expansion South	103,787
Paths: Asphalt Sealcoat South	56,913
Play Ground Chips - Replacement	28,834
Pool and Spa: Other Replacements	10,968
Repair/Parts: Dancing Rock Gate	14,417
Reserve Study Update - Offsite	2,999
Roads: Asphalt Seal Coat Expansion South M, F, L	81,459
Roads: Asphalt Sealcoat South	157,524
Street Signs: Repair Expansion	46,780
Tennis Courts: Pickle Pall Nets & Paint	4,990
Wood Benches - Replacement	40,418
<b>Total for 2053</b>	<b>\$943,177</b>
<b>Replacement Year 2054</b>	
Asphalt Edges & Parking Lot - Paint	14,030
Concrete Pavers - Resetting/Repair	56,958
Delineators - Replacement	6,428
Dog Stations - Expansion Caldera	3,598
FP - Barkdust - Replacement	15,593
FP - Fencing - Replacement	339,933
FP - Pickleball Court - Nets - Replacement	11,227
FP - Restroom Bld - Renovation	77,966
FP - Restroom Bld: Siding - Stain	6,549
FP - Restroom Bld: Windows & Doors - Replacement	9,356
Gate Operator: Dancing Rock - Replacement	51,578
Gate Operator: Harpers - Replacement	51,578
Holiday Lights - Replacement I	11,692
Ladder Fuel Reduction	37,831
Landscape Material Replacements	15,687
Original Pump House - Paint	2,999
Paths: Asphalt Poly Patch North	17,514
Paths: Asphalt Poly Patch South	17,514
Pool Covers	101,846
Pool and Spa: Other Replacements	11,407
Pool: Splash Monitor & Safety Camera	22,991

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

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**Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2054 continued...</i></b>	
Re-stain Teak Furniture	19,460
Repair/Parts: Trailmere Gate	14,994
Reserve Study Update - Offsite	3,119
Roads: Asphalt Poly Patch North	9,730
Roads: Asphalt Seal Coat Expansion South (Preservation)	60,329
Street Signs: Repair	16,217
Water Heater Quarry	37,224
Wooden Logs (Benches) - Replacement	
<b>Total for 2054</b>	<b>\$1,045,349</b>
<b><i>Replacement Year 2055</i></b>	
Bridge: Paint/Seal	61,377
Discovery Park: Fixtures/Equipment - Replacement	109,145
Electric Transformer	18,210
Electrical Panel in Vault - Repairs	9,356
Gutters Heat Tape - Replacement	34,392
Gutters and Downspouts - Replacement	25,108
Irrigation Control Pedestal Replacements Rainbird	311,865
Irrigation System - Repair	15,593
Lake Pumps - Control Computer	373,820
Lounge Chairs - Linen Covers	49,587
Paths: Asphalt Patching North	15,593
Paths: Asphalt Patching South	15,593
Pool and Spa: Other Replacements	11,863
Pool: Lounge Chair Cushion - Replacement	63,620
Pumps, Controllers, misc. equi	62,373
Quarry Pool Pumps: Circulation	15,727
Quarry Pool Pumps: Waterfall/Slide	17,330
Quarry: Exercise Equipment II	57,436
Repair/Parts: Harper Gate	15,593
Reserve Study Update - Offsite	3,243
Roads: Asphalt Poly Patch South	93,560
Roof Vent Fan Trailmere Pump House	16,217
Street Signs: Repair Expansion	50,597
<b>Total for 2055</b>	<b>\$1,447,201</b>

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

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

Asset ID	1142	1 Total	@ \$11,841.34
Capital		Asset Actual Cost	\$11,841.34
Quarry Building		Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$12,314.99
Useful Life	10		
Adjustment	17		
Replacement Year	2027		
Remaining Life	1		

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

**Bike Racks - Replacement**

Asset ID	1070	3 Total	@ \$554.86
Capital		Asset Actual Cost	\$1,664.58
Quarry Building		Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$1,800.41
Useful Life	20		
Adjustment	1		
Replacement Year	2028		
Remaining Life	2		

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.

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

**Boiler - Snow Melt System - Replacement**

Asset ID	1032	1 Total	@ \$70,087.68
Capital		Asset Actual Cost	\$70,087.68
Quarry Building		Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$72,891.19
Useful Life	20		
Replacement Year	2027		
Remaining Life	1		

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.

**Concrete Pavers - Resetting/Repair**

Asset ID	1068	1,561 SF	@ \$24.34
Capital		Asset Actual Cost	\$18,994.25
Non-Capital		Percent Replacement	50%
Quarry Building		Future Cost	\$25,994.94
Placed in Service	January 2024		
Useful Life	10		
Replacement Year	2034		
Remaining Life	8		

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.

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

Sunriver, Oregon

**Detail Report by Area****Entry/Exterior Lighting - Replacement**

Asset ID	1042	1 Total	@ \$41,637.65
Capital		Asset Actual Cost	\$41,637.65
Quarry Building		Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$45,035.28
Useful Life	10		
Adjustment	11		
Replacement Year	2028		
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.

**Exterior Stone Siding - Partial Replacement**

Asset ID	1074	1,144 SF	@ \$38.81
Non-Capital		Asset Actual Cost	\$11,100.46
Quarry Building		Percent Replacement	25%
Placed in Service	January 2007	Future Cost	\$14,045.62
Useful Life	25		
Replacement Year	2032		
Remaining Life	6		

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.

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

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**Detail Report by Area****Exterior Stone Siding - Repoint**

Asset ID	1073	1,144 SF	@ \$25.32
Non-Capital		Asset Actual Cost	\$7,242.66
Quarry Building		Percent Replacement	25%
Placed in Service	January 2007	Future Cost	\$9,164.28
Useful Life	25		
Replacement Year	2032		
Remaining Life	6		

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.

**Glass Doors Replacement**

Asset ID	1076	14 Each	@ \$1,892.80
Capital		Asset Actual Cost	\$26,499.20
Quarry Building		Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$40,794.30
Useful Life	30		
Replacement Year	2037		
Remaining Life	11		

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.

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

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

Asset ID	1221	1 Total	@ \$11,028.00
Non-Capital		Asset Actual Cost	\$11,028.00
Quarry Building		Percent Replacement	100%
Placed in Service	June 2025	Future Cost	\$19,096.93
Useful Life	15		
Replacement Year	2040		
Remaining Life	14		

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

According to the Association, the gutters are copper.

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

**Gutters and Downspouts - Replacement**

Asset ID	1077	1 Total	@ \$8,051.00
Non-Capital		Asset Actual Cost	\$8,051.00
Quarry Building		Percent Replacement	100%
Placed in Service	June 2025	Future Cost	\$13,941.73
Useful Life	15		
Replacement Year	2040		
Remaining Life	14		

This provision provides funding for repair and/or replacement to the copper gutters and downspouts.

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

The cost was provided by the Association in 2025.

According to the Association, the gutters are copper.

The useful life was provided by the Association.

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

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**Detail Report by Area****Interior Lighting**

Asset ID	1069	12 Each	@ \$159.06
Capital		Asset Actual Cost	\$1,908.72
Quarry Building		Percent Replacement	100%
Placed in Service	June 2007	Future Cost	\$2,064.47
Useful Life	20		
Adjustment	1		
Replacement Year	2028		
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**

Asset ID	1127	1 Total	@ \$16,621.54
Capital		Asset Actual Cost	\$16,621.54
Quarry Building		Percent Replacement	100%
Placed in Service	January 2016	Future Cost	\$17,977.86
Useful Life	10		
Adjustment	2		
Replacement Year	2028		
Remaining Life	2		

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

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

**Quarry Wood - Sealing**

Asset ID	1177	1 Total	@ \$17,878.85
Non-Capital		Asset Actual Cost	\$17,878.85
Quarry Building		Percent Replacement	100%
Placed in Service	January 2023	Future Cost	\$20,915.73
Useful Life	7		
Replacement Year	2030		
Remaining Life	4		

This provision provides funding to seal the exterior wood siding of the swimming pool/fitness

**Caldera Springs Owners' Association, Inc.**  
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**Detail Report by Area**

*Quarry Wood - Sealing continued...*

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.

**Quarry: Defibrillator**

			1 Total	@ \$2,704.00
			Asset Actual Cost	\$2,704.00
			Percent Replacement	100%
Asset ID	1211	Capital		
Placed in Service	January 2007	Quarry Building		
Useful Life	5			
Adjustment	13			
Replacement Year	2026			
Remaining Life	0			

This provision provides funding to replace the defibrillator in the quarry 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.

**Quarry: Exercise Equipment I**

			1 Total	@ \$30,000.00
			Asset Actual Cost	\$30,000.00
			Percent Replacement	100%
Asset ID	1022	Capital		
Placed in Service	January 2007	Quarry Building		
Useful Life	15			
Adjustment	8			
Replacement Year	2030			
Remaining Life	4			

This provision provides funding to replace the exercise equipment in the quarry building.

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**Detail Report by Area**

*Quarry: Exercise Equipment I continued...*

The cost and useful life were provided by the Association.

This includes 2- Treadmills; 1- bike; 1- weight machine; miscellaneous gym equipment.

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

**Quarry: Exercise Equipment II**

		1 Total	@ \$18,417.00
		Asset Actual Cost	\$18,417.00
		Percent Replacement	100%
		Future Cost	\$31,892.28
Asset ID	1154		
Capital			
Placed in Service	Quarry Building		
Useful Life	January 2025		
Replacement Year	15		
Remaining Life	2040		
	14		

This provision provides funding to replace the exercise equipment in the quarry building.

The cost and useful life were provided by the Association.

This includes

2-Vision Fitness S70 Suspension Elliptical -Light  
 1- Vision Fitness U60 Mate black upright bike  
 1- Vision Chin/Dip Assist  
 1- Nautilus adjustable bench  
 Various Medicine balls and rack, floor mates

Purchased in 2025 for \$18,417.35

**Quarry: Flooring**

		1 Total	@ \$9,544.78
		Asset Actual Cost	\$9,544.78
		Percent Replacement	100%
		Future Cost	\$9,926.57
Asset ID	1023		
Capital			
Placed in Service	Quarry Building		
Useful Life	January 2007		
Adjustment	10		
Replacement Year	2027		
Remaining Life	1		

This provision provides funding to replace the fitness room flooring.

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

*Quarry: Flooring continued...*

Schwindt & Company estimates 648 square feet of flooring.

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

**Quarry: HVAC**

	Asset ID	1020	1 Total	@ \$53,713.67
	Capital	Asset Actual Cost	\$53,713.67	
	Quarry Building	Percent Replacement	100%	
Placed in Service	January 2007	Future Cost		
Useful Life	15			
Adjustment	6			
Replacement Year	2028			
Remaining Life	2			

This provision provides funding to replace the HVAC unit servicing the quarry 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.

**Quarry: Miscellaneous Equipment**

	Asset ID	1065	1 Total	@ \$9,544.78
	Capital	Asset Actual Cost	\$9,544.78	
	Quarry Building	Percent Replacement	100%	
Placed in Service	January 2007	Future Cost		
Useful Life	20			
Replacement Year	2027			
Remaining Life	1			

This provision provides funding to replace miscellaneous equipment in the quarry 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

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**Detail Report by Area**

*Quarry: Miscellaneous Equipment continued...*

2 mirrors: \$2,000

Wall arts: \$2,000

Total Cost: \$6,000

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

**Restroom Fixtures - Upgrade**

		1 Total	@ \$23,861.96
Asset ID	1063	Asset Actual Cost	\$23,861.96
Placed in Service	Capital Quarry Building January 2007	Percent Replacement	100%
Useful Life	15	Future Cost	\$31,400.71
Adjustment	11		
Replacement Year	2033		
Remaining Life	7		

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.

**Siding, Wood - Partial Replacement**

		9,344 SF	@ \$25.23
Asset ID	1081	Asset Actual Cost	\$58,938.21
Placed in Service	Non-Capital Quarry Building January 2007	Percent Replacement	25%
Useful Life	25	Future Cost	\$74,575.64
Replacement Year	2032		
Remaining Life	6		

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.

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 Sunriver, Oregon  
**Detail Report by Area**

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

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 Estimator.

**Skylights Replacement**

Asset ID	1220	4 Each	@ \$1,590.80
Placed in Service	Capital	\$6,363.22	
Useful Life	Quarry Building	100%	
Replacement Year	January 2007		\$9,795.88
Remaining Life	30		
	2037		
	11		

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.

**Water Drinking Fountains**

Asset ID	1146	1 Total	@ \$6,560.21
Placed in Service	Capital	\$6,560.21	
Useful Life	Quarry Building	100%	
Replacement Year	January 2020		\$8,632.78
Remaining Life	13		
	2033		
	7		

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

**Caldera Springs Owners' Association, Inc.**  
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**Detail Report by Area**

*Water Drinking Fountains continued...*

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.

Water Heater Quarry		1 Total	@ \$12,413.44
Asset ID	Capital	Asset Actual Cost	\$12,413.44
Placed in Service	Quarry Building	Percent Replacement	100%
	January 2024	Future Cost	\$20,669.29
Useful Life	15		
Replacement Year	2039		
Remaining Life	13		

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.

Windows Replacement		33 Each	@ \$1,590.80
Asset ID	Capital	Asset Actual Cost	\$52,496.56
Placed in Service	Quarry Building	Percent Replacement	100%
	January 2007	Future Cost	\$84,048.68
Useful Life	30		
Adjustment	1		
Replacement Year	2038		
Remaining Life	12		

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.

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**Detail Report by Area****Wood Fence**

Asset ID	1071	140 LF	@ \$80.00
Capital		Asset Actual Cost	\$11,200.00
Quarry Building		Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$17,241.88
Useful Life	30		
Replacement Year	2037		
Remaining Life	11		

4This provision provides funding to replace the wood fence located at the swimming pool/fitness building.

Schwindt & Company estimated 140 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.

**Quarry Building - Total Current Cost** **\$540,314**

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

**Aluminum Powder Coated Pool Fence - Replacement**

Asset ID	1048	1 Total	@ \$16,544.30
Capital		Asset Actual Cost	\$16,544.30
Quarry Pool		Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$20,933.82
Useful Life	25		
Replacement Year	2032		
Remaining Life	6		

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.

**Electrical Panel in Vault - Repairs**

Asset ID	1248	1 Total	@ \$3,000.00
Non-Capital		Asset Actual Cost	\$3,000.00
Quarry Pool		Percent Replacement	100%
Placed in Service	January 2025	Future Cost	\$3,244.80
Useful Life	3		
Replacement Year	2028		
Remaining Life	2		

This provision is for the repair of the electrical panel in the vault.

When there is a flood in the Vault at the pool, there are water damages repairs to the panel.

In 2025, \$3,950 was spent on repairs.

**Exterior Concrete - Partial Replacement**

Asset ID	1029	1 Total	@ \$358,091.19
Non-Capital		Asset Actual Cost	\$179,045.59
Quarry Pool		Percent Replacement	50%
Placed in Service	January 2007	Future Cost	\$275,632.47
Useful Life	30		
Replacement Year	2037		
Remaining Life	11		

This provision provides funding to partially replace the exterior concrete at the swimming

**Caldera Springs Owners' Association, Inc.**  
 Sunriver, Oregon  
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*Exterior Concrete - Partial Replacement continued...*

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.

**Lounge Chairs - Linen Covers**

Asset ID	1249	1,500 Each	@ \$10.60
Capital		Asset Actual Cost	\$15,900.00
Quarry Pool		Percent Replacement	100%
Placed in Service	January 2025	Future Cost	\$18,600.75
Useful Life	5		
Replacement Year	2030		
Remaining Life	4		

This provision is for the purchase of lounge chair linen covers.

**Pool & Spa Controllers - Replacement**

Asset ID	1125	3 Total	@ \$6,573.59
Capital		Asset Actual Cost	\$19,720.77
Quarry Pool		Percent Replacement	100%
Placed in Service	January 2016	Future Cost	\$23,993.33
Useful Life	15		
Replacement Year	2031		
Remaining Life	5		

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

According to the Association there are 3.

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

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

Asset ID	1027	1 Total	@ \$33,963.51
Capital		Asset Actual Cost	\$33,963.51
Quarry Pool		Percent Replacement	100%
Placed in Service	January 2024	Future Cost	\$56,551.74
Useful Life	15		
Replacement Year	2039		
Remaining Life	13		

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**

Asset ID	1222	12,500 SF	@ \$16.22
Capital		Asset Actual Cost	\$202,800.00
Quarry Pool		Percent Replacement	100%
Placed in Service	January 2008	Future Cost	\$324,689.33
Useful Life	30		
Replacement Year	2038		
Remaining Life	12		

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**

Asset ID	1066	1 Total	@ \$37,026.41
Capital		Asset Actual Cost	\$37,026.41
Quarry Pool		Percent Replacement	100%
Placed in Service	June 2023	Future Cost	\$52,700.13
Useful Life	12		
Replacement Year	2035		
Remaining Life	9		

This provision provides funding to replace the pool heater.

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*Pool Heater continued...*

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

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

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

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

**Pool Resurfacing**

Asset ID	1088	1 Total	@ \$66,018.08
Placed in Service	Capital	Asset Actual Cost	\$66,018.08
Useful Life	Quarry Pool	Percent Replacement	100%
Replacement Year	June 2007	Future Cost	\$68,658.80
Remaining Life	20		
	2027		
	1		

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 Vacuum**

Asset ID	1217	1 Total	@ \$6,489.60
Placed in Service	Capital	Asset Actual Cost	\$6,489.60
Useful Life	Quarry Pool	Percent Replacement	100%
Adjustment	June 2007	Future Cost	\$6,749.18
Replacement Year	12		
Remaining Life	8		
	2027		
	1		

This provision provides funding to replace the pool vacuum.

**Caldera Springs Owners' Association, Inc.**  
**Sunriver, Oregon**  
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*Pool Vacuum continued...*

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	@ \$44,761.39
	Asset ID	Asset Actual Cost	\$44,761.39
Placed in Service	1030	Percent Replacement	100%
Useful Life	Capital	Future Cost	\$44,761.39
Replacement Year	Quarry Pool		
Remaining Life	January 2007		
	15		
	2026		
	0		

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

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

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

Pool and Spa: Artificial Rocks - Paint		1 Total	@ \$16,088.80
	Asset ID	Asset Actual Cost	\$16,088.80
Placed in Service	1111	Percent Replacement	100%
Useful Life	Non-Capital	Future Cost	\$16,088.80
Adjustment	Quarry Pool		
Replacement Year	January 2012		
Remaining Life	10		
	4		
	2026		
	0		

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.

**Caldera Springs Owners' Association, Inc.**  
 Sunriver, Oregon  
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Pool and Spa: Other Replacements		1 Total	@ \$3,803.91
Asset ID	1110	Asset Actual Cost	\$3,803.91
Capital	Quarry Pool	Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$3,803.91
Useful Life	1		
Replacement Year	2026		
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	@ \$85,857.41
Asset ID	1025	Asset Actual Cost	\$64,393.06
Capital	Quarry Pool	Percent Replacement	75%
Placed in Service	June 2007	Future Cost	\$72,433.43
Useful Life	20		
Adjustment	2		
Replacement Year	2029		
Remaining Life	3		

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

The furniture is made from teak product.

Each phase needs to include:

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

Every 20 years in 2027, 2030 and 20233

7320  
268  
350

\$ 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.**  
 Sunriver, Oregon  
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**Pool: Furniture - Replacement II**

Asset ID	1181	1 Total	@ \$85,857.41
Capital		Asset Actual Cost	\$64,393.06
Quarry Pool		Percent Replacement	75%
Placed in Service	June 2007	Future Cost	\$81,477.76
Useful Life	20		
Adjustment	5		
Replacement Year	2032		
Remaining Life	6		

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

Every 20 years in 2027, 2030 and 2023

7320  
268  
350

\$ 79,38

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

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

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

**Pool: Furniture - Replacement III**

Asset ID	1182	1 Total	@ \$85,857.41
Capital		Asset Actual Cost	\$64,393.06
Quarry Pool		Percent Replacement	75%
Placed in Service	June 2007	Future Cost	\$66,968.78
Useful Life	20		
Replacement Year	2027		
Remaining Life	1		

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.**  
**Sunriver, Oregon**  
**Detail Report by Area**

*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**

Asset ID	1133	30 Each	@ \$680.00
Placed in Service	Capital Quarry Pool	Asset Actual Cost	\$20,400.00
Useful Life	June 2025	Percent Replacement	100%
Replacement Year	5	Future Cost	\$23,865.11
Remaining Life	2030		
	4		

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

The Association plans to replace 30 cushions every 5 years.

20 were purchased in 2025 for \$13,608.

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

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

Pool: Splash Monitor & Safety Camera		1 Total	@ \$7,667.07
Asset ID	1060	Asset Actual Cost	\$7,667.07
Capital	Quarry Pool	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	\$7,667.07
Useful Life	7		
Replacement Year	2026		
Remaining Life	0		

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

The Association provided a cost of \$3,500 for replacement of the splash monitor and a useful life of 7 years on September 14, 2010. This was combined with the safety camera in 2025.

Quarry Pool Pumps: Circulation		1 Total	@ \$5,043.00
Asset ID	1033	Asset Actual Cost	\$5,043.00
Capital	Quarry Pool	Percent Replacement	100%
Placed in Service	January 2025	Future Cost	\$7,177.76
Useful Life	10		
Replacement Year	2035		
Remaining Life	9		

This provision provides funding to replace the circulation pump (PMP EQ500 5hp W/Basket) cost \$5,043 in service 2025 Replace 10 years

Quarry Pool Pumps: Vanishing Edge		2 Each	@ \$6,000.00
Asset ID	1283	Asset Actual Cost	\$12,000.00
Capital	Quarry Pool	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	\$12,480.00
Useful Life	10		
Replacement Year	2027		
Remaining Life	1		

This provision provides funding to replace the Vanishing Edge pumps (PMP EQ750 7.5 HP w/o basket) unit cost estimate \$8,000. total est. cost \$16,000

**Caldera Springs Owners' Association, Inc.**  
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**Detail Report by Area**

Quarry Pool Pumps: Waterfall/Slide		1 Total	@ \$5,557.00
	Asset ID	Asset Actual Cost	\$5,557.00
	Capital	Percent Replacement	100%
Placed in Service	1284	Future Cost	\$7,909.34
Useful Life	Quarry Pool		
Replacement Year	January 2025		
Remaining Life	10		
	2035		
	9		

This provision provides funding to replace the Waterfall/Slide pump PMP EQ750 7.5 HP unit.

Re-stain Teak Furniture		1 Total	@ \$6,489.60
	Asset ID	Asset Actual Cost	\$6,489.60
	Non-Capital	Percent Replacement	100%
Placed in Service	1116	Future Cost	\$6,489.60
Useful Life	Quarry Pool		
Replacement Year	January 2022		
Remaining Life	2		
	2026		
	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.

Spa Heater A Upper		1 Total	@ \$9,770.28
	Asset ID	Asset Actual Cost	\$9,770.28
	Capital	Percent Replacement	100%
Placed in Service	1082	Future Cost	\$10,161.09
Useful Life	Quarry Pool		
Replacement Year	January 2017		
Remaining Life	10		
	2027		
	1		

This provision provides funding to replace the spa heaters.

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

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

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

**Caldera Springs Owners' Association, Inc.**  
 Sunriver, Oregon  
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*Spa Heater A Upper continued...*

Estimator.

<b>Spa Heater B Below</b>		1 Total	@ \$9,770.28
	Asset ID	Asset Actual Cost	\$9,770.28
Placed in Service	1137	Percent Replacement	100%
Useful Life	Capital	Future Cost	\$10,161.09
Replacement Year	Quarry Pool		
Remaining Life	January 2017		
	10		
	2027		
	1		

This provision provides funding to replace the spa heaters.

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

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

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

<b>Spa Pumps</b>		6 Each	@ \$400.00
	Asset ID	Asset Actual Cost	\$2,400.00
Placed in Service	1138	Percent Replacement	100%
Useful Life	Capital	Future Cost	\$2,699.67
Replacement Year	Quarry Pool		
Remaining Life	January 2019		
	10		
	2029		
	3		

This provision provides funding to replace spa pumps.

6 - Pumps Pentair Whisperflo WFK-4 1HP unit cost \$400 Total cost \$2,600

Replacement 10 years in service 2019

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

**Spa Resurfacing Lower**

		1 Total	@ \$9,035.47
Asset ID	1219	Asset Actual Cost	\$9,035.47
Capital		Percent Replacement	100%
Quarry Pool		Future Cost	\$13,909.69
Placed in Service	June 2022		
Useful Life	15		
Replacement Year	2037		
Remaining Life	11		

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	@ \$9,035.47
Asset ID	1092	Asset Actual Cost	\$9,035.47
Capital		Percent Replacement	100%
Quarry Pool		Future Cost	\$11,890.06
Placed in Service	June 2018		
Useful Life	15		
Replacement Year	2033		
Remaining Life	7		

This provision provides funding to resurface the upper spa.

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

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

**Quarry Pool - Total Current Cost** **\$935,510**

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

Sunriver, Oregon

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

Asset ID	1038	1 Total	@ \$40,449.19
Capital		Asset Actual Cost	\$40,449.19
Quarry Tennis Courts		Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$51,181.13
Useful Life	25		
Replacement Year	2032		
Remaining Life	6		

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.

**Tennis Courts: Nets**

Asset ID	1132	1 Total	@ \$706.46
Capital		Asset Actual Cost	\$706.46
Quarry Tennis Courts		Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$764.11
Useful Life	10		
Replacement Year	2028		
Remaining Life	2		

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**

Asset ID	1158	2 Each	@ \$865.28
Capital		Asset Actual Cost	\$1,730.56
Quarry Tennis Courts		Percent Replacement	100%
Placed in Service	January 2023	Future Cost	\$1,871.77
Useful Life	5		
Replacement Year	2028		
Remaining Life	2		

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

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

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

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

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

**Tennis Courts: Resurface**

Asset ID	1218	1 Total Asset Actual Cost	@ \$32,448.00
Capital		\$32,448.00	
Quarry Tennis Courts		100%	
Placed in Service	January 2007		\$41,057.07
Useful Life	25		
Replacement Year	2032		
Remaining Life	6		

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.

**Quarry Tennis Courts - Total Current Cost** **\$75,334**

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

**Electric Transformer**

		1 Total	@ \$5,839.00
Asset ID	1250	Asset Actual Cost	\$5,839.00
Capital		Percent Replacement	100%
Placed in Service	January 2005	Future Cost	\$6,830.80
Useful Life	25		
Replacement Year	2030		
Remaining Life	4		

We had Elite Electric of Bend look at the Transformer, They said life 20-30 years, current replacement cost \$4,039 not including shipping and labor. We estimate shipping and labor at \$1,800. Total \$5,839.

**Lake Pumps - Control Computer**

		1 Total	@ \$119,866.00
Asset ID	1006	Asset Actual Cost	\$119,866.00
Capital		Percent Replacement	100%
Placed in Service	January 2025	Future Cost	\$207,569.13
Useful Life	15		
Replacement Year	2040		
Remaining Life	14		

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

The cost and useful life were provided by the Association on September 2025.

**Lake and Streams O: Aerator Pump**

		1 Total	@ \$6,628.04
Asset ID	1207	Asset Actual Cost	\$6,628.04
Capital		Percent Replacement	100%
Placed in Service	January 2023	Future Cost	\$8,722.05
Useful Life	10		
Replacement Year	2033		
Remaining Life	7		

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 Area**

**Lake and Streams O: Pump A**

		1 Total	@ \$6,628.04
Asset ID	1008	Asset Actual Cost	\$6,628.04
Capital		Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$6,628.04
Useful Life	10		
Adjustment	-3		
Replacement Year	2026		
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	@ \$6,628.04
Asset ID	1208	Asset Actual Cost	\$6,628.04
Capital		Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$6,628.04
Useful Life	10		
Adjustment	-3		
Replacement Year	2026		
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 Area**

Lakes Aerators - Replacement Original		3 Each	@ \$2,386.20
Asset ID	1094	Asset Actual Cost	\$7,158.59
Capital		Percent Replacement	100%
Trailmere Pump House		Future Cost	\$7,158.59
Placed in Service	January 2007		
Useful Life	5		
Adjustment	11		
Replacement Year	2026		
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.

Original Pump House - Paint		1 Total	@ \$1,000.00
Asset ID	1194	Asset Actual Cost	\$1,000.00
Non-Capital		Percent Replacement	100%
Trailmere Pump House		Future Cost	\$1,368.57
Placed in Service			
Useful Life	10		
Replacement Year	2034		
Remaining Life	8		

This provision is to paint the original pump house.

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

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

Sunriver, Oregon

**Detail Report by Area****Roof - Repair**

Asset ID	1157	1 Total Asset Actual Cost	@ \$3,153.95
Non-Capital		Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$3,280.10
Useful Life	5		
Replacement Year	2027		
Remaining Life	1		

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 Vent Fan Trailmere Pump House**

Asset ID	1247	1 Total Asset Actual Cost	@ \$5,200.00
Capital		Percent Replacement	100%
Placed in Service	January 2025	Future Cost	\$9,004.72
Useful Life	15		
Replacement Year	2040		
Remaining Life	14		

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.

**Trailmere Pump House - Total Current Cost**

**\$162,102**

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

**Lake and Streams E: Aeration Compressors**

Asset ID	1204	1 Total	@ \$18,252.00
Capital		Asset Actual Cost	\$18,252.00
Elk Run Pump House		Percent Replacement	100%
Placed in Service	September 2023	Future Cost	\$18,252.00
Useful Life	5		
Adjustment	-3		
Replacement Year	2026		
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.**

Asset ID	1203	1 Total	@ \$11,219.44
Capital		Asset Actual Cost	\$11,219.44
Elk Run Pump House		Percent Replacement	100%
Placed in Service	September 2023	Future Cost	\$14,764.01
Useful Life	10		
Replacement Year	2033		
Remaining Life	7		

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

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

**Lake and Streams E: Filter Components**

Asset ID	1202	1 Total	@ \$13,962.32
Capital		Asset Actual Cost	\$13,962.32
Elk Run Pump House		Percent Replacement	100%
Placed in Service	September 2023	Future Cost	\$18,373.46
Useful Life	10		
Replacement Year	2033		
Remaining Life	7		

This provision provides funding to replace the filter components.

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

*Lake and Streams E: Filter Components continued...*

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

**Lake and Streams E: Irrigation Pump & Motor**

			1 Total	@ \$30,192.86
Asset ID	1200	Asset Actual Cost	\$30,192.86	
	Capital	Percent Replacement	100%	
Elk Run Pump House		Future Cost		
Placed in Service	September 2023			
Useful Life	10			
Replacement Year	2033			
Remaining Life	7			

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.

**Lake and Streams E: Main Irrigation Motor**

			1 Total	@ \$5,733.56
Asset ID	1197	Asset Actual Cost	\$5,733.56	
	Capital	Percent Replacement	100%	
Elk Run Pump House		Future Cost		
Placed in Service	September 2023			
Useful Life	10			
Replacement Year	2033			
Remaining Life	7			

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.

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

**Lake and Streams E: Main Irrigation Pump**

Asset ID	1196	1 Total	@ \$15,580.45
Capital		Asset Actual Cost	\$15,580.45
Elk Run Pump House		Percent Replacement	100%
Placed in Service	September 2023	Future Cost	\$20,502.81
Useful Life	10		
Replacement Year	2033		
Remaining Life	7		

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

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

**Lake and Streams E: Valves**

Asset ID	1201	1 Total	@ \$5,934.74
Capital		Asset Actual Cost	\$5,934.74
Elk Run Pump House		Percent Replacement	100%
Placed in Service	September 2023	Future Cost	\$7,809.71
Useful Life	10		
Replacement Year	2033		
Remaining Life	7		

This provision provides funding to replace the addition valves.

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

**Lake and Streams E: Water Feature Motor**

Asset ID	1198	1 Total	@ \$6,299.24
Capital		Asset Actual Cost	\$6,299.24
Elk Run Pump House		Percent Replacement	100%
Placed in Service	September 2023	Future Cost	\$8,289.37
Useful Life	10		
Replacement Year	2033		
Remaining Life	7		

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

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

*Lake and Streams E: Water Feature Motor continued...*

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

**Lake and Streams E: Water Feature Pump**

			1 Total Asset Actual Cost Percent Replacement Future Cost	@ \$22,686.56 \$22,686.56 100% \$29,853.96
Asset ID	1199			
Capital				
Elk Run Pump House				
Placed in Service	September 2023			
Useful Life	10			
Replacement Year	2033			
Remaining Life	7			

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.

**Roof Expansion Pump House - Replacement**

			850 SF Asset Actual Cost Percent Replacement Future Cost	@ \$21.63 \$18,385.50 100% \$78,470.96
Asset ID	1195			
Capital				
Elk Run Pump House				
Placed in Service	January 2023			
Useful Life	40			
Replacement Year	2063			
Remaining Life	37			

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.

**Elk Run Pump House - Total Current Cost** **\$129,861**

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

Sunriver, Oregon

**Detail Report by Area****Lake Bank Vegetation - Removal**

Asset ID	1149	1 Total	@ \$50,463.13
Non-Capital		Asset Actual Cost	\$50,463.13
Lakes & Streams		Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$63,851.96
Useful Life	10		
Replacement Year	2032		
Remaining Life	6		

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

The cost and useful life are per the Association.

**Lake Testing**

Asset ID	1246	1 Total	@ \$5,824.00
Non-Capital		Asset Actual Cost	\$5,824.00
Lakes & Streams		Percent Replacement	100%
Placed in Service	January 2025	Future Cost	\$7,369.22
Useful Life	7		
Replacement Year	2032		
Remaining Life	6		

This provision is for the lake testing.

The cost and useful life are per the Association.

**Lake Treatment Expansion**

Asset ID	1225	1 Total	@ \$12,979.20
Non-Capital		Asset Actual Cost	\$12,979.20
Lakes & Streams		Percent Replacement	100%
Placed in Service	January 2024	Future Cost	\$15,791.18
Useful Life	7		
Replacement Year	2031		
Remaining Life	5		

This provision is for the lake treatment in the expansion

The cost and useful life are per the Association.

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

**Lake Treatment Phase I**

Asset ID	1155	1 Total	@ \$29,706.14
		Asset Actual Cost	\$29,706.14
Non-Capital		Percent Replacement	100%
Lakes & Streams		Future Cost	\$34,751.99
Placed in Service	January 2023		
Useful Life	7		
Replacement Year	2030		
Remaining Life	4		

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.

**Lake: Liner and Stream Repair Expansion**

Asset ID	1227	1 Total	@ \$12,615.78
		Asset Actual Cost	\$12,615.78
Non-Capital		Percent Replacement	100%
Lakes & Streams		Future Cost	\$16,601.51
Placed in Service	January 2023		
Useful Life	10		
Replacement Year	2033		
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.

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

**Lake: Liner and Stream Repair Expansion**

Asset ID	1226	1 Total	@ \$238,619.56
	Non-Capital	Asset Actual Cost	\$119,309.78
	Lakes & Streams	Percent Replacement	50%
Placed in Service	January 2023	Future Cost	\$509,224.85
Useful Life	40		
Replacement Year	2063		
Remaining Life	37		

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.

**Lake: Liner and Stream Repair Original**

Asset ID	1156	1 Total	@ \$12,615.78
	Non-Capital	Asset Actual Cost	\$12,615.78
	Lakes & Streams	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$15,962.99
Useful Life	10		
Replacement Year	2032		
Remaining Life	6		

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.

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

**Lake: Liner and Stream Repair Original**

Asset ID	1004	1 Total	@ \$238,619.56
		Asset Actual Cost	\$119,309.78
	Non-Capital	Percent Replacement	50%
	Lakes & Streams	Future Cost	\$271,879.32
Placed in Service	January 2007		
Useful Life	40		
Replacement Year	2047		
Remaining Life	21		

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.

**Lakes & Streams - Total Current Cost** **\$362,824**

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

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

Asset ID	1036	1 Total	@ \$34,997.55
Capital		Asset Actual Cost	\$34,997.55
Discovery Park		Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$49,812.43
Useful Life	10		
Adjustment	18		
Replacement Year	2035		
Remaining Life	9		

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.

**Discovery Park - Total Current Cost** **\$34,998**

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

<b>Sable Rock Lake Vegetation - Removal</b>		1 Total	@ \$2,336.26
Asset ID	1171	Asset Actual Cost	\$2,336.26
Placed in Service	January 2022	Percent Replacement	100%
Useful Life	10	Future Cost	\$2,956.11
Replacement Year	2032		
Remaining Life	6		

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

The cost and useful life are per the Association.

<b>Sable Rock Park: Furniture/Equipment</b>		1 Total	@ \$50,269.19
Asset ID	1044	Asset Actual Cost	\$50,269.19
Placed in Service	June 2008	Percent Replacement	100%
Useful Life	20	Future Cost	\$56,546.00
Adjustment	1		
Replacement Year	2029		
Remaining Life	3		

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

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

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

**Sable Rock Park - Total Current Cost** **\$52,605**

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

**FP - Barkdust - Replacement**

Asset ID	1245	1 Total	@ \$5,200.00
		Asset Actual Cost	\$5,200.00
Non-Capital		Percent Replacement	100%
Forest Park		Future Cost	\$5,408.00
Placed in Service	January 2024		
Useful Life	3		
Replacement Year	2027		
Remaining Life	1		

This provision is for replacement of the Forest 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.

**FP - Benches, Trash Cans & Sail - Replacement**

Asset ID	1244	1 Total	@ \$20,800.00
		Asset Actual Cost	\$20,800.00
Capital		Percent Replacement	100%
Forest Park		Future Cost	\$42,136.98
Placed in Service	January 2024		
Useful Life	20		
Replacement Year	2044		
Remaining Life	18		

This provision is for replacement of the Forest 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 Area****FP - Fencing - Replacement**

Asset ID	1240	1 Total	@ \$113,360.00
Capital		Asset Actual Cost	\$113,360.00
Forest Park		Percent Replacement	100%
		Future Cost	\$339,933.01
Placed in Service	January 2024		
Useful Life	30		
Replacement Year	2054		
Remaining Life	28		

This provision is for the replacement of the Forest 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.

**FP - Pickleball Court - Nets - Replacement**

Asset ID	1241	6 Each	@ \$624.00
Capital		Asset Actual Cost	\$3,744.00
Forest Park		Percent Replacement	100%
		Future Cost	\$5,123.92
Placed in Service	January 2024		
Useful Life	10		
Replacement Year	2034		
Remaining Life	8		

This provision is for the replacement of the Forest 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.**  
 Sunriver, Oregon  
**Detail Report by Area**

FP - Pickleball Court - Nets - Resurface		1 Total	@ \$46,800.00
	Asset ID	Asset Actual Cost	\$46,800.00
	Capital	Percent Replacement	100%
Placed in Service	1242	Future Cost	\$115,348.69
Useful Life	25		
Replacement Year	2049		
Remaining Life	23		

This provision is to resurface the Forest 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.

FP - Play Equipment - Replacement		1 Total	@ \$85,503.60
	Asset ID	Asset Actual Cost	\$85,503.60
	Capital	Percent Replacement	100%
Placed in Service	1243	Future Cost	\$173,214.60
Useful Life	20		
Replacement Year	2044		
Remaining Life	18		

This provision is for replacement of the Forest 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 Area****FP - Restroom Bld - Renovation**

Asset ID	1239	1 Total	@ \$26,000.00
Capital		Asset Actual Cost	\$26,000.00
Forest Park		Percent Replacement	100%
Placed in Service	January 2024	Future Cost	\$77,966.28
Useful Life	30		
Replacement Year	2054		
Remaining Life	28		

This provision is for the renovation of the Forest 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.

**FP - Restroom Bld: Roof - Replacement**

Asset ID	1235	250 SF	@ \$10.40
Capital		Asset Actual Cost	\$2,600.00
Forest Park		Percent Replacement	100%
Placed in Service	January 2024	Future Cost	\$6,408.26
Useful Life	25		
Replacement Year	2049		
Remaining Life	23		

This provision is for the replacement of the Forest 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.**  
**Sunriver, Oregon**  
**Detail Report by Area**

**FP - Restroom Bld: Siding - Replacement**

Asset ID	1236	700 SF	@ \$26.00
Capital		Asset Actual Cost	\$18,200.00
Forest Park		Percent Replacement	100%
		Future Cost	\$44,857.82
Placed in Service	January 2024		
Useful Life	25		
Replacement Year	2049		
Remaining Life	23		

This provision is for the replacement of the Forest 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.

**FP - Restroom Bld: Siding - Stain**

Asset ID	1237	700 SF	@ \$3.12
Non-Capital		Asset Actual Cost	\$2,184.00
Forest Park		Percent Replacement	100%
		Future Cost	\$2,456.70
Placed in Service	January 2024		
Useful Life	5		
Replacement Year	2029		
Remaining Life	3		

This provision is for the staining of the Forest 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 Area****FP - Restroom Bld: Windows & Doors - Replacement**

Asset ID	1238	3 Each	@ \$1,040.00
Capital		\$3,120.00	
Forest Park		100%	
Placed in Service	January 2024	Percent Replacement	
Useful Life	30	Future Cost	\$9,355.95
Replacement Year	2054		
Remaining Life	28		

This provision is for the replacement of the Forest 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.

**Play Ground Chips - Replacement**

Asset ID	1251	1 Total	@ \$10,000.00
Non-Capital		\$10,000.00	
Forest Park		100%	
Placed in Service	January 2024	Future Cost	\$10,816.00
Useful Life	5		
Adjustment	-1		
Replacement Year	2028		
Remaining Life	2		

This provision is to replace the playground chips at Forest Park.

This was done in 2024.

**Forest Park - Total Current Cost** **\$337,512**

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

Sunriver, Oregon

**Detail Report by Area**

Pumps, Controllers, misc. equi		1 Total	@ \$20,000.00
Asset ID	1252	Asset Actual Cost	\$20,000.00
Non-Capital		Percent Replacement	100%
Preservation Park		Future Cost	\$28,466.24
Placed in Service	January 2025		
Useful Life	10		
Replacement Year	2035		
Remaining Life	9		

This provision is to for the equipment in Preservation Park.

Trash Can, 32 gallon metal - 2025 \$2,497

**Preservation Park - Total Current Cost**

**\$20,000**

**DRAFT**

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

Sunriver, Oregon

**Detail Report by Area****Foot Bridge - Replacement**

		1 Total	@ \$60,000.00
Asset ID	1253	Asset Actual Cost	\$60,000.00
Capital		Percent Replacement	100%
Mirror Rock Park		Future Cost	\$147,882.93
Placed in Service	January 2024		
Useful Life	25		
Replacement Year	2049		
Remaining Life	23		

This provision is for the replacement of the foot bridge in Mirror Rock Park.

**Wooden Logs (Benches) - Replacement**

		1 Total	@ \$0.00
Asset ID	1254	Asset Actual Cost	
Capital		Percent Replacement	100%
Mirror Rock Park		Future Cost	
Placed in Service	January 2024		
Useful Life	10		
Replacement Year	2034		
Remaining Life	8		

This provision is for the replacement of the wooden logs used and benches in Mirror Rock Park.

Cost TBD

**Mirror Rock Park - Total Current Cost** **\$60,000**

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

**Gate Operator: Trailmere Gate - Replacement**

Asset ID	1264	2 Each	@ \$8,600.00
Capital		Asset Actual Cost	\$17,200.00
Trailmere Gate		Percent Replacement	100%
Placed in Service	January 2016	Future Cost	\$17,200.00
Useful Life	10		
Replacement Year	2026		
Remaining Life	0		

This provision is for the replacement of the Trailmere Gate operators.

The cost and useful life are based on information from Mike's Fence, in 2025.

**Post & Lights: Trailmere Gate - Replacement**

Asset ID	1280	2 Each	@ \$7,000.00
Capital		Asset Actual Cost	\$14,000.00
Trailmere Gate		Percent Replacement	100%
Placed in Service	January 2026	Future Cost	\$14,000.00
Useful Life	15		
Replacement Year	2026		
Remaining Life	0		

This provision is for the replacement of the Trailmere Gate posts and lights.

The cost and useful life are based on information from Mike's Fence, in 2025.

**RFD Card Reader: Trailmere Gate - Replacement**

Asset ID	1286	1 Total	@ \$4,000.00
Capital		Asset Actual Cost	\$4,000.00
Trailmere Gate		Percent Replacement	100%
Placed in Service	January 2020	Future Cost	\$4,679.43
Useful Life	10		
Replacement Year	2030		
Remaining Life	4		

This provision is for the replacement of the RFD card reader at Trailmere Gate.

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

*RFD Card Reader: Trailmere Gate - Replacement continued...*

The cost and useful life are based on information from Mike's Fence, in 2025.

Repair/Parts: Trailmere Gate		1 Total	@ \$5,000.00
		Asset Actual Cost	\$5,000.00
		Percent Replacement	100%
Asset ID	1265	Future Cost	\$5,000.00
Capital			
Placed in Service	January 2026		
Useful Life	4		
Replacement Year	2026		
Remaining Life	0		

This provision is for parts and repair of the Trailmere Gate.

The cost and useful life are based on information from Mike's Fence, in 2025.

Telephone Entry/Cell System: Trailmere Gate - Replacement		1 Total	@ \$11,000.00
		Asset Actual Cost	\$11,000.00
		Percent Replacement	100%
Asset ID	1287	Future Cost	\$12,868.44
Capital			
Placed in Service	January 2020		
Useful Life	10		
Replacement Year	2030		
Remaining Life	4		

This provision is for the replacement of the telephone entry/cell system at Trailmere Gate.

The cost and useful life are based on information from Mike's Fence, in 2025.

Trailmere Gate - One Time		1 Total	@ \$80,000.00
		Asset Actual Cost	\$80,000.00
		Percent Replacement	100%
Asset ID	1282	Future Cost	\$80,000.00
Non-Capital			
Placed in Service	January 2026		
Useful Life	15		
Replacement Year	2026		
Remaining Life	0		

This provision is for the renovation of the Trailmere Gate operator.

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

*Trailmere Gate - One Time continued...*

This includes moving 1 gate, adding center divider, 2 trees removed, paving and design.

The cost and useful life are based on information from Mike's Fence, in 2025.

<b>Trailmere Gate - Replacement</b>		2 Each	@ \$4,500.00
	Asset ID	Asset Actual Cost	\$9,000.00
	Capital	Percent Replacement	100%
Placed in Service	1285	2 Each	\$4,500.00
Useful Life	Capital	Asset Actual Cost	\$9,000.00
Replacement Year	Trailmere Gate	Percent Replacement	100%
Remaining Life	January 2016	Future Cost	\$10,949.88
	15		
	2031		
	5		

This provision is for the renovation of the Trailmere Gate. Once this is completed, the reserve study should be updated.

The cost and useful life are based on information from Mike's Fence, in 2025.

**Trailmere Gate - Total Current Cost** **\$140,200**

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

**Gate Operator: Dancing Rock - Replacement**

Asset ID	1258	2 Each	@ \$8,600.00
Capital		Asset Actual Cost	\$17,200.00
Dancing Rock Gate		Percent Replacement	100%
Placed in Service	January 2024	Future Cost	\$23,539.39
Useful Life	10		
Replacement Year	2034		
Remaining Life	8		

This provision is for the replacement of the gate operator at Dancing Rock Gate.

The cost and useful life are based on information from Mike's Fence, in 2025.

**Gate: Dancing Rock - Replacement**

Asset ID	1255	2 Each	@ \$4,500.00
Capital		Asset Actual Cost	\$9,000.00
Dancing Rock Gate		Percent Replacement	100%
Placed in Service	January 2016	Future Cost	\$10,949.88
Useful Life	15		
Replacement Year	2031		
Remaining Life	5		

This provision is for the replacement of the gate at Dancing Rock.

The cost and useful life are based on information from Mike's Fence, in 2025.

**Posts/Lights: Dancing Rock - Replacement**

Asset ID	1263	2 Each	@ \$7,000.00
Capital		Asset Actual Cost	\$14,000.00
Dancing Rock Gate		Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$16,378.02
Useful Life	15		
Replacement Year	2030		
Remaining Life	4		

This provision is for the replacement of the 2 posts/lights at Dancing Rock.

The cost and useful life are based on information from Mike's Fence, in 2025.

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

**RFD Card Reader: Dancing Rock - Replacement**

			1 Total	@ \$4,000.00
Asset ID	1260	Asset Actual Cost	\$4,000.00	
	Capital	Percent Replacement	100%	
	Dancing Rock Gate	Future Cost	\$4,679.43	
Placed in Service	January 2020			
Useful Life	10			
Replacement Year	2030			
Remaining Life	4			

This provision is for the replacement of the RFD card reader at Dancing Rock Gate.

The cost and useful life are based on information from Mike's Fence, in 2025.

**Repair/Parts: Dancing Rock Gate**

			1 Total	@ \$5,000.00
Asset ID	1266	Asset Actual Cost	\$5,000.00	
	Capital	Percent Replacement	100%	
	Dancing Rock Gate	Future Cost	\$6,579.66	
Placed in Service	January 2029			
Useful Life	4			
Adjustment	4			
Replacement Year	2033			
Remaining Life	7			

This provision is for parts and repair of the Dancing Rock Gate.

The cost and useful life are based on information from Mike's Fence, in 2025.

**Telephone Entry/Cell System: Dancing Rock - Replacement**

			1 Total	@ \$11,000.00
Asset ID	1259	Asset Actual Cost	\$11,000.00	
	Capital	Percent Replacement	100%	
	Dancing Rock Gate	Future Cost	\$12,868.44	
Placed in Service	January 2020			
Useful Life	10			
Replacement Year	2030			
Remaining Life	4			

This provision is for the replacement of the telephone entry/cell system at Dancing Rock Gate.

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

Sunriver, Oregon

**Detail Report by Area**

*Telephone Entry/Cell System: Dancing Rock - Replacement continued...*

The cost and useful life are based on information from Mike's Fence, in 2025.

<b>Dancing Rock Gate - Total Current Cost</b>	<b>\$60,200</b>
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DRAFT

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

<b>Gate Operator: Harpers - Replacement</b>		2 Each	@ \$8,600.00
Asset ID	1257	Asset Actual Cost	\$17,200.00
Capital	Harpers Gate	Percent Replacement	100%
Placed in Service	January 2024	Future Cost	\$23,539.39
Useful Life	10		
Replacement Year	2034		
Remaining Life	8		

This provision is for the replacement of the gate operator at Harpers Gate.

The cost and useful life are based on information from Mike's Fence, in 2025.

<b>Gate: Harpers - Replacement</b>		2 Each	@ \$4,500.00
Asset ID	1256	Asset Actual Cost	\$9,000.00
Capital	Harpers Gate	Percent Replacement	100%
Placed in Service	January 2016	Future Cost	\$10,949.88
Useful Life	15		
Replacement Year	2031		
Remaining Life	5		

This provision is for the replacement of the gate at Harpers Gate.

The cost and useful life are based on information from Mike's Fence, in 2025.

<b>Posts/Lights: Harper - Replacement</b>		2 Each	@ \$7,000.00
Asset ID	1262	Asset Actual Cost	\$14,000.00
Capital	Harpers Gate	Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$16,378.02
Useful Life	15		
Replacement Year	2030		
Remaining Life	4		

This provision is for the replacement of the 2 posts/lights at Harper Gate.

The cost and useful life are based on information from Mike's Fence, in 2025.

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

**RFD Card Reader: Harper - Replacement**

			1 Total	@ \$4,000.00
Asset ID	1261	Asset Actual Cost	\$4,000.00	
	Capital	Percent Replacement	100%	
	Harpers Gate	Future Cost	\$4,679.43	
Placed in Service	January 2020			
Useful Life	10			
Replacement Year	2030			
Remaining Life	4			

This provision is for the replacement of the RFD card reader at Harper Gate.

The cost and useful life are based on information from Mike's Fence, in 2025.

**Repair/Parts: Harper Gate**

			1 Total	@ \$5,000.00
Asset ID	1267	Asset Actual Cost	\$5,000.00	
	Capital	Percent Replacement	100%	
	Harpers Gate	Future Cost	\$5,200.00	
Placed in Service	January 2027			
Useful Life	4			
Replacement Year	2027			
Remaining Life	1			

This provision is for parts and repair of the Harper Gate.

The cost and useful life are based on information from Mike's Fence, in 2025.

**Repair/Parts: Vandevent North & South**

			1 Total	@ \$5,000.00
Asset ID	1268	Asset Actual Cost	\$5,000.00	
	Capital	Percent Replacement	100%	
	Harpers Gate	Future Cost	\$6,326.59	
Placed in Service	January 2028			
Useful Life	4			
Adjustment	4			
Replacement Year	2032			
Remaining Life	6			

This provision is for parts and repair of the Vandevent North and South Gate.

The cost and useful life are based on information from Mike's Fence, in 2025.

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

Sunriver, Oregon

**Detail Report by Area**

**Harpers Gate - Total Current Cost**

**\$54,200**

**DRAFT**

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

Sunriver, Oregon

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

Asset ID	1206	4 Each	@ \$67,600.00
Capital		Asset Actual Cost	\$270,400.00
Vandevert North & South Gate		Percent Replacement	100%
Placed in Service	January 2023	Future Cost	\$526,712.29
Useful Life	20		
Replacement Year	2043		
Remaining Life	17		

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.

**Vandevert North & South Gate - Total Current Cost****\$270,400**

**DRAFT**

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

Sunriver, Oregon

**Detail Report by Area****Bridge: Caldera Springs Drive - Replacement**

Asset ID	1270	1 Total	
Capital		Asset Actual Cost	
Bridge - Caldera Springs Drive		Percent Replacement	100%
Placed in Service	January 2007	Future Cost	
Useful Life	75		
Replacement Year	2082		
Remaining Life	56		

This provision is for the replacement of the bridge on Caldera Springs Drive.

Once the inspection is done, this component should be updated.

**Bridges - Inspection**

Asset ID	1269	1 Total	@ \$10,000.00
Non-Capital		Asset Actual Cost	\$10,000.00
Bridge - Caldera Springs Drive		Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$10,400.00
Useful Life	25		
Adjustment	-5		
Replacement Year	2027		
Remaining Life	1		

This provision is for the inspection of the bridge on Caldera Springs Drive and Obsidian Lake.

**Bridge - Caldera Springs Drive - Total Current Cost** **\$10,000**

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

Sunriver, Oregon

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

Asset ID	1105	1 Total	@ \$4,678.82
Non-Capital		Asset Actual Cost	\$4,678.82
North Streets & Paths		Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$4,678.82
Useful Life	4		
Replacement Year	2026		
Remaining Life	0		

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.

**Delineators - Replacement**

Asset ID	1174	1 Total	@ \$2,143.44
Non-Capital		Asset Actual Cost	\$2,143.44
North Streets & Paths		Percent Replacement	100%
Placed in Service	January 2024	Future Cost	\$2,143.44
Useful Life	2		
Replacement Year	2026		
Remaining Life	0		

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.

**Paths: Asphalt Overlay North**

Asset ID	1101	201,030 SF	@ \$2.00
Capital		Asset Actual Cost	\$402,060.00
North Streets & Paths		Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$470,353.33
Useful Life	14		
Adjustment	9		
Replacement Year	2030		
Remaining Life	4		

Per TOPLOCK Asphalt Maintenance.

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

*Paths: Asphalt Overlay North continued...*

Caldera Springs Pathways  
 Pathways North of Trailmere 201,030 SF

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

**Paths: Asphalt Patching North**

Asset ID	1271	1 Total	@ \$5,000.00
		Asset Actual Cost	\$5,000.00
Non-Capital		Percent Replacement	100%
North Streets & Paths		Future Cost	\$5,849.29
Placed in Service	January 2025		
Useful Life	5		
Replacement Year	2030		
Remaining Life	4		

This provision provides funding to patch the north paths.

This was done in 2025 for \$5,000. The useful life is based on estimates established by RS Means and/or the National Estimator.

**Paths: Asphalt Poly Patch North**

Asset ID	1233	1 Total	@ \$5,840.64
		Asset Actual Cost	\$5,840.64
Non-Capital		Percent Replacement	100%
North Streets & Paths		Future Cost	\$7,685.88
Placed in Service	January 2023		
Useful Life	7		
Adjustment	3		
Replacement Year	2033		
Remaining Life	7		

This provision provides funding to poly patch the walking paths.

Per TOPLOCK Asphalt Maintenance.

Caldera Springs Pathways  
 Pathways North of Trailmere 201,030 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 Area****Paths: Asphalt Sealcoat North**

Asset ID	1099	201,030 SF	@ \$0.22
Non-Capital		Asset Actual Cost	\$44,226.60
North Streets & Paths		Percent Replacement	100%
Placed in Service	January 2023	Future Cost	\$70,808.21
Useful Life	7		
Adjustment	1		
Replacement Year	2038		
Remaining Life	12		

Per TOPLOCK Asphalt Maintenance.

Caldera Springs Pathways  
 Pathways North of Trailmere 201,030 SF

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

**Quarry Parking lot Light Posts and Lights**

Asset ID	1273	2 Each	@ \$8,000.00
Non-Capital		Asset Actual Cost	\$16,000.00
North Streets & Paths		Percent Replacement	100%
Placed in Service	January 2006	Future Cost	\$17,305.60
Useful Life	22		
Replacement Year	2028		
Remaining Life	2		

This provision provides funding to replace the quarry parking lot lights and posts.

**Roads: Asphalt Overlay North**

Asset ID	1121	372,270 SF	@ \$2.50
Capital		Asset Actual Cost	\$929,185.92
North Streets & Paths		Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$1,087,016.10
Useful Life	21		
Adjustment	2		
Replacement Year	2030		
Remaining Life	4		

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

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

*Roads: Asphalt Overlay North 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.

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 Patching North**

	Asset ID	1141	1 Total	@ \$11,681.28
	Non-Capital	Asset Actual Cost	\$11,681.28	
	North Streets & Paths	Percent Replacement	100%	
Placed in Service	January 2023	Future Cost	\$13,665.45	
Useful Life	14			
Adjustment	-7			
Replacement Year	2030			
Remaining Life	4			

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

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

**Roads: Asphalt Poly Patch North**

	Asset ID	1230	1 Total	@ \$3,244.80
	Non-Capital	Asset Actual Cost	\$3,244.80	
	North Streets & Paths	Percent Replacement	100%	
Placed in Service	January 2023	Future Cost	\$4,269.94	
Useful Life	7			
Adjustment	3			
Replacement Year	2033			
Remaining Life	7			

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

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

*Roads: Asphalt Poly Patch North continued...*

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 Sealcoat North		372,270 SF	@ \$0.18
Asset ID	1104	Asset Actual Cost	\$67,008.60
Non-Capital		Percent Replacement	100%
North Streets & Paths		Future Cost	\$81,526.21
Placed in Service	January 2023		
Useful Life	7		
Adjustment	1		
Replacement Year	2031		
Remaining Life	5		

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.

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

Sunriver, Oregon

**Detail Report by Area**

Roads: Gravel - Replacement North		1 Total	@ \$28,035.07
Asset ID	1175	Asset Actual Cost	\$28,035.07
Capital		Percent Replacement	100%
North Streets & Paths		Future Cost	\$32,797.07
Placed in Service	January 2007		
Useful Life	21		
Adjustment	2		
Replacement Year	2030		
Remaining Life	4		

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.

**North Streets & Paths - Total Current Cost** **\$1,519,105**

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

Gravel @ Corners		1 Total	@ \$7,008.77
Asset ID	1170	Asset Actual Cost	\$7,008.77
Non-Capital		Percent Replacement	100%
South Streets & Paths		Future Cost	\$8,199.27
Placed in Service	January 2022		
Useful Life	10		
Adjustment	-2		
Replacement Year	2030		
Remaining Life	4		

This provision provides funding for gravel at corners with compost.

Paths: Asphalt Overlay South		89,720 SF	@ \$2.00
Asset ID	1209	Asset Actual Cost	\$179,440.00
Capital		Percent Replacement	100%
South Streets & Paths		Future Cost	\$218,316.20
Placed in Service	January 2007		
Useful Life	14		
Adjustment	10		
Replacement Year	2031		
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 replacement year information was provided by the Association on February 16, 2011.

Per TOPLOCK Asphalt Maintenance.

Caldera Springs Pathways  
 Pathways South of Trailmere 89,720 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 Area**

**Paths: Asphalt Patching South**

		1 Total	@ \$5,000.00
Asset ID	1272	Asset Actual Cost	\$5,000.00
Non-Capital		Percent Replacement	100%
South Streets & Paths		Future Cost	\$5,849.29
Placed in Service	January 2025		
Useful Life	5		
Replacement Year	2030		
Remaining Life	4		

This provision provides funding to patch the south paths.

This was done in 2025 for \$5,000. The useful life is based on estimates established by RS Means and/or the National Estimator.

**Paths: Asphalt Poly Patch South**

		1 Total	@ \$5,840.64
Asset ID	1234	Asset Actual Cost	\$5,840.64
Non-Capital		Percent Replacement	100%
South Streets & Paths		Future Cost	\$7,685.88
Placed in Service	January 2023		
Useful Life	7		
Adjustment	3		
Replacement Year	2033		
Remaining Life	7		

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

Per TOPLOCK Asphalt Maintenance.

Caldera Springs Pathways  
 Pathways South of Trailmere 89,720 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 Area**

**Paths: Asphalt Sealcoat South**

Asset ID	1229	89,720 SF	@ \$0.22
Non-Capital		Asset Actual Cost	\$19,738.40
South Streets & Paths		Percent Replacement	100%
Placed in Service	January 2023	Future Cost	\$24,975.37
Useful Life	7		
Adjustment	2		
Replacement Year	2032		
Remaining Life	6		

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

Per TOPLOCK Asphalt Maintenance.

Caldera Springs Pathways  
 Pathways South of Trailmere 89,720 SF

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

**Roads: Asphalt Overlay South**

Asset ID	1102	303,510 SF	@ \$2.50
Capital		Asset Actual Cost	\$758,775.00
South Streets & Paths		Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$923,165.81
Useful Life	21		
Adjustment	3		
Replacement Year	2031		
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.

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

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

*Roads: Asphalt Overlay South continued...*

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

Roads: Asphalt Patching South		1 Total	@ \$11,681.28
Asset ID	1163	Asset Actual Cost	\$11,681.28
Non-Capital		Percent Replacement	100%
South Streets & Paths		Future Cost	\$14,212.06
Placed in Service	January 2006		
Useful Life	14		
Adjustment	11		
Replacement Year	2031		
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 Poly Patch South		1 Total	@ \$30,000.00
Asset ID	1232	Asset Actual Cost	\$30,000.00
Non-Capital		Percent Replacement	100%
South Streets & Paths		Future Cost	\$41,057.07
Placed in Service	January 2024		
Useful Life	7		
Adjustment	3		
Replacement Year	2034		
Remaining Life	8		

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

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 cost and useful life are per the Association.

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

**Roads: Asphalt Sealcoat South**

Asset ID	1223	303,510 SF	@ \$0.18
Non-Capital		Asset Actual Cost	\$54,631.80
South Streets & Paths		Percent Replacement	100%
Placed in Service	January 2024	Future Cost	\$69,126.66
Useful Life	7		
Adjustment	1		
Replacement Year	2032		
Remaining Life	6		

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

Per TOPLOCK Asphalt Maintenance.

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

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

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

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

**Roads: Gravel - Replacement South**

Asset ID	1176	1 Total	@ \$28,035.07
Capital		Asset Actual Cost	\$28,035.07
South Streets & Paths		Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$34,108.95
Useful Life	21		
Adjustment	3		
Replacement Year	2031		
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.

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

Sunriver, Oregon

**Detail Report by Area**

**South Streets & Paths - Total Current Cost**

**\$1,100,151**

**DRAFT**

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

Sunriver, Oregon

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

Asset ID	1192	228,465 SF	@ \$2.00
Capital		Asset Actual Cost	\$456,198.91
Expansion South Streets & Paths		Percent Replacement	100%
Placed in Service	June 2022	Future Cost	\$924,175.29
Useful Life	14		
Adjustment	8		
Replacement Year	2044		
Remaining Life	18		

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

**PATHWAY CONSTRUCTION**

June 2022 / 5310sf

- Connecting pathway at Trailmere

October 2022 / 43,470sf

- Mirror Rock interior pathway including connections

June 2023 / 179,685sf

- Perimeter and Lava Springs pathways

The cost is based on a per square foot estimate provided by the Association on February 16, 2011.

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

**Paths: Asphalt Seal Coat Expansion South**

Asset ID	1193	1 Total	@ \$35,995.00
Non-Capital		Asset Actual Cost	\$35,995.00
Expansion South Streets & Paths		Percent Replacement	100%
Placed in Service	June 2025	Future Cost	\$45,545.16
Useful Life	7		
Replacement Year	2032		
Remaining Life	6		

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

**PATHWAY CONSTRUCTION**

June 2022 / 5310sf

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

*Paths: Asphalt Seal Coat Expansion South continued...*

- Connecting pathway at Trailmere

October 2022 / 43,470sf

- Mirror Rock interior pathway including connections

June 2023 / 179,685sf

- Perimeter and Lava Springs pathways

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

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

**Roads: Asphalt Overlay Expansion South**

Asset ID	1183	399,105 SF	@ \$2.50
Capital		Asset Actual Cost	\$997,762.50
Expansion South Streets & Paths		Percent Replacement	100%
Placed in Service	June 2022	Future Cost	\$2,021,283.75
Useful Life	21		
Adjustment	1		
Replacement Year	2044		
Remaining Life	18		

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
- Everwild Circle

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

*Roads: Asphalt Overlay Expansion South continued...*

*Phase C2 / June 2023 / 53,730sf*

- *Preservation Loop*
- *Cotton Tail*
- *Redtail*

The cost and replacement year information was provided by the Association on February 16, 2011.

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

**Roads: Asphalt Patching Expansion South**

Asset ID	1212	1 Total Asset Actual Cost	@ \$20,000.00
Capital		\$20,000.00	
Expansion South Streets & Paths		100%	
Placed in Service	June 2022		
Useful Life	10		
Replacement Year	2032		
Remaining Life	6		

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 Vandeventer 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*

- *Preservation Loop*

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

*Roads: Asphalt Patching Expansion South continued...*

- Cotton Tail
- Redtail

**Roads: Asphalt Seal Coat Expansion South (Elk Run)**

Asset ID	1228	100,420 sf	@ \$0.15
		Asset Actual Cost	\$15,063.00
Non-Capital		Percent Replacement	100%
Expansion South Streets & Paths		Future Cost	\$18,326.44
Placed in Service	June 2024		
Useful Life	7		
Replacement Year	2031		
Remaining Life	5		

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 / 100,420 sf  
 Elk Run Drive 100,4200 sf

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 (Preservation)**

Asset ID	1288	125,740 SF	@ \$0.16
		Asset Actual Cost	\$20,118.40
Non-Capital		Percent Replacement	100%
Expansion South Streets & Paths		Future Cost	\$20,118.40
Placed in Service	June 2026		
Useful Life	7		
Replacement Year	2026		
Remaining Life	0		

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

Total 125,740 sf  
 Phase C/June 2023

# Caldera Springs Owners' Association, Inc.

## Sunriver, Oregon

### Detail Report by Area

## *Roads: Asphalt Seal Coat Expansion South (Preservation) continued...*

Rock Crest Lane 19,600 sf  
Preservation Loop 69,340 sf  
Everwild Loop 26,428 sf  
Cotton Tail 6,540 sf  
Red Tail 6,540 sf

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 M, F, L

Asset ID	1187	176,570 SF	@ \$0.16
	Non-Capital	Asset Actual Cost	\$28,251.20
	Expansion South Streets & Paths	Percent Replacement	100%
Placed in Service	June 2025	Future Cost	\$35,746.78
Useful Life	7		
Replacement Year	2032		
Remaining Life	6		

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

Total 176,570 sf  
Phase A / June 2022 / 115,370 sf  
Mirror Rock Loop 81,510 sf  
Basalt Lane 11,740 sf  
Meadowood Lane 22,120 sf  
  
Phase B / October 2022 / 61,200 sf  
Lava Springs 33,900 sf  
Foothills 1 27,300 sf

The cost is based on a per square foot estimate from the North Sea Cost

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

**Expansion South Streets & Paths - Total Current Cost** **\$1,573,389**

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

Sunriver, Oregon

**Detail Report by Area****Harper's Outpost Wood - Sealing**

		1 Total	@ \$4,800.00
Asset ID	1067	Asset Actual Cost	\$4,800.00
Non-Capital		Percent Replacement	100%
Harpers Outpost		Future Cost	\$5,839.93
Placed in Service	January 2024		
Useful Life	7		
Replacement Year	2031		
Remaining Life	5		

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.

**Obsidian Lake Dock**

		1 Total	@ \$50,000.00
Asset ID	1109	Asset Actual Cost	\$50,000.00
Capital		Percent Replacement	100%
Harpers Outpost		Future Cost	\$50,000.00
Placed in Service	January 2026		
Useful Life	30		
Replacement Year	2026		
Remaining Life	0		

This provision provides funding to replace the dock.

According to the Association, they are considering replacement with a metal dock.

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

**Pavilion Equipment: Renew/Replace**

Asset ID	1047	1 Total	@ \$24,267.76
Capital	Harpers Outpost	Asset Actual Cost	\$24,267.76
Placed in Service	January 2019	Percent Replacement	100%
Useful Life	10	Future Cost	\$27,297.92
Replacement Year	2029		
Remaining Life	3		

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.

**Picnic Chairs - Replacement**

Asset ID	1180	16 Each	@ \$540.80
Capital	Harpers Outpost	Asset Actual Cost	\$8,652.80
Placed in Service	January 2007	Percent Replacement	100%
Useful Life	25	Future Cost	\$11,386.49
Adjustment	1		
Replacement Year	2033		
Remaining Life	7		

This provision is to replace the 16 picnic wicker chairs.

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

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

<b>Picnic Tables - Replacement</b>		4 Each	@ \$5,408.00
	Asset ID	Asset Actual Cost	\$21,632.00
Placed in Service	1179	Percent Replacement	100%
Capital	Harpers Outpost	Future Cost	\$28,466.24
Useful Life	January 2007		
Adjustment	25		
Replacement Year	1		
Remaining Life	2033		
	7		

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.

<b>Water Heater Pavilion</b>		1 Total	@ \$2,319.91
	Asset ID	Asset Actual Cost	\$2,319.91
Placed in Service	1083	Percent Replacement	100%
Capital	Harpers Outpost	Future Cost	\$2,319.91
Useful Life	January 2007		
Adjustment	15		
Replacement Year	1		
Remaining Life	2026		
	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.

**Harpers Outpost - Total Current Cost** **\$111,672**

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

**Bridge - Wood**

		1 Total	@ \$179,045.63
Asset ID	1009	Asset Actual Cost	\$179,045.63
Capital		Percent Replacement	100%
Obsidian Lake Bridge		Future Cost	\$275,632.52
Placed in Service	January 2007		
Useful Life	30		
Replacement Year	2037		
Remaining Life	11		

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.

**Bridge Lighting - Replacement**

		1 Total	@ \$6,086.27
Asset ID	1115	Asset Actual Cost	\$6,086.27
Capital		Percent Replacement	100%
Obsidian Lake Bridge		Future Cost	\$7,701.07
Placed in Service	January 2022		
Useful Life	10		
Replacement Year	2032		
Remaining Life	6		

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.

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

**Bridge: Paint/Seal**

Asset ID	1145	1 Total	@ \$19,680.62
		Asset Actual Cost	\$19,680.62
Non-Capital		Percent Replacement	100%
Obsidian Lake Bridge		Future Cost	\$20,467.84
Placed in Service	January 2020		
Useful Life	7		
Replacement Year	2027		
Remaining Life	1		

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.

**Holiday Lights - Replacement I**

Asset ID	1108	1 Total	@ \$7,798.02
		Asset Actual Cost	\$3,899.01
Capital		Percent Replacement	50%
Obsidian Lake Bridge		Future Cost	\$4,385.86
Placed in Service	March 2024		
Useful Life	5		
Replacement Year	2029		
Remaining Life	3		

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

**Holiday Lights - Replacement II**

Asset ID	1147	1 Total	@ \$7,798.02
		Asset Actual Cost	\$3,899.01
Capital		Percent Replacement	50%
Obsidian Lake Bridge		Future Cost	\$3,899.01
Placed in Service	March 2014		
Useful Life	5		
Adjustment	5		
Replacement Year	2026		
Remaining Life	0		

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

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

Sunriver, Oregon

**Detail Report by Area**

*Holiday Lights - Replacement II continued...*

Association.

<b>Obsidian Lake Bridge - Total Current Cost</b>	<b>\$212,611</b>
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**Caldera Springs Owners' Association, Inc.**  
 Sunriver, Oregon  
**Detail Report by Area**

**Irrigation Control Pedestal Replacements Rainbird**

Asset ID	1126	1 Total	@ \$100,000.00
Capital		Asset Actual Cost	\$100,000.00
Irrigation - Caldera Phase 1		Percent Replacement	100%
Placed in Service	January 2025	Future Cost	\$173,167.64
Useful Life	15		
Replacement Year	2040		
Remaining Life	14		

This provision provides funding to replace irrigation control pedestal Rainbird.

The useful life and cost were provided by the Association in 2025.

**Irrigation System - Repairs**

Asset ID	1041	1 Total	@ \$6,892.31
Non-Capital		Asset Actual Cost	\$6,892.31
Irrigation - Caldera Phase 1		Percent Replacement	100%
Placed in Service	January 2019	Future Cost	\$7,752.91
Useful Life	10		
Replacement Year	2029		
Remaining Life	3		

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.

**Irrigation - Caldera Phase 1 - Total Current Cost** **\$106,892**

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

Sunriver, Oregon

**Detail Report by Area****Irrigation System - Repair**

		1 Total	@ \$5,000.00
Asset ID	1274	Asset Actual Cost	\$5,000.00
Capital		Percent Replacement	100%
Irrigation - Caldera Expansion South		Future Cost	\$5,849.29
Placed in Service	January 2025		
Useful Life	5		
Replacement Year	2030		
Remaining Life	4		

This provision provides funding to repair the irrigation system.

The useful life and cost were provided by the Association in 2025.

**Irrigation - Caldera Expansion South - Total Current Cost**

**\$5,000**

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

**Common Area Signage**

		1 Total	@ \$159,079.69
Asset ID	1089	Asset Actual Cost	\$159,079.69
Capital Signs		Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$275,474.55
Useful Life	20		
Adjustment	13		
Replacement Year	2040		
Remaining Life	14		

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	@ \$5,408.00
Asset ID	1112	Asset Actual Cost	\$5,408.00
Non-Capital Signs		Percent Replacement	100%
Placed in Service	January 2023	Future Cost	\$5,408.00
Useful Life	2		
Replacement Year	2026		
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 Area**

*Street Signs: Repair continued...*

2022 - \$15,431 spent

2023 - \$3,666 spent

**Street Signs: Repair Expansion**

Asset ID	1224	1 Total Asset Actual Cost	@ \$16,224.00
Non-Capital Signs		Percent Replacement	\$16,224.00
Placed in Service	January 2023	Future Cost	100%
Useful Life	2		\$18,249.79
Adjustment	4		
Replacement Year	2029		
Remaining Life	3		

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** **\$180,712**

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

Computers/Monitors/keyboards/mouses		1 Total	@ \$5,400.00
Asset ID	1276	Asset Actual Cost	\$5,400.00
Capital Office		Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$6,074.27
Useful Life	7		
Replacement Year	2029		
Remaining Life	3		

This provision provides funding to replace office computers, monitors, keyboards and mice.

- 1.) 6 - Monitors at \$300 each, \$1,800
- 2.) 3 - Laptops at \$1,200 each \$3,600

Data Card Printer - Replacement		1 Total	@ \$4,088.45
Asset ID	1136	Asset Actual Cost	\$4,088.45
Capital Office		Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$4,251.99
Useful Life	5		
Replacement Year	2027		
Remaining Life	1		

This provision provides funding to replace the data card printer.

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

Golf Cart - Replacement		1 Total	@ \$3,153.95
Asset ID	1152	Asset Actual Cost	\$3,153.95
Capital Office		Percent Replacement	100%
Placed in Service	January 2017	Future Cost	\$3,280.10
Useful Life	5		
Adjustment	5		
Replacement Year	2027		
Remaining Life	1		

This provision is for the replacement of the golf cart.

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

*Golf Cart - Replacement continued...*

The cost and useful life are per the Association.

Office Printer/ Check Reader					
Asset ID	1275		1 Total		@ \$7,080.00
Capital Office			Asset Actual Cost		\$7,080.00
Placed in Service	January 2022		Percent Replacement		100%
Useful Life	7		Future Cost		\$7,964.04
Replacement Year	2029				
Remaining Life	3				

This provision provides funding to replace office printer and check reader.

Quarry Office Furniture					
Asset ID	1024		1 Total		@ \$4,100.00
Capital Office			Asset Actual Cost		\$4,100.00
Placed in Service	January 2018		Percent Replacement		100%
Useful Life	15		Future Cost		\$5,395.32
Replacement Year	2033				
Remaining Life	7				

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

In 2025 purchased a desk cost \$460

Description of items:

- 1.) 3-Desks at \$500 each Total \$1,500
- 2.) 3 - Desk Chairs at \$200 each Total \$600
- 3.) Meeting Room table and chairs \$2,000

**Office - Total Current Cost** **\$23,822**

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

Sunriver, Oregon

**Detail Report by Area****Building Envelope Inspection**

		1 Total	@ \$0.00
Asset ID	1122	Asset Actual Cost	
Non-Capital Inspections		Percent Replacement	100%
Placed in Service	January 2022	Future Cost	
Useful Life	7		
Replacement Year	2029		
Remaining Life	3		

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	@ \$10,861.86
Asset ID	1124	Asset Actual Cost	\$10,861.86
Non-Capital Inspections		Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$13,743.72
Useful Life	25		
Replacement Year	2032		
Remaining Life	6		

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 Area****Plumbing Inspection**

Asset ID	1123	1 Total Asset Actual Cost	@ \$10,861.86
Non-Capital Inspections		Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$13,743.72
Useful Life	25		
Replacement Year	2032		
Remaining Life	6		

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** \$21,724

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

Sunriver, Oregon

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

		1 Total	@ \$1,040.00
Asset ID	1172	Asset Actual Cost	\$1,040.00
Placed in Service	Non-Capital Reserve Study	Percent Replacement	100%
January 2024		Future Cost	\$1,040.00
Useful Life	1		
Replacement Year	2026		
Remaining Life	0		

This is for an offsite reserve study update.

**Reserve Study Update - Onsite**

		1 Total	@ \$4,326.40
Asset ID	1173	Asset Actual Cost	\$4,326.40
Placed in Service	Non-Capital Reserve Study	Percent Replacement	100%
January 2023		Future Cost	\$5,061.28
Useful Life	7		
Replacement Year	2030		
Remaining Life	4		

This is for an onsite reserve study update.

**Reserve Study - Total Current Cost** **\$5,366**

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

Sunriver, Oregon

**Detail Report by Area****Culvert Cleaning**

		1 Total	@ \$5,000.00
	Asset ID	Asset Actual Cost	\$5,000.00
	Capital	Percent Replacement	100%
Placed in Service	1279	Future Cost	\$5,000.00
Useful Life	Capital		
Adjustment	Miscellaneous		
Replacement Year	January 2007		
Remaining Life	20		
	-1		
	2026		
	0		

This provision provides funding for culvert cleaning.

**Dog Stations - Expansion Caldera**

		5 Each	@ \$240.00
	Asset ID	Asset Actual Cost	\$1,200.00
	Capital	Percent Replacement	100%
Placed in Service	1278	Future Cost	\$1,642.28
Useful Life	Capital		
Replacement Year	Miscellaneous		
Remaining Life	January 2024		
	10		
	2034		
	8		

This provision provides funding to dog stations in the expansion Caldera.

**Dog Stations - Original Caldera**

		8 Each	@ \$240.00
	Asset ID	Asset Actual Cost	\$1,920.00
	Capital	Percent Replacement	100%
Placed in Service	1277	Future Cost	\$2,159.74
Useful Life	Capital		
Replacement Year	Miscellaneous		
Remaining Life	January 2019		
	10		
	2029		
	3		

This provision provides funding to dog stations in the original Caldera.

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

**Ladder Fuel Reduction**

Asset ID	1151	1 Total	@ \$12,615.78
	Non-Capital	Asset Actual Cost	\$12,615.78
	Miscellaneous	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$12,615.78
Useful Life	4		
Replacement Year	2026		
Remaining Life	0		

This provision is for ladder fuel reduction.

The cost and useful life are per the Association.

**Landscape Material Replacements**

Asset ID	1061	1 Total	@ \$5,231.20
	Capital	Asset Actual Cost	\$5,231.20
	Miscellaneous	Percent Replacement	100%
Placed in Service	January 2024	Future Cost	\$5,884.39
Useful Life	5		
Replacement Year	2029		
Remaining Life	3		

This provision funds for replacement of landscape materials if needed.

This was done in 2024 for \$5,030.

The cost and useful life are per the Association.

**Metal Benches - Replacement**

Asset ID	1093	7 Each	@ \$2,386.20
	Capital	Asset Actual Cost	\$16,703.38
	Miscellaneous	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$21,135.10
Useful Life	20		
Adjustment	5		
Replacement Year	2032		
Remaining Life	6		

This provision provides funding to replace the metal benches.

According to the Association, there are 7 metal benches.

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

*Metal Benches - Replacement continued...*

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

Wood Benches - Replacement		15 Each	@ \$934.50
Asset ID	1166	Asset Actual Cost	\$14,017.50
Capital		Percent Replacement	100%
Miscellaneous		Future Cost	\$18,446.07
Placed in Service	January 2023		
Useful Life	10		
Replacement Year	2033		
Remaining Life	7		

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

In 2023, the Association replaced all the benches.

Wood Bridges		4 Each	@ \$10,816.00
Asset ID	1216	Asset Actual Cost	\$43,264.00
Capital		Percent Replacement	100%
Miscellaneous		Future Cost	\$44,994.56
Placed in Service	January 2007		
Useful Life	20		
Replacement Year	2027		
Remaining Life	1		

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

According to the Association, there are 4 bridges.

- 1.) Two (2) Bridges in Sable Rock Park over stream
- 2.) One (1) Bridge in the Meadow over stream
- 3.) One (1) Bridge over stream into Trailmere lake

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.

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

Sunriver, Oregon

**Detail Report by Area****Wood Bridges Obsidian Lake**

Asset ID	1289	2 Each	@ \$12,090.00
Capital		Asset Actual Cost	\$24,180.00
Miscellaneous		Percent Replacement	100%
Placed in Service	January 2025	Future Cost	\$50,943.61
Useful Life	20		
Replacement Year	2045		
Remaining Life	19		

This provision provides funding to replace the wood bridges over Obsidian Lake.

According to the Association, there are 2 bridges.

1.) One (1) Bridge over stream into Obsidian lake.

To be replaced 2025 estimated cost \$24,180

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.

**Miscellaneous - Total Current Cost** **\$124,132**

**Caldera Springs Owners' Association, Inc.**  
**Category Detail Index**

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**Caldera Springs Owners' Association, Inc.**  
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Total Assets		189	

# 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.