

SURF PINES ASSOCIATION
MAINTENANCE PLAN
RESERVE STUDY
LEVEL III: UPDATE WITH NO VISUAL SITE INSPECTION
BUDGET YEAR
July 1, 2024 to June 30, 2025



<https://www.schwindtco.com/>

(503) 227-1165

SURF PINES ASSOCIATION

Executive Summary

Year of Report:

July 1, 2024 to June 30, 2025

Number of Units:

407 Units

Parameters:

Beginning Balance: \$482,000

Year 2024 Suggested Contribution: \$95,120

Year 2024 Projected Interest Earned: \$18,172

Inflation: 3.25%

Annual Increase to Suggested Contribution: 4.00%

Lowest Cash Balance Over 30 Years (Threshold): \$482,000

Average Reserve Assessment per Unit: \$58.43

Prior Year's Actual Contribution: \$95,120

TABLE OF CONTENTS
Surf Pines Association

Disclosure Information 4 of 83

MAINTENANCE PLAN

Maintenance Plan 9 of 83

RESERVE STUDY

Property Description 21 of 83

Cash Flow Method - Threshold Funding Model Summary 22 of 83

Cash Flow Method - Threshold Funding Model Projection 23 of 83

Component Summary By Category 24 of 83

Component Summary By Group 27 of 83

Annual Expenditure Detail 30 of 83

Detail Report by Category 37 of 83

Additional Disclosures 77 of 83

**Surf Pines Association
Maintenance Plan
Reserve Study Update –Offsite
Disclosure Information
2024**

We have conducted an offsite reserve study update and maintenance plan for Surf Pines Association for the year beginning July 1, 2024, in accordance with guidelines established by the Community Associations Institute and the American Institute of Certified Public Accountants.

This reserve study and maintenance plan complies 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.

Assumptions used for inflation, interest, and other factors are detailed on page 21. Income tax factors were not considered due to the uncertainty of factors affecting net taxable income and the election of tax forms to be filed.

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

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

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

Increases in Roofing and Painting Costs

Over the last several years, roofing, painting, and other costs have increased at a dramatic pace. Schwindt 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%. Experts are not sure if this increase is temporary due to supply chain issues or if this will be a long-term increase. At this time, Schwindt and Company is recommending an inflation rate of 4% in reserve studies. We will continue to monitor the inflation rate throughout this period. More information can be found at https://inflationdata.com/Inflation/Inflation_Rate/HistoricalInflation.aspx. The Association has requested an inflation rate of 3.25%.

According to the Association, they are responsible for the maintenance, repair and replacement of the roads, walking paths, private park, entrance gates, security gate house and security guard house.

An earthquake insurance deductible is not included in the reserve study.

The Association has elected to provide certain information to Schwindt and Company to allow Schwindt and Company to perform a lesser level of assurance with respect to the reserve study. Factual data may include measurements, component listings, and other relevant information. As such, Schwindt and Company accepts no responsibility for such information. Had we performed a level I reserve study, Schwindt and Company would have collected and analyzed such data and would have taken responsibility for the presentation of the reserve study taken as a whole.

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.

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.



SURF PINES ASSOCIATION

MAINTENANCE PLAN

BUDGET YEAR

July 1, 2024 to June 30, 2025

Surf Pines Association
Executive Summary of Maintenance Plan

Regular maintenance of common elements is necessary to ensure 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.

**Surf Pines Association
Maintenance Plan
2024**

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 function as intended throughout their lifespan.

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

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

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

Frequency: Annually

Building Envelope Inspection

Schwindt 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 building envelope inspection should be performed on a regular basis. This would include a visual inspection and if needed intrusive openings. The Association should refer to the building envelope forensic specialist to determine the extent and frequency of inspections.

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

Frequency: Every 5 years

Roof Inspection

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 should be noted by the maintenance contractor and/or Association representatives after completion of the review.

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

Frequency: Bi-Weekly

Lighting: Exterior & Common Area Interior – Inspection/Maintenance

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

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

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

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

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

Meeting House

The meeting house 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 wear, stains, tears, and tripping hazards. The overall condition of the following should be reviewed: walls/ceilings; lighting fixture protection; exercise/weight equipment; and location of signs, 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 should be noted by the maintenance contractor and/or Association representatives after completion of the review.

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

Frequency: Monthly

Living Quarters – Kitchen – Review

In facilities, common area kitchenettes and dining areas may contain pieces of equipment that can jeopardize life safety if preventive maintenance is neglected. The following monthly checklist includes common cooking equipment and dining furniture: review the electrical outlet load for fire safety (per manufacturer and code); check that paper/flammable materials are positioned away from heat sources; ensure there is an accessible route and there is sufficient visibility of emergency exits.

A fire extinguisher review should include tag currency, placement, housing condition, hose condition, and overall condition.

Equipment, such as dishwashers, garbage disposals, stoves, refrigerators, and sinks should undergo review. **Note: Always follow manufacturer's guidelines.** For each item, check overall condition, switches, timer, piping, and valves for leaks, wiring, pilots, doors, gaskets, and belts where applicable. Gas connections should be checked.

The flooring systems should be reviewed for deficiencies, such as excessive wear, stains, and tripping hazards.

Review the exhaust system for hood function and condition, grease trap function, cleanliness and

condition, filter condition, exhaust duct condition, and fan function and condition.

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

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. Note deficiencies, required maintenance, and repairs after completion of the review.

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

Grass play areas should be reviewed for deficiencies, such as overgrowth, exposed soil, excess fertilization (granules left on surface), contamination from foreign substances, rodent infestation (e.g., gopher holes), root encroachment, and depressions or other tripping hazards, such as rocks, elevated sprinkler heads, hoses, field markers, and/or exposed irrigation pipes.

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

Frequency: Monthly

Hot Water Heater – Living Quarters – Inspection/Maintenance

Maintenance of the hot water heater includes regularly scheduled inspections and maintenance.

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

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

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

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

Frequency: Monthly to Annually

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. In addition to serving as a point of initial access, the main entry may feature entry kiosk, which should be secure and operational.

Entry Kiosk: Review the overall condition for structural integrity and general appearance, free of obstacles or debris; operation and lubrication of doors, hardware, hinges, and locks; condition and cleanliness of window and/or glass; overall operation of lighting.

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

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

Frequency: Monthly

Windows & Doors

These maintenance procedures should also be performed on the common area buildings including the meeting house. This expense for the common buildings should be included in the Association's operating budget and may be considered part of the annual property inspection.

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

Frequency: Monthly

Gutters & Downspouts

Schwindt 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: Semiannually, more often if necessary

Exterior Walls

The siding, trim, and other wood building components should be inspected for loose, missing, cracked, or otherwise damaged components. Sealant joints should be checked for missing or cracked sealant.

Painted surfaces should be checked for paint deterioration, bubbling, or other signs of deterioration.

Any penetrations of the building envelope, such as utility lines and light fixtures, should be checked annually for signs of water intrusion. Hose bibs should be checked for leaks and other failures. Each hose bib should be shut off and drained during the winter to prevent damage from freezing.

Annual inspections to check for signs of water intrusion should be made of the building envelope interfaces, such as where the windows intersect with the walls and where the walls intersect with the roof.

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

Inspections should be made by a qualified professional.

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

Frequency: Annually

Trees – Maintenance

The Association will be responsible for trimming trees in the common area throughout the property. Trees and shrubs should be kept clear of the building components.

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

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

Frequency: Annually

Landscape Maintenance

The Association will be responsible for maintenance and upkeep of common area landscape throughout the property. This may include mowing lawn, removal of weeds, and deadheading of flowers. Landscape techniques vary depending on the foliage and season.

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

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

Frequency: Annually

Exterior Siding Maintenance – Painting

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

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

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

Frequency: Every 7 years

Attics & Crawl Spaces

These maintenance procedures should also be performed on the common building including the meeting house and living quarters. This expense for the common buildings should be included in the Association's operating budget and may be considered part of the annual property inspection.

Attic should be inspected annually to make sure all vents are free of obstructions and exhaust ducts are tight lined to the exterior. Owners should consult a professional if mold is detected.

Crawl spaces should be checked annually to make sure all vents are free of obstructions. Owners should make sure that the finish grade is below the height of the vents and vents are clear of debris. Crawl space should be checked for signs of water intrusion or moisture damage to the building structure.

Owners should consult a professional if water related damage is discovered.

Frequency: Annually

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

SURF PINES ASSOCIATION
RESERVE STUDY
LEVEL III: UPDATE WITH NO VISUAL SITE INSPECTION
BUDGET YEAR
July 1, 2024 to June 30, 2025

**Surf Pines Association
Category Detail Index**

Asset ID	Description	Replacement	Page
Gates			
1009	Entry Kiosk - Replacement	31-32	37 of 83
1010	Gate Assembly (Arm & Motors) - Replacement	25-26	37 of 83
Streets/Asphalt			
1024	Asphalt: Horizon & Silver Spot Lane	49-50	38 of 83
1025	Asphalt: Malarkey Dr: Manion Dr to Ocean	49-50	38 of 83
1050	Asphalt: Manion Dr: High Surf to Seabreeze/Lakeside	54-55	39 of 83
1028	Asphalt: Manion Dr: Lewis Ln to Malarkey	49-50	40 of 83
1029	Asphalt: Manion Dr: Seabreeze/Lakeside to Horizon Ln	44-45	40 of 83
1027	Asphalt: Manion Dr: from Horizon Lane north 1,584'	44-45	41 of 83
1076	Asphalt: Manion Dr: from South Gate north to 89286 on Manion	49-50	42 of 83
1051	Asphalt: Manion Dr: from prev paving north 1,584' to Malarkey Lane	34-35	42 of 83
1026	Asphalt: Manion Dr: from prior repair & High Surf	49-50	43 of 83
1031	Asphalt: Ocean Dr: 1,300' south of Horizon Ln	49-50	44 of 83
1032	Asphalt: Ocean Dr: 1,400' north of Horizon Ln	49-50	44 of 83
1033	Asphalt: Ocean Dr: 1,500' south of Malarkey Ln	49-50	45 of 83
1052	Asphalt: Ocean Dr: 1,760' north of High Surf	49-50	46 of 83
1030	Asphalt: Ocean Dr: 89214 to Manion Dr	49-50	46 of 83
1034	Asphalt: Parking Area: Meeting House	49-50	47 of 83
1035	Asphalt: Pelican Ln: Manion to east 200'	49-50	48 of 83
1036	Asphalt: Pine Ridge & Lakeside Ct	44-45	48 of 83
1044	Asphalt: Primrose Lane	64-65	49 of 83
1037	Asphalt: Seabreeze: Horizon Ln north to end & Boat Launch	44-45	50 of 83

Surf Pines Association Category Detail Index

Asset ID	Description	Replacement	Page
<i>Streets/Asphalt Continued...</i>			
1038	Asphalt: Seabreeze: South end north to Horizon Ln	34-35	50 of 83
1039	Asphalt: Shady Pines Dr: Pine Ridge Ct to Lakeside Ct	34-35	51 of 83
1045	Asphalt: Steller Lane	64-65	52 of 83
1040	Asphalt: Surf Pines Landing I	49-50	52 of 83
1046	Asphalt: Surf Pines Landing II	39-40	53 of 83
1043	Asphalt: Surf Pines Landing: Easy Way to 101	49-50	54 of 83
1060	Asphalt: Surf Pines Lane: 101 to 20' West (ODOT Permit Work)	24-25	54 of 83
1075	Asphalt: Surf Pines Lane: 20' West of 101 to 50' West of 101	24-25	55 of 83
1042	Asphalt: Surf Pines Lane: S Gate east to Easy Way	49-50	55 of 83
1041	Asphalt: Surf Pines Lane: S Gate west to Manion Dr	49-50	56 of 83
Equipment			
1071	Boulders for Vehicle Control - Replacement	44-45	58 of 83
1074	Infiltration Discharge Hatches - Replacement	54-55	58 of 83
1005	Lawn Mower #1 - Replacement	32-33	58 of 83
1063	Lawn Mower #2 - Replacement	29-30	59 of 83
1073	Motor: Flood Control System - Inspection	25-26	59 of 83
1068	North Gate - 1 Camera - Replacement	26-27	59 of 83
1006	Playground - Replacement	27-28	60 of 83
1007	Pump Decks & Railings - Replacement	64-65	60 of 83
1067	South Gate - 2 Cameras - Replacement	26-27	60 of 83
1070	Split Rail Fencing - Replacement	39-40	61 of 83
1069	Trail #6 - 1 Camera - Replacement	27-28	61 of 83
1061	Vehicle: Ford Ranger - Replacement	30-31	61 of 83
1008	Water Control Pumps - Replacement	32-33	62 of 83
Living Quarters			
1058	Bathroom Cabinets & Counters: Living Quarters - Renovation	52-53	63 of 83

**Surf Pines Association
Category Detail Index**

Asset ID	Description	Replacement	Page
<i>Living Quarters Continued...</i>			
1011	Bathroom Fixtures: Living Quarters - Renovation	43-44	63 of 83
1055	Blinds: Living Quarters - Replacement	52-53	63 of 83
1080	Dishwasher: Living Quarters - Replacement	32-33	64 of 83
1012	Flooring: Living Quarters - Replacement	32-33	64 of 83
1053	Garage Door: Living Quarters - Replacement	53-54	64 of 83
1079	Gutters & Downspouts: Living Quarters - Replacement	41-42	65 of 83
1056	Gutters: Living Quarters - Replacement	52-53	65 of 83
1059	Heater: Living Quarters - Replacement	24-25	65 of 83
1013	Kitchen Cabinets & Countertops: Living Quarters - Renovation	42-43	66 of 83
1057	Patio Door: Living Quarters - Replacement	52-53	66 of 83
1082	Patio: Living Quarters - Replacement	47-48	67 of 83
1087	Refrigerator: Living Quarters - Replacement	31-32	67 of 83
1015	Roof: Living Quarters - Replacement	34-35	67 of 83
1016	Septic System: Living Quarters - Replacement	34-35	68 of 83
1017	Siding: Living Quarters - Replacement	34-35	68 of 83
1077	Stove: Living Quarters - Replacement	24-25	69 of 83
1081	Washer & Dryer: Living Quarters - Replacement	32-33	69 of 83
1078	Water Heater: Living Quarters - Replacement	38-39	69 of 83
1018	Windows & Doors: Living Quarters - Replacement	34-35	70 of 83
Meeting House			
1085	Bathroom Fixtures: Meeting House - Renovation	36-37	71 of 83
1019	Flooring: Meeting House - Replacement	31-32	71 of 83
1084	Gutters & Downspouts: Meeting House - Replacement	41-42	71 of 83
1086	Kitchen: Meeting House - Renovation	36-37	72 of 83

**Surf Pines Association
Category Detail Index**

Asset ID	Description	Replacement	Page
<i>Meeting House Continued...</i>			
1064	Refrigerator: Meeting House - Replacement	27-28	72 of 83
1020	Roofing: Meeting House - Replacement	45-46	72 of 83
1021	Septic System: Meeting House - Replacement	37-38	73 of 83
1022	Siding: Meeting House - Replacement	37-38	73 of 83
1083	Water Heater: Meeting House - Replacement	24-25	74 of 83
1023	Windows: Meeting House - Replacement	37-38	74 of 83
Shed			
1062	Awning: Shed - Replacement	44-45	75 of 83
1065	Building: Shed - Replacement	44-45	75 of 83
Cameras			
1066	System: Cameras - Maintenance	25-26	76 of 83
	Total Funded Assets	77	
	Total Unfunded Assets	<u>0</u>	
	Total Assets	77	

Surf Pines Association Property Description

Surf Pines Association consists of 407 single family home units located in Warrenton, Oregon. The Association was formed in 1969 and includes private streets, water pumps, parks, a meeting house, a guard house, and guard station. The Association shall provide exterior improvements upon the roads and common areas. The individual homeowners are responsible for all maintenance and repairs of their home and the adjacent private property.

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

A site visit was performed by Schwindt and Company in 2018. 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.

In 2024 the Association evaluated the roads and grouped the life based on the condition.

Roadways Life Based on Condition Assessment

5 = 40 yrs

4 = 21 to 30 yrs

3 = 11 to 20 yrs

2 = 5 to 10 yrs

1 = 1 to 4 yrs

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 may vary from estimated amounts and variations may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet future funding needs.

If additional funds are needed, the Association has the right, subject to member approval, to increase regular assessments, and/or levy special assessments. Otherwise the Association may delay repairs or replacements until funds are available.

Surf Pines Association
Warrenton, Oregon
Cash Flow Method - Threshold Funding Model Summary

Report Date	June 5, 2024
Budget Year Beginning	July 1, 2024
Budget Year Ending	June 30, 2025
Total Units	407

<i>Report Parameters</i>	
Inflation	3.25%
Annual Assessment Increase	4.00%
Interest Rate on Reserve Deposit	3.75%
2024 Beginning Balance	\$482,000

**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 **\$95,120** in **2024** and increases **4.00%** each year for the remaining years of the study. A minimum balance of **\$482,000** is maintained.
- 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 Quarterly Contribution	\$23,780.00
<i>\$58.43 per unit quarterly</i>	
Average Net Quarterly Interest Earned	<u>\$4,542.98</u>
Total Quarterly Allocation to Reserves	\$28,322.98
<i>\$69.59 per unit quarterly</i>	

Surf Pines Association
Cash Flow Method - Threshold Funding Model Projection

Beginning Balance: \$482,000

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
24-25	95,120	18,172	63,350	531,942	1,429,809	37%
25-26	98,925	22,315	6,711	646,471	1,561,250	41%
26-27	102,882	26,513	13,326	762,540	1,693,120	45%
27-28	106,997	30,757	20,363	879,931	1,825,093	48%
28-29	111,277	35,989	2,841	1,024,355	1,982,631	52%
29-30	115,728	41,270	11,171	1,170,182	2,139,976	55%
30-31	120,357	46,083	33,318	1,303,305	2,282,962	57%
31-32	125,171	51,007	39,951	1,439,533	2,427,251	59%
32-33	130,178	54,360	91,144	1,532,927	2,526,992	61%
33-34	135,385	61,374	3,334	1,726,353	2,724,374	63%
34-35	140,801	45,891	607,252	1,305,792	2,310,813	57%
35-36	146,433	52,989	3,554	1,501,661	2,511,188	60%
36-37	152,290	59,455	33,056	1,680,350	2,691,806	62%
37-38	158,382	64,945	71,170	1,832,506	2,843,267	64%
38-39	164,717	73,368	5,790	2,064,802	3,071,624	67%
39-40	171,306	73,834	229,941	2,080,000	3,082,704	67%
40-41	178,158	83,160	4,170	2,337,148	3,332,084	70%
41-42	185,284	92,261	26,439	2,588,255	3,571,565	72%
42-43	192,696	101,164	48,066	2,834,048	3,801,651	75%
43-44	200,403	111,578	24,825	3,121,205	4,068,529	77%
44-45	208,420	90,797	863,402	2,557,018	3,493,802	73%
45-46	216,756	101,573	21,052	2,854,295	3,776,120	76%
46-47	225,427	111,732	56,590	3,134,863	4,037,112	78%
47-48	234,444	119,711	132,968	3,356,050	4,234,119	79%
48-49	243,821	133,196	5,386	3,727,681	4,575,856	81%
49-50	253,574	19,889	3,362,457	638,687	1,493,544	43%
50-51	263,717	27,164	88,476	841,092	1,699,265	49%
51-52	274,266	37,349	29,644	1,123,062	1,980,493	57%
52-53	285,237	45,552	102,727	1,351,124	2,203,743	61%
53-54	296,646	57,373	27,052	1,678,092	2,520,994	67%

Surf Pines Association
Component Summary By Category

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Gates								
Entry Kiosk - Replacement	2016	31-32	15	0	7	2 Each	7,000.00	14,000
Gate Assembly (Arm & Motors) - Replacement	2000	25-26	25	0	1	1 Total	4,000.00	<u>4,000</u>
Gates - Total								\$18,000
Streets/Asphalt								
Asphalt: Horizon & Silver Spot Lane	2003	49-50	30	16	25	26,400 SF	3.50	92,400
Asphalt: Malarkey Dr: Manion Dr to Ocean	2013	49-50	30	6	25	22,000 SF	3.50	77,000
Asphalt: Manion Dr: High Surf to Seabreeze/Lakeside	2020	54-55	30	4	30	26,400 SF	3.50	92,400
Asphalt: Manion Dr: Lewis Ln to Malarkey	2006	49-50	30	13	25	36,400 SF	3.50	127,400
Asphalt: Manion Dr: Seabreeze/Lakeside to Horizon Ln	1991	44-45	30	23	20	36,960 SF	3.50	129,360
Asphalt: Manion Dr: from Horizon Lane north 1,584'	1992	44-45	30	22	20	31,680 SF	3.50	110,880
Asphalt: Manion Dr: from South Gate north to 89286 on Manion	2013	49-50	30	6	25	47,860 SF	3.50	167,510
Asphalt: Manion Dr: from prev paving north 1,584' to Malarkey Lane	1993	34-35	30	11	10	31,680 SF	3.50	110,880
Asphalt: Manion Dr: from prior repair & High Surf	2018	49-50	30	1	25	47,860 SF	3.50	167,510
Asphalt: Ocean Dr: 1,300' south of Horizon Ln	2010	49-50	30	9	25	26,000 SF	3.50	91,000
Asphalt: Ocean Dr: 1,400' north of Horizon Ln	2011	49-50	30	8	25	28,000 SF	3.50	98,000
Asphalt: Ocean Dr: 1,500' south of Malarkey Ln	2013	49-50	30	6	25	30,000 SF	3.50	105,000
Asphalt: Ocean Dr: 1,760' north of High Surf	2009	49-50	30	10	25	32,500 SF	3.50	113,750
Asphalt: Ocean Dr: 89214 to Manion Dr	2015	49-50	30	4	25	40,000 SF	3.50	140,000
Asphalt: Parking Area: Meeting House	2007	49-50	40	2	25	2,000 SF	3.50	7,000
Asphalt: Pelican Ln: Manion to east 200'	2005	49-50	40	4	25	4,000 SF	3.50	14,000
Asphalt: Pine Ridge & Lakeside Ct	1997	44-45	30	17	20	26,400 SF	3.50	92,400
Asphalt: Primrose Lane	2005	64-65	40	19	40	2,000 SF	3.50	7,000
Asphalt: Seabreeze: Horizon Ln north to end & Boat Launch	1990	44-45	40	14	20	26,080 SF	3.50	91,280
Asphalt: Seabreeze: South end north to Horizon Ln	1989	34-35	40	5	10	32,000 SF	3.50	112,000
Asphalt: Shady Pines Dr: Pine Ridge Ct to Lakeside Ct	2001	34-35	30	3	10	31,680 SF	3.50	110,880
Asphalt: Steller Lane	2017	64-65	40	7	40	1,200 SF	3.50	4,200
Asphalt: Surf Pines Landing I	1994	49-50	30	25	25	34,320 SF	3.50	120,120
Asphalt: Surf Pines Landing II	1995	39-40	30	14	15	34,320 SF	3.50	120,120
Asphalt: Surf Pines Landing: Easy Way to 101	2001	49-50	30	18	25	22,000 SF	3.50	77,000

Surf Pines Association
Component Summary By Category

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Streets/Asphalt continued...</i>								
Asphalt: Surf Pines Lane: 101 to 20' West (ODOT Permit Work)	2001	24-25	30	-8	0	1 Total	50,000.00	50,000
Asphalt: Surf Pines Lane: 20' West of 101 to 50' West of 101	2001	24-25	30	-8	0	900 SF	3.50	3,150
Asphalt: Surf Pines Lane: S Gate east to Easy Way	2017	49-50	30	2	25	21,800 SF	3.50	76,300
Asphalt: Surf Pines Lane: S Gate west to Manion Dr	2013	49-50	30	6	25	10,000 SF	3.50	<u>35,000</u>
Streets/Asphalt - Total								\$2,543,540
Equipment								
Boulders for Vehicle Control - Replacement	2024	44-45	20	0	20	4 Each	300.00	1,200
Infiltration Discharge Hatches - Replacement	2024	54-55	30	0	30	1 Total	7,500.00	7,500
Lawn Mower #1 - Replacement	2023	32-33	10	0	8	1 Total	7,020.00	7,020
Lawn Mower #2 - Replacement	2023	29-30	7	0	5	1 Total	7,020.00	7,020
Motor: Flood Control System - Inspection	2024	25-26	1	0	1	1 Total	500.00	500
North Gate - 1 Camera - Replacement	2021	26-27	5	0	2	1 Total	5,000.00	5,000
Playground - Replacement	2002	27-28	25	0	3	1 Total	10,000.00	10,000
Pump Decks & Railings - Replacement	2024	64-65	40	0	40	320 SF	25.00	8,000
South Gate - 2 Cameras - Replacement	2021	26-27	5	0	2	1 Total	5,000.00	5,000
Split Rail Fencing - Replacement	2024	39-40	15	0	15	500 LF	35.00	17,500
Trail #6 - 1 Camera - Replacement	2022	27-28	5	0	3	1 Total	5,000.00	5,000
Vehicle: Ford Ranger - Replacement	2010	30-31	20	0	6	1 Total	25,000.00	25,000
Water Control Pumps - Replacement	2017	32-33	15	0	8	4 Each	12,960.00	<u>51,840</u>
Equipment - Total								\$150,580
Living Quarters								
Bathroom Cabinets & Counters: Living Quarters - Renovation	2023	52-53	30	0	28	1 Total	2,000.00	2,000
Bathroom Fixtures: Living Quarters - Renovation	2023	43-44	20	0	19	1 Total	4,000.00	4,000
Blinds: Living Quarters - Replacement	2023	52-53	30	0	28	1 Total	2,970.00	2,970
Dishwasher: Living Quarters - Replacement	2018	32-33	15	0	8	1 Total	500.00	500
Flooring: Living Quarters - Replacement	2022	32-33	10	0	8	1,900 SF	1.32	2,508
Garage Door: Living Quarters - Replacement	2023	53-54	30	0	29	1 Total	7,000.00	7,000
Gutters & Downspouts: Living Quarters - Replacement	2022	41-42	20	0	17	130 LF	15.00	1,950
Gutters: Living Quarters - Replacement	2023	52-53	30	0	28	1 Total	4,150.00	4,150
Heater: Living Quarters - Replacement	2004	24-25	20	0	0	8 Each	1,000.00	8,000
Kitchen Cabinets & Countertops: Living Quarters - Renovation	2022	42-43	20	0	18	1 Total	10,000.00	10,000
Patio Door: Living Quarters - Replacement	2023	52-53	30	0	28	1 Total	5,805.00	5,805
Patio: Living Quarters - Replacement	2018	47-48	30	0	23	240 SF	7.00	1,680

Surf Pines Association Component Summary By Category

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Living Quarters continued...</i>								
Refrigerator: Living Quarters - Replacement	2017	31-32	15	0	7	1 Total	1,500.00	1,500
Roof: Living Quarters - Replacement	2004	34-35	30	0	10	2,649 SF	6.50	17,218
Septic System: Living Quarters - Replacement	2004	34-35	30	0	10	1 Total	18,000.00	18,000
Siding: Living Quarters - Replacement	2004	34-35	30	0	10	2,616 SF	22.00	57,552
Stove: Living Quarters - Replacement	2004	24-25	15	0	0	1 Total	1,000.00	1,000
Washer & Dryer: Living Quarters - Replacement	2018	32-33	15	0	8	2 Each	600.00	1,200
Water Heater: Living Quarters - Replacement	2024	38-39	15	0	14	1 Total	1,200.00	1,200
Windows & Doors: Living Quarters - Replacement	2004	34-35	30	0	10	12 Each	1,000.00	<u>12,000</u>
Living Quarters - Total								\$160,233
Meeting House								
Bathroom Fixtures: Meeting House - Renovation	2007	36-37	30	0	12	1 Total	1,500.00	1,500
Flooring: Meeting House - Replacement	2006	31-32	25	0	7	525 SF	7.50	3,937
Gutters & Downspouts: Meeting House - Replacement	2022	41-42	20	0	17	60 LF	15.00	900
Kitchen: Meeting House - Renovation	2007	36-37	30	0	12	1 Total	1,500.00	1,500
Refrigerator: Meeting House - Replacement	2007	27-28	20	0	3	1 Total	1,000.00	1,000
Roofing: Meeting House - Replacement	2015	45-46	30	0	21	1,270 SF	6.50	8,255
Septic System: Meeting House - Replacement	2007	37-38	30	0	13	1 Total	3,500.00	3,500
Siding: Meeting House - Replacement	2007	37-38	30	0	13	1,180 SF	22.00	25,960
Water Heater: Meeting House - Replacement	2007	24-25	15	0	0	1 Total	1,200.00	1,200
Windows: Meeting House - Replacement	2007	37-38	30	0	13	10 Each	1,000.00	<u>10,000</u>
Meeting House - Total								\$57,752
Shed								
Awning: Shed - Replacement	2024	44-45	20	0	20	1 Total	4,800.00	4,800
Building: Shed - Replacement	2024	44-45	20	0	20	1 Total	15,000.00	<u>15,000</u>
Shed - Total								\$19,800
Cameras								
System: Cameras - Maintenance	2025	25-26	1	0	1	8 Each	250.00	<u>2,000</u>
Cameras - Total								\$2,000
Total Asset Summary								<u>\$2,951,906</u>

Surf Pines Association
Component Summary By Group

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Capital								
Asphalt: Horizon & Silver Spot Lane	2003	49-50	30	16	25	26,400 SF	3.50	92,400
Asphalt: Malarkey Dr: Manion Dr to Ocean	2013	49-50	30	6	25	22,000 SF	3.50	77,000
Asphalt: Manion Dr: High Surf to Seabreeze/Lakeside	2020	54-55	30	4	30	26,400 SF	3.50	92,400
Asphalt: Manion Dr: Lewis Ln to Malarkey	2006	49-50	30	13	25	36,400 SF	3.50	127,400
Asphalt: Manion Dr: Seabreeze/Lakeside to Horizon Ln	1991	44-45	30	23	20	36,960 SF	3.50	129,360
Asphalt: Manion Dr: from Horizon Lane north 1,584'	1992	44-45	30	22	20	31,680 SF	3.50	110,880
Asphalt: Manion Dr: from South Gate north to 89286 on Manion	2013	49-50	30	6	25	47,860 SF	3.50	167,510
Asphalt: Manion Dr: from prev paving north 1,584' to Malarkey Lane	1993	34-35	30	11	10	31,680 SF	3.50	110,880
Asphalt: Manion Dr: from prior repair & High Surf	2018	49-50	30	1	25	47,860 SF	3.50	167,510
Asphalt: Ocean Dr: 1,300' south of Horizon Ln	2010	49-50	30	9	25	26,000 SF	3.50	91,000
Asphalt: Ocean Dr: 1,400' north of Horizon Ln	2011	49-50	30	8	25	28,000 SF	3.50	98,000
Asphalt: Ocean Dr: 1,500' south of Malarkey Ln	2013	49-50	30	6	25	30,000 SF	3.50	105,000
Asphalt: Ocean Dr: 1,760' north of High Surf	2009	49-50	30	10	25	32,500 SF	3.50	113,750
Asphalt: Ocean Dr: 89214 to Manion Dr	2015	49-50	30	4	25	40,000 SF	3.50	140,000
Asphalt: Parking Area: Meeting House	2007	49-50	40	2	25	2,000 SF	3.50	7,000
Asphalt: Pelican Ln: Manion to east 200'	2005	49-50	40	4	25	4,000 SF	3.50	14,000
Asphalt: Pine Ridge & Lakeside Ct	1997	44-45	30	17	20	26,400 SF	3.50	92,400
Asphalt: Primrose Lane	2005	64-65	40	19	40	2,000 SF	3.50	7,000
Asphalt: Seabreeze: Horizon Ln north to end & Boat Launch	1990	44-45	40	14	20	26,080 SF	3.50	91,280
Asphalt: Seabreeze: South end north to Horizon Ln	1989	34-35	40	5	10	32,000 SF	3.50	112,000
Asphalt: Shady Pines Dr: Pine Ridge Ct to Lakeside Ct	2001	34-35	30	3	10	31,680 SF	3.50	110,880
Asphalt: Steller Lane	2017	64-65	40	7	40	1,200 SF	3.50	4,200
Asphalt: Surf Pines Landing I	1994	49-50	30	25	25	34,320 SF	3.50	120,120
Asphalt: Surf Pines Landing II	1995	39-40	30	14	15	34,320 SF	3.50	120,120
Asphalt: Surf Pines Landing: Easy Way to 101	2001	49-50	30	18	25	22,000 SF	3.50	77,000
Asphalt: Surf Pines Lane: 101 to 20' West (ODOT Permit Work)	2001	24-25	30	-8	0	1 Total	50,000.00	50,000
Asphalt: Surf Pines Lane: 20' West of 101 to 50' West of 101	2001	24-25	30	-8	0	900 SF	3.50	3,150
Asphalt: Surf Pines Lane: S Gate east to Easy Way	2017	49-50	30	2	25	21,800 SF	3.50	76,300

Surf Pines Association
Component Summary By Group

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Capital continued...</i>								
Asphalt: Surf Pines Lane: S Gate west to Manion Dr	2013	49-50	30	6	25	10,000 SF	3.50	35,000
Awning: Shed - Replacement	2024	44-45	20	0	20	1 Total	4,800.00	4,800
Bathroom Cabinets & Counters: Living Quarters - Renovation	2023	52-53	30	0	28	1 Total	2,000.00	2,000
Bathroom Fixtures: Living Quarters - Renovation	2023	43-44	20	0	19	1 Total	4,000.00	4,000
Bathroom Fixtures: Meeting House - Renovation	2007	36-37	30	0	12	1 Total	1,500.00	1,500
Blinds: Living Quarters - Replacement	2023	52-53	30	0	28	1 Total	2,970.00	2,970
Boulders for Vehicle Control - Replacement	2024	44-45	20	0	20	4 Each	300.00	1,200
Building: Shed - Replacement	2024	44-45	20	0	20	1 Total	15,000.00	15,000
Dishwasher: Living Quarters - Replacement	2018	32-33	15	0	8	1 Total	500.00	500
Entry Kiosk - Replacement	2016	31-32	15	0	7	2 Each	7,000.00	14,000
Flooring: Living Quarters - Replacement	2022	32-33	10	0	8	1,900 SF	1.32	2,508
Flooring: Meeting House - Replacement	2006	31-32	25	0	7	525 SF	7.50	3,937
Garage Door: Living Quarters - Replacement	2023	53-54	30	0	29	1 Total	7,000.00	7,000
Gate Assembly (Arm & Motors) - Replacement	2000	25-26	25	0	1	1 Total	4,000.00	4,000
Gutters & Downspouts: Living Quarters - Replacement	2022	41-42	20	0	17	130 LF	15.00	1,950
Gutters & Downspouts: Meeting House - Replacement	2022	41-42	20	0	17	60 LF	15.00	900
Gutters: Living Quarters - Replacement	2023	52-53	30	0	28	1 Total	4,150.00	4,150
Heater: Living Quarters - Replacement	2004	24-25	20	0	0	8 Each	1,000.00	8,000
Infiltration Discharge Hatches - Replacement	2024	54-55	30	0	30	1 Total	7,500.00	7,500
Kitchen Cabinets & Countertops: Living Quarters - Renovation	2022	42-43	20	0	18	1 Total	10,000.00	10,000
Kitchen: Meeting House - Renovation	2007	36-37	30	0	12	1 Total	1,500.00	1,500
Lawn Mower #1 - Replacement	2023	32-33	10	0	8	1 Total	7,020.00	7,020
Lawn Mower #2 - Replacement	2023	29-30	7	0	5	1 Total	7,020.00	7,020
North Gate - 1 Camera - Replacement	2021	26-27	5	0	2	1 Total	5,000.00	5,000
Patio Door: Living Quarters - Replacement	2023	52-53	30	0	28	1 Total	5,805.00	5,805
Patio: Living Quarters - Replacement	2018	47-48	30	0	23	240 SF	7.00	1,680
Playground - Replacement	2002	27-28	25	0	3	1 Total	10,000.00	10,000
Pump Decks & Railings - Replacement	2024	64-65	40	0	40	320 SF	25.00	8,000
Refrigerator: Living Quarters - Replacement	2017	31-32	15	0	7	1 Total	1,500.00	1,500
Refrigerator: Meeting House - Replacement	2007	27-28	20	0	3	1 Total	1,000.00	1,000
Roof: Living Quarters - Replacement	2004	34-35	30	0	10	2,649 SF	6.50	17,218
Roofing: Meeting House - Replacement	2015	45-46	30	0	21	1,270 SF	6.50	8,255
Septic System: Living Quarters - Replacement	2004	34-35	30	0	10	1 Total	18,000.00	18,000
Septic System: Meeting House - Replacement	2007	37-38	30	0	13	1 Total	3,500.00	3,500
Siding: Living Quarters - Replacement	2004	34-35	30	0	10	2,616 SF	22.00	57,552

Surf Pines Association Component Summary By Group

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Capital continued...</i>								
Siding: Meeting House - Replacement	2007	37-38	30	0	13	1,180 SF	22.00	25,960
South Gate - 2 Cameras - Replacement	2021	26-27	5	0	2	1 Total	5,000.00	5,000
Split Rail Fencing - Replacement	2024	39-40	15	0	15	500 LF	35.00	17,500
Stove: Living Quarters - Replacement	2004	24-25	15	0	0	1 Total	1,000.00	1,000
System: Cameras - Maintenance	2025	25-26	1	0	1	8 Each	250.00	2,000
Trail #6 - 1 Camera - Replacement	2022	27-28	5	0	3	1 Total	5,000.00	5,000
Vehicle: Ford Ranger - Replacement	2010	30-31	20	0	6	1 Total	25,000.00	25,000
Washer & Dryer: Living Quarters - Replacement	2018	32-33	15	0	8	2 Each	600.00	1,200
Water Control Pumps - Replacement	2017	32-33	15	0	8	4 Each	12,960.00	51,840
Water Heater: Living Quarters - Replacement	2024	38-39	15	0	14	1 Total	1,200.00	1,200
Water Heater: Meeting House - Replacement	2007	24-25	15	0	0	1 Total	1,200.00	1,200
Windows & Doors: Living Quarters - Replacement	2004	34-35	30	0	10	12 Each	1,000.00	12,000
Windows: Meeting House - Replacement	2007	37-38	30	0	13	10 Each	1,000.00	10,000
Capital - Total								<u>\$2,951,406</u>
Non-Capital								
Motor: Flood Control System - Inspection	2024	25-26	1	0	1	1 Total	500.00	500
Non-Capital - Total								<u>\$500</u>
Total Asset Summary								<u>\$2,951,906</u>

**Surf Pines Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 24-25	
Asphalt: Surf Pines Lane: 101 to 20' West (ODOT Permit Work) - 1 of 1X	50,000
Asphalt: Surf Pines Lane: 20' West of 101 to 50' West of 101 - 1 of 1X	3,150
Heater: Living Quarters - Replacement	8,000
Stove: Living Quarters - Replacement	1,000
Water Heater: Meeting House - Replacement	1,200
Total for 2024 - 2025	<u>\$63,350</u>
Replacement Year 25-26	
Gate Assembly (Arm & Motors) - Replacement	4,130
Motor: Flood Control System - Inspection	516
System: Cameras - Maintenance	2,065
Total for 2025 - 2026	<u>\$6,711</u>
Replacement Year 26-27	
Motor: Flood Control System - Inspection	533
North Gate - 1 Camera - Replacement	5,330
South Gate - 2 Cameras - Replacement	5,330
System: Cameras - Maintenance	2,132
Total for 2026 - 2027	<u>\$13,326</u>
Replacement Year 27-28	
Motor: Flood Control System - Inspection	550
Playground - Replacement	11,007
Refrigerator: Meeting House - Replacement	1,101
System: Cameras - Maintenance	2,201
Trail #6 - 1 Camera - Replacement	5,504
Total for 2027 - 2028	<u>\$20,363</u>
Replacement Year 28-29	
Motor: Flood Control System - Inspection	568
System: Cameras - Maintenance	2,273
Total for 2028 - 2029	<u>\$2,841</u>
Replacement Year 29-30	
Lawn Mower #2 - Replacement	8,237

**Surf Pines Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 29-30 continued...</i>	
Motor: Flood Control System - Inspection	587
System: Cameras - Maintenance	2,347
Total for 2029 - 2030	<u>\$11,171</u>
Replacement Year 30-31	
Motor: Flood Control System - Inspection	606
System: Cameras - Maintenance	2,423
Vehicle: Ford Ranger - Replacement	30,289
Total for 2030 - 2031	<u>\$33,318</u>
Replacement Year 31-32	
Entry Kiosk - Replacement	17,513
Flooring: Meeting House - Replacement	4,926
Motor: Flood Control System - Inspection	625
North Gate - 1 Camera - Replacement	6,255
Refrigerator: Living Quarters - Replacement	1,876
South Gate - 2 Cameras - Replacement	6,255
System: Cameras - Maintenance	2,502
Total for 2031 - 2032	<u>\$39,951</u>
Replacement Year 32-33	
Dishwasher: Living Quarters - Replacement	646
Flooring: Living Quarters - Replacement	3,239
Lawn Mower #1 - Replacement	9,067
Motor: Flood Control System - Inspection	646
System: Cameras - Maintenance	2,583
Trail #6 - 1 Camera - Replacement	6,458
Washer & Dryer: Living Quarters - Replacement	1,550
Water Control Pumps - Replacement	66,955
Total for 2032 - 2033	<u>\$91,144</u>
Replacement Year 33-34	
Motor: Flood Control System - Inspection	667
System: Cameras - Maintenance	2,667
Total for 2033 - 2034	<u>\$3,334</u>

**Surf Pines Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 34-35	
Asphalt: Manion Dr: from prev paving north 1,584' to Malarkey Lane	152,670
Asphalt: Seabreeze: South end north to Horizon Ln	154,212
Asphalt: Shady Pines Dr: Pine Ridge Ct to Lakeside Ct	152,670
Motor: Flood Control System - Inspection	688
Roof: Living Quarters - Replacement	23,708
Septic System: Living Quarters - Replacement	24,784
Siding: Living Quarters - Replacement	79,243
System: Cameras - Maintenance	2,754
Windows & Doors: Living Quarters - Replacement	16,523
Total for 2034 - 2035	\$607,252
Replacement Year 35-36	
Motor: Flood Control System - Inspection	711
System: Cameras - Maintenance	2,843
Total for 2035 - 2036	\$3,554
Replacement Year 36-37	
Bathroom Fixtures: Meeting House - Renovation	2,202
Kitchen: Meeting House - Renovation	2,202
Lawn Mower #2 - Replacement	10,304
Motor: Flood Control System - Inspection	734
North Gate - 1 Camera - Replacement	7,339
South Gate - 2 Cameras - Replacement	7,339
System: Cameras - Maintenance	2,936
Total for 2036 - 2037	\$33,056
Replacement Year 37-38	
Motor: Flood Control System - Inspection	758
Septic System: Meeting House - Replacement	5,304
Siding: Meeting House - Replacement	39,344
System: Cameras - Maintenance	3,031
Trail #6 - 1 Camera - Replacement	7,578
Windows: Meeting House - Replacement	15,156
Total for 2037 - 2038	\$71,170

**Surf Pines Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 38-39	
Motor: Flood Control System - Inspection	782
System: Cameras - Maintenance	3,130
Water Heater: Living Quarters - Replacement	1,878
Total for 2038 - 2039	\$5,790
Replacement Year 39-40	
Asphalt: Surf Pines Landing II	194,073
Motor: Flood Control System - Inspection	808
Split Rail Fencing - Replacement	28,274
Stove: Living Quarters - Replacement	1,616
System: Cameras - Maintenance	3,231
Water Heater: Meeting House - Replacement	1,939
Total for 2039 - 2040	\$229,941
Replacement Year 40-41	
Motor: Flood Control System - Inspection	834
System: Cameras - Maintenance	3,336
Total for 2040 - 2041	\$4,170
Replacement Year 41-42	
Gutters & Downspouts: Living Quarters - Replacement	3,359
Gutters & Downspouts: Meeting House - Replacement	1,550
Motor: Flood Control System - Inspection	861
North Gate - 1 Camera - Replacement	8,612
South Gate - 2 Cameras - Replacement	8,612
System: Cameras - Maintenance	3,445
Total for 2041 - 2042	\$26,439
Replacement Year 42-43	
Flooring: Living Quarters - Replacement	4,460
Kitchen Cabinets & Countertops: Living Quarters - Renovation	17,784
Lawn Mower #1 - Replacement	12,484
Motor: Flood Control System - Inspection	889
System: Cameras - Maintenance	3,557
Trail #6 - 1 Camera - Replacement	8,892
Total for 2042 - 2043	\$48,066

**Surf Pines Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 43-44	
Bathroom Fixtures: Living Quarters - Renovation	7,345
Lawn Mower #2 - Replacement	12,890
Motor: Flood Control System - Inspection	918
System: Cameras - Maintenance	3,672
Total for 2043 - 2044	\$24,825
Replacement Year 44-45	
Asphalt: Manion Dr: Seabreeze/Lakeside to Horizon Ln	245,246
Asphalt: Manion Dr: from Horizon Lane north 1,584'	210,211
Asphalt: Pine Ridge & Lakeside Ct	175,175
Asphalt: Seabreeze: Horizon Ln north to end & Boat Launch	173,052
Awning: Shed - Replacement	9,100
Boulders for Vehicle Control - Replacement	2,275
Building: Shed - Replacement	28,438
Heater: Living Quarters - Replacement	15,167
Motor: Flood Control System - Inspection	948
System: Cameras - Maintenance	3,792
Total for 2044 - 2045	\$863,402
Replacement Year 45-46	
Motor: Flood Control System - Inspection	979
Roofing: Meeting House - Replacement	16,159
System: Cameras - Maintenance	3,915
Total for 2045 - 2046	\$21,052
Replacement Year 46-47	
Entry Kiosk - Replacement	28,295
Motor: Flood Control System - Inspection	1,011
North Gate - 1 Camera - Replacement	10,105
Refrigerator: Living Quarters - Replacement	3,032
South Gate - 2 Cameras - Replacement	10,105
System: Cameras - Maintenance	4,042
Total for 2046 - 2047	\$56,590
Replacement Year 47-48	
Dishwasher: Living Quarters - Replacement	1,043

**Surf Pines Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 47-48 continued...</i>	
Motor: Flood Control System - Inspection	1,043
Patio: Living Quarters - Replacement	3,506
Refrigerator: Meeting House - Replacement	2,087
System: Cameras - Maintenance	4,174
Trail #6 - 1 Camera - Replacement	10,434
Washer & Dryer: Living Quarters - Replacement	2,504
Water Control Pumps - Replacement	108,177
Total for 2047 - 2048	\$132,968
Replacement Year 48-49	
Motor: Flood Control System - Inspection	1,077
System: Cameras - Maintenance	4,309
Total for 2048 - 2049	\$5,386
Replacement Year 49-50	
Asphalt: Horizon & Silver Spot Lane	205,553
Asphalt: Malarkey Dr: Manion Dr to Ocean	171,294
Asphalt: Manion Dr: Lewis Ln to Malarkey	283,414
Asphalt: Manion Dr: from South Gate north to 89286 on Manion	372,642
Asphalt: Manion Dr: from prior repair & High Surf	372,642
Asphalt: Ocean Dr: 1,300' south of Horizon Ln	202,438
Asphalt: Ocean Dr: 1,400' north of Horizon Ln	218,011
Asphalt: Ocean Dr: 1,500' south of Malarkey Ln	233,583
Asphalt: Ocean Dr: 1,760' north of High Surf	253,048
Asphalt: Ocean Dr: 89214 to Manion Dr	311,444
Asphalt: Parking Area: Meeting House	15,572
Asphalt: Pelican Ln: Manion to east 200'	31,144
Asphalt: Surf Pines Landing I	267,219
Asphalt: Surf Pines Landing: Easy Way to 101	171,294
Asphalt: Surf Pines Lane: S Gate east to Easy Way	169,737
Asphalt: Surf Pines Lane: S Gate west to Manion Dr	77,861
Motor: Flood Control System - Inspection	1,112
System: Cameras - Maintenance	4,449
Total for 2049 - 2050	\$3,362,457

**Surf Pines Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 50-51	
Gate Assembly (Arm & Motors) - Replacement	9,188
Lawn Mower #2 - Replacement	16,124
Motor: Flood Control System - Inspection	1,148
System: Cameras - Maintenance	4,594
Vehicle: Ford Ranger - Replacement	57,422
Total for 2050 - 2051	<u>\$88,476</u>
Replacement Year 51-52	
Motor: Flood Control System - Inspection	1,186
North Gate - 1 Camera - Replacement	11,858
South Gate - 2 Cameras - Replacement	11,858
System: Cameras - Maintenance	4,743
Total for 2051 - 2052	<u>\$29,644</u>
Replacement Year 52-53	
Bathroom Cabinets & Counters: Living Quarters - Renovation	4,897
Blinds: Living Quarters - Replacement	7,272
Flooring: Living Quarters - Replacement	6,141
Gutters: Living Quarters - Replacement	10,162
Lawn Mower #1 - Replacement	17,189
Motor: Flood Control System - Inspection	1,224
Patio Door: Living Quarters - Replacement	14,214
Playground - Replacement	24,486
System: Cameras - Maintenance	4,897
Trail #6 - 1 Camera - Replacement	12,243
Total for 2052 - 2053	<u>\$102,727</u>
Replacement Year 53-54	
Garage Door: Living Quarters - Replacement	17,697
Motor: Flood Control System - Inspection	1,264
System: Cameras - Maintenance	5,056
Water Heater: Living Quarters - Replacement	3,034
Total for 2053 - 2054	<u>\$27,052</u>

**Surf Pines Association
Detail Report by Category**

Asphalt: Horizon & Silver Spot Lane

		26,400 SF	@ \$3.50
Asset ID	1024	Asset Actual Cost	\$92,400.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$205,552.84
Placed in Service	July 2003		
Useful Life	30		
Adjustment	16		
Replacement Year	49-50		
Remaining Life	25		

This provision is for the overlay of the asphalt. This includes Horizon Lane and Silver Spot Lane.

According to the Association there is 1,320 lineal feet of asphalt. It is assumed the road is 20 feet wide (average).

The useful life is based on information from the Association. In January 2022, we contacted ABCDE Paving, (503)791-9518, and were advised that the cost of an overlay ranges from \$2.00-\$3.50 per square foot. The actual cost will depend on a variety of factors, including, but not limited to, the condition of the road, the amount of asphalt to be paved, and the current price of oil. The Association should obtain a bid to confirm this estimate.

2024 Assessment: 4

Due to limited traffic, the Association believes the overlay will last 30 years. We recommend the Association annually inspect the asphalt to ensure it is wearing as intended.

Asphalt: Malarkey Dr: Manion Dr to Ocean

		22,000 SF	@ \$3.50
Asset ID	1025	Asset Actual Cost	\$77,000.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$171,294.03
Placed in Service	July 2013		
Useful Life	30		
Adjustment	6		
Replacement Year	49-50		
Remaining Life	25		

This provision is for the overlay of the asphalt. This includes Malarkey Drive (from Manion Drive to Ocean).

According to the Association there is 1,100 lineal feet of asphalt. It is assumed the road is 20

**Surf Pines Association
Detail Report by Category**

Asphalt: Malarkey Dr: Manion Dr to Ocean continued...

feet wide (average).

The useful life is based on information from the Association. In January 2022, we contacted ABCDE Paving, (503)791-9518, and were advised that the cost of an overlay ranges from \$2.00-\$3.50 per square foot. The actual cost will depend on a variety of factors, including, but not limited to, the condition of the road, the amount of asphalt to be paved, and the current price of oil. The Association should obtain a bid to confirm this estimate.

2024 Assessment: 4

Due to limited traffic, the Association believes the overlay will last 30 years. We recommend the Association annually inspect the asphalt to ensure it is wearing as intended.

Asphalt: Manion Dr: High Surf to Seabreeze/Lakeside

		26,400 SF	@ \$3.50
Asset ID	1050	Asset Actual Cost	\$92,400.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$241,198.04
Placed in Service	July 2020		
Useful Life	30		
Adjustment	4		
Replacement Year	54-55		
Remaining Life	30		

This provision is for the overlay of the asphalt. This includes Manion Drive from High Surf to Seabreeze/Lakeside intersection.

According to the Association there is 1,320 lineal feet of asphalt. It is assumed the road is 20 feet wide (average).

The useful life is based on information from the Association. In January 2022, we contacted ABCDE Paving, (503)791-9518, and were advised that the cost of an overlay ranges from \$2.00-\$3.50 per square foot. The actual cost will depend on a variety of factors, including, but not limited to, the condition of the road, the amount of asphalt to be paved, and the current price of oil. The Association should obtain a bid to confirm this estimate.

2024 Assessment: 5

Due to limited traffic, the Association believes the overlay will last 30 years. We recommend the Association annually inspect the asphalt to ensure it is wearing as intended.

**Surf Pines Association
Detail Report by Category**

Asphalt: Manion Dr: Lewis Ln to Malarkey

		36,400 SF	@ \$3.50
Asset ID	1028	Asset Actual Cost	\$127,400.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$283,413.76
Placed in Service	July 2006		
Useful Life	30		
Adjustment	13		
Replacement Year	49-50		
Remaining Life	25		

This provision is for the overlay of the asphalt. This includes Manion Drive from Lewis Lane speed bump to Malarkey.

According to the Association there is 1,820 lineal feet of asphalt. It is assumed the road is 20 feet wide (average).

The useful life is based on information from the Association. In January 2022, we contacted ABCDE Paving, (503)791-9518, and were advised that the cost of an overlay ranges from \$2.00-\$3.50 per square foot. The actual cost will depend on a variety of factors, including, but not limited to, the condition of the road, the amount of asphalt to be paved, and the current price of oil. The Association should obtain a bid to confirm this estimate.

2024 Assessment: 4

Due to limited traffic, the Association believes the overlay will last 30 years. We recommend the Association annually inspect the asphalt to ensure it is wearing as intended.

Asphalt: Manion Dr: Seabreeze/Lakeside to Horizon Ln

		36,960 SF	@ \$3.50
Asset ID	1029	Asset Actual Cost	\$129,360.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$245,245.59
Placed in Service	July 1991		
Useful Life	30		
Adjustment	23		
Replacement Year	44-45		
Remaining Life	20		

This provision is for the overlay of the asphalt. This includes Manion Drive from Seabreeze/Lakeside intersection to Horizon Lane.

**Surf Pines Association
Detail Report by Category**

Asphalt: Manion Dr: Seabreeze/Lakeside to Horizon Ln continued...

According to the Association there is 1,848 lineal feet of asphalt. It is assumed the road is 20 feet wide (average).

The useful life is based on information from the Association. In January 2022, we contacted ABCDE Paving, (503)791-9518, and were advised that the cost of an overlay ranges from \$2.00-\$3.50 per square foot. The actual cost will depend on a variety of factors, including, but not limited to, the condition of the road, the amount of asphalt to be paved, and the current price of oil. The Association should obtain a bid to confirm this estimate.

2024 Assessment: 3

Due to limited traffic, the Association believes the overlay will last 30 years. We recommend the Association annually inspect the asphalt to ensure it is wearing as intended.

Asphalt: Manion Dr: from Horizon Lane north 1,584'

		31,680 SF	@ \$3.50
Asset ID	1027	Asset Actual Cost	\$110,880.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$210,210.51
Placed in Service	July 1992		
Useful Life	30		
Adjustment	22		
Replacement Year	44-45		
Remaining Life	20		

This provision is for the overlay of the asphalt. This includes Manion Drive north from Horizon Lane 1,584'.

According to the Association there is 1,584 lineal feet of asphalt. It is assumed the road is 20 feet wide (average).

The useful life is based on information from the Association. In January 2022, we contacted ABCDE Paving, (503)791-9518, and were advised that the cost of an overlay ranges from \$2.00-\$3.50 per square foot. The actual cost will depend on a variety of factors, including, but not limited to, the condition of the road, the amount of asphalt to be paved, and the current price of oil. The Association should obtain a bid to confirm this estimate.

2024 Assessment: 3

Due to limited traffic, the Association believes the overlay will last 30 years. We recommend the Association annually inspect the asphalt to ensure it is wearing as intended.

**Surf Pines Association
Detail Report by Category**

Asphalt: Manion Dr: from South Gate north to 89286 on Manion

		47,860 SF	@ \$3.50
Asset ID	1076	Asset Actual Cost	\$167,510.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$372,642.38
Placed in Service	July 2013		
Useful Life	30		
Adjustment	6		
Replacement Year	49-50		
Remaining Life	25		

This provision is for the overlay of the asphalt. This includes Manion Drive from South Gate north to 89286 on Manion.

According to the Association there is 3,200 lineal feet of asphalt. It is assumed the road is 20 feet wide (average).

The useful life is based on information from the Association. In January 2022, we contacted ABCDE Paving, (503)791-9518, and were advised that the cost of an overlay ranges from \$2.00-\$3.50 per square foot. The actual cost will depend on a variety of factors, including, but not limited to, the condition of the road, the amount of asphalt to be paved, and the current price of oil. The Association should obtain a bid to confirm this estimate.

2024 Assessment: 4

Due to limited traffic, the Association believes the overlay will last 30 years. We recommend the Association annually inspect the asphalt to ensure it is wearing as intended.

Asphalt: Manion Dr: from prev paving north 1,584' to Malarkey Lane

		31,680 SF	@ \$3.50
Asset ID	1051	Asset Actual Cost	\$110,880.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$152,670.04
Placed in Service	July 1993		
Useful Life	30		
Adjustment	11		
Replacement Year	34-35		
Remaining Life	10		

This provision is for the overlay of the asphalt. This includes Manion Drive from previous paving (ending 1,584' north of Horizon Lane) north to Malarkey Lane.

**Surf Pines Association
Detail Report by Category**

Asphalt: Manion Dr: from prev paving north 1,584' to Malarkey Lane continued...

According to the Association there is 1,584 lineal feet of asphalt. It is assumed the road is 20 feet wide (average).

The useful life is based on information from the Association. In January 2022, we contacted ABCDE Paving, (503)791-9518, and were advised that the cost of an overlay ranges from \$2.00-\$3.50 per square foot. The actual cost will depend on a variety of factors, including, but not limited to, the condition of the road, the amount of asphalt to be paved, and the current price of oil. The Association should obtain a bid to confirm this estimate.

2024 Assessment: 2

Due to limited traffic, the Association believes the overlay will last 30 years. We recommend the Association annually inspect the asphalt to ensure it is wearing as intended.

Asphalt: Manion Dr: from prior repair & High Surf

		47,860 SF	@ \$3.50
Asset ID	1026	Asset Actual Cost	\$167,510.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$372,642.38
Placed in Service	July 2018		
Useful Life	30		
Adjustment	1		
Replacement Year	49-50		
Remaining Life	25		

This provision is for the overlay of the asphalt. This includes Manion Drive north from previous repair (21,00 feet from Surf Pines LN) to High Surf and High Surf west to Ocean Dr.

According to the Association there is 2,393 lineal feet of asphalt. It is assumed the road is 20 feet wide (average).

The useful life is based on information from the Association. In January 2022, we contacted ABCDE Paving, (503)791-9518, and were advised that the cost of an overlay ranges from \$2.00-\$3.50 per square foot. The actual cost will depend on a variety of factors, including, but not limited to, the condition of the road, the amount of asphalt to be paved, and the current price of oil. The Association should obtain a bid to confirm this estimate.

2024 Assessment: 4

Due to limited traffic, the Association believes the overlay will last 30 years. We recommend the Association annually inspect the asphalt to ensure it is wearing as intended.

**Surf Pines Association
Detail Report by Category**

Asphalt: Ocean Dr: 1,300' south of Horizon Ln

		26,000 SF	@ \$3.50
Asset ID	1031	Asset Actual Cost	\$91,000.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$202,438.40
Placed in Service	July 2010		
Useful Life	30		
Adjustment	9		
Replacement Year	49-50		
Remaining Life	25		

This provision is for the overlay of the asphalt. This includes Ocean Drive south from Horizon Lane 1,300'.

According to the Association there is 1,300 lineal feet of asphalt. It is assumed the road is 20 feet wide (average).

The useful life is based on information from the Association. In January 2022, we contacted ABCDE Paving, (503)791-9518, and were advised that the cost of an overlay ranges from \$2.00-\$3.50 per square foot. The actual cost will depend on a variety of factors, including, but not limited to, the condition of the road, the amount of asphalt to be paved, and the current price of oil. The Association should obtain a bid to confirm this estimate.

2024 Assessment: 4

Due to limited traffic, the Association believes the overlay will last 30 years. We recommend the Association annually inspect the asphalt to ensure it is wearing as intended.

Asphalt: Ocean Dr: 1,400' north of Horizon Ln

		28,000 SF	@ \$3.50
Asset ID	1032	Asset Actual Cost	\$98,000.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$218,010.59
Placed in Service	July 2011		
Useful Life	30		
Adjustment	8		
Replacement Year	49-50		
Remaining Life	25		

This provision is for the overlay of the asphalt. This includes Ocean Drive north from Horizon Lane 1,400'.

**Surf Pines Association
Detail Report by Category**

Asphalt: Ocean Dr: 1,400' north of Horizon Ln continued...

According to the Association there is 1,400 lineal feet of asphalt. It is assumed the road is 20 feet wide (average).

The useful life is based on information from the Association. In January 2022, we contacted ABCDE Paving, (503)791-9518, and were advised that the cost of an overlay ranges from \$2.00-\$3.50 per square foot. The actual cost will depend on a variety of factors, including, but not limited to, the condition of the road, the amount of asphalt to be paved, and the current price of oil. The Association should obtain a bid to confirm this estimate.

2024 Assessment: 4

Due to limited traffic, the Association believes the overlay will last 30 years. We recommend the Association annually inspect the asphalt to ensure it is wearing as intended.

Asphalt: Ocean Dr: 1,500' south of Malarkey Ln

		30,000 SF	@ \$3.50
Asset ID	1033	Asset Actual Cost	\$105,000.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$233,582.77
Placed in Service	July 2013		
Useful Life	30		
Adjustment	6		
Replacement Year	49-50		
Remaining Life	25		

This provision is for the overlay of the asphalt. This includes Ocean Drive south from Malarkey Lane 1,500'.

According to the Association there is 1,500 lineal feet of asphalt. It is assumed the road is 20 feet wide (average).

The useful life is based on information from the Association. In January 2022, we contacted ABCDE Paving, (503)791-9518, and were advised that the cost of an overlay ranges from \$2.00-\$3.50 per square foot. The actual cost will depend on a variety of factors, including, but not limited to, the condition of the road, the amount of asphalt to be paved, and the current price of oil. The Association should obtain a bid to confirm this estimate.

2024 Assessment: 4

Due to limited traffic, the Association believes the overlay will last 30 years. We recommend the Association annually inspect the asphalt to ensure it is wearing as intended.

**Surf Pines Association
Detail Report by Category**

Asphalt: Ocean Dr: 1,760' north of High Surf

		32,500 SF	@ \$3.50
Asset ID	1052	Asset Actual Cost	\$113,750.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$253,048.00
Placed in Service	July 2009		
Useful Life	30		
Adjustment	10		
Replacement Year	49-50		
Remaining Life	25		

This provision is for the overlay of the asphalt. This includes Ocean Drive north from High Surf Lane 1,760'.

According to the Association there is 1,760 lineal feet of asphalt. It is assumed the road is 20 feet wide (average).

The useful life is based on information from the Association. In January 2022, we contacted ABCDE Paving, (503)791-9518, and were advised that the cost of an overlay ranges from \$2.00-\$3.50 per square foot. The actual cost will depend on a variety of factors, including, but not limited to, the condition of the road, the amount of asphalt to be paved, and the current price of oil. The Association should obtain a bid to confirm this estimate.

2024 Assessment: 4

Due to limited traffic, the Association believes the overlay will last 30 years. We recommend the Association annually inspect the asphalt to ensure it is wearing as intended.

Asphalt: Ocean Dr: 89214 to Manion Dr

		40,000 SF	@ \$3.50
Asset ID	1030	Asset Actual Cost	\$140,000.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$311,443.69
Placed in Service	July 2015		
Useful Life	30		
Adjustment	4		
Replacement Year	49-50		
Remaining Life	25		

This provision is for the overlay of the asphalt. This includes Ocean Drive from 89214 to Manion Drive.

According to the Association there is 2,000 lineal feet of asphalt. It is assumed the road is 20

**Surf Pines Association
Detail Report by Category**

Asphalt: Ocean Dr: 89214 to Manion Dr continued...

feet wide (average).

The useful life is based on information from the Association. In January 2022, we contacted ABCDE Paving, (503)791-9518, and were advised that the cost of an overlay ranges from \$2.00-\$3.50 per square foot. The actual cost will depend on a variety of factors, including, but not limited to, the condition of the road, the amount of asphalt to be paved, and the current price of oil. The Association should obtain a bid to confirm this estimate.

2024 Assessment: 4

Due to limited traffic, the Association believes the overlay will last 30 years. We recommend the Association annually inspect the asphalt to ensure it is wearing as intended.

Asphalt: Parking Area: Meeting House		2,000 SF	@ \$3.50
Asset ID	1034	Asset Actual Cost	\$7,000.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$15,572.18
Placed in Service	July 2007		
Useful Life	40		
Adjustment	2		
Replacement Year	49-50		
Remaining Life	25		

This provision is for the overlay of the asphalt. This includes the parking area at the meeting house.

According to the Association there is 100 lineal feet of asphalt. It is assumed the road is 20 feet wide (average).

The useful life is based on information from the Association. In January 2022, we contacted ABCDE Paving, (503)791-9518, and were advised that the cost of an overlay ranges from \$2.00-\$3.50 per square foot. The actual cost will depend on a variety of factors, including, but not limited to, the condition of the road, the amount of asphalt to be paved, and the current price of oil. The Association should obtain a bid to confirm this estimate.

2024 Assessment: 4

Due to limited traffic, the Association believes the overlay will last 40 years. We recommend the Association annually inspect the asphalt to ensure it is wearing as intended.

**Surf Pines Association
Detail Report by Category**

Asphalt: Pelican Ln: Manion to east 200'		4,000 SF	@ \$3.50
Asset ID	1035	Asset Actual Cost	\$14,000.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$31,144.37
Placed in Service	July 2005		
Useful Life	40		
Adjustment	4		
Replacement Year	49-50		
Remaining Life	25		

This provision is for the overlay of the asphalt. This includes Pelican Lane from Manion to east 200'.

According to the Association there is 200 lineal feet of asphalt. It is assumed the road is 20 feet wide (average).

The useful life is based on information from the Association. In January 2022, we contacted ABCDE Paving, (503)791-9518, and were advised that the cost of an overlay ranges from \$2.00-\$3.50 per square foot. The actual cost will depend on a variety of factors, including, but not limited to, the condition of the road, the amount of asphalt to be paved, and the current price of oil. The Association should obtain a bid to confirm this estimate.

2024 Assessment: 4

Due to limited traffic, the Association believes the overlay will last 40 years. We recommend the Association annually inspect the asphalt to ensure it is wearing as intended.

Asphalt: Pine Ridge & Lakeside Ct		26,400 SF	@ \$3.50
Asset ID	1036	Asset Actual Cost	\$92,400.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$175,175.42
Placed in Service	July 1997		
Useful Life	30		
Adjustment	17		
Replacement Year	44-45		
Remaining Life	20		

This provision is for the overlay of the asphalt. This includes Pine Ridge and Lakeside Court.

According to the Association there is 1,320 lineal feet of asphalt. It is assumed the road is 20 feet wide (average).

The useful life is based on information from the Association. In January 2022, we contacted

**Surf Pines Association
Detail Report by Category**

Asphalt: Pine Ridge & Lakeside Ct continued...

ABCDE Paving, (503)791-9518, and were advised that the cost of an overlay ranges from \$2.00-\$3.50 per square foot. The actual cost will depend on a variety of factors, including, but not limited to, the condition of the road, the amount of asphalt to be paved, and the current price of oil. The Association should obtain a bid to confirm this estimate.

2024 Assessment: 3

Due to limited traffic, the Association believes the overlay will last 30 years. We recommend the Association annually inspect the asphalt to ensure it is wearing as intended.

Asphalt: Primrose Lane		2,000 SF	@ \$3.50
Asset ID	1044	Asset Actual Cost	\$7,000.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$25,159.41
Placed in Service	July 2005		
Useful Life	40		
Adjustment	19		
Replacement Year	64-65		
Remaining Life	40		

The useful life is based on information from the Association. In January 2022, we contacted ABCDE Paving, (503)791-9518, and were advised that the cost of an overlay ranges from \$2.00-\$3.50 per square foot. The actual cost will depend on a variety of factors, including, but not limited to, the condition of the road, the amount of asphalt to be paved, and the current price of oil. The Association should obtain a bid to confirm this estimate.

Due to limited traffic, the Association believes the overlay will last 40 years. We recommend the Association annually inspect the asphalt to ensure it is wearing as intended.

**Surf Pines Association
Detail Report by Category**

Asphalt: Seabreeze: Horizon Ln north to end & Boat Launch

		26,080 SF	@ \$3.50
Asset ID	1037	Asset Actual Cost	\$91,280.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$173,052.08
Placed in Service	July 1990		
Useful Life	40		
Adjustment	14		
Replacement Year	44-45		
Remaining Life	20		

This provision is for the overlay of the asphalt. This includes Seabreeze from Horizon Lane north to end plus Boat Launch Easement.

According to the Association there is 1,304 lineal feet of asphalt. It is assumed the road is 20 feet wide (average).

The useful life is based on information from the Association. In January 2022, we contacted ABCDE Paving, (503)791-9518, and were advised that the cost of an overlay ranges from \$2.00-\$3.50 per square foot. The actual cost will depend on a variety of factors, including, but not limited to, the condition of the road, the amount of asphalt to be paved, and the current price of oil. The Association should obtain a bid to confirm this estimate.

2024 Assessment: 3

Due to limited traffic, the Association believes the overlay will last 40 years. We recommend the Association annually inspect the asphalt to ensure it is wearing as intended.

Asphalt: Seabreeze: South end north to Horizon Ln

		32,000 SF	@ \$3.50
Asset ID	1038	Asset Actual Cost	\$112,000.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$154,212.16
Placed in Service	July 1989		
Useful Life	40		
Adjustment	5		
Replacement Year	34-35		
Remaining Life	10		

This provision is for the overlay of the asphalt. This includes Seabreeze from South end north to Horizon Lane.

**Surf Pines Association
Detail Report by Category**

Asphalt: Seabreeze: South end north to Horizon Ln continued...

According to the Association there is 1,600 lineal feet of asphalt. It is assumed the road is 20 feet wide (average).

The useful life is based on information from the Association. In January 2022, we contacted ABCDE Paving, (503)791-9518, and were advised that the cost of an overlay ranges from \$2.00-\$3.50 per square foot. The actual cost will depend on a variety of factors, including, but not limited to, the condition of the road, the amount of asphalt to be paved, and the current price of oil. The Association should obtain a bid to confirm this estimate.

2024 Assessment: 2

Due to limited traffic, the Association believes the overlay will last 40 years. We recommend the Association annually inspect the asphalt to ensure it is wearing as intended.

Asphalt: Shady Pines Dr: Pine Ridge Ct to Lakeside Ct

		31,680 SF	@ \$3.50
Asset ID	1039	Asset Actual Cost	\$110,880.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$152,670.04
Placed in Service	July 2001		
Useful Life	30		
Adjustment	3		
Replacement Year	34-35		
Remaining Life	10		

This provision is for the overlay of the asphalt. This includes Shady Pines Drive from Pine Ridge Court to Lakeside Court.

According to the Association there is 1,584 lineal feet of asphalt. It is assumed the road is 20 feet wide (average).

The useful life is based on information from the Association. In January 2022, we contacted ABCDE Paving, (503)791-9518, and were advised that the cost of an overlay ranges from \$2.00-\$3.50 per square foot. The actual cost will depend on a variety of factors, including, but not limited to, the condition of the road, the amount of asphalt to be paved, and the current price of oil. The Association should obtain a bid to confirm this estimate.

2024 Assessment: 2

Due to limited traffic, the Association believes the overlay will last 30 years. We recommend the Association annually inspect the asphalt to ensure it is wearing as intended.

**Surf Pines Association
Detail Report by Category**

Asphalt: Steller Lane		1,200 SF	@ \$3.50
Asset ID	1045	Asset Actual Cost	\$4,200.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$15,095.64
Placed in Service	July 2017		
Useful Life	40		
Adjustment	7		
Replacement Year	64-65		
Remaining Life	40		

The useful life is based on information from the Association. In January 2022, we contacted ABCDE Paving, (503)791-9518, and were advised that the cost of an overlay ranges from \$2.00-\$3.50 per square foot. The actual cost will depend on a variety of factors, including, but not limited to, the condition of the road, the amount of asphalt to be paved, and the current price of oil. The Association should obtain a bid to confirm this estimate.

2024 Assessment: 5

Due to limited traffic, the Association believes the overlay will last 40 years. We recommend the Association annually inspect the asphalt to ensure it is wearing as intended.

Asphalt: Surf Pines Landing I		34,320 SF	@ \$3.50
Asset ID	1040	Asset Actual Cost	\$120,120.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$267,218.69
Placed in Service	July 1994		
Useful Life	30		
Adjustment	25		
Replacement Year	49-50		
Remaining Life	25		

This provision is for the overlay of the asphalt. This includes Surf Pines Landing.

According to the Association there is 1,716 lineal feet of asphalt. It is assumed the road is 20 feet wide (average).

The useful life is based on information from the Association. In January 2022, we contacted ABCDE Paving, (503)791-9518, and were advised that the cost of an overlay ranges from \$2.00-\$3.50 per square foot. The actual cost will depend on a variety of factors, including, but not limited to, the condition of the road, the amount of asphalt to be paved, and the current price of oil. The Association should obtain a bid to confirm this estimate.

**Surf Pines Association
Detail Report by Category**

Asphalt: Surf Pines Landing I continued...

2024 Assessment: 4

Due to limited traffic, the Association believes the overlay will last 30 years. We recommend the Association annually inspect the asphalt to ensure it is wearing as intended.

Asphalt: Surf Pines Landing II		34,320 SF	@ \$3.50
Asset ID	1046	Asset Actual Cost	\$120,120.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$194,073.49
Placed in Service	July 1995		
Useful Life	30		
Adjustment	14		
Replacement Year	39-40		
Remaining Life	15		

This provision is for the overlay of the asphalt. This includes Surf Pines Landing.

According to the Association there is 1,716 lineal feet of asphalt. It is assumed the road is 20 feet wide (average).

The useful life is based on information from the Association. In January 2022, we contacted ABCDE Paving, (503)791-9518, and were advised that the cost of an overlay ranges from \$2.00-\$3.50 per square foot. The actual cost will depend on a variety of factors, including, but not limited to, the condition of the road, the amount of asphalt to be paved, and the current price of oil. The Association should obtain a bid to confirm this estimate.

2024 Assessment: 3

Due to limited traffic, the Association believes the overlay will last 30 years. We recommend the Association annually inspect the asphalt to ensure it is wearing as intended.

**Surf Pines Association
Detail Report by Category**

Asphalt: Surf Pines Landing: Easy Way to 101

		22,000 SF	@ \$3.50
Asset ID	1043	Asset Actual Cost	\$77,000.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$171,294.03
Placed in Service	July 2001		
Useful Life	30		
Adjustment	18		
Replacement Year	49-50		
Remaining Life	25		

This provision is for the overlay of the asphalt. This includes Surf Pines Landing from Easy Way to 101.

According to the Association there is 1,100 lineal feet of asphalt. It is assumed the road is 20 feet wide (average).

The useful life is based on information from the Association. In January 2022, we contacted ABCDE Paving, (503)791-9518, and were advised that the cost of an overlay ranges from \$2.00-\$3.50 per square foot. The actual cost will depend on a variety of factors, including, but not limited to, the condition of the road, the amount of asphalt to be paved, and the current price of oil. The Association should obtain a bid to confirm this estimate.

2024 Assessment: 4

Due to limited traffic, the Association believes the overlay will last 30 years. We recommend the Association annually inspect the asphalt to ensure it is wearing as intended.

In 2023, the Association plans to do \$13,800 of repairs.

Asphalt: Surf Pines Lane: 101 to 20' West (ODOT Permit Work)

		1 Total	@ \$50,000.00
Asset ID	1060	Asset Actual Cost	\$50,000.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$50,000.00
Placed in Service	July 2001		
Useful Life	30		
Adjustment	-8		
Replacement Year	24-25		
Remaining Life	0		

This provision is for the repair of the asphalt 101 to 20' West (ODOT Permit Work).

**Surf Pines Association
Detail Report by Category**

Asphalt: Surf Pines Lane: 101 to 20' West (ODOT Permit Work) continued...

2024 Assessment: 1

Asphalt: Surf Pines Lane: 20' West of 101 to 50' West of 101

		900 SF	@ \$3.50
Asset ID	1075	Asset Actual Cost	\$3,150.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$3,150.00
Placed in Service	July 2001		
Useful Life	30		
Adjustment	-8		
Replacement Year	24-25		
Remaining Life	0		

This provision is for the repair of the asphalt 20' West of 101 to 50' West of 101.

2024 Assessment: 1

Asphalt: Surf Pines Lane: S Gate east to Easy Way

		21,800 SF	@ \$3.50
Asset ID	1042	Asset Actual Cost	\$76,300.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$169,736.81
Placed in Service	July 2017		
Useful Life	30		
Adjustment	2		
Replacement Year	49-50		
Remaining Life	25		

This provision is for the overlay of the asphalt. This includes Surf Pines Landing from the south gate east to Easy Way.

According to the Association there is 1,090 lineal feet of asphalt. It is assumed the road is 20 feet wide (average).

The useful life is based on information from the Association. In January 2022, we contacted ABCDE Paving, (503)791-9518, and were advised that the cost of an overlay ranges from

**Surf Pines Association
Detail Report by Category**

Asphalt: Surf Pines Lane: S Gate east to Easy Way continued...

\$2.00-\$3.50 per square foot. The actual cost will depend on a variety of factors, including, but not limited to, the condition of the road, the amount of asphalt to be paved, and the current price of oil. The Association should obtain a bid to confirm this estimate.

2024 Assessment: 4

Due to limited traffic, the Association believes the overlay will last 30 years. We recommend the Association annually inspect the asphalt to ensure it is wearing as intended.

Asphalt: Surf Pines Lane: S Gate west to Manion Dr

		10,000 SF	@ \$3.50
Asset ID	1041	Asset Actual Cost	\$35,000.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$77,860.92
Placed in Service	July 2013		
Useful Life	30		
Adjustment	6		
Replacement Year	49-50		
Remaining Life	25		

This provision is for the overlay of the asphalt. This includes Surf Pines Landing from the south gate west to Manion.

According to the Association there is 165 lineal feet of asphalt. It is assumed the road is 20 feet wide (average).

The useful life is based on information from the Association. In January 2022, we contacted ABCDE Paving, (503)791-9518, and were advised that the cost of an overlay ranges from \$2.00-\$3.50 per square foot. The actual cost will depend on a variety of factors, including, but not limited to, the condition of the road, the amount of asphalt to be paved, and the current price of oil. The Association should obtain a bid to confirm this estimate.

2024 Assessment: 4

Due to limited traffic, the Association believes the overlay will last 30 years. We recommend the Association annually inspect the asphalt to ensure it is wearing as intended.

**Surf Pines Association
Detail Report by Category**

Streets/Asphalt - Total Current Cost	\$2,543,540
---	--------------------

**Surf Pines Association
Detail Report by Category**

Boulders for Vehicle Control - Replacement

		4 Each	@ \$300.00
Asset ID	1071	Asset Actual Cost	\$1,200.00
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$2,275.00
Placed in Service	July 2024		
Useful Life	20		
Replacement Year	44-45		
Remaining Life	20		

This provision is for the replacement of the 4 boulders for vehicle control.

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

Infiltration Discharge Hatches - Replacement

		1 Total	@ \$7,500.00
Asset ID	1074	Asset Actual Cost	\$7,500.00
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$19,577.76
Placed in Service	July 2024		
Useful Life	30		
Replacement Year	54-55		
Remaining Life	30		

This provision is for the replacement of the infiltration discharge hatches.

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

Lawn Mower #1 - Replacement

		1 Total	@ \$7,020.00
Asset ID	1005	Asset Actual Cost	\$7,020.00
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$9,066.87
Placed in Service	June 2023		
Useful Life	10		
Replacement Year	32-33		
Remaining Life	8		

This provision is for the replacement of the lawn mower #1.

This was replaced in 2023 for 12,000.

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

**Surf Pines Association
Detail Report by Category**

Lawn Mower #2 - Replacement		1 Total	@ \$7,020.00
Asset ID	1063	Asset Actual Cost	\$7,020.00
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$8,237.35
Placed in Service	June 2023		
Useful Life	7		
Replacement Year	29-30		
Remaining Life	5		

This provision is for the replacement of the lawn mower #2.

This was replaced in 2023.

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

Motor: Flood Control System - Inspection		1 Total	@ \$500.00
Asset ID	1073	Asset Actual Cost	\$500.00
	Non-Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$516.25
Placed in Service	July 2024		
Useful Life	1		
Replacement Year	25-26		
Remaining Life	1		

This provision is for the motor inspection of the flood control system.

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

North Gate - 1 Camera - Replacement		1 Total	@ \$5,000.00
Asset ID	1068	Asset Actual Cost	\$5,000.00
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$5,330.28
Placed in Service	July 2021		
Useful Life	5		
Replacement Year	26-27		
Remaining Life	2		

This provision is for the replacement of the 1 camera at the north gate.

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

**Surf Pines Association
Detail Report by Category**

Playground - Replacement		1 Total	@ \$10,000.00
Asset ID	1006	Asset Actual Cost	\$10,000.00
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$11,007.03
Placed in Service	July 2002		
Useful Life	25		
Replacement Year	27-28		
Remaining Life	3		

This provision is for the replacement of the playground.

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

Pump Decks & Railings - Replacement		320 SF	@ \$25.00
Asset ID	1007	Asset Actual Cost	\$8,000.00
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$28,753.61
Placed in Service	July 2024		
Useful Life	40		
Replacement Year	64-65		
Remaining Life	40		

This provision is for the replacement of the pump decks and railings.

According to the Association, there is 320 square feet of decking.

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

South Gate - 2 Cameras - Replacement		1 Total	@ \$5,000.00
Asset ID	1067	Asset Actual Cost	\$5,000.00
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$5,330.28
Placed in Service	July 2021		
Useful Life	5		
Replacement Year	26-27		
Remaining Life	2		

This provision is for the replacement of the 2 cameras at the south gate.

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

**Surf Pines Association
Detail Report by Category**

Split Rail Fencing - Replacement

		500 LF	@ \$35.00
Asset ID	1070	Asset Actual Cost	\$17,500.00
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$28,274.11
Placed in Service	July 2024		
Useful Life	15		
Replacement Year	39-40		
Remaining Life	15		

This provision is for the replacement of the split rail fencing.

According to the Association, there is 500 lineal feet.

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

Trail #6 - 1 Camera - Replacement

		1 Total	@ \$5,000.00
Asset ID	1069	Asset Actual Cost	\$5,000.00
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$5,503.52
Placed in Service	July 2022		
Useful Life	5		
Replacement Year	27-28		
Remaining Life	3		

This provision is for the replacement of the 1 camera at trail #6.

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

Vehicle: Ford Ranger - Replacement

		1 Total	@ \$25,000.00
Asset ID	1061	Asset Actual Cost	\$25,000.00
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$30,288.68
Placed in Service	July 2010		
Useful Life	20		
Replacement Year	30-31		
Remaining Life	6		

This provision is for the replacement of the 2010 Ford Ranger.

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

**Surf Pines Association
Detail Report by Category**

Bathroom Cabinets & Counters: Living Quarters - Renovation

		1 Total	@ \$2,000.00
Asset ID	1058	Asset Actual Cost	\$2,000.00
	Capital	Percent Replacement	100%
Category	Living Quarters	Future Cost	\$4,897.24
Placed in Service	June 2023		
Useful Life	30		
Replacement Year	52-53		
Remaining Life	28		

This provision is for the renovation of the bathroom cabinets & counters.
The cost and useful life are based on information from the Association.

Bathroom Fixtures: Living Quarters - Renovation

		1 Total	@ \$4,000.00
Asset ID	1011	Asset Actual Cost	\$4,000.00
	Capital	Percent Replacement	100%
Category	Living Quarters	Future Cost	\$7,344.65
Placed in Service	July 2023		
Useful Life	20		
Replacement Year	43-44		
Remaining Life	19		

This provision is for the renovation of the bathroom fixtures.
The cost and useful life are based on information from the Association.

Blinds: Living Quarters - Replacement

		1 Total	@ \$2,970.00
Asset ID	1055	Asset Actual Cost	\$2,970.00
	Capital	Percent Replacement	100%
Category	Living Quarters	Future Cost	\$7,272.40
Placed in Service	June 2023		
Useful Life	30		
Replacement Year	52-53		
Remaining Life	28		

This provision is for the replacement of the blinds.
The cost and useful life are based on information from the Association.

**Surf Pines Association
Detail Report by Category**

Dishwasher: Living Quarters - Replacement

Asset ID	1080	1 Total	@ \$500.00
	Capital	Asset Actual Cost	\$500.00
Category	Living Quarters	Percent Replacement	100%
Placed in Service	June 2018	Future Cost	\$645.79
Useful Life	15		
Replacement Year	32-33		
Remaining Life	8		

This provision is for the replacement of the dishwasher.

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

Flooring: Living Quarters - Replacement

Asset ID	1012	1,900 SF	@ \$1.32
	Capital	Asset Actual Cost	\$2,508.00
Category	Living Quarters	Percent Replacement	100%
Placed in Service	July 2022	Future Cost	\$3,239.28
Useful Life	10		
Replacement Year	32-33		
Remaining Life	8		

This provision is for the replacement of the flooring.

According to the Association, there are 1,900 square feet.

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

Garage Door: Living Quarters - Replacement

Asset ID	1053	1 Total	@ \$7,000.00
	Capital	Asset Actual Cost	\$7,000.00
Category	Living Quarters	Percent Replacement	100%
Placed in Service	July 2023	Future Cost	\$17,697.41
Useful Life	30		
Replacement Year	53-54		
Remaining Life	29		

This provision is for the replacement of the garage door and opener.

According to the Association, this was replaced in 2022 for \$4,328.

**Surf Pines Association
Detail Report by Category**

Garage Door: Living Quarters - Replacement continued...

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

Gutters & Downspouts: Living Quarters - Replacement

Asset ID	1079	130 LF	@ \$15.00
	Capital	Asset Actual Cost	\$1,950.00
Category	Living Quarters	Percent Replacement	100%
Placed in Service	June 2022	Future Cost	\$3,358.66
Useful Life	20		
Replacement Year	41-42		
Remaining Life	17		

This provision is for the replacement of the gutters and downspouts.

According to the Association, there is 130 lineal feet of gutters and downspouts.

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

Gutters: Living Quarters - Replacement

Asset ID	1056	1 Total	@ \$4,150.00
	Capital	Asset Actual Cost	\$4,150.00
Category	Living Quarters	Percent Replacement	100%
Placed in Service	June 2023	Future Cost	\$10,161.78
Useful Life	30		
Replacement Year	52-53		
Remaining Life	28		

This provision is for the replacement of the gutters.

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

Heater: Living Quarters - Replacement

Asset ID	1059	8 Each	@ \$1,000.00
	Capital	Asset Actual Cost	\$8,000.00
Category	Living Quarters	Percent Replacement	100%
Placed in Service	June 2004	Future Cost	\$8,000.00
Useful Life	20		
Replacement Year	24-25		
Remaining Life	0		

This provision is for the replacement of the heater in the living quarters.

**Surf Pines Association
Detail Report by Category**

Heater: Living Quarters - Replacement continued...

According to the Association there are 8.

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

Kitchen Cabinets & Countertops: Living Quarters - Renovation

		1 Total	@ \$10,000.00
Asset ID	1013	Asset Actual Cost	\$10,000.00
	Capital	Percent Replacement	100%
Category	Living Quarters	Future Cost	\$17,783.66
Placed in Service	July 2022		
Useful Life	20		
Replacement Year	42-43		
Remaining Life	18		

This provision is for the renovation of the kitchen cabinets and countertops.

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

Patio Door: Living Quarters - Replacement

		1 Total	@ \$5,805.00
Asset ID	1057	Asset Actual Cost	\$5,805.00
	Capital	Percent Replacement	100%
Category	Living Quarters	Future Cost	\$14,214.25
Placed in Service	June 2023		
Useful Life	30		
Replacement Year	52-53		
Remaining Life	28		

This provision is for the replacement of the patio door.

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

**Surf Pines Association
Detail Report by Category**

Patio: Living Quarters - Replacement

		240 SF	@ \$7.00
Asset ID	1082	Asset Actual Cost	\$1,680.00
	Capital	Percent Replacement	100%
Category	Living Quarters	Future Cost	\$3,505.75
Placed in Service	June 2018		
Useful Life	30		
Replacement Year	47-48		
Remaining Life	23		

This provision is for the replacement of the patio.

According to the Association there is 240 square feet.

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

Refrigerator: Living Quarters - Replacement

		1 Total	@ \$1,500.00
Asset ID	1087	Asset Actual Cost	\$1,500.00
	Capital	Percent Replacement	100%
Category	Living Quarters	Future Cost	\$1,876.38
Placed in Service	June 2017		
Useful Life	15		
Replacement Year	31-32		
Remaining Life	7		

This provision is for the replacement of the refrigerator.

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

Roof: Living Quarters - Replacement

		2,649 SF	@ \$6.50
Asset ID	1015	Asset Actual Cost	\$17,218.50
	Capital	Percent Replacement	100%
Category	Living Quarters	Future Cost	\$23,708.05
Placed in Service	July 2004		
Useful Life	30		
Replacement Year	34-35		
Remaining Life	10		

This provision is for the replacement of the roof.

According to the Association, there is 2,649 square feet of roofing.

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

**Surf Pines Association
Detail Report by Category**

Roof: Living Quarters - Replacement continued...

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.

Septic System: Living Quarters - Replacement

Asset ID	1016	1 Total	@ \$18,000.00
	Capital	Asset Actual Cost	\$18,000.00
Category	Living Quarters	Percent Replacement	100%
Placed in Service	July 2004	Future Cost	\$24,784.10
Useful Life	30		
Replacement Year	34-35		
Remaining Life	10		

This provision is for the replacement of the septic system.

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

Siding: Living Quarters - Replacement

Asset ID	1017	2,616 SF	@ \$22.00
	Capital	Asset Actual Cost	\$57,552.00
Category	Living Quarters	Percent Replacement	100%
Placed in Service	July 2004	Future Cost	\$79,243.02
Useful Life	30		
Replacement Year	34-35		
Remaining Life	10		

This provision is for the replacement of the siding.

According to the Association, there is 2,616 square feet of siding.

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

**Surf Pines Association
Detail Report by Category**

Stove: Living Quarters - Replacement

		1 Total	@ \$1,000.00
Asset ID	1077	Asset Actual Cost	\$1,000.00
	Capital	Percent Replacement	100%
Category	Living Quarters	Future Cost	\$1,000.00
Placed in Service	June 2004		
Useful Life	15		
Replacement Year	24-25		
Remaining Life	0		

This provision is for the replacement of the stove.

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

Washer & Dryer: Living Quarters - Replacement

		2 Each	@ \$600.00
Asset ID	1081	Asset Actual Cost	\$1,200.00
	Capital	Percent Replacement	100%
Category	Living Quarters	Future Cost	\$1,549.89
Placed in Service	June 2018		
Useful Life	15		
Replacement Year	32-33		
Remaining Life	8		

This provision is for the replacement of the washer and dryer.

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

Water Heater: Living Quarters - Replacement

		1 Total	@ \$1,200.00
Asset ID	1078	Asset Actual Cost	\$1,200.00
	Capital	Percent Replacement	100%
Category	Living Quarters	Future Cost	\$1,877.77
Placed in Service	June 2024		
Useful Life	15		
Replacement Year	38-39		
Remaining Life	14		

This provision is for the replacement of the water heater.

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

**Surf Pines Association
Detail Report by Category**

Bathroom Fixtures: Meeting House - Renovation

Asset ID	1085	1 Total	@ \$1,500.00
	Capital	Asset Actual Cost	\$1,500.00
Category	Meeting House	Percent Replacement	100%
Placed in Service	June 2007	Future Cost	\$2,201.77
Useful Life	30		
Replacement Year	36-37		
Remaining Life	12		

This provision is for the renovation of the bathroom fixtures.

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

Flooring: Meeting House - Replacement

Asset ID	1019	525 SF	@ \$7.50
	Capital	Asset Actual Cost	\$3,937.50
Category	Meeting House	Percent Replacement	100%
Placed in Service	July 2006	Future Cost	\$4,925.51
Useful Life	25		
Replacement Year	31-32		
Remaining Life	7		

This provision is for the replacement of the flooring in the meeting house

According to the Association, there is 525 square feet of flooring.

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

Gutters & Downspouts: Meeting House - Replacement

Asset ID	1084	60 LF	@ \$15.00
	Capital	Asset Actual Cost	\$900.00
Category	Meeting House	Percent Replacement	100%
Placed in Service	June 2022	Future Cost	\$1,550.15
Useful Life	20		
Replacement Year	41-42		
Remaining Life	17		

This provision is for the replacement of the gutters and downspouts.

According to the Association, there is 60 lineal feet of gutters and downspouts.

**Surf Pines Association
Detail Report by Category**

Gutters & Downspouts: Meeting House - Replacement continued...

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

Kitchen: Meeting House - Renovation

		1 Total	@ \$1,500.00
Asset ID	1086	Asset Actual Cost	\$1,500.00
	Capital	Percent Replacement	100%
Category	Meeting House	Future Cost	\$2,201.77
Placed in Service	June 2007		
Useful Life	30		
Replacement Year	36-37		
Remaining Life	12		

This provision is for the renovation of the kitchen.

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

Refrigerator: Meeting House - Replacement

		1 Total	@ \$1,000.00
Asset ID	1064	Asset Actual Cost	\$1,000.00
	Capital	Percent Replacement	100%
Category	Meeting House	Future Cost	\$1,100.70
Placed in Service	July 2007		
Useful Life	20		
Replacement Year	27-28		
Remaining Life	3		

This provision is for the replacement of the refrigerator at the meeting house.

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

Roofing: Meeting House - Replacement

		1,270 SF	@ \$6.50
Asset ID	1020	Asset Actual Cost	\$8,255.00
	Capital	Percent Replacement	100%
Category	Meeting House	Future Cost	\$16,158.77
Placed in Service	July 2015		
Useful Life	30		
Replacement Year	45-46		
Remaining Life	21		

This provision is for the replacement of the roof in the meeting house.

**Surf Pines Association
Detail Report by Category**

Roofing: Meeting House - Replacement continued...

According to the Association, there is 1,270 square feet of roofing.

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

Septic System: Meeting House - Replacement

Asset ID	1021	1 Total	@ \$3,500.00
	Capital	Asset Actual Cost	\$3,500.00
Category	Meeting House	Percent Replacement	100%
Placed in Service	July 2007	Future Cost	\$5,304.43
Useful Life	30		
Replacement Year	37-38		
Remaining Life	13		

This provision is for the replacement of the septic system at the meeting house.

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

Siding: Meeting House - Replacement

Asset ID	1022	1,180 SF	@ \$22.00
	Capital	Asset Actual Cost	\$25,960.00
Category	Meeting House	Percent Replacement	100%
Placed in Service	July 2007	Future Cost	\$39,343.72
Useful Life	30		
Replacement Year	37-38		
Remaining Life	13		

This provision is for the replacement of the siding at the meeting house.

According to the Association, there is 1,180 square feet of siding.

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

**Surf Pines Association
Detail Report by Category**

Awning: Shed - Replacement		1 Total	@ \$4,800.00
Asset ID	1062	Asset Actual Cost	\$4,800.00
	Capital	Percent Replacement	100%
Category	Shed	Future Cost	\$9,100.02
Placed in Service	July 2024		
Useful Life	20		
Replacement Year	44-45		
Remaining Life	20		

This provision is for the replacement of the awning on the shed.

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

Building: Shed - Replacement		1 Total	@ \$15,000.00
Asset ID	1065	Asset Actual Cost	\$15,000.00
	Capital	Percent Replacement	100%
Category	Shed	Future Cost	\$28,437.57
Placed in Service	July 2024		
Useful Life	20		
Replacement Year	44-45		
Remaining Life	20		

This provision is for the replacement of the shed.

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

Shed - Total Current Cost \$19,800

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](#).

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. www.condosafety.com

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.