

River View Vista Estates 2026

Redmond, Oregon

RA Reserve Study Summary

<i>Report Parameters</i>	
Report Date	September 15, 2026
Budget Year Beginning	January 1, 2026
Budget Year Ending	December 31, 2026
Total Units	47
Inflation	4.00%
Interest Rate on Reserve Deposit	3.00%
2026 Beginning Balance	\$1,080,000

Construction Data: All units were constructed by Keeton King.

Unit #'s Date Completed

1-14	1990
16, 18, 20	1991
33, 35, 37	1991
15, 17, 19	1992
21-32	1992
39, 41, 43	1993
45, 47, 49	1993
51, 53, 55	1993
57, 59, 61	1995

Budget Calculations are based on the following unit configurations:

[13] 2 Bedroom Units; [34] 3 Bedroom Units

Contribution increases and funding assumptions are as follows:

2026 – Contribution per approved 2026 budget.

2027—2035 – Contribution assumes 10% annual increases

2036 – 2044 – Contribution assumes 5% annual increases; then 0% change.

Reserve Study presented to Board:	September 18, 2026
Reserve Study Accepted by Board:	September 18, 2026
Expenditures Approved by Board:	TBD

Resort Resources, Inc.

(541) 383-15868

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Redmond, Oregon
RA Cash Flow Projection - AFM

Report Date September 15, 2026
Beginning Fiscal Year January 01, 2026

Beginning Balance: \$1,080,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2026	4,881,827	132,115	34,947	2,250	1,244,812	3,136,999	40%
2027	5,074,760	145,326	21,452	617,890	793,701	2,818,592	28%
2028	5,212,852	159,859	21,479	173,715	801,324	2,921,557	27%
2029	5,421,366	175,845	22,622	152,397	847,393	3,078,303	28%
2030	5,636,838	193,430	28,369	18,975	1,050,217	3,388,188	31%
2031	5,862,312	212,773	34,697	24,187	1,273,500	3,714,036	34%
2032	6,096,804	234,050	40,407	71,212	1,476,745	4,012,083	37%
2033	6,340,676	257,455	46,520	86,115	1,694,605	4,314,737	39%
2034	6,594,303	283,200	51,080	167,923	1,860,962	4,552,107	41%
2035	6,858,075	311,520	40,576	694,902	1,518,156	4,261,348	36%
2036	6,686,572	327,096	46,391	169,295	1,722,348	4,398,642	39%
2037	6,954,035	343,451	57,748	8,916	2,114,631	4,773,024	44%
2038	7,232,197	360,624	70,233		2,545,488	5,180,581	49%
2039	7,521,485	378,655	83,633		3,007,776	5,613,106	54%
2040	7,822,344	397,588	98,005		3,503,368	6,071,945	58%
2041	8,135,238	417,467	112,642	25,060	4,008,418	6,532,447	61%
2042	8,460,647	438,340	113,824	502,521	4,058,062	6,528,634	62%
2043	8,319,890	460,257	92,596	1,261,890	3,349,025	5,722,453	59%
2044	7,988,217	483,270	34,536	2,474,130	1,392,702	3,633,861	38%
2045	6,156,653	483,270	5,975	1,456,844	425,103	2,417,705	18%
2046	5,522,088	483,270	18,676	71,662	855,387	2,616,119	33%
2047	5,742,971	483,270	25,412	280,493	1,083,576	2,644,091	41%
2048	5,972,690	483,270	38,945	63,741	1,542,050	2,907,206	53%
2049	6,211,598	483,270	54,829		2,080,149	3,256,082	64%
2050	6,460,062	483,270	69,931	41,577	2,591,773	3,584,976	72%
2051	6,718,464	483,270	71,106	514,554	2,631,595	3,444,806	76%
2052	6,987,203	483,270	87,968		3,202,833	3,844,228	83%
2053	7,266,691	483,270	104,122	40,121	3,750,104	4,231,842	89%
2054	7,557,358	483,270	121,989		4,355,363	4,687,711	93%
2055	7,859,653	483,270	140,398		4,979,032	5,173,278	96%

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RA Asset Detail Report

Description	Date In Service	Replacement Date	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
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ASPHALT

PARKING, Redtail Hawk Dr., Overlay

2008 2029 30,043 18 3 3 33,795 2098 @ 14.32

Asset ID: 1061

2008: Split out quantity into two group (Redtail Hawk Drive and Snowgoose Drive)
Original measurement based on: Parking and trash enclosures at 55 sy per unit.

History

Date	Cost	Vendor	Notes
2008	\$17,833	Knife River	Their measurement: 2098 sq yds
	\$ 1,221		Cost of wheel stops
	\$ 445		Cost of striping
	\$ 1,690		Cost of prep work (for walkways too)

2021: Life adjusted +1 to match with ECMA schedule.

2024: Life adjusted +1 to match with ECMA schedule, and seal coat done in 2023.

PARKING, Redtail Hawk Dr., Seal Coat

2023 2035 4,322 6 0 9 6,151 2098 @ 2.06

Asset ID: 1064

History

Date	Cost	Vendor	Notes
2023	\$3,948	Tri-County Paving	2098 SY seal coat, plus 399 LF crack seal, plus \$860 striping. [\$481 deducted for paths behind bumpers, not sure why deducted]

2008: Split out quantity into two group (Redtail Hawk Drive and Snowgoose Lane)

Measurements based on: Parking and trash enclosures at 55 sy per unit.

Adjusted life due to Overlay in 2008.

2021: Seal coat work pushed to 2021 per ECM.

2022: Seal coat work pushed to 2022 per ECM.

PARKING, Snowgoose Lane, Overlay

2009 2029 6,974 18 2 3 7,845 487 @ 14.32

Asset ID: 1085

Life adjusted to line up paving of all roads/parking in the River View area.

History

Date	Cost	Vendor	Notes
2009	\$9.65/sq yf	Knife River	Invoice #9889

PARKING, Snowgoose Lane, Seal Coat

2023 2035 1,003 6 0 9 1,428 487 @ 2.06

Asset ID: 1086

2008: Broke out quantity from Redtail Hawk Drive.

2021: Seal coat work pushed to 2021 per ECM.

History

Date	Cost	Vendor	Notes
2023	\$5,468	Tri-County Paving	Total billed = "Street" quantity of 2,450 SY seal coat See AID #1063 Included 1410 LF crack seal, plus \$450 for striping

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ASPHALT continued...

STREET, Snowgoose Lane, Overlay 2009 2029 35,084 18 2 3 39,465 2450 @ 14.32

Asset ID: 1062

Life adjusted to line up paving of all roads/parking in the River View area.

2024: Life adjusted +1 year to match Red Tail Hawk schedule

STREET, Snowgoose Lane, Seal Coat 2023 2035 5,047 6 0 9 7,183 2450 @ 2.06

Asset ID: 1063

Life adjusted to line up with other seal coat in the same area.

2021: Seal coat work pushed to 2021 per ECM.

2022: Seal coat work pushed to 2022 per ECM.

History

Date	Cost	Vendor	Notes
2023	\$5,468	Tri-County Paving	Total billed = "Street" quantity of 2,450 SY seal coat Incl 1410 LF crack seal, +\$450 for striping, so includes "Parking" AID1086

WALK PATHS, Prep Red Tail Hawk Drive, Overlay

2008 2029 6,764 18 3 3 7,608 1436 @ 4.71

Asset ID: 1154

2013: Added to study with the assumption that walk paths will need prep work prior to overlay. Cost includes saw cut, remove asphalt and roots up to 12" deep, install base rock and 2'; asphalt.

2021: Pushed 1 year to 2027 to match with supersede.

2026: Match to street overlay.

WALK PATHS, Prep Snowgoose Lane, Overlay-1X

2009 2029 1,182 18 2 3 1,330 251 @ 4.71

Asset ID: 1155

2013: Added to study with the assumption that walk paths will need prep work prior to overlay. Cost includes saw cut, remove asphalt and roots up to 12" deep, install base rock and 2'; asphalt.

2026: Match to street overlay.

WALK PATHS, Red Tail Hawk Drive, Overlay

2008 2029 25,905 18 3 3 29,140 1436 @ 18.04

Asset ID: 1164

2021: Pushed 1 year to 2027 to match seal coat supersede.

2026: Match to street overlay.

WALK PATHS, Red Tail Hawk Drive, Seal Coat

2021 2035 3,016 6 2 9 4,292 1436 @ 2.10

Asset ID: 1066

2008: Split out quantity into two group (Redtail Hawk Drive and Snowgoose Lane).

Life adjusted to line up with other work in the same area.

2021: Seal coat work pushed to 2021 per ECM.

2022: Seal cost work planned for fall 2021 per ECM.

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ASPHALT continued...

WALK PATHS, Snowgoose Lane, Overlay

2009 2029 4,528 18 2 3 5,093 251 @ 18.04

Asset ID: 1083

Life adjusted to line up with other work in the same area.

History

Date	Cost	Vendor	Notes
2009	\$17.05/sq yd	Knife River	Invoice # 9889

2008: Broke out quantity from Redtail Hawk Lane

2026: Match to other path work.

WALK PATHS, Snowgoose Lane, Seal Coat

2021 2035 527 6 2 9 750 251 @ 2.10

Asset ID: 1084

2008: Broke out quantity from Redtail Hawk Drive

Life adjusted to line up with other work in the same area.

2021: Seal coat work pushed to 2021 per ECM.

2022: Seal coat work planned for fall 2021 per ECM.

DECKS

DECK AND RAILING ASSETS

The Association implemented a full decking and substructure replacement for back decks with most decks completed in 2025. For purposes of the reserve study update, completion is assumed for all units in 2025. New assets were created for the 2026 reserve study and some assets relate to the Decking Unit Classes adopted by the Board of Directors in 2024. **ADD NOTES ON ACTUAL DECK**

SUBSTRUCTURE AND RAILING COSTS.

Decking Unit Class	Unit Description; type of deck	Assigned Units
1	Golf Unit, Size A (large) level grade	16, 20, 22, 26, 28, 32
2	Golf Unit, Size B (small) level grade	18, 24, 30
3	Canyon Unit, Size A (large), Height <6'	1, 3, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 19, 51, 55, 57, 61
4	Canyon Unit, Size A (large), Height >6	21, 25, 27, 31, 33, 37, 39, 43, 45, 49
5	Canyon Unit, Size B (small), Height <6'	2, 4, 5, 17, 53, 59
6	Canyon Unit, Size B (small), Height >6	23, 29, 35, 41, 47

New assets created for this 2026 reserve study include:

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DECKS continued...

Deck and Railing Assets continued...

- * Substructure Replace (an asset for each of the unit classes) - UNFUNDED AS ESTIMATED LIFE EXCEEDS 30 YEARS (assumed at 40 year life). Consider funding at 30 year remaining life.
- * Decking Back Size A (large), Decking Back Size B (River small), Decking Back Size B (Golf small) - for decking replacement only - 35 year life based on Trex material limited warranty.
- * 4 Groups: Railing Back Size A (large), Railing Back Size B (Duplex Small), Railing Back Size B (Triplex Small), Railing Back Triplex Continuous. Railing is powder coated. REPLACEMENT IS UNFUNDED AS ESTIMATED LIFE EXCEEDS 30 YEARS (assumed at 40 year life). Consider funding at 30 year remaining life. PAINTING is assumed at 20 year estimated life.
- * Decks, Upper, Replace - Assume same grouping as Siding Replacements to address upper deck replacement. Cost estimate provided by Keeton-King to include tear out, disposal, decking, membrane, and belly board. No railing replacement.
- * Decks, Front, Replace - Assumes same grouping and schedule as upper decks. Cost estimate based on an average size, stair configuration and stair count and to include substructure. Front entry decks have significant variations in size, materials, stair configuration and stair count and cost estimates associated with such variables can be updated 2-3 years ahead of planned replacement.

DECKS

Decking Back Size A Large	2025	2060	271,040	35	0	34	1,028,411	13552 @	20.00
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Asset ID: 1198

2026: New asset for 2026 reserve study to separate decking material from railing and substructure. Estimated replacement life of 35 years based on Trex material limited warranty and as directed by Association. Size A (large) unit decks are in Decking Unit Classes: 1, 3, 4. 32 units. Average deck size of 616 SF. Estimated cost of \$20/SF from Keeton-King Contracting Feb 2026, includes tear off and disposal, labor and materials to install new.

Decking Back Size B Small (Golf)	2025	2060	10,680	35	0	34	40,523	534 @	20.00
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Asset ID: 1228

2026: New asset for 2026 reserve study to separate decking material from railing and substructure. Estimated replacement life of 35 years based on Trex material limited warranty and as directed by Association. Size B (small) unit decks are in Decking Unit Classes: 2, 5, 6.. 3 units. Average size of 178 SF. Estimated cost of \$20/SF from Keeton-King Contracting Feb 2026, includes tear off and disposal, labor and materials to install new.

Decking Back Size B Small (River)	2025	2060	60,000	35	0	34	227,659	3000 @	20.00
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Asset ID: 1199

2026: New asset for 2026 reserve study to separate decking material from railing and substructure. Estimated replacement life of 35 years based on Trex material limited warranty and as directed by Association. Size B (small) unit decks are in Decking Unit Classes: 2, 5, 6.. 12 units. Average size of 250 SF. Estimated cost of \$20/SF from Keeton-King Contracting Feb 2026, includes tear off and disposal, labor and materials to install new.

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DECKS continued...

Decks, Front, Replace Duplex Group 1-1

2005	2032	18,480	35	-8	6	23,383	6 @	3,080.00
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Asset ID: 1200

2026: New asset added for 2026 reserve study. Assume front decks/substructure replacement. Decking and substructure assumed for replacement at approximately 35 year life, adjusted to coincide with scheduling to match assumed siding and upper deck replacement. Estimate SF at 140 per deck AVERAGE based on quantity measurements by ECM. Assume labor/materials for decking and substructure at \$22/SF provided by Keeton King Contracting, for \$3,080 per deck. Recommend updating cost estimates 2-3 years prior to scheduled replacement to fine tune for unit-specific measurements and variables such as stairs.

Decks, Front, Replace Duplex Group 1-2

2006	2033	24,640	35	-8	7	32,425	8 @	3,080.00
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Asset ID: 1201

2026: New asset added for 2026 reserve study. Assume front decks/substructure replacement. Decking and substructure assumed for replacement at approximately 35 year life, adjusted to coincide with scheduling to match assumed siding and upper deck replacement. Estimate SF at 140 per deck AVERAGE based on quantity measurements by ECM. Assume labor/materials for decking and substructure at \$22/SF provided by Keeton King Contracting, for \$3,080 per deck. Recommend updating cost estimates 2-3 years prior to scheduled replacement to fine tune for unit-specific measurements and variables such as stairs.

Decks, Front, Replace Triplex Group 1-1

2007	2034	27,720	35	-8	8	37,937	9 @	3,080.00
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Asset ID: 1202

2026: New asset added for 2026 reserve study. Assume front decks/substructure replacement. Decking and substructure assumed for replacement at approximately 35 year life, adjusted to coincide with scheduling to match assumed siding and upper deck replacement. Estimate SF at 140 per deck AVERAGE based on quantity measurements by ECM. Assume labor/materials for decking and substructure at \$22/SF provided by Keeton King Contracting, for \$3,080 per deck. Recommend updating cost estimates 2-3 years prior to scheduled replacement to fine tune for unit-specific measurements and variables such as stairs.

Decks, Front, Replace Triplex Group 1-2

2008	2034	18,480	35	-9	8	25,291	6 @	3,080.00
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Asset ID: 1203

2026: New asset added for 2026 reserve study. Assume front decks/substructure replacement. Decking and substructure assumed for replacement at approximately 35 year life, adjusted to coincide with scheduling to match assumed siding and upper deck replacement. Estimate SF at 140 per deck AVERAGE based on quantity measurements by ECM. Assume labor/materials for decking and substructure at \$22/SF provided by Keeton King Contracting, for \$3,080 per deck. Recommend updating cost estimates 2-3 years prior to scheduled replacement to fine tune for unit-specific measurements and variables such as stairs.

Decks, Front, Replace Triplex Group 2-1

2008	2035	27,720	35	-8	9	39,454	9 @	3,080.00
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Asset ID: 1239

2026: New asset added for 2026 reserve study. Assume front decks/substructure replacement. Decking and substructure assumed for replacement at approximately 35 year life, adjusted to coincide with scheduling to match assumed siding and upper deck replacement. Estimate SF at 140 per deck AVERAGE based on quantity measurements by ECM. Assume labor/materials for decking and substructure at \$22/SF provided by Keeton King

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DECKS continued...

Decks, Front, Replace Triplex Group 2-1 continued...

Contracting, for \$3,080 per deck. Recommend updating cost estimates 2-3 years prior to scheduled replacement to fine tune for unit-specific measurements and variables such as stairs.

Decks, Front, Replace Triplex Group 2-2

2008	2036	27,720	35	-7	10	41,032	9 @	3,080.00
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Asset ID: 1240

2026: New asset added for 2026 reserve study. Assume front decks/substructure replacement. Decking and substructure assumed for replacement at approximately 35 year life, adjusted to coincide with scheduling to match assumed siding and upper deck replacement. Estimate SF at 140 per deck AVERAGE based on quantity measurements by ECM. Assume labor/materials for decking and substructure at \$22/SF provided by Keeton King Contracting, for \$3,080 per deck. Recommend updating cost estimates 2-3 years prior to scheduled replacement to fine tune for unit-specific measurements and variables such as stairs.

Decks, Upper, Replace Duplex Group 1-1

2005	2032	30,600	35	-8	6	38,719	6 @	5,100.00
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Asset ID: 1204

2026: New asset added for 2026 reserve study. Decking and membrane assumed for replacement at approximately 30 year life, with scheduling to match assumed siding replacement. Estimated SF of 63 per deck is based on the 2005 decking replacement quantity. Keeton-King Contracting cost estimate includes roofing (membrane) material and labor at \$2,500 plus decking material and labor at \$2,600 for total of \$5,100 per deck. No railing replacement. Cost estimated reflects increased labor cost associated with an assumed exterior access only (no interior unit access). This Duplex Group 1-1 includes 3 buildings (6 units).

Decks, Upper, Replace Duplex Group 1-2

2006	2033	40,800	35	-8	7	53,690	8 @	5,100.00
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Asset ID: 1206

2026: New asset added for 2026 reserve study. Decking and membrane assumed for replacement at approximately 30 year life, with scheduling to match assumed siding replacement. Estimated SF of 63 per deck is based on the 2005 decking replacement quantity. Keeton-King Contracting cost estimate includes roofing (membrane) material and labor at \$2,500 plus decking material and labor at \$2,600 for total of \$5,100 per deck. No railing replacement. Cost estimated reflects increased labor cost associated with an assumed exterior access only (no interior unit access). This Duplex Group 1-1 includes 3 buildings (6 units).

Decks, Upper, Replace Triplex Group 1-1

2007	2034	45,900	35	-8	8	62,817	9 @	5,100.00
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Asset ID: 1207

2026: New asset added for 2026 reserve study. Decking and membrane assumed for replacement at approximately 30 year life, with scheduling to match assumed siding replacement. Estimated SF of 63 per deck is based on the 2005 decking replacement quantity. Keeton-King Contracting cost estimate includes roofing (membrane) material and labor at \$2,500 plus decking material and labor at \$2,600 for total of \$5,100 per deck. No railing replacement. Cost estimated reflects increased labor cost associated with an assumed exterior access only (no interior unit access). This Duplex Group 1-1 includes 3 buildings (6 units).

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DECKS continued...

Decks, Upper, Replace Triplex Group 1-2

2008	2034	30,600	35	-9	8	41,878	6 @	5,100.00
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Asset ID: 1208

2026: New asset added for 2026 reserve study. Decking and membrane assumed for replacement at approximately 30 year life, with scheduling to match assumed siding replacement. Estimated SF of 63 per deck is based on the 2005 decking replacement quantity. Keeton-King Contracting cost estimate includes roofing (membrane) material and labor at \$2,500 plus decking material and labor at \$2,600 for total of \$5,100 per deck. No railing replacement. Cost estimated reflects increased labor cost associated with an assumed exterior access only (no interior unit access). This Duplex Group 1-1 includes 3 buildings (6 units).

Decks, Upper, Replace Triplex Group 2-1

2008	2035	45,900	35	-8	9	65,330	9 @	5,100.00
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Asset ID: 1237

2026: New asset added for 2026 reserve study. Decking and membrane assumed for replacement at approximately 30 year life, with scheduling to match assumed siding replacement. Estimated SF of 63 per deck is based on the 2005 decking replacement quantity. Keeton-King Contracting cost estimate includes roofing (membrane) material and labor at \$2,500 plus decking material and labor at \$2,600 for total of \$5,100 per deck. No railing replacement. Cost estimated reflects increased labor cost associated with an assumed exterior access only (no interior unit access). This Duplex Group 1-1 includes 3 buildings (6 units).

Decks, Upper, Replace Triplex Group 2-2

2008	2036	45,900	35	-7	10	67,943	9 @	5,100.00
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Asset ID: 1238

2026: New asset added for 2026 reserve study. Decking and membrane assumed for replacement at approximately 30 year life, with scheduling to match assumed siding replacement. Estimated SF of 63 per deck is based on the 2005 decking replacement quantity. Keeton-King Contracting cost estimate includes roofing (membrane) material and labor at \$2,500 plus decking material and labor at \$2,600 for total of \$5,100 per deck. No railing replacement. Cost estimated reflects increased labor cost associated with an assumed exterior access only (no interior unit access). This Duplex Group 1-1 includes 3 buildings (6 units).

Railing, Paint, Back Size A (Large)

2025	2045	41,580	20	0	19	87,603	2079 @	20.00
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Asset ID: 1229

2026: New asset added for 2026 reserve study. All railing on back decks replaced as part of the substructure project. New railings are powder coated, and paint life assumed at 20 year life. "Size A" (large) decks are in Decking Unit Classes: 1, 3, and 4. LF quantity based on Keeton-King Contracting estimate. Small variations between locations are averaged with the A and B groups. For A group, assume average railing quantity of 63 LF per unit, 33 units.

Railing, Paint, Back Size B (Duplex Small)

2025	2045	5,400	20	0	19	11,377	270 @	20.00
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Asset ID: 1231

2026: New asset added for 2026 reserve study. All railing on back decks replaced as part of the substructure project. New railings are powder coated and paint life assumed at 20 year life. "Size B" (small) decks are in Decking Unit Classes: 2, 5 and 6. LF quantity based on Keeton-King Contracting estimate. Small variations between locations are averaged with the A and B groups. For B group duplex units, assume average railing quantity of 45 LF per unit, 6 units.

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DECKS continued...

Railing, Paint, Back Size B (Triplex Small)

2025	2045	2,500	20	0	19	5,267	125 @	20.00
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Asset ID: 1232

2026: New asset added for 2026 reserve study. All railing on back decks replaced as part of the substructure project. New railings are powder coated and paint life assumed at 20 year life. "Size B" (small) decks are in Decking Unit Classes: 2, 5 and 6. LF quantity based on Keeton-King Contracting estimate. Small variations between locations are averaged with the A and B groups. For B group triplex units, assume average railing quantity of 25 LF per unit, 5 units.

Railing, Paint, Back Triplex Continuous

2025	2045	18,000	20	0	19	37,923	900 @	20.00
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Asset ID: 1233

2026: New asset added for 2026 reserve study. All railing on back decks replaced as part of the substructure project. New railings are powder coated and paint life assumed at 20 year life. "Size B" (small) decks are in Decking Unit Classes: 2, 5 and 6. LF quantity based on Keeton-King Contracting estimate. Small variations between locations are averaged with the A and B groups. For triplex units with continuous back railing, assume average railing quantity of 50 LF per unit, 18 units.

Railing, Replace, Back Size A (Large) 1196 Unfunded

Asset ID: 1196

2026: New asset added for 2026 reserve study. All railing on back decks replaced as part of the substructure project. New railings are powder coated and assumed with 40 year life. "Size A" (large) decks are in Decking Unit Classes: 1, 3, and 4. Cost estimate and LF quantity based on Keeton-King Contracting estimate. Small variations between locations are averaged with the A and B groups. For A group, assume average railing quantity of 63 LF per unit, 33 units.

Railing, Replace, Back Size B (Duplex) 1226 Unfunded

Asset ID: 1226

2026: New asset added for 2026 reserve study. All railing on back decks replaced as part of the substructure project. New railings are powder coated and assumed with 40 year life. "Size B" (small) decks are in Decking Unit Classes: 2, 5 and 6. Cost estimate and LF quantity based on Keeton-King Contracting estimate. Small variations between locations are averaged with the A and B groups. For B group duplex units, assume average railing quantity of 45 LF per unit, 6 units.

Railing, Replace, Back Size B (Triplex) 1197 Unfunded

Asset ID: 1197

2026: New asset added for 2026 reserve study. All railing on back decks replaced as part of the substructure project. New railings are powder coated and assumed with 40 year life. "Size B" (small) decks are in Decking Unit Classes: 2, 5 and 6. Cost estimate and LF quantity based on Keeton-King Contracting estimate. Small variations between locations are averaged with the A and B groups. For B group triplex units, assume average railing quantity of 25 LF per unit, 5 units.

Railing, Replace, Back Triplex Continuous 1227 Unfunded

Asset ID: 1227

2026: New asset added for 2026 reserve study. All railing on back decks replaced as part of the substructure project. New railings are powder coated and assumed with 40 year life. "Size B" (small) decks are in Decking Unit Classes: 2, 5 and 6. Cost estimate and LF quantity based on Keeton-King Contracting estimate. Small variations between

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DECKS continued...

Railing, Replace, Back Triplex Continuous continued...

locations are averaged with the A and B groups. For triplex units with continuous back railing, assume average railing quantity of 50 LF per unit, 18 units.

Substructure Replace Class 1 1190 Unfunded

Asset ID: 1190

2026: New asset for 2026 reserve study. Unit Class 1: 16, 20, 22, 26, 28, 32 Golf unit, Size A (large) level grade.

Substructure Replace Class 2 1191 Unfunded

Asset ID: 1191

2026: New asset for 2026 reserve study. Unit Class 2: 13, 24, 30 Golf unit, Size B (small) level grade.

Substructure Replace Class 3 1192 Unfunded

Asset ID: 1192

2026: New asset for 2026 reserve study. Unit Class 3: 1, 3, 6, 7-15, 19, 51, 55, 57, 61 Canyon unit, Size A (large), height less than 6'.

Substructure Replace Class 4 1193 Unfunded

Asset ID: 1193

2026: New asset for 2026 reserve study. Unit Class 4: 21, 25, 27, 31, 33, 37, 39, 43, 45, 49 Canyon unit, Size A (large), height more than 6'.

Substructure Replace Class 5 1194 Unfunded

Asset ID: 1194

2026: New asset for 2026 reserve study. Unit Class 5: 2, 4, 5, 17, 53, 59 Canyon unit, Size B (small), height less than 6'.

Substructure Replace Class 6 1195 Unfunded

Asset ID: 1195

2026: New asset for 2026 reserve study. Unit Class 6: 23, 29, 35, 41, 47 Canyon unit, Size B (small), height more than 6'.

WALKPATHS

WALKWAY Units 29/31, Replace 2006 2036 4,000 35 -5 10 5,921 100 @ 40.00

Asset ID: 1236

Replaced with Trex in 2006. Walkway steps serve Units 29/31.

2026: The decking replacement in 2006 did not include substructure. Assume next replacement will require some substructure work, cost estimate needed. Quantity estimate needs confirming. K-K Construction back decking replacement cost estimate is \$20/SF. For walkway, assume additional \$20/SF for possible substructure.

WALKWAY Units 33/35/37, Replace 2006 2036 13,600 35 -5 10 20,131 340 @ 40.00

Asset ID: 1068

Replaced with Trex in 2006. Walkway serves Units 33/35/37.

2026: The decking replacement in 2006 did not include substructure. Assume next replacement will require some substructure work, cost estimate needed. ECM counted 106 boards on the walkway steps. K-K Construction back decking replacement cost estimate is \$20/SF. For walkway, assume additional \$20/SF for possible substructure.

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Description	Date In Service	Replacement Date	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
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WALKPATHS continued...

WALKWAY, Rail 4' Units 33/35/37, Replace

2006	2036	12,000	35	-5	10	17,763	120 @	100.00
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Asset ID: 1067

2026: Original quantity estimate of 60 LF assumed to be the walkway length; double the quantity due to walkway having railing on both sides for most of its length. Cost estimate needed; for 2026 draft, assume \$100/LF.

DOORS

DOORS, STORAGE UNITS Group 1

2023	2043	44,437	20	0	17	86,559	38 @	1,169.39
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Asset ID: 1174

Existing asset added to 2022 Reserve Study.

History

Date	Cost	Vendor	Notes
2023	\$37,050	Keeton-King Const.	\$975 per door; flush fiberglass material

2024: The 2023 expense was a contractor-held 2022 quote. Cost inflated by 12.3% for 2023-2024. Door count originally reported as 40 total. Final count was 78 total doors. The replacement project was phased to replace only the worst condition in 2023 (38 doors).

DOORS, STORAGE UNITS Group 2

1990	2028	26,896	20	18	2	29,091	23 @	1,169.39
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Asset ID: 1175

Existing asset added to 2022 Reserve Study.

History

Date	Cost	Vendor	Notes
2023	\$37,050	Keeton-King Const.	Group 1: \$975 per door; flush fiberglass material (38 doors new)
2023	\$5,750	Keeton-King Const.	Group 2: 23 doors - new kickplates at \$250 per door

2024: The 2023 expense was a contractor-held 2022 quote. Cost inflated by 12.3% for 2023-2024. Door count originally reported as 40 total. Final count was 78 total doors. The replacement project was phased to replace only the worst condition in 2023 (38 doors). Assume the Group 2 doors (23 doors) - life extended by 5 years to 2028.

DOORS, STORAGE UNITS Group 3

1990	2031	19,880	20	21	5	24,187	17 @	1,169.39
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Asset ID: 1176

Existing asset added to 2022 Reserve Study.

History

Date	Cost	Vendor	Notes
2023	\$37,050	Keeton-King Const.	Group 1: \$975 per door; flush fiberglass material (38 doors new)
2023	\$5,750	Keeton-King Const.	Group 2: 23 doors - new kickplates at \$250 per door
2023	\$1,190	Keeton-King Const.	Group 3: 17 doors paint only at \$70 per door

2024: The 2023 expense was a contractor-held 2022 quote. Cost inflated by 12.3% for 2023-2024. Door count originally reported as 40 total. Final count was 78 total doors. The replacement project was phased to replace only the worst condition in 2023 (38 doors). Assume the Group 2 doors (23 doors) - life extended by 5 years to 2028. Assume the Group 3 doors (17 doors) - life extended by 8 years to 2031.

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GENERAL

GARBAGE ENCLOSURES

1156 Unfunded

Asset ID: 1156

Used as a placeholder with the assumption that garbage enclosures will be constructed in 2017 out of reserves per Board Decision in November 2013.

2017: No bid price updated as of date of study.

2018: Asset replacement pushed one year per Eagle Crest Management, easement work still to be completed as of date of the 2018 Reserve Study.

2019: Asset replacement pushed one year per Eagle Crest Management. Easement work still to be completed as of date of the 2019 Reserve Study. Following completion, add appropriate asset components for refurbish / replacement to the 2020 Reserve study.

2024: No update.

GARBAGE ENCLOSURES

2019 2035 44,219 16 0 9 62,937 5 @ 8,843.78

Asset ID: 1170

2020: New asset added to 2020 study. Cost estimate is based on comparable asset component in VROA Reserve Study and includes concrete base, wood enclosure, gate, demo/disposal. Update cost estimate following VROA actual replacement cost experience scheduled for 2023.

Note: For 2021 reserve study, add a separate asset component for painting the enclosures and collect gate construction details to determine if a shorter estimated life is appropriate for gate replacement.

2021: ECM will review gate construction to determine if a separate asset with a different estimated life is needed.

2024: No update.

LANDSCAPE

LANDSCAPE, Backflow Devices

2020 2032 7,200 12 0 6 9,110 18 @ 400.00

Asset ID: 1215

2026: New asset to identify replacement of backflow devices, as needed, for common irrigation connections. There is one device per building; these are for the irrigation connections. Estimated device cost per ECM of \$200; assume \$400 with labor to install.

LANDSCAPE, Irrigation Controllers

2024 2044 8,100 20 0 18 16,409 18 @ 450.00

Asset ID: 1217

2026: New asset for 2026 reserve study. ECM advises there is one controller per building and estimated cost of \$250 each. Add \$200 estimate for labor to remove/replace/reprogram. 13 controllers replaced over time--no date available. Remaining 5 controllers to be replaced in 2026 as a one-time expense. Next replacement, all 18 controllers.

LANDSCAPE, Irrigation Controllers (5)-1X

2005 2026 2,250 20 1 0 2,250 5 @ 450.00

Asset ID: 1241

2026: New asset for 2026 reserve study. ECM advises there is one controller per building and estimated cost of \$250 each. Add \$200 estimate for labor to remove/replace/reprogram. 13 controllers replaced over time--no date available. Remaining 5 controllers to be replaced in 2026 as a one-time expense. Next replacement, all 18 controllers.

LANDSCAPE, Irrigation Infrastructure

1990 2027 10,000 40 -3 1 10,400 1 @ 10,000.00

Asset ID: 1216

2026: New asset to identify possible project for irrigation system/infrastructure rebuild. Assumes 2027 expense lump sum of

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LANDSCAPE continued...

LANDSCAPE, Irrigation Infrastructure continued...

\$10,000 provided by ECM.

LANDSCAPE, Revitalize	1990	2029	25,000	30	9	3	28,122	1 @	25,000.00
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Asset ID: 1214

2026: New asset to identify a periodic major landscape revitalization project. Assume 2029 for this reserve study.

LIGHTING

LIGHTING

For all light fixture replacements, new fixtures will need to be dark sky compliant in keeping with Deschutes County code.

Light Pole at 45-55, Concrete base	1995	2035	600	40	0	9	854	1 @	600.00
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Asset ID: 1225

2026: New asset. Single 15' pole lighting pathway between 2 triplex buildings. Estimated cost for assumed concrete base, demo and new.

Light Pole at 45-55, Head	1995	2030	1,100	20	15	4	1,287	1 @	1,100.00
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Asset ID: 1224

2026: New asset. Single 15' pole lighting pathway between 2 triplex buildings. Estimated cost for LED box fixture based on Elite Electric install of similar at Bend subdivision.

Light Pole at 45-55, Pole 15'	1995	2035	6,000	40	0	9	8,540	1 @	6,000.00
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Asset ID: 1223

2026: New asset. Single 15' pole lighting pathway between 2 triplex buildings. Estimated cost based on Elite Electric install of similar at Bend subdivision.

Pathway Post Lights	2000	2030	15,120	20	10	4	17,688	18 @	840.00
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Asset ID: 1220

2026: New asset. Pathway post lights are in varying locations on golf side of Red Tail Hawk. Only wooden post with "mason jar" style light. Plan a budget approach for replacement as needed. Assume improved style, one at each building, estimated cost based on VROA style lighted post.

Storage Building Lights	2000	2027	8,000	20	7	1	8,320	1 @	8,000.00
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Asset ID: 1221

2026: New asset. Storage building light fixtures are in varying locations at buildings (outside, inside corridor), types, and condition. **Adjusted to replace all in 2027 with storage building repaint.**

PAINT

PAINT

SEE SIDING REPLACEMENT WITH EXTERIOR PAINT ASSUMPTIONS - IN SIDING CATEGORY.

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PAINT continued...

PAINT, Garbage Enclosures 2019 2027 3,691 8 0 1 3,839 5 @ 738.23

Asset ID: 1172

New asset for 2021 Reserve Study. Cost estimate based on similar asset from another Central Oregon Reserve Study at 2021 inflation rate.

PAINT, Storage Units #1-14 2015 2027 17,500 8 4 1 18,200 7 @ 2,500.00

Asset ID: 1159

2021: ECM in discussion at time of study to determine if wood doors need replaced instead of repainting in 2023. Some doors are in poor condition due to deterioration.

2022: Unit cost increased by 10% over 2022 estimated costs of \$984.83 to cover additional caulking and repairs.

2024: Cost estimate to be updated; buildings may vary based on door replacement status. For initial 2024 draft, cost increased by approx. 50% after 2023-24 standard inflation rate increase applied.

2026: Cost estimate assumes an average per building cost per Keeton-King Construction June 2024 quote, plus estimate (\$500) for siding repair..

PAINT, Storage Units #15-26, 28, 30, 32

2015 2027 12,500 8 4 1 13,000 5 @ 2,500.00

Asset ID: 1160

2024: Cost estimate to be updated; buildings may vary based on door replacement status. For initial 2024 draft, cost increased by approx. 50% after 2023-24 standard inflation rate increase applied.

2026: Cost estimate assumes an average per building cost per Keeton-King Construction June 2024 quote, plus estimate (\$500) for siding repair..

PAINT, Storage Units #27-61 2016 2027 15,000 8 3 1 15,600 6 @ 2,500.00

Asset ID: 1168

History

Date	Cost	Vendor	Notes
2016	\$6100	Keeton King Contracting	Unit price and quantity taken from current contractor's invoice

2016: Asset complete and reset for the 2017 Reserve Study

2024: Cost estimate to be updated; buildings may vary based on door replacement status. For initial 2024 draft, cost increased by approx. 50% after 2023-24 standard inflation rate increase applied. Quantity count to be identified, confirmed.

2026: Cost estimate assumes an average per building cost per Keeton-King Construction June 2024 quote, plus estimate (\$500) for siding repair..

PAINT, Units, Duplex (14)-2X 2014 2027 100,016 8 5 1 104,017 7 @ 14,288.00

Asset ID: 1019

History

Date	Cost	Vendor	Notes
2009	\$1750	K&S Painting	
2014	\$1,874/Unit	Bend Painting	

2022: Unit cost increased by 10% over 2022 estimated costs of \$2,371.57 to cover additional caulking and repairs.

2024: Quantity revised to reflect duplex building cost estimate. Cost estimate based on comparable quotes for VROA (2024 4-plex quote) and FVE (2022 duplex quote with garage). Inspection recommended to determine remaining siding life and contingency for siding repair. Quote recommended.

2026: Average cost per building based on Keeton-King contracting detailed cost estimate schedule including paint and add-on for skirting, if applicable. All buildings include a \$4,000 siding repair estimate for assumed two-time paint cycle beginning

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PAINT continued...

PAINT, Units, Duplex (14) continued...

2027: Cost estimate based on average paint cost for building 2-3 and 3-3 configurations and average of total skirting count.

PAINT, Units, Duplex Group 2014 2058 72,016 15 29 32 252,636 7 @ 10,288.00
Asset ID: 1184

History

Date	Cost	Vendor	Notes
2009	\$1750	K&S Painting	
2014	\$1,874/Unit	Bend Painting	

2022: Unit cost increased by 10% over 2022 estimated costs of \$2,371.57 to cover additional caulking and repairs.

2024: Quantity revised to reflect duplex building cost estimate. Cost estimate based on comparable quotes for VROA (2024 4-plex quote) and FVE (2022 duplex quote with garage). Inspection recommended to determine remaining siding life and contingency for siding repair. Quote recommended.

2026: Average cost per building based on Keeton-King contracting detailed cost estimate schedule including paint and add-on for skirting, if applicable.

PAINT, Units, Triplex Golf (9)-2X 2016 2027 49,500 8 3 1 51,480 3 @ 16,500.00
Asset ID: 1016

Units TBD

History

Date	Cost	Vendor	Notes
2010	\$1750	S&S Painting	
2016	\$6285	Bend Painting	Pricing per current contractor's invoice plus 3% adjusted for inflation

2017: Asset completed May of 2016 and reset for the 2017 Reserve Study.

2024: Quantity revised to reflect tri-plex building cost estimate. Cost estimate based on comparable quotes for VROA (2024 4-plex quote) and FVE (2022 duplex quote with garage). Inspection recommended to determine remaining siding life and contingency for siding repair. Quote recommended.

2026: Average cost per building based on Keeton-King contracting detailed cost estimate schedule including paint and add-on for skirting, if applicable. All buildings include a \$4,000 siding repair estimate for assumed two-time paint cycle beginning 2027..

PAINT, Units, Triplex Group 1-1 Golf 2016 2059 37,500 15 28 33 136,814 3 @ 12,500.00
Asset ID: 1185

Units TBD

History

Date	Cost	Vendor	Notes
2010	\$1750	S&S Painting	
2016	\$6285	Bend Painting	Pricing per current contractor's invoice plus 3% adjusted for inflation

2017: Asset completed May of 2016 and reset for the 2017 Reserve Study.

2024: Quantity revised to reflect tri-plex building cost estimate. Cost estimate based on comparable quotes for VROA (2024 4-plex quote) and FVE (2022 duplex quote with garage). Inspection recommended to determine remaining siding life and contingency for siding repair. Quote recommended.

2026: Average cost per building based on Keeton-King contracting detailed cost estimate schedule including paint and add-on

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PAINT continued...

PAINT, Units, Triplex Group 1-1 Golf continued...
for skirting, if applicable.

PAINT, Units, Triplex Group 1-2 River

2015	2059	44,400	15	29	33	161,988	3 @	14,800.00
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Asset ID: 1186

History

Date	Cost	Vendor	Notes
2010	\$1750	S&S Painting	
2015	\$1895	Bend Painting	

2024: Quantity revised to reflect tri-plex building cost estimate. Cost estimate based on comparable quotes for VROA (2024 4-plex quote) and FVE (2022 duplex quote with garage). Inspection recommended to determine remaining siding life and contingency for siding repair. Quote recommended.

2026: Average cost per building based on Keeton-King contracting detailed cost estimate schedule including paint and add-on for skirting, if applicable.

PAINT, Units, Triplex Group 2-1 River w/splits

2016	2059	30,740	15	28	33	112,151	2 @	15,370.00
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Asset ID: 1187

Units TBD

History

Date	Cost	Vendor	Notes
8/2/2011	\$1,750	S&S Painting	Invoice No. 2606
2016	\$5985	Bend Painting	Pricing per current contractor's invoice

2017: Asset completed May of 2016 and reset for the 2017 Reserve Study

2024: Quantity revised to reflect tri-plex building cost estimate. Cost estimate based on comparable quotes for VROA (2024 4-plex quote) and FVE (2022 duplex quote with garage). Inspection recommended to determine remaining siding life and contingency for siding repair. Quote recommended.

2026: Average cost per building based on Keeton-King contracting detailed cost estimate schedule including paint and add-on for skirting, if applicable.

PAINT, Units, Triplex Group 2-2 River

2018	2060	43,800	15	27	34	166,191	3 @	14,600.00
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Asset ID: 1189

Units TBD

History

Date	Cost	Vendor	Notes
2010	\$1750	S&S Painting	
11/16/2018	\$11,800	Impact painting	

2017: New asset for the 2017 Reserve Study. Units broken out from asset# 1024. Not completed in 2016 as scheduled, to be completed in the 2017 season. Pricing taken from group 1 per unit cost 2016 plus a 3% inflation increase

2018: Asset replacement scheduled for late fall per Eagle Crest Management. Weather pending, update contractor history or make proper date correction for the 2019 Reserve Study update if not completed 2017.

2019: Date In Service updated for the 2019 Reserve Study to accurately reflect asset completion date.

2024: Quantity revised to reflect tri-plex building cost estimate. Cost estimate based on comparable quotes for VROA (2024 4-plex quote) and FVE (2022 duplex quote with garage). Inspection recommended to determine remaining siding life and contingency for siding repair. Quote recommended.

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PAINT continued...

PAINT, Units, Triplex Group 2-2 River continued...

2026: Average cost per building based on Keeton-King contracting detailed cost estimate schedule including paint and add-on for skirting, if applicable.

PAINT, Units, Triplex River (9)-2X 2015 2027 56,700 8 4 1 58,968 3 @ 18,900.00
Asset ID: 1022

History

Date	Cost	Vendor	Notes
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2010	\$1750	S&S Painting	
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2015	\$1895	Bend Painting	
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2024: Quantity revised to reflect tri-plex building cost estimate. Cost estimate based on comparable quotes for VROA (2024 4-plex quote) and FVE (2022 duplex quote with garage). Inspection recommended to determine remaining siding life and contingency for siding repair. Quote recommended.

2026: Average cost per building based on Keeton-King contracting detailed cost estimate schedule including paint and add-on for skirting (average). All buildings include a \$4,000 siding repair estimate. for assumed two-time paint cycle beginning 2027.

PAINT, Units, Triplex River (9)-2X 2016 2027 56,700 8 3 1 58,968 3 @ 18,900.00
Asset ID: 1024

Units TBD

History

Date	Cost	Vendor	Notes
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8/2/2011	\$1,750	S&S Painting	Invoice No. 2606
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2016	\$5985	Bend Painting	Pricing per current contractor's invoice
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2017: Asset completed May of 2016 and reset for the 2017 Reserve Study

2024: Quantity revised to reflect tri-plex building cost estimate. Cost estimate based on comparable quotes for VROA (2024 4-plex quote) and FVE (2022 duplex quote with garage). Inspection recommended to determine remaining siding life and contingency for siding repair. Quote recommended.

2026: Average cost per building based on Keeton-King contracting detailed cost estimate schedule including paint and add-on for skirting (average). All buildings include a \$4,000 siding repair estimate. for assumed two-time paint cycle beginning 2027.

PAINT, Units, Triplex River w/splits (6)-2X 2018 2027 38,268 8 1 1 39,799 2 @ 19,134.00
Asset ID: 1166

Units TBD

History

Date	Cost	Vendor	Notes
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2010	\$1750	S&S Painting	
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11/16/2018	\$11,800	Impact painting	
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2017: New asset for the 2017 Reserve Study. Units broken out from asset# 1024. Not completed in 2016 as scheduled, to be completed in the 2017 season. Pricing taken from group 1 per unit cost 2016 plus a 3% inflation increase

2018: Asset replacement scheduled for late fall per Eagle Crest Management. Weather pending, update contractor history or make proper date correction for the 2019 Reserve Study update if not completed 2017.

2019: Date In Service updated for the 2019 Reserve Study to accurately reflect asset completion date.

2024: Quantity revised to reflect tri-plex building cost estimate. Cost estimate based on comparable quotes for VROA (2024 4-plex quote) and FVE (2022 duplex quote with garage). Inspection recommended to determine remaining siding life and contingency for siding repair. Quote recommended.

2026: Average cost per building based on Keeton-King contracting detailed cost estimate schedule including paint and add-on for skirting (higher average w/splits units). All buildings include a \$4,000 siding repair estimate for assumed two-time paint

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River View Vista Estates 2026

RA Asset Detail Report

Description	Date In Service	Replacement Date	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
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PAINT continued...

PAINT, Units, Triplex River w/splits (6) continued...
cycle beginning 2027.

SIDING

SIDING REPLACEMENT WITH EXTERIOR PAINT ASSUMPTIONS

The following "Groups" were created to identify estimated priorities for exterior painting and siding replacement. Siding is assume to be Hardi-Plank or comparable with a 50 year life, so only 1-time siding replacement shown in the 2026 reserve study.

NOTE REGARDING SKIRTING IMPACTING SIDING/PAINTING COST AND COST ESTIMATES:

There are 15 units identified with deck heights greater than 6 feet (Decking Unit Class 4 and 6). Siding and painting costs will vary and be more than units in Decking Unit Classes 1, 2, 3 and 5. These variations have been incorporated for exterior painting costs and estimated for siding replacement. Cost estimates for siding replacement are based on Keeton-King contracting siding replacement experience with Eagle Crest VROA siding replacement 2024-2025.

See below for interim painting and siding replacement assumptions by Group.

NOTE: THE ASSOCIATION BOARD ASSUMES TWO PAINT CYCLES BEGINNING 2027 AFTER WHICH SIDING REPLACEMENT IS ASSUMED TO OCCUR.

DUPLEX GROUP 1-1: 3 buildings, Units 9-14 (south end)

2027: Paint/siding repair (2X)

2042: Siding and painting - assumes approximate 8 yr paint cycles

2057: Paint - assumes 15 year life on Hardi-Plank material

DUPLEX GROUP 1-2: 4 buildings, Units 1-8

2027: Paint/siding repair (2X)

2043: Siding and painting - assumes approximate 8 yr paint cycles

2058: Paint - assumes 15 year life on Hardi-Plank material (less 1 year to sync with Group 1-1)

TRIPLEX GROUP 1-1: 3 buildings (units assume Golf side)

2027: Paint/siding repair (2X)

2044: Siding and painting - assumes approximate 8 yr paint cycles

2059: Paint - assumes 15 year life on Hardi-Plank materiaal

TRIPLEX GROUP 1-2: 3 buildings (units TBD)

2027: Paint/siding repair (2X)

2044: Siding and painting - assumes approximate 8 yr paint cycles

2059: Paint - assumes 15 year life on Hardi-Plank material

TRIPLEX GROUP 2-1: 2 buildings (units TBD)

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SIDING continued...

SIDING REPLACEMENT continued...

2027: Paint/siding repair (2X)

2044: Siding and painting - assumes approximate 8 yr paint cycles

2059: Paint - assumes 15 year life on Hardi-Plank material

TRIPLEX GROUP 2-2: 3 buildings (units TBD)

2027: Paint/siding repair (2X)

2045: Siding and painting - assumes approximate 8 yr paint cycles

2060: Paint - assumes 15 year life on Hardi-Plank material

SIDING

Chimney Chase Cement Board-1X	1990	2027	28,500	30	7	1	29,640	19 @	1,500.00
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Asset ID: 1242

2026: New asset in 2026 for one-time repair of chimney chase - with cement board material. Per unit quote of \$1500

(Keeton-King Construction June 2026).

SIDING, Duplex Group 1-1-1X	1990	2042	246,000	30	22	16	460,753	3 @	82,000.00
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Asset ID: 1106

Units 9-14

Life adjusted due to early replacement of weathered side, resulting in extension of life for whole building.

2021: Life adjusted from 8 to 10 to coincide with paint.

2024: Life adjusted based on new estimated paint schedule.

2026: See SIDING REPLACEMENT summary for assumptions.

SIDING, Duplex Group 1-2-1X	1990	2043	328,000	30	23	17	638,911	4 @	82,000.00
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Asset ID: 1180

Units 1-8

Life adjusted due to early replacement of weathered side, resulting in extension of life for whole building.

2021: Life adjusted from 8 to 10 to coincide with paint.

2024: Life adjusted based on new estimated paint schedule.

2026: See SIDING REPLACEMENT summary for assumptions.

SIDING, Triplex Group 1-1-1X	1992	2044	351,000	30	22	18	711,062	3 @	117,000.00
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Asset ID: 1133

Units TBD

Life adjusted due to early replacement of weathered side, resulting in extension of life for whole building.

2021: Life adjusted from 8 to 10 to coincide with paint.

2024: Life adjusted based on new estimated paint schedule.

2026: See SIDING REPLACEMENT summary for assumptions.

SIDING, Triplex Group 1-2-1X	1992	2044	402,000	30	22	18	814,378	3 @	134,000.00
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Asset ID: 1181

Units TBD

Life adjusted due to early replacement of weathered side, resulting in extension of life for whole building.

2021: Life adjusted from 8 to 10 to coincide with paint.

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SIDING continued...

SIDING, Triplex Group 1-2 continued...

2024: Life adjusted based on new estimated paint schedule.

2026: See SIDING REPLACEMENT summary for assumptions.

SIDING, Triplex Group 2-1-1X	1992	2044	268,000	30	22	18	542,919	2 @	134,000.00
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Asset ID: 1182

Units TBD

Life adjusted due to early replacement of weathered side, resulting in extension of life for whole building.

2021: Life adjusted from 8 to 10 to coincide with paint.

2024: Life adjusted based on new estimated paint schedule.

2026: See SIDING REPLACEMENT summary for assumptions.

SIDING, Triplex Group 2-2-1X	1995	2045	402,000	30	20	19	846,953	3 @	134,000.00
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Asset ID: 1183

Units TBD

Life adjusted due to early replacement of weathered side, resulting in extension of life for whole building.

2021: Life adjusted from 8 to 10 to coincide with paint.

2024: Life adjusted based on new estimated paint schedule.

2026: See SIDING REPLACEMENT summary for assumptions.

ROOF

ROOF, Duplex Buildings (7)	2013	2043	210,000	30	0	17	409,059	7 @	30,000.00
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Asset ID: 1211

2026: New asset to adjust to replacement plan by building. Recommend securing contractor cost estimate. Cost estimate assumes average building size, however, there are variations by unit configuration and sizes.

ROOF, Storage, Group 1, 1 - 14	2016	2046	9,742	30	0	20	21,346	7 @	1,391.72
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Asset ID: 1036

Group One: Units 1-14

History

Date	Cost	Contractor	Notes
5/2016	\$7,000	Premium Roof Service	Price updated per contractor's invoice

2017: Asset complete in 2016 and reset for the 2017 Reserve Study.

ROOF, Storage, Group 2, 15 Units	2016	2046	10,438	30	0	20	22,871	5 @	2,087.58
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Asset ID: 1037

Group Two: 15, 17, 19, 16, 18, 20, 21, 23, 25, 22, 24, 26, 28, 30, and 32.

History

Date	Cost	Contractor	Notes
5/2016	\$7,500	Premium Roof Service	Price updated per contractor's invoice

2017: Asset complete in 2016 and reset for the 2017 Reserve Study.

ROOF, Storage, Group 3, 18 Units	2016	2046	12,525	30	0	20	27,445	6 @	2,087.58
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Asset ID: 1040

Group Three: 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, and 61.

History

Date	Cost	Contractor	Notes
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ROOF continued...

ROOF, Storage, Group 3, 18 Units continued...

5/2016 \$9,000 Premium Roof Service Price updated per contractor's invoice

2017: Asset complete in 2016 and reset for the 2017 Reserve Study.

ROOF, Triplex Buildings (5) 2014 2044 185,000 30 0 18 374,776 5 @ 37,000.00

Asset ID: 1212

2026: New asset to adjust to replacement plan by building. Recommend securing contractor cost estimate. Cost estimate assumes average building size, however, there are variations by unit configuration, accessibility and sizes.

ROOF, Triplex Buildings (6) 2015 2045 222,000 30 0 19 467,721 6 @ 37,000.00

Asset ID: 1213

2026: New asset to adjust to replacement plan by building. Recommend securing contractor cost estimate. Cost estimate assumes average building size, however, there are variations by unit configuration, accessibility and sizes.

SEPTIC

SEPTIC TANK PUMP PACKAGE, 3 TANKS

2021 2036 11,150 15 0 10 16,505 3 @ 3,716.64

Asset ID: 1157

Cost estimate includes Pumps & Screens

2018: Asset replacement schedule adjusted to spread out estimated pump failures.

2021: Asset name changed from year 2020 to year 2032, In Service Date changed from 2001 to 2020. Asset assumed for 2020 in conjunction with 3 tanks to be replaced in 2020.

2022: Useful Life adjusted from 12 years to 15 years due to lasting longer than originally estimated. Unit cost adjusted to estimated cost from Latham Excavation for pump only of \$2,633.57 plus estimated labor at \$150 per pump for a total estimated cost of \$2,783.57.

2024: Assume NO plug-in generator upgrade. Updated quote pending. Assume 25% increase over 2022 cost.

History

Date	Cost	Vendor	Notes
8/2021	\$7,035	Latham Excavation	Pump Panel Replacement

SEPTIC TANK PUMP PACKAGE, 3 TANKS-2027-1

2001 2042 11,150 15 11 16 20,884 3 @ 3,716.64

Asset ID: 1052

2017: Asset completion date pushed per Riverview Management. Association management to determine price for pump and related equipment replacement (together or separate). Asset not complete as of mid November 2016; adjusting life to 2017.

2018: Asset replacement schedule adjusted to spread out estimated pump failures.

2022: Useful Life adjusted from 12 years to 15 years due to lasting longer than originally estimated. Unit cost adjusted to estimated cost from Latham Excavation for pump only of \$2,633.57 plus estimated labor at \$150 per pump for a total estimated cost of \$2,783.57.

2024: Assume NO plug-in generator upgrade. Updated quote pending. Assume 25% increase over 2022 cost.

SEPTIC TANK PUMP PACKAGE, 3 TANKS-2027-2

2001 2042 11,150 15 11 16 20,884 3 @ 3,716.64

Asset ID: 1178

2017: Asset completion date pushed per Riverview Management. Association management to determine price for pump and related equipment replacement (together or separate). Asset not complete as of mid November 2016; adjusting life to 2017.

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RA Asset Detail Report

Description	Date In Service	Replacement Date	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
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SEPTIC continued...

SEPTIC TANK PUMP PACKAGE, 3 TANKS-2027-2 continued...

2018: Asset replacement schedule adjusted to spread out estimated pump failures.

2022: Useful Life adjusted from 12 years to 15 years due to lasting longer than originally estimated. Unit cost adjusted to estimated cost from Latham Excavation for pump only of \$2,633.57 plus estimated labor at \$150 per pump for a total estimated cost of \$2,783.57.

2024: Assume NO plug-in generator upgrade. Updated quote pending. Assume 25% increase over 2022 cost.

SEPTIC TANK PUMP PACKAGE, 5 TANKS-2028

1998	2043	16,693	15	15	17	32,515	5 @	3,338.51
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Asset ID: 1053

Cost estimate includes Pumps & Screens

2019: Asset replacement pushed one year per Eagle Crest Management.

2020: Asset replacement pushed forward one year per Eagle Crest Management.

2021: Asset replacement pushed one year to 2021 per ECM.

2022: Asset replacement pushed to 2022 per ECM. Useful Life adjusted from 12 years to 15 years due to lasting longer than originally estimated. Unit cost adjusted to estimated cost from Latham Excavation for pump only of \$2,633.57 plus estimated labor at \$150 per pump for a total estimated cost of \$2,783.57.

2024: Assume NO plug-in generator upgrade. Updated quote pending. Assume 25% increase over 2022 cost.

SEPTIC TANKS, Units 1-14

2021	2051	80,228	30	0	25	213,875	3 @	26,742.72
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Asset ID: 1055

2013: Cost estimate from Latham Construction \$6,677; updated to include excavation and landscape repair.

2020: Cost adjusted from \$9,796.54 to \$12,332.11 based on comparable septic tank replacement experience within the resort. The higher cost estimate may include pump package assets; however, the increased cost estimate is recommended for any underground tank projects due to unknown original construction factors.

2021: Per ECM, all 3 tanks are planned to be replaced in 2020. If not replaced, return Date in Service back to 1990 and enter 1 for Life Adjustment.

2022: Unit price includes pump panel and all pump equipment, including landscape repair.

2024: Estimated cost increase based on Latham Excavation 6/6/2024 quote for 1500 gallon tank, pump/panel (no upgrade for generator plug-in) at \$23,040, plus \$1500 for estimated landscape repairs and \$500 OWU inspection fee. Total \$25,040.

History

Date	Cost	Vendor	Notes
6/2021	\$35,100	Latham Excavation	Materials, labor, landscape repair for install of 3 pumps, remove and haul away.
6/2021	\$ 2,890	EC Acquisition Grp	Install new sod where new septic lines were installed
8/2021	\$7,035	Latham Excavation	Pump Panel Replacement
TOTAL: \$45,025 = 15,008.33 / Tank			

SEPTIC TANKS, Units 15-61, Group 1

1991	2027	80,228	30	6	1	83,437	3 @	26,742.72
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Asset ID: 1056

2013: Cost estimate from Latham Construction \$6,677; updated to include excavation and landscape repair.

2020: Cost adjusted from \$9,796.54 to \$12,332.11 based on comparable septic tank replacement experience within the resort. The higher cost estimate may include pump package assets; however, the increased cost estimate is recommended for any underground tank projects due to unknown original construction factors.

2024: Estimated cost increase based on Latham Excavation 6/6/2024 quote for 1500 gallon tank, pump/panel (no upgrade for generator plug-in) at \$23,040, plus \$1500 for estimated landscape repairs and \$500 OWU inspection fee. Total \$25,040. Revise

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RA Asset Detail Report

Description	Date In Service	Replacement Date	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
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SEPTIC continued...

SEPTIC TANKS, Units 15-61, Group 1 continued...

Group as follows: Group 1 (3 in 2024); Group 2 (5 in 2025); Group 2 (3 in 2026).
2026: Plan for January 2027.

SEPTIC TANKS, Units 15-61, Group 2

1991	2027	80,228	30	6	1	83,437	3 @	26,742.72
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Asset ID: 1169

2013: Cost estimate from Latham Construction \$6,677; updated to include excavation and landscape repair.
2020: Cost adjusted from \$9,796.54 to \$12,332.11 based on comparable septic tank replacement experience within the resort.
The higher cost estimate may include pump package assets; however, the increased cost estimate is recommended for any underground tank projects due to unknown original construction factors.
2024: Estimated cost increase based on Latham Excavation 6/6/2024 quote for 1500 gallon tank, pump/panel (no upgrade for generator plug-in) at \$23,040, plus \$1500 for estimated landscape repairs and \$500 OWU inspection fee. Total \$25,040. Revise Group as follows: Group 1 (3 in 2024); Group 2 (5 in 2025); Group 2 (3 in 2026).
2026: Plan for January 2027.

SEPTIC TANKS, Units 15-61, Group 3

1991	2028	133,714	30	7	2	144,625	5 @	26,742.72
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Asset ID: 1177

2013: Cost estimate from Latham Construction \$6,677; updated to include excavation and landscape repair.
2020: Cost adjusted from \$9,796.54 to \$12,332.11 based on comparable septic tank replacement experience within the resort.
The higher cost estimate may include pump package assets; however, the increased cost estimate is recommended for any underground tank projects due to unknown original construction factors.
2024: Estimated cost increase based on Latham Excavation 6/6/2024 quote for 1500 gallon tank, pump/panel (no upgrade for generator plug-in) at \$23,040, plus \$1500 for estimated landscape repairs and \$500 OWU inspection fee. Total \$25,040. Revise Group as follows: Group 1 (3 in 2024); Group 2 (5 in 2025); Group 2 (3 in 2026).
2026: Group 3 plan for 2028.

SIGNS

SIGNS, ADDRESS	2013	2027	4,700	10	4	1	4,888	47 @	100.00
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Asset ID: 1151

History

Date	Cost	Vendor	Notes
2013	\$30		Purchased in 2013 per requirement of Redmond Fire Department.

2024: Extend estimated life to 2025, pending exterior paint schedule information. May sync with building painting projects.
2026: Cost increase from inflated (\$76) to \$100. Not based on quote.

SIGNS, Garbage Enclosures	2019	2027	291	10	-2	1	303	1 @	291.45
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Asset ID: 1171

History

Date	Cost	Vendor	Notes
9/2019	\$135.00	Dana Signs	10 each - 12" x 12" aluminum "Recycle" signs.
9/2019	\$ 92.50	Dana Signs	5 each - 8" x 24" aluminum with beige background & black border and text "Cardboard/Plastic" signs.

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SIGNS continued...

SIGNS, Garbage Enclosures continued...

2026: Align replacement with exterior paint and other sign projects in the community.

SIGNS, STORAGE UNITS	2013	2027	800	10	4	1	832	1 @	4,000.00
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Asset ID: 1210

History

<u>Date</u>	<u>Cost</u>	<u>Vendor</u>	<u>Notes</u>
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2013	\$30		Purchased in 2013 per requirement of Redmond Fire Department.
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2024: Extend estimated life to 2025, pending exterior paint schedule information. May sync with building painting projects.

2026: Storage unit numbers for each storage unit, one address for storage building. Assume a lump sum budget approach for replacement.

MANAGEMENT FEE

Management Fee 2027-1X	2025	2027	31,502	2	0	1	32,762	1 @	31,502.00
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Asset ID: 1243

2026: ECM 8% fee caclulated on paint and chimney chase projects in 2027.

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Redmond, Oregon
RA Annual Expenditures per Year

Description	Quantity	Expenditures
Replacement Year 2026		
COMMON GROUNDS		
LANDSCAPE, Irrigation Controllers (5)	5 Each	2,250
Total for 2026		\$2,250

Replacement Year 2027

BUILDING EXTERIOR		
Chimney Chase Cement Board	19 Each	29,640
PAINT, Garbage Enclosures	5 Each	3,839
PAINT, Storage Units #1-14	7 buildings	18,200
PAINT, Storage Units #15-26, 28, 30, 32	5 buildings	13,000
PAINT, Storage Units #27-61	6 Each	15,600
PAINT, Units, Duplex (14)	7 bldgs	104,017
PAINT, Units, Triplex Golf (9)	3 bldgs	51,480
PAINT, Units, Triplex River (9)	3 bldgs	58,968
PAINT, Units, Triplex River (9)	3 bldgs	58,968
PAINT, Units, Triplex River w/splits (6)	2 bldgs	39,799
SIGNS, ADDRESS	47 Each	4,888
SIGNS, Garbage Enclosures	1 lump sum	303
SIGNS, STORAGE UNITS	1 Lump Sum	832
COMMON GROUNDS		
LANDSCAPE, Irrigation Infrastructure	1 Lump Sum	10,400
GENERAL		
SEPTIC TANKS, Units 15-61, Group 1	3 Each	83,437
SEPTIC TANKS, Units 15-61, Group 2	3 Each	83,437
Storage Building Lights	1 Lump Sum	8,320
MANAGEMENT FEE		
Management Fee 2027	1 Lump Sum	32,762
Total for 2027		\$617,890

Replacement Year 2028

BUILDING EXTERIOR		
DOORS, STORAGE UNITS Group 2	23 Each	29,091

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Redmond, Oregon
RA Annual Expenditures per Year

Description	Quantity	Expenditures
<i>Replacement Year 2028 continued...</i>		
GENERAL		
SEPTIC TANKS, Units 15-61, Group 3	5 Each	144,625
Total for 2028		<u>\$173,715</u>
Replacement Year 2029		
COMMON GROUNDS		
LANDSCAPE, Revitalize	1 Lump Sum	28,122
PARKING, Redtail Hawk Dr., Overlay	2098 sq yds	33,795
PARKING, Snowgoose Lane, Overlay	487 sq yds	7,845
STREET, Snowgoose Lane, Overlay	2450 sq yds	39,465
WALK PATHS, Prep Red Tail Hawk Drive, Overlay	1436 sq yds	7,608
WALK PATHS, Prep Snowgoose Lane, Overlay	251 sq yds	1,330
WALK PATHS, Red Tail Hawk Drive, Overlay	1436 sq yds	29,140
WALK PATHS, Snowgoose Lane, Overlay	251 sq yds	5,093
Total for 2029		<u>\$152,397</u>
Replacement Year 2030		
GENERAL		
Light Pole at 45-55, Head	1 Each	1,287
Pathway Post Lights	18 Each	17,688
Total for 2030		<u>\$18,975</u>
Replacement Year 2031		
BUILDING EXTERIOR		
DOORS, STORAGE UNITS Group 3	17 Each	24,187
Total for 2031		<u>\$24,187</u>
Replacement Year 2032		
COMMON GROUNDS		
LANDSCAPE, Backflow Devices	18 Each	9,110

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RA Annual Expenditures per Year

Description	Quantity	Expenditures
<i>Replacement Year 2032 continued...</i>		
DECKS GENERAL & WALKWAYS		
Decks, Front, Replace Duplex Group 1-1	6 Each	23,383
Decks, Upper, Replace Duplex Group 1-1	6 Each	38,719
Total for 2032		\$71,212
Replacement Year 2033		
DECKS GENERAL & WALKWAYS		
Decks, Front, Replace Duplex Group 1-2	8 Each	32,425
Decks, Upper, Replace Duplex Group 1-2	8 Each	53,690
Total for 2033		\$86,115
Replacement Year 2034		
DECKS GENERAL & WALKWAYS		
Decks, Front, Replace Triplex Group 1-1	9 Each	37,937
Decks, Front, Replace Triplex Group 1-2	6 Each	25,291
Decks, Upper, Replace Triplex Group 1-1	9 Each	62,817
Decks, Upper, Replace Triplex Group 1-2	6 Each	41,878
Total for 2034		\$167,923
Replacement Year 2035		
BUILDING EXTERIOR		
GARBAGE ENCLOSURES	5 Each	62,937
PAINT, Garbage Enclosures	5 Each	5,254
PAINT, Storage Units #1-14	7 buildings	24,908
PAINT, Storage Units #15-26, 28, 30, 32	5 buildings	17,791
PAINT, Storage Units #27-61	6 Each	21,350
PAINT, Units, Duplex (14)	7 bldgs	142,354
PAINT, Units, Triplex Golf (9)	3 bldgs	70,454
PAINT, Units, Triplex River (9)	3 bldgs	80,702
PAINT, Units, Triplex River (9)	3 bldgs	80,702
PAINT, Units, Triplex River w/splits (6)	2 bldgs	54,467

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RA Annual Expenditures per Year

Description	Quantity	Expenditures
<i>Replacement Year 2035 continued...</i>		
COMMON GROUNDS		
PARKING, Redtail Hawk Dr., Seal Coat	2098 sq yds	6,151
PARKING, Snowgoose Lane, Seal Coat	487 sq yds	1,428
STREET, Snowgoose Lane, Seal Coat	2450 sq yds	7,183
WALK PATHS, Red Tail Hawk Drive, Seal Coat	1436 sq yds	4,292
WALK PATHS, Snowgoose Lane, Seal Coat	251 sq yds	750
DECKS GENERAL & WALKWAYS		
Decks, Front, Replace Triplex Group 2-1	9 Each	39,454
Decks, Upper, Replace Triplex Group 2-1	9 Each	65,330
GENERAL		
Light Pole at 45-55, Concrete base	1 Each	854
Light Pole at 45-55, Pole 15'	1 Each	8,540
Total for 2035		<u>\$694,902</u>
Replacement Year 2036		
DECKS GENERAL & WALKWAYS		
Decks, Front, Replace Triplex Group 2-2	9 Each	41,032
Decks, Upper, Replace Triplex Group 2-2	9 Each	67,943
WALKWAY Units 29/31, Replace	100 Sq Ft	5,921
WALKWAY Units 33/35/37, Replace	340 Sq Ft	20,131
WALKWAY, Rail 4' Units 33/35/37, Replace	120 ln ft	17,763
GENERAL		
SEPTIC TANK PUMP PACKAGE, 3 TANKS	3 Each	16,505
Total for 2036		<u>\$169,295</u>
Replacement Year 2037		
BUILDING EXTERIOR		
SIGNS, ADDRESS	47 Each	7,235
SIGNS, Garbage Enclosures	1 lump sum	449
SIGNS, STORAGE UNITS	1 Lump Sum	1,232
Total for 2037		<u>\$8,916</u>

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RA Annual Expenditures per Year

Description	Quantity	Expenditures
<i>No Replacement in 2038</i>		
<i>No Replacement in 2039</i>		
<i>No Replacement in 2040</i>		
Replacement Year 2041		
COMMON GROUNDS		
PARKING, Redtail Hawk Dr., Seal Coat	2098 sq yds	7,783
PARKING, Snowgoose Lane, Seal Coat	487 sq yds	1,807
STREET, Snowgoose Lane, Seal Coat	2450 sq yds	9,089
WALK PATHS, Red Tail Hawk Drive, Seal Coat	1436 sq yds	5,431
WALK PATHS, Snowgoose Lane, Seal Coat	251 sq yds	949
Total for 2041		\$25,060
Replacement Year 2042		
BUILDING EXTERIOR		
SIDING, Duplex Group 1-1	3 bldgs	460,753
GENERAL		
SEPTIC TANK PUMP PACKAGE, 3 TANKS-2027-1	3 Each	20,884
SEPTIC TANK PUMP PACKAGE, 3 TANKS-2027-2	3 Each	20,884
Total for 2042		\$502,521
Replacement Year 2043		
BUILDING EXTERIOR		
DOORS, STORAGE UNITS Group 1	38 Each	86,559
PAINT, Garbage Enclosures	5 Each	7,190
PAINT, Storage Units #1-14	7 buildings	34,088
PAINT, Storage Units #15-26, 28, 30, 32	5 buildings	24,349
PAINT, Storage Units #27-61	6 Each	29,219
ROOF, Duplex Buildings (7)	7 Each	409,059
SIDING, Duplex Group 1-2	4 bldgs	638,911
GENERAL		
SEPTIC TANK PUMP PACKAGE, 5 TANKS-2028	5 Each	32,515
Total for 2043		\$1,261,890

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RA Annual Expenditures per Year

Description	Quantity	Expenditures
Replacement Year 2044		
BUILDING EXTERIOR		
ROOF, Triplex Buildings (5)	5 Each	374,776
SIDING, Triplex Group 1-1	3 bldgs	711,062
SIDING, Triplex Group 1-2	3 bldgs	814,378
SIDING, Triplex Group 2-1	2 bldgs	542,919
COMMON GROUNDS		
LANDSCAPE, Backflow Devices	18 Each	14,586
LANDSCAPE, Irrigation Controllers	18 Each	16,409
Total for 2044		\$2,474,130

Replacement Year 2045		
BUILDING EXTERIOR		
ROOF, Triplex Buildings (6)	6 Each	467,721
SIDING, Triplex Group 2-2	3 bldgs	846,953
DECKS 2 BR		
Railing, Paint, Back Size B (Duplex Small)	270 LF	11,377
Railing, Paint, Back Size B (Triplex Small)	125 LF	5,267
Railing, Paint, Back Triplex Continuous	900 LF	37,923
DECKS 3 BR		
Railing, Paint, Back Size A (Large)	2079 LF	87,603
Total for 2045		\$1,456,844

Replacement Year 2046		
BUILDING EXTERIOR		
ROOF, Storage, Group 1, 1 - 14	7 buildings	21,346
ROOF, Storage, Group 2, 15 Units	5 buildings	22,871
ROOF, Storage, Group 3, 18 Units	6 buildings	27,445
Total for 2046		\$71,662

Replacement Year 2047		
BUILDING EXTERIOR		
SIGNS, ADDRESS	47 Each	10,710

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RA Annual Expenditures per Year

Description	Quantity	Expenditures
<i>Replacement Year 2047 continued...</i>		
SIGNS, Garbage Enclosures	1 lump sum	664
SIGNS, STORAGE UNITS	1 Lump Sum	1,823
COMMON GROUNDS		
PARKING, Redtail Hawk Dr., Overlay	2098 sq yds	68,462
PARKING, Snowgoose Lane, Overlay	487 sq yds	15,892
STREET, Snowgoose Lane, Overlay	2450 sq yds	79,948
WALK PATHS, Prep Red Tail Hawk Drive, Overlay	1436 sq yds	15,413
WALK PATHS, Red Tail Hawk Drive, Overlay	1436 sq yds	59,032
WALK PATHS, Snowgoose Lane, Overlay	251 sq yds	10,318
GENERAL		
Storage Building Lights	1 Lump Sum	18,230
Total for 2047		<u>\$280,493</u>
Replacement Year 2048		
BUILDING EXTERIOR		
DOORS, STORAGE UNITS Group 2	23 Each	63,741
Total for 2048		<u>\$63,741</u>
<i>No Replacement in 2049</i>		
Replacement Year 2050		
GENERAL		
Light Pole at 45-55, Head	1 Each	2,820
Pathway Post Lights	18 Each	38,757
Total for 2050		<u>\$41,577</u>
Replacement Year 2051		
BUILDING EXTERIOR		
DOORS, STORAGE UNITS Group 3	17 Each	52,996
GARBAGE ENCLOSURES	5 Each	117,880

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RA Annual Expenditures per Year

Description	Quantity	Expenditures
<i>Replacement Year 2051 continued...</i>		
PAINT, Garbage Enclosures	5 Each	9,840
PAINT, Storage Units #1-14	7 buildings	46,652
PAINT, Storage Units #15-26, 28, 30, 32	5 buildings	33,323
PAINT, Storage Units #27-61	6 Each	39,988
GENERAL		
SEPTIC TANKS, Units 1-14	3 Each	213,875
Total for 2051		<u>\$514,554</u>

No Replacement in 2052

Replacement Year 2053

COMMON GROUNDS

PARKING, Redtail Hawk Dr., Seal Coat	2098 sq yds	12,462
PARKING, Snowgoose Lane, Seal Coat	487 sq yds	2,893
STREET, Snowgoose Lane, Seal Coat	2450 sq yds	14,552
WALK PATHS, Red Tail Hawk Drive, Seal Coat	1436 sq yds	8,695
WALK PATHS, Snowgoose Lane, Seal Coat	251 sq yds	1,520
Total for 2053		<u>\$40,121</u>

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