

SURF PINES ASSOCIATION
MAINTENANCE PLAN
RESERVE STUDY
LEVEL III: UPDATE WITH NO VISUAL SITE INSPECTION
BUDGET YEAR
July 1, 2023 to June 30, 2024



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

(503) 227-1165

SURF PINES ASSOCIATION

Executive Summary

Year of Report:

July 1, 2023 to June 30, 2024

Number of Units:

407 Units

Parameters:

Beginning Balance: \$362,363

Year 2023 Suggested Contribution: \$95,120

Year 2023 Projected Interest Earned: \$8,073

Inflation: 4.00%

Annual Increase to Suggested Contribution: 4.00%

Lowest Cash Balance Over 30 Years (Threshold): \$64,817

Average Reserve Assessment per Unit: \$58.43

Prior Year's Actual Contribution: \$65,000

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**Surf Pines Association
Maintenance Plan
Reserve Study Update –Offsite
Disclosure Information
2023**

We have conducted an offsite reserve study update and maintenance plan for Surf Pines Association for the year beginning July 1, 2023, 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 December 2022, the average annual inflation rate increased was 6.45%. Experts are not sure if this increase is temporary due to supply chain issues or if this will be a long-term increase. At this time, Schwindt and Company is recommending an inflation rate of 4% in reserve studies. We will continue to monitor the inflation rate throughout this period. More information can be found at https://inflationdata.com/Inflation/Inflation_Rate/HistoricalInflation.aspx.

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, 2023 to June 30, 2024

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
2023**

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

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

Property Inspection

Schwindt and Company recommends that a provision for the annual inspection of common area components be included in the maintenance plan for all associations. This valuable management tool will help to ensure that all components achieve a maximum useful life expectancy and that they 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, 2023 to June 30, 2024

**Surf Pines Association
Category Detail Index**

Asset ID	Description	Replacement	Page
Gates			
1009	Entry Kiosk - Replacement	31-32	31 of 64
1054	Gate - Enhancement	23-24	31 of 64
1010	Gate Assembly (Arm & Motors) - Replacement	40-41	31 of 64
Streets/Asphalt			
1024	Asphalt: Horizon & Silver Spot Lane	33-34	33 of 64
1025	Asphalt: Malarkey Dr: Manion Dr to Ocean	43-44	33 of 64
1050	Asphalt: Manion Dr: High Surf to Seabreeze/Lakeside	50-51	34 of 64
1028	Asphalt: Manion Dr: Lewis Ln to Malarkey	36-37	35 of 64
1029	Asphalt: Manion Dr: Seabreeze/Lakeside to Horizon Ln	24-25	35 of 64
1027	Asphalt: Manion Dr: from Horizon Lane north 1,584'	24-25	36 of 64
1051	Asphalt: Manion Dr: from prev paving north 1,584' to Malarkey Lane	24-25	37 of 64
1026	Asphalt: Manion Dr: from prior repair & High Surf	48-49	37 of 64
1031	Asphalt: Ocean Dr: 1,300' south of Horizon Ln	40-41	38 of 64
1032	Asphalt: Ocean Dr: 1,400' north of Horizon Ln	41-42	39 of 64
1033	Asphalt: Ocean Dr: 1,500' south of Malarkey Ln	43-44	39 of 64
1052	Asphalt: Ocean Dr: 1,760' north of High Surf	39-40	40 of 64
1030	Asphalt: Ocean Dr: 89214 to Manion Dr	45-46	41 of 64
1034	Asphalt: Parking Area: Meeting House	47-48	41 of 64
1035	Asphalt: Pelican Ln: Manion to east 200'	45-46	42 of 64
1036	Asphalt: Pine Ridge & Lakeside Ct	27-28	43 of 64
1044	Asphalt: Primrose Lane	45-46	43 of 64
1037	Asphalt: Seabreeze: Horizon Ln north to end & Boat Launch	26-27	44 of 64
1038	Asphalt: Seabreeze: South end north to Horizon Ln	25-26	45 of 64

**Surf Pines Association
Category Detail Index**

Asset ID	Description	Replacement	Page
<i>Streets/Asphalt Continued...</i>			
1039	Asphalt: Shady Pines Dr: Pine Ridge Ct to Lakeside Ct	31-32	45 of 64
1045	Asphalt: Steller Lane	57-58	46 of 64
1040	Asphalt: Surf Pines Landing I	25-26	47 of 64
1046	Asphalt: Surf Pines Landing II	26-27	47 of 64
1043	Asphalt: Surf Pines Landing: Easy Way to 101	31-32	48 of 64
1042	Asphalt: Surf Pines Lane: S Gate east to Easy Way	47-48	49 of 64
1041	Asphalt: Surf Pines Lane: S Gate west to Manion Dr	43-44	49 of 64
Equipment			
1005	Lawn Mower - Replacement	23-24	51 of 64
1006	Playground - Replacement	32-33	51 of 64
1007	Pump Decks & Railings - Replacement	30-31	51 of 64
1061	Vehicle: Ford Ranger - Replacement	26-27	52 of 64
1008	Water Control Pumps - Replacement	32-33	52 of 64
Living Quarters			
1011	Bathroom Fixtures: Living Quarters - Renovation	34-35	53 of 64
1055	Blinds: Living Quarters - Replacement	52-53	53 of 64
1012	Flooring: Living Quarters - Replacement	33-34	53 of 64
1053	Garage Door: Living Quarters - Replacement	55-56	54 of 64
1056	Gutters: Living Quarters - Replacement	52-53	54 of 64
1059	Heater: Living Quarters - Replacement	42-43	54 of 64
1058	Kitchen & Bathroom Counters: Living Quarters - Renovation	52-53	55 of 64
1013	Kitchen Cabinets: Living Quarters - Renovation	34-35	55 of 64
1057	Patio Door: Living Quarters - Replacement	52-53	56 of 64
1015	Roof: Living Quarters - Replacement	34-35	56 of 64
1016	Septic System: Living Quarters - Replacement	34-35	56 of 64

**Surf Pines Association
Category Detail Index**

Asset ID	Description	Replacement	Page
<i>Living Quarters Continued...</i>			
1017	Siding: Living Quarters - Replacement	34-35	57 of 64
1018	Windows & Doors: Living Quarters - Replacement	34-35	57 of 64
Meeting House			
1019	Flooring: Meeting House - Replacement	26-27	58 of 64
1020	Roofing: Meeting House - Replacement	45-46	58 of 64
1021	Septic System: Meeting House - Replacement	37-38	59 of 64
1022	Siding: Meeting House - Replacement	37-38	59 of 64
1023	Windows: Meeting House - Replacement	37-38	59 of 64
	Total Funded Assets	50	
	Total Unfunded Assets	<u>2</u>	
	Total Assets	52	

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.

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	March 16, 2023
Budget Year Beginning	July 1, 2023
Budget Year Ending	June 30, 2024
Total Units	407

<i>Report Parameters</i>	
Inflation	4.00%
Annual Assessment Increase	4.00%
Interest Rate on Reserve Deposit	2.00%
2023 Beginning Balance	\$362,363

**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 **2023** and increases **4.00%** each year for the remaining years of the study. A minimum balance of **\$64,817** 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.

<i>Cash Flow Method - Threshold Funding Model Summary of Calculations</i>	
Required Quarterly Contribution	\$23,780.00
<i>\$58.43 per unit quarterly</i>	
Average Net Quarterly Interest Earned	<u>\$2,018.30</u>
Total Quarterly Allocation to Reserves	\$25,798.30
<i>\$63.39 per unit quarterly</i>	

Surf Pines Association
Cash Flow Method - Threshold Funding Model Projection

Beginning Balance: \$362,363

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
23-24	95,120	8,073	21,020	444,536	1,457,848	30%
24-25	98,925	5,077	254,248	294,290	1,337,023	22%
25-26	102,882	2,930	213,043	187,058	1,257,455	15%
26-27	106,997	484	229,723	64,817	1,160,881	6%
27-28	111,277	856	91,726	85,223	1,207,643	7%
28-29	115,728	3,171		204,122	1,355,500	15%
29-30	120,357	5,625		330,105	1,513,253	22%
30-31	125,171	7,858	18,191	444,942	1,662,538	27%
31-32	130,178	5,871	234,745	346,247	1,596,887	22%
32-33	135,385	7,036	81,470	407,198	1,692,494	24%
33-34	140,801	7,112	142,041	413,070	1,733,590	24%
34-35	146,433	5,437	234,556	330,384	1,684,959	20%
35-36	152,290	8,571		491,244	1,883,360	26%
36-37	158,382	8,261	180,008	477,880	1,907,728	25%
37-38	164,717	10,433	62,839	590,190	2,060,377	29%
38-39	171,306	14,045		775,541	2,290,152	34%
39-40	178,158	14,223	180,790	787,132	2,346,991	34%
40-41	185,284	13,462	234,566	751,312	2,356,306	32%
41-42	192,696	13,267	213,035	744,240	2,394,762	31%
42-43	200,403	17,472	2,107	960,009	2,660,751	36%
43-44	208,420	14,401	375,254	807,576	2,556,203	32%
44-45	216,756	18,996		1,043,328	2,844,908	37%
45-46	225,427	17,222	329,204	956,773	2,810,247	34%
46-47	234,444	21,483	36,801	1,175,899	3,086,056	38%
47-48	243,821	20,429	314,071	1,126,078	3,092,603	36%
48-49	253,574	17,675	407,004	990,323	3,011,151	33%
49-50	263,717	23,269		1,277,309	3,358,451	38%
50-51	274,266	24,628	226,079	1,350,124	3,493,594	39%
51-52	285,237	30,789		1,666,150	3,878,703	43%
52-53	296,646	36,362	46,546	1,952,613	4,240,623	46%

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	8	2 Each	6,048.00	12,096
Gate - Enhancement	2020	23-24	1	0	0	1 Total	14,000.00	14,000
Gate Assembly (Arm & Motors) - Replacement	2020	40-41	20	0	17	2 Each	21,600.00	<u>43,200</u>
Gates - Total								<u>\$69,296</u>
Streets/Asphalt								
Asphalt: Horizon & Silver Spot Lane	2003	33-34	30	0	10	26,400 SF	2.97	78,408
Asphalt: Malarkey Dr: Manion Dr to Ocean	2013	43-44	30	0	20	22,000 SF	2.97	65,340
Asphalt: Manion Dr: High Surf to Seabreeze/Lakeside	2020	50-51	30	0	27	26,400 SF	2.97	78,408
Asphalt: Manion Dr: Lewis Ln to Malarkey	2006	36-37	30	0	13	36,400 SF	2.97	108,108
Asphalt: Manion Dr: Seabreeze/Lakeside to Horizon Ln	1991	24-25	30	3	1	36,960 SF	2.48	91,772
Asphalt: Manion Dr: from Horizon Lane north 1,584'	1992	24-25	30	2	1	31,680 SF	2.41	76,349
Asphalt: Manion Dr: from prev paving north 1,584' to Malarkey Lane	1993	24-25	30	1	1	31,680 SF	2.41	76,349
Asphalt: Manion Dr: from prior repair & High Surf	2018	48-49	30	0	25	47,860 SF	2.97	142,144
Asphalt: Ocean Dr: 1,300' south of Horizon Ln	2010	40-41	30	0	17	26,000 SF	2.97	77,220
Asphalt: Ocean Dr: 1,400' north of Horizon Ln	2011	41-42	30	0	18	28,000 SF	2.97	83,160
Asphalt: Ocean Dr: 1,500' south of Malarkey Ln	2013	43-44	30	0	20	30,000 SF	2.97	89,100
Asphalt: Ocean Dr: 1,760' north of High Surf	2009	39-40	30	0	16	32,500 SF	2.97	96,525
Asphalt: Ocean Dr: 89214 to Manion Dr	2015	45-46	30	0	22	40,000 SF	2.97	118,800
Asphalt: Parking Area: Meeting House	2007	47-48	40	0	24	2,000 SF	2.97	5,940
Asphalt: Pelican Ln: Manion to east 200'	2005	45-46	40	0	22	4,000 SF	2.97	11,880
Asphalt: Pine Ridge & Lakeside Ct	1997	27-28	30	0	4	26,400 SF	2.97	78,408
Asphalt: Primrose Lane	<i>Unfunded</i>							
Asphalt: Seabreeze: Horizon Ln north to end & Boat Launch	1990	26-27	40	-4	3	26,080 SF	2.97	77,458
Asphalt: Seabreeze: South end north to Horizon Ln	1989	25-26	40	-4	2	32,000 SF	2.97	95,040
Asphalt: Shady Pines Dr: Pine Ridge Ct to Lakeside Ct	2001	31-32	30	0	8	31,680 SF	2.97	94,090
Asphalt: Steller Lane	<i>Unfunded</i>							
Asphalt: Surf Pines Landing I	1994	25-26	30	1	2	34,320 SF	2.97	101,930
Asphalt: Surf Pines Landing II	1995	26-27	30	1	3	34,320 SF	2.97	101,930
Asphalt: Surf Pines Landing: Easy Way to 101	2001	31-32	30	0	8	22,000 SF	2.97	65,340

**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: S Gate east to Easy Way	2017	47-48	30	0	24	21,800 SF	2.97	64,746
Asphalt: Surf Pines Lane: S Gate west to Manion Dr	2013	43-44	30	0	20	3,300 SF	2.97	9,801
Streets/Asphalt - Total								<u>\$1,888,245</u>
Equipment								
Lawn Mower - Replacement	2017	23-24	10	-4	0	1 Total	7,020.00	7,020
Playground - Replacement	2002	32-33	30	0	9	1 Total	5,400.00	5,400
Pump Decks & Railings - Replacement	2000	30-31	30	0	7	320 SF	43.20	13,824
Vehicle: Ford Ranger - Replacement	2010	26-27	15	1	3	1 Total	22,000.00	22,000
Water Control Pumps - Replacement	2017	32-33	15	0	9	4 Each	12,960.00	51,840
Equipment - Total								<u>\$100,084</u>
Living Quarters								
Bathroom Fixtures: Living Quarters - Renovation								
	2004	34-35	30	0	11	2 Each	16,200.00	32,400
Blinds: Living Quarters - Replacement	2023	52-53	30	0	29	1 Total	2,970.00	2,970
Flooring: Living Quarters - Replacement	2018	33-34	15	0	10	1,950 SF	5.40	10,530
Garage Door: Living Quarters - Replacement	2055	55-56	30	0	32	1 Total	4,328.00	4,328
Gutters: Living Quarters - Replacement	2023	52-53	30	0	29	1 Total	4,150.00	4,150
Heater: Living Quarters - Replacement	2023	42-43	20	0	19	1 Total	1,000.00	1,000
Kitchen & Bathroom Counters: Living Quarters - Renovation								
	2023	52-53	30	0	29	1 Total	2,000.00	2,000
Kitchen Cabinets: Living Quarters - Renovation								
	2004	34-35	30	0	11	1 Total	18,000.00	18,000
Patio Door: Living Quarters - Replacement	2023	52-53	30	0	29	1 Total	5,805.00	5,805
Roof: Living Quarters - Replacement	2004	34-35	30	0	11	2,640 SF	6.48	17,107
Septic System: Living Quarters - Replacement	2004	34-35	30	0	11	1 Total	16,200.00	16,200
Siding: Living Quarters - Replacement	2004	34-35	30	0	11	2,616 SF	21.60	56,506
Windows & Doors: Living Quarters - Replacement	2004	34-35	30	0	11	15 Each	810.00	12,150
Living Quarters - Total								<u>\$183,146</u>
Meeting House								
Flooring: Meeting House - Replacement	2006	26-27	20	0	3	525 SF	5.40	2,835
Roofing: Meeting House - Replacement	2015	45-46	30	0	22	1,270 SF	6.48	8,230
Septic System: Meeting House - Replacement	2007	37-38	30	0	14	1 Total	2,700.00	2,700
Siding: Meeting House - Replacement	2007	37-38	30	0	14	1,180 SF	21.60	25,488
Windows: Meeting House - Replacement	2007	37-38	30	0	14	10 Each	810.00	8,100
Meeting House - Total								<u>\$47,353</u>
Total Asset Summary								<u>\$2,288,124</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	33-34	30	0	10	26,400 SF	2.97	78,408
Asphalt: Malarkey Dr: Manion Dr to Ocean	2013	43-44	30	0	20	22,000 SF	2.97	65,340
Asphalt: Manion Dr: High Surf to Seabreeze/Lakeside								
	2020	50-51	30	0	27	26,400 SF	2.97	78,408
Asphalt: Manion Dr: Lewis Ln to Malarkey	2006	36-37	30	0	13	36,400 SF	2.97	108,108
Asphalt: Manion Dr: Seabreeze/Lakeside to Horizon Ln								
	1991	24-25	30	3	1	36,960 SF	2.48	91,772
Asphalt: Manion Dr: from Horizon Lane north 1,584'								
	1992	24-25	30	2	1	31,680 SF	2.41	76,349
Asphalt: Manion Dr: from prev paving north 1,584' to Malarkey Lane								
	1993	24-25	30	1	1	31,680 SF	2.41	76,349
Asphalt: Manion Dr: from prior repair & High Surf								
	2018	48-49	30	0	25	47,860 SF	2.97	142,144
Asphalt: Ocean Dr: 1,300' south of Horizon Ln								
	2010	40-41	30	0	17	26,000 SF	2.97	77,220
Asphalt: Ocean Dr: 1,400' north of Horizon Ln								
	2011	41-42	30	0	18	28,000 SF	2.97	83,160
Asphalt: Ocean Dr: 1,500' south of Malarkey Ln								
	2013	43-44	30	0	20	30,000 SF	2.97	89,100
Asphalt: Ocean Dr: 1,760' north of High Surf	2009	39-40	30	0	16	32,500 SF	2.97	96,525
Asphalt: Ocean Dr: 89214 to Manion Dr	2015	45-46	30	0	22	40,000 SF	2.97	118,800
Asphalt: Parking Area: Meeting House	2007	47-48	40	0	24	2,000 SF	2.97	5,940
Asphalt: Pelican Ln: Manion to east 200'	2005	45-46	40	0	22	4,000 SF	2.97	11,880
Asphalt: Pine Ridge & Lakeside Ct	1997	27-28	30	0	4	26,400 SF	2.97	78,408
Asphalt: Primrose Lane	<i>Unfunded</i>							
Asphalt: Seabreeze: Horizon Ln north to end & Boat Launch								
	1990	26-27	40	-4	3	26,080 SF	2.97	77,458
Asphalt: Seabreeze: South end north to Horizon Ln								
	1989	25-26	40	-4	2	32,000 SF	2.97	95,040
Asphalt: Shady Pines Dr: Pine Ridge Ct to Lakeside Ct								
	2001	31-32	30	0	8	31,680 SF	2.97	94,090
Asphalt: Steller Lane	<i>Unfunded</i>							
Asphalt: Surf Pines Landing I	1994	25-26	30	1	2	34,320 SF	2.97	101,930
Asphalt: Surf Pines Landing II	1995	26-27	30	1	3	34,320 SF	2.97	101,930
Asphalt: Surf Pines Landing: Easy Way to 101								
	2001	31-32	30	0	8	22,000 SF	2.97	65,340
Asphalt: Surf Pines Lane: S Gate east to Easy Way								
	2017	47-48	30	0	24	21,800 SF	2.97	64,746
Asphalt: Surf Pines Lane: S Gate west to Manion Dr								
	2013	43-44	30	0	20	3,300 SF	2.97	9,801
Bathroom Fixtures: Living Quarters - Renovation								
	2004	34-35	30	0	11	2 Each	16,200.00	32,400
Blinds: Living Quarters - Replacement	2023	52-53	30	0	29	1 Total	2,970.00	2,970

**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>								
Entry Kiosk - Replacement	2016	31-32	15	0	8	2 Each	6,048.00	12,096
Flooring: Living Quarters - Replacement	2018	33-34	15	0	10	1,950 SF	5.40	10,530
Flooring: Meeting House - Replacement	2006	26-27	20	0	3	525 SF	5.40	2,835
Garage Door: Living Quarters - Replacement	2055	55-56	30	0	32	1 Total	4,328.00	4,328
Gate - Enhancement	2020	23-24	1	0	0	1 Total	14,000.00	14,000
Gate Assembly (Arm & Motors) - Replacement	2020	40-41	20	0	17	2 Each	21,600.00	43,200
Gutters: Living Quarters - Replacement	2023	52-53	30	0	29	1 Total	4,150.00	4,150
Heater: Living Quarters - Replacement	2023	42-43	20	0	19	1 Total	1,000.00	1,000
Kitchen & Bathroom Counters: Living Quarters - Renovation	2023	52-53	30	0	29	1 Total	2,000.00	2,000
Kitchen Cabinets: Living Quarters - Renovation	2004	34-35	30	0	11	1 Total	18,000.00	18,000
Lawn Mower - Replacement	2017	23-24	10	-4	0	1 Total	7,020.00	7,020
Patio Door: Living Quarters - Replacement	2023	52-53	30	0	29	1 Total	5,805.00	5,805
Playground - Replacement	2002	32-33	30	0	9	1 Total	5,400.00	5,400
Pump Decks & Railings - Replacement	2000	30-31	30	0	7	320 SF	43.20	13,824
Roof: Living Quarters - Replacement	2004	34-35	30	0	11	2,640 SF	6.48	17,107
Roofing: Meeting House - Replacement	2015	45-46	30	0	22	1,270 SF	6.48	8,230
Septic System: Living Quarters - Replacement	2004	34-35	30	0	11	1 Total	16,200.00	16,200
Septic System: Meeting House - Replacement	2007	37-38	30	0	14	1 Total	2,700.00	2,700
Siding: Living Quarters - Replacement	2004	34-35	30	0	11	2,616 SF	21.60	56,506
Siding: Meeting House - Replacement	2007	37-38	30	0	14	1,180 SF	21.60	25,488
Vehicle: Ford Ranger - Replacement	2010	26-27	15	1	3	1 Total	22,000.00	22,000
Water Control Pumps - Replacement	2017	32-33	15	0	9	4 Each	12,960.00	51,840
Windows & Doors: Living Quarters - Replacement	2004	34-35	30	0	11	15 Each	810.00	12,150
Windows: Meeting House - Replacement	2007	37-38	30	0	14	10 Each	810.00	8,100
Capital - Total								<u>\$2,288,124</u>
Total Asset Summary								<u>\$2,288,124</u>

**Surf Pines Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 23-24	
Gate - Enhancement - 1 of 1X	14,000
Lawn Mower - Replacement	7,020
Total for 2023 - 2024	\$21,020
Replacement Year 24-25	
Asphalt: Manion Dr: Seabreeze/Lakeside to Horizon Ln	95,443
Asphalt: Manion Dr: from Horizon Lane north 1,584'	79,403
Asphalt: Manion Dr: from prev paving north 1,584' to Malarkey Lane	79,403
Total for 2024 - 2025	\$254,248
Replacement Year 25-26	
Asphalt: Seabreeze: South end north to Horizon Ln	102,795
Asphalt: Surf Pines Landing I	110,248
Total for 2025 - 2026	\$213,043
Replacement Year 26-27	
Asphalt: Seabreeze: Horizon Ln north to end & Boat Launch	87,129
Asphalt: Surf Pines Landing II	114,658
Flooring: Meeting House - Replacement	3,189
Vehicle: Ford Ranger - Replacement	24,747
Total for 2026 - 2027	\$229,723
Replacement Year 27-28	
Asphalt: Pine Ridge & Lakeside Ct	91,726
Total for 2027 - 2028	\$91,726
<i>No Replacement in 28-29</i>	
<i>No Replacement in 29-30</i>	
Replacement Year 30-31	
Pump Decks & Railings - Replacement	18,191
Total for 2030 - 2031	\$18,191
Replacement Year 31-32	
Asphalt: Shady Pines Dr: Pine Ridge Ct to Lakeside Ct	128,768

**Surf Pines Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 31-32 continued...</i>	
Asphalt: Surf Pines Landing: Easy Way to 101	89,422
Entry Kiosk - Replacement	16,554
Total for 2031 - 2032	\$234,745
Replacement Year 32-33	
Playground - Replacement	7,686
Water Control Pumps - Replacement	73,784
Total for 2032 - 2033	\$81,470
Replacement Year 33-34	
Asphalt: Horizon & Silver Spot Lane	116,063
Flooring: Living Quarters - Replacement	15,587
Lawn Mower - Replacement	10,391
Total for 2033 - 2034	\$142,041
Replacement Year 34-35	
Bathroom Fixtures: Living Quarters - Renovation	49,878
Kitchen Cabinets: Living Quarters - Renovation	27,710
Roof: Living Quarters - Replacement	26,336
Septic System: Living Quarters - Replacement	24,939
Siding: Living Quarters - Replacement	86,988
Windows & Doors: Living Quarters - Replacement	18,704
Total for 2034 - 2035	\$234,556
<i>No Replacement in 35-36</i>	
Replacement Year 36-37	
Asphalt: Manion Dr: Lewis Ln to Malarkey	180,008
Total for 2036 - 2037	\$180,008
Replacement Year 37-38	
Septic System: Meeting House - Replacement	4,676
Siding: Meeting House - Replacement	44,137
Windows: Meeting House - Replacement	14,027
Total for 2037 - 2038	\$62,839

**Surf Pines Association
Annual Expenditure Detail**

Description	Expenditures
<i>No Replacement in 38-39</i>	
Replacement Year 39-40	
Asphalt: Ocean Dr: 1,760' north of High Surf	180,790
Total for 2039 - 2040	<u>\$180,790</u>
Replacement Year 40-41	
Asphalt: Ocean Dr: 1,300' south of Horizon Ln	150,417
Gate Assembly (Arm & Motors) - Replacement	84,149
Total for 2040 - 2041	<u>\$234,566</u>
Replacement Year 41-42	
Asphalt: Ocean Dr: 1,400' north of Horizon Ln	168,467
Vehicle: Ford Ranger - Replacement	44,568
Total for 2041 - 2042	<u>\$213,035</u>
Replacement Year 42-43	
Heater: Living Quarters - Replacement	2,107
Total for 2042 - 2043	<u>\$2,107</u>
Replacement Year 43-44	
Asphalt: Malarkey Dr: Manion Dr to Ocean	143,168
Asphalt: Ocean Dr: 1,500' south of Malarkey Ln	195,229
Asphalt: Surf Pines Lane: S Gate west to Manion Dr	21,475
Lawn Mower - Replacement	15,382
Total for 2043 - 2044	<u>\$375,254</u>
<i>No Replacement in 44-45</i>	
Replacement Year 45-46	
Asphalt: Ocean Dr: 89214 to Manion Dr	281,546
Asphalt: Pelican Ln: Manion to east 200'	28,155
Roofing: Meeting House - Replacement	19,503
Total for 2045 - 2046	<u>\$329,204</u>

**Surf Pines Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 46-47	
Entry Kiosk - Replacement	29,813
Flooring: Meeting House - Replacement	6,987
Total for 2046 - 2047	\$36,801
Replacement Year 47-48	
Asphalt: Parking Area: Meeting House	15,226
Asphalt: Surf Pines Lane: S Gate east to Easy Way	165,964
Water Control Pumps - Replacement	132,882
Total for 2047 - 2048	\$314,071
Replacement Year 48-49	
Asphalt: Manion Dr: from prior repair & High Surf	378,933
Flooring: Living Quarters - Replacement	28,071
Total for 2048 - 2049	\$407,004
<i>No Replacement in 49-50</i>	
Replacement Year 50-51	
Asphalt: Manion Dr: High Surf to Seabreeze/Lakeside	226,079
Total for 2050 - 2051	\$226,079
<i>No Replacement in 51-52</i>	
Replacement Year 52-53	
Blinds: Living Quarters - Replacement	9,262
Gutters: Living Quarters - Replacement	12,942
Kitchen & Bathroom Counters: Living Quarters - Renovation	6,237
Patio Door: Living Quarters - Replacement	18,104
Total for 2052 - 2053	\$46,546

**Surf Pines Association
Detail Report by Category**

Entry Kiosk - Replacement

		2 Each	@ \$6,048.00
Asset ID	1009	Asset Actual Cost	\$12,096.00
	Capital	Percent Replacement	100%
Category	Gates	Future Cost	\$16,554.21
Placed in Service	July 2016		
Useful Life	15		
Replacement Year	31-32		
Remaining Life	8		

This provision is for the replacement of the entry kiosks.

According to the Association, there are 2.

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

Gate - Enhancement

		1 Total	@ \$14,000.00
Asset ID	1054	Asset Actual Cost	\$14,000.00
	Capital	Percent Replacement	100%
Category	Gates	Future Cost	\$14,000.00
Placed in Service	July 2020		
Useful Life	1		
Replacement Year	23-24		
Remaining Life	0		

This provision is for the enhancement of the gate.

The Association is planning to spend \$14,000 in 2023-2024 for gate enhancement.

According to the Association, there are 2.

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

Gate Assembly (Arm & Motors) - Replacement

		2 Each	@ \$21,600.00
Asset ID	1010	Asset Actual Cost	\$43,200.00
	Capital	Percent Replacement	100%
Category	Gates	Future Cost	\$84,149.30
Placed in Service	July 2020		
Useful Life	20		
Replacement Year	40-41		
Remaining Life	17		

This provision is for the replacement of the gate assembly arms and motors.

**Surf Pines Association
Detail Report by Category**

Gate Assembly (Arm & Motors) - Replacement continued...

The Association is planning to spend \$14,000 in 2023-2024 for gate enhancement.

According to the Association, there are 2.

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

Gates - Total Current Cost	\$69,296
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**Surf Pines Association
Detail Report by Category**

Asphalt: Horizon & Silver Spot Lane

		26,400 SF	@ \$2.97
Asset ID	1024	Asset Actual Cost	\$78,408.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$116,062.99
Placed in Service	July 2003		
Useful Life	30		
Replacement Year	33-34		
Remaining Life	10		

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.

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	@ \$2.97
Asset ID	1025	Asset Actual Cost	\$65,340.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$143,167.98
Placed in Service	July 2013		
Useful Life	30		
Replacement Year	43-44		
Remaining Life	20		

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 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: Malarkey Dr: Manion Dr to Ocean 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.

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	@ \$2.97
Asset ID	1050	Asset Actual Cost	\$78,408.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$226,079.16
Placed in Service	July 2020		
Useful Life	30		
Replacement Year	50-51		
Remaining Life	27		

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.

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	@ \$2.97
Asset ID	1028	Asset Actual Cost	\$108,108.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$180,007.77
Placed in Service	July 2006		
Useful Life	30		
Replacement Year	36-37		
Remaining Life	13		

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.

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	@ \$2.48
Asset ID	1029	Asset Actual Cost	\$91,771.68
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$95,442.55
Placed in Service	July 1991		
Useful Life	30		
Adjustment	3		
Replacement Year	24-25		
Remaining Life	1		

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

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

**Surf Pines Association
Detail Report by Category**

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

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 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'

	1027	31,680 SF	@ \$2.41
Asset ID		Asset Actual Cost	\$76,348.80
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$79,402.75
Placed in Service	July 1992		
Useful Life	30		
Adjustment	2		
Replacement Year	24-25		
Remaining Life	1		

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.

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 prev paving north 1,584' to Malarkey Lane

		31,680 SF	@ \$2.41
Asset ID	1051	Asset Actual Cost	\$76,348.80
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$79,402.75
Placed in Service	July 1993		
Useful Life	30		
Adjustment	1		
Replacement Year	24-25		
Remaining Life	1		

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.

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.

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	@ \$2.97
Asset ID	1026	Asset Actual Cost	\$142,144.20
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$378,933.17
Placed in Service	July 2018		
Useful Life	30		
Replacement Year	48-49		
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).

**Surf Pines Association
Detail Report by Category**

Asphalt: Manion Dr: from prior repair & High Surf continued...

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 30 years. We recommend the Association annually inspect the asphalt to ensure it is wearing as intended.

Asphalt: Ocean Dr: 1,300' south of Horizon Ln
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		26,000 SF	@ \$2.97
Asset ID	1031	Asset Actual Cost	\$77,220.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$150,416.88
Placed in Service	July 2010		
Useful Life	30		
Replacement Year	40-41		
Remaining Life	17		

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.

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: 1,400' north of Horizon Ln

		28,000 SF	@ \$2.97
Asset ID	1032	Asset Actual Cost	\$83,160.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$168,466.90
Placed in Service	July 2011		
Useful Life	30		
Replacement Year	41-42		
Remaining Life	18		

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

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.

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	@ \$2.97
Asset ID	1033	Asset Actual Cost	\$89,100.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$195,229.07
Placed in Service	July 2013		
Useful Life	30		
Replacement Year	43-44		
Remaining Life	20		

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

**Surf Pines Association
Detail Report by Category**

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

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: 1,760' north of High Surf

		32,500 SF	@ \$2.97
Asset ID	1052	Asset Actual Cost	\$96,525.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$180,789.51
Placed in Service	July 2009		
Useful Life	30		
Replacement Year	39-40		
Remaining Life	16		

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.

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: 89214 to Manion Dr		40,000 SF	@ \$2.97
Asset ID	1030	Asset Actual Cost	\$118,800.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$281,546.35
Placed in Service	July 2015		
Useful Life	30		
Replacement Year	45-46		
Remaining Life	22		

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 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.

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	@ \$2.97
Asset ID	1034	Asset Actual Cost	\$5,940.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$15,226.02
Placed in Service	July 2007		
Useful Life	40		
Replacement Year	47-48		
Remaining Life	24		

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

**Surf Pines Association
Detail Report by Category**

Asphalt: Parking Area: Meeting House continued...

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.

Asphalt: Pelican Ln: Manion to east 200'		4,000 SF	@ \$2.97
Asset ID	1035	Asset Actual Cost	\$11,880.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$28,154.63
Placed in Service	July 2005		
Useful Life	40		
Replacement Year	45-46		
Remaining Life	22		

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.

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: Pine Ridge & Lakeside Ct		26,400 SF	@ \$2.97
Asset ID	1036	Asset Actual Cost	\$78,408.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$91,726.27
Placed in Service	July 1997		
Useful Life	30		
Replacement Year	27-28		
Remaining Life	4		

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 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 30 years. We recommend the Association annually inspect the asphalt to ensure it is wearing as intended.

Asphalt: Primrose Lane		0 SF	@ \$2.97
Asset ID	1044	Asset Actual Cost	
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	
Placed in Service	July 2005		
Useful Life	40		
Replacement Year	45-46		
Remaining Life	22		

This provision is for the overlay of the asphalt. This includes Primrose Lane. This is a private street, therefore it is unfunded.

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

**Surf Pines Association
Detail Report by Category**

Asphalt: Primrose Lane continued...

the Association annually inspect the asphalt to ensure it is wearing as intended.

Asphalt: Seabreeze: Horizon Ln north to end & Boat Launch
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		26,080 SF	@ \$2.97
Asset ID	1037	Asset Actual Cost	\$77,457.60
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$87,129.27
Placed in Service	July 1990		
Useful Life	40		
Adjustment	-4		
Replacement Year	26-27		
Remaining Life	3		

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.

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: South end north to Horizon Ln

		32,000 SF	@ \$2.97
Asset ID	1038	Asset Actual Cost	\$95,040.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$102,795.26
Placed in Service	July 1989		
Useful Life	40		
Adjustment	-4		
Replacement Year	25-26		
Remaining Life	2		

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

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.

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	@ \$2.97
Asset ID	1039	Asset Actual Cost	\$94,089.60
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$128,768.11
Placed in Service	July 2001		
Useful Life	30		
Replacement Year	31-32		
Remaining Life	8		

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).

**Surf Pines Association
Detail Report by Category**

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

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 30 years. We recommend the Association annually inspect the asphalt to ensure it is wearing as intended.

Asphalt: Steller Lane		0 SF	@ \$2.97
Asset ID	1045	Asset Actual Cost	
Category	Capital Streets/Asphalt	Percent Replacement	100%
Placed in Service	July 2017	Future Cost	
Useful Life	40		
Replacement Year	57-58		
Remaining Life	34		

This provision is for the overlay of the asphalt. This includes Steller Lane. This is a private street, therefore it is unfunded.

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: Surf Pines Landing I		34,320 SF	@ \$2.97
Asset ID	1040	Asset Actual Cost	\$101,930.40
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$110,247.92
Placed in Service	July 1994		
Useful Life	30		
Adjustment	1		
Replacement Year	25-26		
Remaining Life	2		

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.

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	@ \$2.97
Asset ID	1046	Asset Actual Cost	\$101,930.40
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$114,657.84
Placed in Service	July 1995		
Useful Life	30		
Adjustment	1		
Replacement Year	26-27		
Remaining Life	3		

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

**Surf Pines Association
Detail Report by Category**

Asphalt: Surf Pines Landing II continued...

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 30 years. We recommend the Association annually inspect the asphalt to ensure it is wearing as intended.

Asphalt: Surf Pines Landing: Easy Way to 101

		22,000 SF	@ \$2.97
Asset ID	1043	Asset Actual Cost	\$65,340.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$89,422.30
Placed in Service	July 2001		
Useful Life	30		
Replacement Year	31-32		
Remaining Life	8		

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.

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.

**Surf Pines Association
Detail Report by Category**

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

		21,800 SF	@ \$2.97
Asset ID	1042	Asset Actual Cost	\$64,746.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$165,963.69
Placed in Service	July 2017		
Useful Life	30		
Replacement Year	47-48		
Remaining Life	24		

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 \$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 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

		3,300 SF	@ \$2.97
Asset ID	1041	Asset Actual Cost	\$9,801.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$21,475.20
Placed in Service	July 2013		
Useful Life	30		
Replacement Year	43-44		
Remaining Life	20		

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

**Surf Pines Association
Detail Report by Category**

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

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.

Streets/Asphalt - Total Current Cost	\$1,888,245
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**Surf Pines Association
Detail Report by Category**

Lawn Mower - Replacement		1 Total	@ \$7,020.00
Asset ID	1005	Asset Actual Cost	\$7,020.00
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$7,020.00
Placed in Service	July 2017		
Useful Life	10		
Adjustment	-4		
Replacement Year	23-24		
Remaining Life	0		

This provision is for the replacement of the lawn mower.

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

Playground - Replacement		1 Total	@ \$5,400.00
Asset ID	1006	Asset Actual Cost	\$5,400.00
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$7,685.88
Placed in Service	July 2002		
Useful Life	30		
Replacement Year	32-33		
Remaining Life	9		

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	@ \$43.20
Asset ID	1007	Asset Actual Cost	\$13,824.00
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$18,191.44
Placed in Service	July 2000		
Useful Life	30		
Replacement Year	30-31		
Remaining Life	7		

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.

**Surf Pines Association
Detail Report by Category**

Vehicle: Ford Ranger - Replacement

Asset ID	1061	1 Total	@ \$22,000.00
	Capital	Asset Actual Cost	\$22,000.00
Category	Equipment	Percent Replacement	100%
Placed in Service	July 2010	Future Cost	\$24,747.01
Useful Life	15		
Adjustment	1		
Replacement Year	26-27		
Remaining Life	3		

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

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

Water Control Pumps - Replacement

Asset ID	1008	4 Each	@ \$12,960.00
	Capital	Asset Actual Cost	\$51,840.00
Category	Equipment	Percent Replacement	100%
Placed in Service	July 2017	Future Cost	\$73,784.48
Useful Life	15		
Replacement Year	32-33		
Remaining Life	9		

This provision is for the replacement of the water control pumps.

According to the Association, there are 4.

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

Equipment - Total Current Cost \$100,084

**Surf Pines Association
Detail Report by Category**

Bathroom Fixtures: Living Quarters - Renovation

		2 Each	@ \$16,200.00
Asset ID	1011	Asset Actual Cost	\$32,400.00
	Capital	Percent Replacement	100%
Category	Living Quarters	Future Cost	\$49,878.31
Placed in Service	July 2004		
Useful Life	30		
Replacement Year	34-35		
Remaining Life	11		

This provision is for the renovation of the bathroom fixtures.

According to the Association, there are 2.

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	\$9,262.39
Placed in Service	June 2023		
Useful Life	30		
Replacement Year	52-53		
Remaining Life	29		

This provision is for the replacement of the blinds.

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

Flooring: Living Quarters - Replacement

		1,950 SF	@ \$5.40
Asset ID	1012	Asset Actual Cost	\$10,530.00
	Capital	Percent Replacement	100%
Category	Living Quarters	Future Cost	\$15,586.97
Placed in Service	July 2018		
Useful Life	15		
Replacement Year	33-34		
Remaining Life	10		

This provision is for the replacement of the flooring.

According to the Association, there are 1,950 square feet.

**Surf Pines Association
Detail Report by Category**

Flooring: Living Quarters - Replacement continued...

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

Garage Door: Living Quarters - Replacement

		1 Total	@ \$4,328.00
Asset ID	1053	Asset Actual Cost	\$4,328.00
	Capital	Percent Replacement	100%
Category	Living Quarters	Future Cost	\$15,182.88
Placed in Service	July 2055		
Useful Life	30		
Replacement Year	55-56		
Remaining Life	32		

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

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

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

Gutters: Living Quarters - Replacement

		1 Total	@ \$4,150.00
Asset ID	1056	Asset Actual Cost	\$4,150.00
	Capital	Percent Replacement	100%
Category	Living Quarters	Future Cost	\$12,942.40
Placed in Service	June 2023		
Useful Life	30		
Replacement Year	52-53		
Remaining Life	29		

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

		1 Total	@ \$1,000.00
Asset ID	1059	Asset Actual Cost	\$1,000.00
	Capital	Percent Replacement	100%
Category	Living Quarters	Future Cost	\$2,106.85
Placed in Service	June 2023		
Useful Life	20		
Replacement Year	42-43		
Remaining Life	19		

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...

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

Kitchen & Bathroom 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	\$6,237.30
Placed in Service	June 2023		
Useful Life	30		
Replacement Year	52-53		
Remaining Life	29		

This provision is for the renovation of the kitchen and bathroom counters.

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

Kitchen Cabinets: Living Quarters - Renovation

		1 Total	@ \$18,000.00
Asset ID	1013	Asset Actual Cost	\$18,000.00
	Capital	Percent Replacement	100%
Category	Living Quarters	Future Cost	\$27,710.17
Placed in Service	July 2004		
Useful Life	30		
Replacement Year	34-35		
Remaining Life	11		

This provision is for the renovation of the kitchen cabinets.

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

**Surf Pines Association
Detail Report by Category**

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	\$18,103.77
Placed in Service	June 2023		
Useful Life	30		
Replacement Year	52-53		
Remaining Life	29		

This provision is for the replacement of the patio door.

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

Roof: Living Quarters - Replacement

		2,640 SF	@ \$6.48
Asset ID	1015	Asset Actual Cost	\$17,107.20
	Capital	Percent Replacement	100%
Category	Living Quarters	Future Cost	\$26,335.75
Placed in Service	July 2004		
Useful Life	30		
Replacement Year	34-35		
Remaining Life	11		

This provision is for the replacement of the roof.

According to the Association, there is 2,640 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: Living Quarters - Replacement

		1 Total	@ \$16,200.00
Asset ID	1016	Asset Actual Cost	\$16,200.00
	Capital	Percent Replacement	100%
Category	Living Quarters	Future Cost	\$24,939.16
Placed in Service	July 2004		
Useful Life	30		
Replacement Year	34-35		
Remaining Life	11		

This provision is for the replacement of the septic system.

**Surf Pines Association
Detail Report by Category**

Flooring: Meeting House - Replacement		525 SF	@ \$5.40
Asset ID	1019	Asset Actual Cost	\$2,835.00
	Capital	Percent Replacement	100%
Category	Meeting House	Future Cost	\$3,188.99
Placed in Service	July 2006		
Useful Life	20		
Replacement Year	26-27		
Remaining Life	3		

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.

Roofing: Meeting House - Replacement		1,270 SF	@ \$6.48
Asset ID	1020	Asset Actual Cost	\$8,229.60
	Capital	Percent Replacement	100%
Category	Meeting House	Future Cost	\$19,503.48
Placed in Service	July 2015		
Useful Life	30		
Replacement Year	45-46		
Remaining Life	22		

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

**Surf Pines Association
Detail Report by Category**

Septic System: Meeting House - Replacement

		1 Total	@ \$2,700.00
Asset ID	1021	Asset Actual Cost	\$2,700.00
	Capital	Percent Replacement	100%
Category	Meeting House	Future Cost	\$4,675.53
Placed in Service	July 2007		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	14		

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

		1,180 SF	@ \$21.60
Asset ID	1022	Asset Actual Cost	\$25,488.00
	Capital	Percent Replacement	100%
Category	Meeting House	Future Cost	\$44,136.97
Placed in Service	July 2007		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	14		

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.

Windows: Meeting House - Replacement

		10 Each	@ \$810.00
Asset ID	1023	Asset Actual Cost	\$8,100.00
	Capital	Percent Replacement	100%
Category	Meeting House	Future Cost	\$14,026.58
Placed in Service	July 2007		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	14		

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

**Surf Pines Association
Detail Report by Category**

Windows: Meeting House - Replacement continued...

According to the Association, there are 10 windows.

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

Meeting House - Total Current Cost	\$47,353
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Additional Disclosures

Levels of Service

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

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

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

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

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

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

- Life and Valuation Estimates
- Fund Status
- Funding Plan

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

- Component inventory
- Life and valuation estimates
- Funding Plan

Terms and Definitions

CAPITAL IMPROVEMENTS: Additions to the association's common elements that previously did not exist. While these components should be added to the reserve study for future replacement, the cost of construction should not be taken from the reserve fund.

CASH FLOW METHOD: A method of developing a reserve *Funding Plan* where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve *Funding Plans* are tested against the anticipated schedule of reserve expenses until the desired *Funding Goal* is achieved.

COMPONENT: The individual line items in the *Reserve Study* developed or updated in the *Physical Analysis*. These elements form the building blocks for the *Reserve Study*. *Components* typically are: 1) association

responsibility; 2) with limited *Useful Life* expectancies; 3) predictable *Remaining Useful Life* expectancies; 4) above a minimum threshold cost, and 5) as required by local codes.

COMPONENT INVENTORY: The task of selecting and quantifying reserve *Components*. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate association representative(s) of the Association or cooperative.

COMPONENT METHOD: A method of developing a reserve *Funding Plan* where the total contribution is based on the sum of contributions for individual *Components*. See *Cash Flow Method*.

CONDITION ASSESSMENT: The task of evaluating the current condition of the *Component* based on observed or reported characteristics.

CURRENT REPLACEMENT COST: See *Replacement Cost*.

DEFICIT: An actual or projected *Reserve Balance* that is less than the *Fully Funded Balance*. The opposite would be a *Surplus*.

EFFECTIVE AGE: The difference between *Useful Life* and *Remaining Useful Life*. Not always equivalent to chronological age since some *Components* age irregularly. Used primarily in computations.

FINANCIAL ANALYSIS: The portion of a *Reserve Study* where the current status of the reserves (measured as cash or *Percent Funded*) and a recommended reserve contribution rate (reserve *Funding Plan*) are derived, and the projected reserve income and expense over time is presented. The *Financial Analysis* is one of the two parts of a *Reserve Study*.

FULLY FUNDED: 100% Funded. When the actual or projected *Reserve Balance* is equal to the *Fully Funded Balance*.

FULLY FUNDED BALANCE (FFB): Total accrued depreciation, an indicator against which actual or projected *Reserve Balance* can be compared. The *Reserve Balance* that is in direct proportion to the fraction of life “used up” of the current repair or *Replacement Cost*. This number is calculated for each *Component*, then added together for an association total. Two formulas can be utilized, depending on the provider’s sensitivity to interest and inflation effects. Note: Both yield identical results when interest and inflation are equivalent.

$$\text{FFB} = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$$

or

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) + [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Interest Rate})^{\text{Remaining Life}}] - [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Inflation Rate})^{\text{Remaining Life}}]$$

FUND STATUS: The status of the reserve fund as compared to an established benchmark such as percent funding. The Association appears to be adequately funded as the threshold method, reducing the potential risk of a special assessment.

FUNDING GOALS: Independent of the methodology utilized, the following represent the basic categories of *Funding Plan* goals:

- **Baseline Funding:** Establishing a reserve funding goal of keeping the reserve cash balance above zero.
- **Full Funding:** Setting a reserve funding goal of attaining and maintaining reserves at or near 100% funded.
- **Statutory Funding:** Establishing a reserve funding goal of setting aside the specific minimum amount of reserves required by local statutes.
- **Threshold Funding:** Establishing a reserve funding goal of keeping the *Reserve Balance* above a specified dollar or *Percent Funded* amount. Depending on the threshold, this may be more or less conservative than fully funding.

FUNDING PLAN: An association’s plan to provide income to a reserve fund to offset anticipated expenditures from that fund.

FUNDING PRINCIPLES:

- **Sufficient Funds When Required**
- **Stable Contribution Rate over the Years**
- **Evenly Distributed Contributions over the Years**
- **Fiscally Responsible**

LIFE AND VALUATION ESTIMATES: The task of estimating *Useful Life*, *Remaining Useful Life*, and repair or *Replacement Costs* for the reserve *Components*.

PERCENT FUNDED: The ratio at a particular point of time (typically the beginning of the Fiscal Year) of the actual or projected *Reserve Balance* to the *Fully Funded Balance*, expressed as a percentage.

PHYSICAL ANALYSIS: The portion of the *Reserve Study* where the *Component Inventory*, *Condition Assessment*, and *Life and Valuation Estimate* tasks are performed. This represents one of the two parts of the *Reserve Study*.

REMAINING USEFUL LIFE (RUL): Also referred to as “Remaining Life” (RL). The estimated time, in years, that a reserve *Component* can be expected to continue to serve its intended function. Projects anticipated to occur in the initial year have “zero” *Remaining Useful Life*.

REPLACEMENT COST: The cost of replacing, repairing, or restoring a reserve *Component* to its original functional condition. The *Current Replacement Cost* would be the cost to replace, repair, or restore the *Component* during that particular year.

RESERVE BALANCE: Actual or projected funds as of a particular point in time that the Association has identified for use to defray the future repair or replacement of those major *Components* which the Association is obligated to maintain. Also known as reserves, reserve accounts, or cash reserves. Based upon information provided and not audited.

RESERVE PROVIDER: An individual that prepares *Reserve Studies*.

RESERVE STUDY: A budget planning tool that identifies the current status of the reserve fund and a stable and equitable *Funding Plan* to offset the anticipated future major common area expenditures. The *Reserve Study* consists of two parts: the *Physical Analysis* and the *Financial Analysis*.

RESPONSIBLE CHARGE: A reserve specialist in *Responsible Charge* of a *Reserve Study* shall render regular

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

- The regular and continuous absence from principal office premises from which professional services are rendered, except for the performance of fieldwork or presence in a field office maintained exclusively for a specific project;
- The failure to personally inspect or review the work of subordinates where necessary and appropriate;
- The rendering of a limited, cursory, or perfunctory review of plans or projects in lieu of an appropriate, detailed review;
- The failure to personally be available on a reasonable basis or with adequate advance notice for consultation and inspection where circumstances require personal availability.

SPECIAL ASSESSMENT: An assessment levied on the members of an association in addition to regular assessments. *Special Assessments* are often regulated by governing documents or local statutes.

SURPLUS: An actual or projected *Reserve Balance* greater than the *Fully Funded Balance*.

The opposite would be a *Deficit*.

USEFUL LIFE (UL): Total *Useful Life* or depreciable life. The estimated time, in years, that a *Reserve Component* can be expected to serve its intended function if properly constructed in its present application or installation.