

KING CITY CIVIC ASSOCIATION
MAINTENANCE PLAN UPDATE
RESERVE STUDY
LEVEL II: UPDATE WITH VISUAL SITE INSPECTION
2016



 **Schwindt & Co.**
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KING CITY CIVIC ASSOCIATION

Executive Summary

Year of Report:

January 1, 2016 to December 31, 2016

Parameters:

Beginning Balance: \$435,000

Year 2016 Suggested Contribution: 225,000

Year 2016 Projected Interest Earned: \$239

Inflation: 2.50%

Annual Increase to Suggested Contribution: 4.50%

Lowest Cash Balance Over 30 years (Threshold): \$60,299

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**King City Civic Association
Maintenance Plan Update
Reserve Study Update – Onsite
Disclosure Information
2016**

We have conducted an onsite reserve study update for the King City Civic Association for the year beginning January 1, 2016 in accordance with guidelines established by Community Associations Institute and the American Institute of Certified Public Accountants.

The threshold method assumes that the threshold method is funded with a positive threshold balance, therefore, “fully reserved.”

This reserve study and maintenance plan are in compliance with the legislative changes made in 2007 to ORS Chapters 94 and 100.

In addition to providing the reserve study update, we also provide tax and audit services to the Association.

Schwindt & Company believes that every Association should have a complete building envelope inspection within 12 months of completion of all construction and again after 25 years of existence. This inspection must be performed by a licensed building envelope inspector. Ongoing inspections of the property should be performed by a licensed inspector, with the exception of a roof inspection which may be performed by a licensed roofing contractor.

Assumptions used for inflation, interest and other factors are detailed on page 23. This reserve study incorporates a provision for income taxes by reducing the net amount of interest earned.

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 State of Oregon, Washington, Arizona, and California

All information regarding the useful lives and costs of reserve components were derived by the Association, vendors, A.E. Associates, Inc., and various construction pricing and scheduling manuals.

The physical analysis was performed by a licensed inspector whose report is included with the study. The inspector inspected all common areas and conducted field measurements. Destructive testing was not employed.

Bob Bowser of A.E. Associates is a certified engineer licensed in the State of Washington.

The terms RS Means, National Construction Estimator, 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.



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Article I, Section 4 of the Association's Declaration states, "Association Property shall mean the following real property and all improvements, facilities and furnishings located thereon and therein:

- **The two buildings presently numbered 15245 SW 116th Avenue**
- **The building presently numbered 16880 SW 126th Avenue**
- **The building presently numbered 15355 SW Royalty Parkway**
- **The Golf Course and Maintenance Area**
- **The Greenway on 126th Ave**
- **The Park (Tract A) on King Richard Dr.**
- **The Park at the end of Morocco St.,**
- **The Park (Tract B) on Camino Dr.**

Section 10 of the Association's Declaration states, "Owners shall maintain all Lots and Units in attractive condition and good repair. Landscaping shall conform to the general pattern of the community. Yards shall be kept free of weeds, insects, and diseases. Units shall be regularly painted or stained to keep the exterior free of peeling or chipping paint."

Article 5, section 2(A) of the Association's Declaration states, "Manage, Maintain Association Properties. To manage, improve, maintain, repair and replace all of the improvements located on Association property or subject to the control of the Association, including personal property, in good condition and attractive appearance. The Association Property (subject to additions or deletions permitted hereunder) shall be owned, managed and maintained by the Association for the use and benefit of the members and their guests."

During Schwindt & Company's 2015 site visit, the board indicated that the Crown Center building and the swimming pool and spa building will be torn down and new buildings will be built, including a new swimming pool and spa. This renovation will cost approximately \$2,000,000 and they will be taking out a loan to complete this renovation. The renovation is expected to occur in spring 2016. The board of directors is in the process of getting a design plan in place. All components associated with the Crown Center assume that the renovation will occur in 2016. The cost and useful life for all the components will need to be revised once the renovation has been completed.

According to the Association, the insurance deductible is included in the operating budget.

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 were provided by Association representatives and are 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, quality/forensic analysis, or background checks of historical records.

Onsite inspections should not be considered a project audit or quality inspection of Association property. This onsite visit does not evaluate the condition of the property to determine the useful life or needed repairs. Schwindt & Company suggests the Association perform a building envelope inspection to determine the condition, performance, and the useful life of all the components.

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.

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 you to pay on demand as a special assessment your share of common expenses for the cost of major maintenance, repair, or replacement of a reserve component.

KING CITY CIVIC ASSOCIATION

MAINTENANCE PLAN UPDATE

2016

King City Civic Association
Executive Summary of Maintenance Plan

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

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

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

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

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

**King City Civic Association
Maintenance Plan
2016**

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 & 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

Roof Inspection

Schwindt & 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

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

Repairs and inspections should be completed by a qualified professional.

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

Frequency: Bi-Weekly

Security Systems – Inspection/Maintenance

Preventive maintenance of security systems is critical for occupant safety. Due to the technical nature of most security systems and services, it is recommended that security components be serviced by independent contractors. However, maintenance personnel should monitor the contractors' work and should conduct the following general inspections:

Review surveillance cameras and monitors for overall function, fixture integrity, mounting condition/stability, location accuracy, general console condition, and overall condition.

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

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: Biweekly

Clubhouse/Fitness

The clubhouse 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; location of signs and fire safety devices, fire extinguishers, and trash receptacles. Mirrors and glass should be reviewed for cracked/broken surfaces or rough edges.

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

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

Frequency: Monthly

Clubhouse and Crown Center – Kitchen – Review

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

Frequency: Monthly

**Hot Water Heater – Clubhouse and Crown Center (Common Area Only) –
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 after completion of review should be noted by the maintenance contractors and/or Association representatives.

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.

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

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

Frequency: Monthly

Swimming Pool & Spa

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

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

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

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

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

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

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

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

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

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

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

Frequency: Monthly

Windows & Doors

These maintenance procedures should also be performed on the common area buildings including the clubhouse, arts and craft, pro shop, and crown center buildings. 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 & Company recommends that all gutters and downspouts be cleaned, visually inspected, and repaired as required every 6 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

HVAC–Clubhouse Air Conditioning Unit (Common Area Only)

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

Management may opt to contract outside professionals to handle this task, although the following preventive maintenance procedures can be conducted by in-house maintenance personnel. If an outside service contractor is used, be sure to validate their performance by an audit of service performed.

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

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

Frequency: Semiannually

Fence – Swimming Pool - Inspection

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

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

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

Frequency: Annually

Lawn Irrigation System

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

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

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

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

Frequency: Annually

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 Hardi-plank and T-111 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 6 years

Asphalt – Seal Coating

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

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

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

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

This work should be performed by a licensed paving contractor.

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

Frequency: Every 7 years, beginning in 2018

Interior Paint

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

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

Frequency: Every 10 years, beginning in 2022

Concrete Pavement

Maintenance of the concrete pavement should include cleaning the surface areas with pressure washing equipment. The pavement should also be visually reviewed for signs of undue stress and cracking. Noticeable cracks should be filled with a suitable concrete crack filler to prevent penetration of moisture below the concrete surface which will undermine the integrity of the base material over time.

Golf Course Equipment

The golf course equipment includes pumps, mowers and other equipment that may require monthly maintenance. It is our understanding that the onsite maintenance staff performs the ongoing maintenance as needed.

The expense for this service is assumed to be included in the Association's operating budget.

Frequency: Monthly

Golf Cart Path

The golf cart path is mainly gravel with asphalt sections. The cart path should be inspected monthly and repairs made as needed.

The expense for this service is assumed to be included in the Association's operating budget.

Frequency: Monthly

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

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**King City Civic Association
Category Detail Index**

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	Total Funded Assets	162	
	Total Unfunded Assets	<u>1</u>	
	Total Assets	163	

King City Civic Association

Project Description

King City Civic Association is an adult community constructed in the year 1960 located in King City, Oregon. Owners shall maintain all Lots and Units in attractive condition and good repair. Landscaping shall conform to the general pattern of the community. Yards shall be kept free of weeds, insects, and diseases. Units shall be regularly painted or stained to keep the exterior free of peeling or chipping paint. The Association is to manage, improve, maintain, repair and replace all of the improvements located on Association property or subject to the control of the Association, including personal property, in good condition and attractive appearance. The Association Property (subject to additions or deletions permitted hereunder) shall be owned, managed and maintained by the Association for the use and benefit of the members and their guests.

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

A.E. Associates conducted an on-site inspections of the property in November and December of 2004.

A site visit was performed by Schwindt & Company in 2015. Schwindt & Company did not investigate components for defects, materials, design or workmanship. This 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 however, may vary from estimated amounts and the variations may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet future funding needs.

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

King City Civic Association
King City, OR
Cash Flow Method - Threshold Funding Model Summary

Report Date	November 09, 2015
Account Number	5kingc
Budget Year Beginning	January 01, 2016
Budget Year Ending	December 31, 2016

<i>Report Parameters</i>	
Inflation	2.50%
Interest Rate on Reserve Deposit	0.10%
2016 Beginning Balance	\$435,000.00

**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 **\$225,000** in 2016 and increases **4.50%** each year to **2030**. In **2031**, the contribution is **\$435,439** and remains constant for the remaining years of the study. A minimum balance of **\$60,299** 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 insure that adequate replacement funds are available when components reach the end of their useful life. Components will be replaced as required, not necessarily in their expected replacement year. This analysis should be updated annually.

<i>Cash Flow Method - Threshold Funding Model Summary of Calculations</i>	
Required Month Contribution	\$18,750.00
Average Net Month Interest Earned	<u>\$19.90</u>
Total Month Allocation to Reserves	\$18,769.90

King City Civic Association
King City, OR
Cash Flow Method - Threshold Funding Model Projection

Beginning Balance: \$435,000

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves
2016	225,000	239	318,117	342,122
2017	235,125	111	358,445	218,913
2018	245,706		369,070	95,548
2019	256,762		292,012	60,299
2020	268,317		230,957	97,659
2021	280,391	23	226,823	151,250
2022	293,009	155	155,147	289,266
2023	306,194	301	154,721	441,040
2024	319,973	432	182,446	578,998
2025	334,371	503	257,410	656,463
2026	349,418	701	145,000	861,581
2027	365,142	776	283,769	943,731
2028	381,573	824	327,060	999,068
2029	398,744	950	265,951	1,132,811
2030	416,688	1,041	318,270	1,232,269
2031	435,439		1,526,590	141,118
2032	435,439		394,094	182,462
2033	435,439	267	151,559	466,608
2034	435,439	382	320,381	582,048
2035	435,439	562	255,752	762,297
2036	435,439	752	246,415	952,073
2037	435,439	785	402,769	985,528
2038	435,439	857	365,156	1,056,667
2039	435,439	1,133	160,297	1,332,942
2040	435,439	1,343	226,376	1,543,347
2041	435,439	1,585	195,081	1,785,290
2042	435,439	1,643	378,787	1,843,585
2043	435,439	1,804	276,667	2,004,160
2044	435,439	1,728	512,341	1,928,986
2045	435,439	1,848	318,059	2,048,213

King City Civic Association
King City, OR
Component Summary By Category

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Discretionary								
Exterior Lighting Fixtures - Clubhouse	1996	2016	20	0	0	1 TOTAL	1,500.00	1,500
Furniture & Equipment - A & C - Ceramic ..	2003	2019	10	6	3	1 TOTAL	2,608.37	2,608
Furniture & Equipment - Computer Room	2006	2019	10	3	3	1 TOTAL	2,000.00	2,000
Golf - Drainage Program	2004	2016	1	11	0	1 TOTAL	30,000.00	30,000
Golf - Fairway Seeding Program	2005	2016	1	10	0	1 TOTAL	9,129.00	9,129
Golf - Sanding Program	2005	2016	1	10	0	1 TOTAL	3,912.55	3,913
Interior Lighting - Arts & Crafts Building	2004	2018	5	9	2	1 TOTAL	3,000.00	3,000
Interior Lighting - Clubhouse	2011	2018	15	-8	2	1 TOTAL	6,520.92	6,521
Irrigation Pond Intake Screen - Replacement	2012	2022	10	0	6	1 Total	1,324.58	1,325
Landscape - #2 Tee	1979	2016	30	6	0	1 TOTAL	2,086.69	0
Landscape - Renovation Project 1	1977	2016	30	9	0	1 TOTAL	3,912.00	3,912
Landscape - Renovation Project 2	1977	2017	30	10	1	1 TOTAL	3,912.00	3,912
Landscape - Renovation Project 3	1977	2018	30	11	2	1 TOTAL	3,912.00	3,912
Lighting, Interior - Crown Center	2016	2026	10	10	10	1 TOTAL	3,912.55	3,913
Plant Upgrades	2005	2016	1	10	0	1 TOTAL	3,912.55	3,913
Pool Furniture - Replacement	2015	2025	10	0	9	1 Total	3,102.00	3,102
Pump House - Composition Roof Replace..	1998	2023	25	0	7	1 Total	2,000.00	2,000
Pump House - Skylight Replacement	1998	2023	25	0	7	1 Total	1,000.00	1,000
Pump House - Wood Siding Replacement	1998	2023	25	0	7	1,024 SF	10.00	10,240
Securty Camera/DVR - Replacement	2013	2020	7	0	4	1 Total	5,125.00	5,125
Siding, Fiber Cement - Crown Center	2016	2046	30	30	30	1,350 SF	6.75	9,112
Siding, T-111 Partial Replacement - Arts ..	1960	2033	30	43	17	1,737 SF	6.75	11,725
Siding, Wood Partial Replacement - Pro Sh..	2003	2026	20	3	10	1,800 SF	6.75	12,150
Siding: Corrugated Fiberglass	2009	2018	20	-11	2	1 Total	5,062.50	5,062
Water Heater Replacement	2013	2016	1	2	0	1 TOTAL	2,086.00	2,086
Discretionary - Total								\$141,159
Non-Discretionary								
Burnisher Equipment	2009	2025	10	6	9	1 Total	1,266.75	1,267
Carpet Cleaner Equipment	2009	2025	10	6	9	1 Total	2,670.30	2,670
Clubhouse: Kitchen Renovation	2009	2029	20	0	13	1 TOTAL	30,287.71	30,288
Concrete Curbing - Partial Replacement	2013	2043	30	0	27	2,120 FT	8.91	18,889
Concrete Sidewalk - Partial Replacement	1987	2016	30	-1	0	1 TOTAL	15,650.20	15,650
Crown Center Irrigation System - Upgrades	1993	2019	12	14	3	1 TOTAL	15,650.20	15,650
Crown Center Men Locker Room - Renova..	2016	2031	15	15	15	1 Total	10,000.00	10,000
Crown Center Spa Deck - Replacement	2016	2031	15	15	15	1 Total	3,000.00	3,000
Crown Center Swimming Pool: Concrete ..	2016	2041	25	25	25	308 SF	10.00	3,080
Crown Center Women Locker Room - Ren..	2016	2031	15	15	15	1 Total	10,000.00	10,000
Crown Center: Furniture & Equipment - F..	2007	2018	3	8	2	1 TOTAL	5,216.74	5,217
Cut Saw - Replacement	2012	2019	7	0	3	1 Total	1,111.54	1,112
Electrical Study	1960	2021	5	56	5	1 Total	5,000.00	5,000
Entry System - Replacement	2007	2022	15	0	6	2 Each	3,912.55	7,825

King City Civic Association
King City, OR
Component Summary By Category

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Non-Discretionary continued...</i>								
Exterior Painting: Siding - Clubhouse, Shu..	2016	2016	6	0	0	1 Total	18,000.00	18,000
Fairway #1 Drainage Repair	2011	2036	25	0	20	1 Total	15,149.56	15,150
Fence, Chain Link: Partial Replacement	2010	2027	30	-13	11	1 TOTAL	10,433.46	10,433
Fence, Wood: Replacement	2008	2023	15	0	7	1 TOTAL	5,282.07	5,282
Fire Door Addition - Clubhouse	2016	2016	1	0	0	1 Total	15,000.00	15,000
Flooring - A&C - Library - Partially Repla..	2015	2027	12	0	11	1 TOTAL	3,260.46	3,260
Flooring - A&C - Pottery Room	2000	2021	15	6	5	26 SY	78.11	2,031
Flooring - C.C. - Crown Room	2016	2031	15	15	15	1 TOTAL	7,238.80	7,239
Flooring - C.C. - Fitness Room	2016	2031	15	15	15	1 TOTAL	2,608.37	2,608
Flooring - C.C. - Foyer & Toilets	2016	2036	20	20	20	1 TOTAL	2,608.37	2,608
Flooring - C.C. - Kitchen	2016	2036	20	20	20	1 TOTAL	1,304.18	1,304
Flooring - Clubhouse - Lounge	2009	2018	10	-1	2	1 TOTAL	7,000.00	7,000
Flooring - Clubhouse - Meeting Room	2003	2017	14	0	1	330 SQ YD	22.00	7,260
Flooring - Clubhouse - Office	2000	2016	8	8	0	1 TOTAL	2,608.37	2,608
Flooring - Pro Shop	2014	2027	13	0	11	328 SQ YD	22.00	7,216
Flooring, CC Main Room - Replacement	2016	2026	10	10	10	1 Total	6,721.95	6,722
Flooring, Concrete: Pro Shop Storage - Pa..	2000	2030	30	0	14	102 SF	11.25	1,154
Flooring: Arts & Craft Hallway	2000	2016	15	1	0	1 Total	3,000.00	3,000
Flooring: Computer Room	2000	2016	15	1	0	111 SY	24.75	2,747
Flooring: Red Cross Room	2010	2025	15	0	9	1 Total	1,125.00	1,125
Flooring: Restrooms Clubhouse	2007	2022	15	0	6	26 SY	78.11	2,031
Front Doors - Crown Center	2010	2035	25	0	19	1 Total	6,534.00	6,534
Furniture & Equipment - Banquet Hall	2015	2028	13	0	12	1 TOTAL	8,166.41	8,166
Furniture & Equipment - C.C. - Kitchen	1998	2017	12	7	1	1 TOTAL	13,041.83	13,042
Furniture & Equipment - Clubhouse	2008	2016	7	1	0	1 TOTAL	10,000.00	10,000
Furniture & Equipment - Clubhouse - Kitc..	2009	2019	7	3	3	1 TOTAL	29,630.25	7,408
Furniture & Equipment - Clubhouse - Lou..	2004	2019	15	0	3	1 TOTAL	39,125.50	39,125
Furniture & Equipment - Clubhouse - Meet..	2007	2020	13	0	4	1 TOTAL	5,032.46	5,032
Furniture & Equipment - Pro Shop	2014	2024	10	0	8	1 TOTAL	7,031.83	7,032
Furniture & Equipment Replacement - Cro..	2000	2021	10	11	5	1 TOTAL	10,433.46	10,433
GSP Irrigation	2014	2019	5	0	3	1 Total	11,655.00	11,655
Gazebo, Shingle Roof: Replacement	2001	2019	15	3	3	1 Total	2,000.00	2,000
Gazebo, Wood Structure - Partial Replac..	2001	2021	20	0	5	237 SF	11.25	2,666
Golf - Aerifiers - Fairway	2014	2029	15	0	13	1 TOTAL	26,000.00	26,000
Golf - Aerifiers - Toro Greens	2014	2029	15	0	13	1 TOTAL	24,899.81	24,900
Golf - Irrigation - Controllers	2001	2019	15	3	3	12 EACH	6,129.66	73,556
Golf - Irrigation - Pump Station	1998	2018	12	8	2	1 TOTAL	75,000.00	75,000
Golf - Irrigation - Rainbird Freedom	2003	2018	10	5	2	1 TOTAL	12,389.74	12,390
Golf - Irrigation - Weather Station	2004	2017	10	3	1	1 TOTAL	18,258.57	18,259
Golf - Misc. - 100 Gal. Sprayer	2000	2018	20	-2	2	1 TOTAL	13,500.00	13,500
Golf - Misc. - Ditch Witch Trencher	1992	2020	15	13	4	1 TOTAL	9,000.00	9,000
Golf - Misc. - Fertilizer Spreader	2002	2019	20	-3	3	1 TOTAL	3,477.82	3,478

King City Civic Association
King City, OR
Component Summary By Category

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Non-Discretionary continued...</i>								
Golf - Misc. - Marshall Cart	2011	2018	10	-3	2	1 TOTAL	4,500.00	4,500
Golf - Misc. - Pressure Washer	1992	2018	15	11	2	1 TOTAL	1,695.44	1,695
Golf - Misc. - Reel Sharpener	2006	2021	15	0	5	1 TOTAL	45,000.00	45,000
Golf - Misc. - Ryan Sod Cutter	1990	2018	20	8	2	1 TOTAL	5,216.74	5,217
Golf - Misc. - Thatcher	2000	2018	10	8	2	1 TOTAL	3,260.46	3,260
Golf - Misc. - Top Dresser Ty-Crop	2004	2016	12	0	0	1 TOTAL	15,650.20	15,650
Golf - Misc. - Turbo Blower	2007	2017	10	0	1	1 TOTAL	7,875.00	7,875
Golf - Misc. - Turf Vacuum	2008	2020	12	0	4	1 TOTAL	15,000.00	15,000
Golf - Mowers - 20" Rotary Honda	2014	2019	5	0	3	1 TOTAL	1,200.00	1,200
Golf - Mowers - 3000 Toro Tee	1993	2016	7	16	0	1 TOTAL	32,625.00	32,625
Golf - Mowers - 3100 Toro Bowling	<i>Unfunded</i>							
Golf - Mowers - 3100 Toro Tee	2001	2017	7	9	1	1 TOTAL	32,625.00	32,625
Golf - Mowers - 3150 Toro Green	2009	2017	7	1	1	1 TOTAL	32,625.00	32,625
Golf - Mowers - 40" Toro Rotary	2009	2019	10	0	3	1 TOTAL	5,713.87	5,714
Golf - Mowers - 7 Gang Toro	2013	2028	15	0	12	1 TOTAL	27,000.00	27,000
Golf - Mowers - 72" Rotary Gravely	2013	2025	12	0	9	1 TOTAL	26,669.20	26,669
Golf - Mowers - Fairway JD 3235B	2008	2017	10	-1	1	1 TOTAL	63,000.00	63,000
Golf - Mowers - Fairway JD 3235C	2008	2018	10	0	2	1 TOTAL	63,000.00	63,000
Golf - Mowers - Triplex JD	2002	2020	10	8	4	1 TOTAL	29,996.21	29,996
Golf - Mowers - Triplex JD	2007	2022	10	5	6	1 TOTAL	29,122.54	29,123
Golf - Tools & Small Equipment	1996	2016	1	19	0	1 TOTAL	2,608.37	2,608
Golf - Tractors - Heavy Tractor JD	2015	2035	20	0	19	1 TOTAL	23,881.48	23,881
Golf - Tractors - Light Tractor JD	2012	2017	15	-10	1	1 TOTAL	27,335.93	27,336
Golf - Transporters - Cushman Heavy	2004	2016	10	2	0	1 TOTAL	23,475.30	23,475
Golf - Transporters - Cushman Heavy	2011	2021	10	0	5	1 TOTAL	28,635.94	28,636
Golf - Transporters - Dump Truck	2011	2017	30	-24	1	1 TOTAL	40,000.00	40,000
Golf - Transporters - JD Gator	1997	2016	7	12	0	1 TOTAL	11,000.00	11,000
Golf - Transporters - JD Gator	2001	2017	7	9	1	1 TOTAL	11,000.00	11,000
Golf - Transporters - JD Gator HPX	2006	2018	12	0	2	1 TOTAL	15,128.53	15,129
Golf Cage Netting	2010	2018	5	3	2	1 Total	1,125.00	1,125
Golf Cart Path Repairs	2012	2016	1	3	0	1 TOTAL	2,250.00	2,250
Golf Cart Paths - Replacement Phase I	1998	2018	25	-5	2	13,728 SF	3.50	48,051
Golf Cart Paths - Replacement Phase II	1998	2019	25	-4	3	13,728 SF	3.50	48,051
Golf Cart Paths - Replacement Phase III	1998	2020	25	-3	4	13,728 SF	3.50	48,051
Golf Cart Paths - Replacement Phase IV	1998	2021	25	-2	5	13,728 SF	3.50	48,051
Golf Carts Replacement	2008	2016	10	-2	0	1 Total	4,050.00	4,050
Golf: Irrigation System - Upgrades	2001	2031	30	0	15	1 TOTAL	796,564.00	796,564
Gutters & Downspouts - Clubhouse & A ..	2015	2035	20	0	19	1 TOTAL	6,129.66	6,130
Gutters & Downspouts Partial Replacemen..	2016	2036	20	20	20	1 TOTAL	1,304.18	1,304
Gutters & Downspouts Partial Replacemen..	2014	2034	20	0	18	134 LF	6.00	807
Heating & Cooling System - Replacement	2012	2027	15	0	11	1 TOTAL	45,931.86	45,932
Interior Painting	2012	2022	10	0	6	1 Total	15,086.91	15,087

King City Civic Association
King City, OR
Component Summary By Category

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Non-Discretionary continued...</i>								
Painting Siding, Wood - Pro Shop	2014	2020	6	0	4	3,840 SQ FT	1.80	6,912
Painting: Siding, Wood - Crown Center	2016	2022	6	6	6	4,500 SF	1.86	8,370
Painting: Siding, Wood - Maintenance Sh..	2013	2019	6	0	3	1 Total	2,650.23	2,650
Parking Lot: Asphalt Overlay	2000	2025	24	1	9	87,314 SF	1.41	123,113
Parking Lot: Asphalt Seal Coat (I)	2011	2018	7	0	2	1 Total	35,187.93	35,188
Parking Lot: Asphalt Seal Coat (II)	2025	2032	7	7	16	1 Total	35,187.93	35,188
Plumbing Study	1960	2021	5	56	5	1 Total	5,000.00	5,000
Pool Design	2016	2016	1	0	0	1 Total	80,000.00	80,000
Pool Filter Clubhouse	2010	2020	10	0	4	1 TOTAL	2,608.37	2,608
Pool Filter Crown Center	2016	2026	10	10	10	1 TOTAL	2,608.37	2,608
Pool Heater Clubhouse	2011	2019	8	0	3	1 TOTAL	4,436.25	4,436
Pool Heater Crown Center	2012	2020	8	0	4	1 TOTAL	5,551.08	5,551
Pool Patio, Concrete - Partial Replacement	2005	2020	15	0	4	714 SF	10.00	7,140
Pool Plaster - Clubhouse	2003	2020	12	5	4	1 TOTAL	25,000.00	25,000
Pool Plaster - Crown Center	2016	2028	12	12	12	156 LF	61.87	9,652
Pool Pump Crown Center - Replacement	2013	2023	10	0	7	1 TOTAL	2,364.85	2,365
Pro Shop - Asphalt Lot Repair	2015	2017	2	0	1	1 Total	3,000.00	3,000
Pro Shop - Men Locker Room - Renovation	2014	2029	15	0	13	1 Total	30,000.00	30,000
Pro Shop - Women Locker Room - Renova..	1989	2016	15	12	0	1 Total	15,000.00	15,000
Pro Shop Heating & Cooling System - Rep..	2005	2016	15	-4	0	1 TOTAL	4,000.00	4,000
Pro Shop Sign	2013	2033	20	0	17	1 Total	2,880.00	2,880
Restrooms - Crown Center - Crown Room	2016	2041	25	25	25	1 TOTAL	7,825.09	7,825
Restrooms - Crown Center - Locker Room	2016	2031	15	15	15	1 TOTAL	7,825.09	7,825
Restrooms Renovations - Arts & Crafts	1964	2016	45	7	0	1 TOTAL	6,000.00	6,000
Restrooms Upgrade - Clubhouse	2007	2032	25	0	16	1 TOTAL	69,025.66	69,026
Roof: Corrugated Fiberglass	2009	2019	20	-10	3	1 Total	5,000.00	5,000
Roofing - Arts & Crafts & Clubhouse	2015	2035	20	0	19	1 Total	73,000.00	73,000
Roofing - Crown Center	2016	2036	20	20	20	5,346 SF	2.81	15,022
Roofing - Maintenance Shop - Flat	2013	2023	10	0	7	15 SQ	400.34	6,005
Roofing - Maintenance Shop - Pitched	2004	2020	15	1	4	20 SQUARES	365.00	7,300
Roofing - Pro Shop	2014	2034	20	0	18	1 Total	24,894.56	24,895
Roofing, Plastic: Crown Center - Covered ..	2016	2022	6	6	6	1 TOTAL	9,503.00	9,503
Security Access System	2017	2017	20	0	1	1 Total	45,000.00	45,000
Siding, Hardi-Plank Partial Replacement - ..	2011	2041	30	0	25	733 SF	6.75	4,951
Siding, Hardi-Plank Partial Replacement - ..	2011	2041	30	0	25	423 SF	6.75	2,855
Siding, Wood Partial Replacement - Maint..	2012	2031	20	-1	15	540 SF	10.00	5,400
Spa Filter - Crown Center	2016	2026	10	10	10	1 TOTAL	2,405.21	2,405
Spa Heater - Crown Center	2016	2024	8	8	8	1 TOTAL	3,260.46	3,260
Spa Plaster - Crown Center	2016	2028	12	12	12	1 TOTAL	4,500.00	4,500
USGA Green Survey for Golf Course	2011	2021	10	0	5	1 Total	2,925.00	2,925
Non-Discretionary - Total								\$3,036,254

King City Civic Association
King City, OR
Component Summary By Category

Description	<i>Date in Service</i>	<i>Replacement Year</i>	<i>Useful</i>	<i>Adjustment Remaining</i>	<i>Units</i>	<i>Unit Cost</i>	<i>Current Cost</i>
Total Asset Summary							\$3,177,414

King City Civic Association
King City, OR
Component Summary By Group

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Capital								
Burnisher Equipment	2009	2025	10	6	9	1 Total	1,266.75	1,267
Carpet Cleaner Equipment	2009	2025	10	6	9	1 Total	2,670.30	2,670
Clubhouse: Kitchen Renovation	2009	2029	20	0	13	1 TOTAL	30,287.71	30,288
Crown Center Men Locker Room - Renova..	2016	2031	15	15	15	1 Total	10,000.00	10,000
Crown Center Spa Deck - Replacement	2016	2031	15	15	15	1 Total	3,000.00	3,000
Crown Center Swimming Pool: Concrete ..	2016	2041	25	25	25	308 SF	10.00	3,080
Crown Center Women Locker Room - Ren..	2016	2031	15	15	15	1 Total	10,000.00	10,000
Crown Center: Furniture & Equipment - F..	2007	2018	3	8	2	1 TOTAL	5,216.74	5,217
Cut Saw - Replacement	2012	2019	7	0	3	1 Total	1,111.54	1,112
Entry System - Replacement	2007	2022	15	0	6	2 Each	3,912.55	7,825
Exterior Lighting Fixtures - Clubhouse	1996	2016	20	0	0	1 TOTAL	1,500.00	1,500
Fence, Wood: Replacement	2008	2023	15	0	7	1 TOTAL	5,282.07	5,282
Fire Door Addition - Clubhouse	2016	2016	1	0	0	1 Total	15,000.00	15,000
Flooring - C.C. - Crown Room	2016	2031	15	15	15	1 TOTAL	7,238.80	7,239
Flooring - C.C. - Fitness Room	2016	2031	15	15	15	1 TOTAL	2,608.37	2,608
Flooring - C.C. - Foyer & Toilets	2016	2036	20	20	20	1 TOTAL	2,608.37	2,608
Flooring - C.C. - Kitchen	2016	2036	20	20	20	1 TOTAL	1,304.18	1,304
Flooring - Clubhouse - Lounge	2009	2018	10	-1	2	1 TOTAL	7,000.00	7,000
Flooring - Clubhouse - Meeting Room	2003	2017	14	0	1	330 SQ YD	22.00	7,260
Flooring - Clubhouse - Office	2000	2016	8	8	0	1 TOTAL	2,608.37	2,608
Flooring - Pro Shop	2014	2027	13	0	11	328 SQ YD	22.00	7,216
Flooring, CC Main Room - Replacement	2016	2026	10	10	10	1 Total	6,721.95	6,722
Flooring: Arts & Craft Hallway	2000	2016	15	1	0	1 Total	3,000.00	3,000
Flooring: Restrooms Clubhouse	2007	2022	15	0	6	26 SY	78.11	2,031
Front Doors - Crown Center	2010	2035	25	0	19	1 Total	6,534.00	6,534
Furniture & Equipment - A & C - Ceramic ..	2003	2019	10	6	3	1 TOTAL	2,608.37	2,608
Furniture & Equipment - Banquet Hall	2015	2028	13	0	12	1 TOTAL	8,166.41	8,166
Furniture & Equipment - C.C. - Kitchen	1998	2017	12	7	1	1 TOTAL	13,041.83	13,042
Furniture & Equipment - Clubhouse	2008	2016	7	1	0	1 TOTAL	10,000.00	10,000
Furniture & Equipment - Clubhouse - Kitc..	2009	2019	7	3	3	1 TOTAL	29,630.25	7,408
Furniture & Equipment - Clubhouse - Lou..	2004	2019	15	0	3	1 TOTAL	39,125.50	39,125
Furniture & Equipment - Clubhouse - Meet..	2007	2020	13	0	4	1 TOTAL	5,032.46	5,032
Furniture & Equipment - Computer Room	2006	2019	10	3	3	1 TOTAL	2,000.00	2,000
Furniture & Equipment - Pro Shop	2014	2024	10	0	8	1 TOTAL	7,031.83	7,032
Furniture & Equipment Replacement - Cro..	2000	2021	10	11	5	1 TOTAL	10,433.46	10,433
GSP Irrigation	2014	2019	5	0	3	1 Total	11,655.00	11,655
Gazebo, Shingle Roof: Replacement	2001	2019	15	3	3	1 Total	2,000.00	2,000
Golf - Aerifiers - Fairway	2014	2029	15	0	13	1 TOTAL	26,000.00	26,000
Golf - Aerifiers - Toro Greens	2014	2029	15	0	13	1 TOTAL	24,899.81	24,900
Golf - Drainage Program	2004	2016	1	11	0	1 TOTAL	30,000.00	30,000
Golf - Irrigation - Controllers	2001	2019	15	3	3	12 EACH	6,129.66	73,556
Golf - Irrigation - Pump Station	1998	2018	12	8	2	1 TOTAL	75,000.00	75,000

King City Civic Association
King City, OR
Component Summary By Group

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Capital continued...</i>								
Golf - Irrigation - Rainbird Freedom	2003	2018	10	5	2	1 TOTAL	12,389.74	12,390
Golf - Irrigation - Weather Station	2004	2017	10	3	1	1 TOTAL	18,258.57	18,259
Golf - Misc. - 100 Gal. Sprayer	2000	2018	20	-2	2	1 TOTAL	13,500.00	13,500
Golf - Misc. - Ditch Witch Trencher	1992	2020	15	13	4	1 TOTAL	9,000.00	9,000
Golf - Misc. - Fertilizer Spreader	2002	2019	20	-3	3	1 TOTAL	3,477.82	3,478
Golf - Misc. - Marshall Cart	2011	2018	10	-3	2	1 TOTAL	4,500.00	4,500
Golf - Misc. - Pressure Washer	1992	2018	15	11	2	1 TOTAL	1,695.44	1,695
Golf - Misc. - Reel Sharpener	2006	2021	15	0	5	1 TOTAL	45,000.00	45,000
Golf - Misc. - Ryan Sod Cutter	1990	2018	20	8	2	1 TOTAL	5,216.74	5,217
Golf - Misc. - Thatcher	2000	2018	10	8	2	1 TOTAL	3,260.46	3,260
Golf - Misc. - Top Dresser Ty-Crop	2004	2016	12	0	0	1 TOTAL	15,650.20	15,650
Golf - Misc. - Turbo Blower	2007	2017	10	0	1	1 TOTAL	7,875.00	7,875
Golf - Misc. - Turf Vacuum	2008	2020	12	0	4	1 TOTAL	15,000.00	15,000
Golf - Mowers - 20" Rotary Honda	2014	2019	5	0	3	1 TOTAL	1,200.00	1,200
Golf - Mowers - 3000 Toro Tee	1993	2016	7	16	0	1 TOTAL	32,625.00	32,625
Golf - Mowers - 3100 Toro Bowling	<i>Unfunded</i>							
Golf - Mowers - 3100 Toro Tee	2001	2017	7	9	1	1 TOTAL	32,625.00	32,625
Golf - Mowers - 3150 Toro Green	2009	2017	7	1	1	1 TOTAL	32,625.00	32,625
Golf - Mowers - 40" Toro Rotary	2009	2019	10	0	3	1 TOTAL	5,713.87	5,714
Golf - Mowers - 7 Gang Toro	2013	2028	15	0	12	1 TOTAL	27,000.00	27,000
Golf - Mowers - 72" Rotary Gravelly	2013	2025	12	0	9	1 TOTAL	26,669.20	26,669
Golf - Mowers - Fairway JD 3235B	2008	2017	10	-1	1	1 TOTAL	63,000.00	63,000
Golf - Mowers - Fairway JD 3235C	2008	2018	10	0	2	1 TOTAL	63,000.00	63,000
Golf - Mowers - Triplex JD	2002	2020	10	8	4	1 TOTAL	29,996.21	29,996
Golf - Mowers - Triplex JD	2007	2022	10	5	6	1 TOTAL	29,122.54	29,123
Golf - Sanding Program	2005	2016	1	10	0	1 TOTAL	3,912.55	3,913
Golf - Tools & Small Equipment	1996	2016	1	19	0	1 TOTAL	2,608.37	2,608
Golf - Tractors - Heavy Tractor JD	2015	2035	20	0	19	1 TOTAL	23,881.48	23,881
Golf - Tractors - Light Tractor JD	2012	2017	15	-10	1	1 TOTAL	27,335.93	27,336
Golf - Transporters - Cushman Heavy	2004	2016	10	2	0	1 TOTAL	23,475.30	23,475
Golf - Transporters - Cushman Heavy	2011	2021	10	0	5	1 TOTAL	28,635.94	28,636
Golf - Transporters - Dump Truck	2011	2017	30	-24	1	1 TOTAL	40,000.00	40,000
Golf - Transporters - JD Gator	1997	2016	7	12	0	1 TOTAL	11,000.00	11,000
Golf - Transporters - JD Gator	2001	2017	7	9	1	1 TOTAL	11,000.00	11,000
Golf - Transporters - JD Gator HPX	2006	2018	12	0	2	1 TOTAL	15,128.53	15,129
Golf Cage Netting	2010	2018	5	3	2	1 Total	1,125.00	1,125
Golf Cart Paths - Replacement Phase I	1998	2018	25	-5	2	13,728 SF	3.50	48,051
Golf Cart Paths - Replacement Phase II	1998	2019	25	-4	3	13,728 SF	3.50	48,051
Golf Cart Paths - Replacement Phase III	1998	2020	25	-3	4	13,728 SF	3.50	48,051
Golf Cart Paths - Replacement Phase IV	1998	2021	25	-2	5	13,728 SF	3.50	48,051
Golf Carts Replacement	2008	2016	10	-2	0	1 Total	4,050.00	4,050
Gutters & Downspouts - Clubhouse & A..	2015	2035	20	0	19	1 TOTAL	6,129.66	6,130

King City Civic Association
King City, OR
Component Summary By Group

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Capital continued...</i>								
Gutters & Downspouts Partial Replacemen..	2016	2036	20	20	20	1 TOTAL	1,304.18	1,304
Gutters & Downspouts Partial Replacemen..	2014	2034	20	0	18	134 LF	6.00	807
Heating & Cooling System - Replacement	2012	2027	15	0	11	1 TOTAL	45,931.86	45,932
Interior Lighting - Arts & Crafts Building	2004	2018	5	9	2	1 TOTAL	3,000.00	3,000
Interior Lighting - Clubhouse	2011	2018	15	-8	2	1 TOTAL	6,520.92	6,521
Irrigation Pond Intake Screen - Replacement	2012	2022	10	0	6	1 Total	1,324.58	1,325
Landscape - #2 Tee	1979	2016	30	6	0	1 TOTAL	2,086.69	0
Landscape - Renovation Project 1	1977	2016	30	9	0	1 TOTAL	3,912.00	3,912
Landscape - Renovation Project 2	1977	2017	30	10	1	1 TOTAL	3,912.00	3,912
Landscape - Renovation Project 3	1977	2018	30	11	2	1 TOTAL	3,912.00	3,912
Lighting, Interior - Crown Center	2016	2026	10	10	10	1 TOTAL	3,912.55	3,913
Parking Lot: Asphalt Overlay	2000	2025	24	1	9	87,314 SF	1.41	123,113
Pool Design	2016	2016	1	0	0	1 Total	80,000.00	80,000
Pool Filter Clubhouse	2010	2020	10	0	4	1 TOTAL	2,608.37	2,608
Pool Filter Crown Center	2016	2026	10	10	10	1 TOTAL	2,608.37	2,608
Pool Furniture - Replacement	2015	2025	10	0	9	1 Total	3,102.00	3,102
Pool Heater Clubhouse	2011	2019	8	0	3	1 TOTAL	4,436.25	4,436
Pool Heater Crown Center	2012	2020	8	0	4	1 TOTAL	5,551.08	5,551
Pool Plaster - Clubhouse	2003	2020	12	5	4	1 TOTAL	25,000.00	25,000
Pool Plaster - Crown Center	2016	2028	12	12	12	156 LF	61.87	9,652
Pool Pump Crown Center - Replacement	2013	2023	10	0	7	1 TOTAL	2,364.85	2,365
Pro Shop - Asphalt Lot Repair	2015	2017	2	0	1	1 Total	3,000.00	3,000
Pro Shop - Men Locker Room - Renovation	2014	2029	15	0	13	1 Total	30,000.00	30,000
Pro Shop - Women Locker Room - Renova..	1989	2016	15	12	0	1 Total	15,000.00	15,000
Pro Shop Heating & Cooling System - Rep..	2005	2016	15	-4	0	1 TOTAL	4,000.00	4,000
Pro Shop Sign	2013	2033	20	0	17	1 Total	2,880.00	2,880
Pump House - Composition Roof Replac..	1998	2023	25	0	7	1 Total	2,000.00	2,000
Pump House - Skylight Replacement	1998	2023	25	0	7	1 Total	1,000.00	1,000
Pump House - Wood Siding Replacement	1998	2023	25	0	7	1,024 SF	10.00	10,240
Restrooms - Crown Center - Crown Room	2016	2041	25	25	25	1 TOTAL	7,825.09	7,825
Restrooms - Crown Center - Locker Room	2016	2031	15	15	15	1 TOTAL	7,825.09	7,825
Restrooms Renovations - Arts & Crafts	1964	2016	45	7	0	1 TOTAL	6,000.00	6,000
Restrooms Upgrade - Clubhouse	2007	2032	25	0	16	1 TOTAL	69,025.66	69,026
Roof: Corrugated Fiberglass	2009	2019	20	-10	3	1 Total	5,000.00	5,000
Roofing - Arts & Crafts & Clubhouse	2015	2035	20	0	19	1 Total	73,000.00	73,000
Roofing - Crown Center	2016	2036	20	20	20	5,346 SF	2.81	15,022
Roofing - Maintenance Shop - Flat	2013	2023	10	0	7	15 SQ	400.34	6,005
Roofing - Maintenance Shop - Pitched	2004	2020	15	1	4	20 SQUARES	365.00	7,300
Roofing - Pro Shop	2014	2034	20	0	18	1 Total	24,894.56	24,895
Roofing, Plastic: Crown Center - Covered ..	2016	2022	6	6	6	1 TOTAL	9,503.00	9,503
Security Access System	2017	2017	20	0	1	1 Total	45,000.00	45,000
Security Camera/DVR - Replacement	2013	2020	7	0	4	1 Total	5,125.00	5,125

King City Civic Association
King City, OR
Component Summary By Group

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Capital continued...</i>								
Siding, Fiber Cement - Crown Center	2016	2046	30	30	30	1,350 SF	6.75	9,112
Siding, T-111 Partial Replacement - Arts ..	1960	2033	30	43	17	1,737 SF	6.75	11,725
Siding, Wood Partial Replacement - Pro Sh..	2003	2026	20	3	10	1,800 SF	6.75	12,150
Siding: Corrugated Fiberglass	2009	2018	20	-11	2	1 Total	5,062.50	5,062
Spa Filter - Crown Center	2016	2026	10	10	10	1 TOTAL	2,405.21	2,405
Spa Heater - Crown Center	2016	2024	8	8	8	1 TOTAL	3,260.46	3,260
Spa Plaster - Crown Center	2016	2028	12	12	12	1 TOTAL	4,500.00	4,500
USGA Green Survey for Golf Course	2011	2021	10	0	5	1 Total	2,925.00	2,925
Water Heater Replacement	2013	2016	1	2	0	1 TOTAL	2,086.00	2,086
Capital - Total								\$2,125,060
Non-Capital								
Concrete Curbing - Partial Replacement	2013	2043	30	0	27	2,120 FT	8.91	18,889
Concrete Sidewalk - Partial Replacement	1987	2016	30	-1	0	1 TOTAL	15,650.20	15,650
Crown Center Irrigation System - Upgrades	1993	2019	12	14	3	1 TOTAL	15,650.20	15,650
Electrical Study	1960	2021	5	56	5	1 Total	5,000.00	5,000
Exterior Painting: Siding - Clubhouse, Shu..	2016	2016	6	0	0	1 Total	18,000.00	18,000
Fairway #1 Drainage Repair	2011	2036	25	0	20	1 Total	15,149.56	15,150
Fence, Chain Link: Partial Replacement	2010	2027	30	-13	11	1 TOTAL	10,433.46	10,433
Flooring - A&C - Library - Partially Repla..	2015	2027	12	0	11	1 TOTAL	3,260.46	3,260
Flooring - A&C - Pottery Room	2000	2021	15	6	5	26 SY	78.11	2,031
Flooring, Concrete: Pro Shop Storage - Pa..	2000	2030	30	0	14	102 SF	11.25	1,154
Flooring: Computer Room	2000	2016	15	1	0	111 SY	24.75	2,747
Flooring: Red Cross Room	2010	2025	15	0	9	1 Total	1,125.00	1,125
Gazebo, Wood Structure - Partial Replac..	2001	2021	20	0	5	237 SF	11.25	2,666
Golf - Fairway Seeding Program	2005	2016	1	10	0	1 TOTAL	9,129.00	9,129
Golf Cart Path Repairs	2012	2016	1	3	0	1 TOTAL	2,250.00	2,250
Golf: Irrigation System - Upgrades	2001	2031	30	0	15	1 TOTAL	796,564.00	796,564
Interior Painting	2012	2022	10	0	6	1 Total	15,086.91	15,087
Painting Siding, Wood - Pro Shop	2014	2020	6	0	4	3,840 SQ FT	1.80	6,912
Painting: Siding, Wood - Crown Center	2016	2022	6	6	6	4,500 SF	1.86	8,370
Painting: Siding, Wood - Maintenance Sh..	2013	2019	6	0	3	1 Total	2,650.23	2,650
Parking Lot: Asphalt Seal Coat (I)	2011	2018	7	0	2	1 Total	35,187.93	35,188
Parking Lot: Asphalt Seal Coat (II)	2025	2032	7	7	16	1 Total	35,187.93	35,188
Plant Upgrades	2005	2016	1	10	0	1 TOTAL	3,912.55	3,913
Plumbing Study	1960	2021	5	56	5	1 Total	5,000.00	5,000
Pool Patio, Concrete - Partial Replacement	2005	2020	15	0	4	714 SF	10.00	7,140
Siding, Hardi-Plank Partial Replacement - ..	2011	2041	30	0	25	733 SF	6.75	4,951
Siding, Hardi-Plank Partial Replacement - ..	2011	2041	30	0	25	423 SF	6.75	2,855
Siding, Wood Partial Replacement - Maint..	2012	2031	20	-1	15	540 SF	10.00	5,400
Non-Capital - Total								\$1,052,354

King City Civic Association
King City, OR
Component Summary By Group

Description	<i>Date in Service</i>	<i>Replacement Year</i>	<i>Useful</i>	<i>Adjustment Remaining</i>	<i>Units</i>	<i>Unit Cost</i>	<i>Current Cost</i>
Total Asset Summary							\$3,177,414

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2016	
Discretionary	
Exterior Lighting Fixtures - Clubhouse	1,500
Golf - Drainage Program	30,000
Golf - Fairway Seeding Program	9,129
Golf - Sanding Program	3,913
Landscape - #2 Tee	
Landscape - Renovation Project 1	3,912
Plant Upgrades	3,913
Water Heater Replacement	<u>2,086</u>
Discretionary - Total:	54,452
Non-Discretionary	
Concrete Sidewalk - Partial Replacement	15,650
Exterior Painting: Siding - Clubhouse, Shuffleboard & Arts and Craft Buildings	18,000
Fire Door Addition - Clubhouse	15,000
Flooring - Clubhouse - Office	2,608
Flooring: Arts & Craft Hallway	3,000
Flooring: Computer Room	2,747
Furniture & Equipment - Clubhouse	10,000
Golf - Misc. - Top Dresser Ty-Crop	15,650
Golf - Mowers - 3000 Toro Tee	32,625
Golf - Tools & Small Equipment	2,608
Golf - Transporters - Cushman Heavy	23,475
Golf - Transporters - JD Gator	11,000
Golf Cart Path Repairs	2,250
Golf Carts Replacement	4,050
Pool Design	80,000
Pro Shop - Women Locker Room - Renovation	15,000
Pro Shop Heating & Cooling System - Replacement	4,000
Restrooms Renovations - Arts & Crafts	<u>6,000</u>
Non-Discretionary - Total:	263,665
Total for 2016	<u>\$318,117</u>

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2017	
Discretionary	
Golf - Drainage Program	30,750
Golf - Sanding Program	4,010
Landscape - Renovation Project 2	4,010
Plant Upgrades	4,010
Water Heater Replacement	<u>2,138</u>
Discretionary - Total:	44,919
Non-Discretionary	
Flooring - Clubhouse - Meeting Room	7,441
Furniture & Equipment - C.C. - Kitchen	13,368
Golf - Irrigation - Weather Station	18,715
Golf - Misc. - Turbo Blower	8,072
Golf - Mowers - 3100 Toro Tee	33,441
Golf - Mowers - 3150 Toro Green	33,441
Golf - Mowers - Fairway JD 3235B	64,575
Golf - Tools & Small Equipment	2,674
Golf - Tractors - Light Tractor JD	28,019
Golf - Transporters - Dump Truck	41,000
Golf - Transporters - JD Gator	11,275
Golf Cart Path Repairs	2,306
Pro Shop - Asphalt Lot Repair	3,075
Security Access System	<u>46,125</u>
Non-Discretionary - Total:	313,527
Total for 2017	<u>\$358,445</u>

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2018	
Discretionary	
Golf - Drainage Program	31,519
Golf - Sanding Program	4,111
Interior Lighting - Arts & Crafts Building	3,152
Interior Lighting - Clubhouse	6,851
Landscape - Renovation Project 3	4,110
Plant Upgrades	4,111
Siding: Corrugated Fiberglass	5,319
Water Heater Replacement	<u>2,192</u>
Discretionary - Total:	61,363
Non-Discretionary	
Crown Center: Furniture & Equipment - Fitness Center	5,481
Flooring - Clubhouse - Lounge	7,354
Golf - Irrigation - Pump Station	78,797
Golf - Irrigation - Rainbird Freedom	13,017
Golf - Misc. - 100 Gal. Sprayer	14,183
Golf - Misc. - Marshall Cart	4,728
Golf - Misc. - Pressure Washer	1,781
Golf - Misc. - Ryan Sod Cutter	5,481
Golf - Misc. - Thatcher	3,426
Golf - Mowers - Fairway JD 3235C	66,189
Golf - Tools & Small Equipment	2,740
Golf - Transporters - JD Gator HPX	15,894
Golf Cage Netting	1,182
Golf Cart Paths - Replacement Phase I	50,483
Parking Lot: Asphalt Seal Coat (I)	<u>36,969</u>
Non-Discretionary - Total:	307,707
Total for 2018	<u>\$369,070</u>

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2019	
Discretionary	
Furniture & Equipment - A & C - Ceramic Kiln	2,809
Furniture & Equipment - Computer Room	2,154
Golf - Drainage Program	32,307
Golf - Sanding Program	4,213
Plant Upgrades	4,213
Water Heater Replacement	<u>2,246</u>
Discretionary - Total:	47,943
Non-Discretionary	
Crown Center Irrigation System - Upgrades	16,854
Cut Saw - Replacement	1,197
Furniture & Equipment - Clubhouse - Kitchen	7,977
Furniture & Equipment - Clubhouse - Lounge	42,134
Gazebo, Shingle Roof: Replacement	2,154
Golf - Irrigation - Controllers	79,212
Golf - Misc. - Fertilizer Spreader	3,745
Golf - Mowers - 20" Rotary Honda	1,292
Golf - Mowers - 40" Toro Rotary	6,153
Golf - Tools & Small Equipment	2,809
Golf Cart Paths - Replacement Phase II	51,745
GSP Irrigation	12,551
Painting: Siding, Wood - Maintenance Shop	2,854
Pool Heater Clubhouse	4,777
Pro Shop - Asphalt Lot Repair	3,231
Roof: Corrugated Fiberglass	<u>5,384</u>
Non-Discretionary - Total:	244,070
Total for 2019	<u>\$292,012</u>

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2020	
Discretionary	
Golf - Drainage Program	33,114
Golf - Sanding Program	4,319
Plant Upgrades	4,319
Security Camera/DVR - Replacement	5,657
Water Heater Replacement	<u>2,303</u>
Discretionary - Total:	49,711
Non-Discretionary	
Furniture & Equipment - Clubhouse - Meeting Room	5,555
Golf - Misc. - Ditch Witch Trencher	9,934
Golf - Misc. - Turf Vacuum	16,557
Golf - Mowers - Triplex JD	33,110
Golf - Tools & Small Equipment	2,879
Golf Cart Paths - Replacement Phase III	53,039
Painting Siding, Wood - Pro Shop	7,630
Pool Filter Clubhouse	2,879
Pool Heater Crown Center	6,127
Pool Patio, Concrete - Partial Replacement	7,881
Pool Plaster - Clubhouse	27,595
Roofing - Maintenance Shop - Pitched	<u>8,058</u>
Non-Discretionary - Total:	181,245
Total for 2020	<u>\$230,957</u>

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2021	
Discretionary	
Golf - Drainage Program	33,942
Golf - Sanding Program	4,427
Plant Upgrades	4,427
Water Heater Replacement	<u>2,360</u>
Discretionary - Total:	45,156
Non-Discretionary	
Crown Center: Furniture & Equipment - Fitness Center	5,902
Electrical Study	5,657
Flooring - A&C - Pottery Room	2,298
Furniture & Equipment Replacement - Crown Center	11,805
Gazebo, Wood Structure - Partial Replacement	3,017
Golf - Misc. - Reel Sharpener	50,913
Golf - Tools & Small Equipment	2,951
Golf - Transporters - Cushman Heavy	32,399
Golf Cart Paths - Replacement Phase IV	54,365
Plumbing Study	5,657
Pro Shop - Asphalt Lot Repair	3,394
USGA Green Survey for Golf Course	<u>3,309</u>
Non-Discretionary - Total:	181,667
Total for 2021	<u>\$226,823</u>

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2022	
Discretionary	
Golf - Drainage Program	34,791
Golf - Sanding Program	4,537
Irrigation Pond Intake Screen - Replacement	1,536
Plant Upgrades	4,537
Water Heater Replacement	<u>2,419</u>
Discretionary - Total:	47,821
Non-Discretionary	
Entry System - Replacement	9,075
Exterior Painting: Siding - Clubhouse, Shuffleboard & Arts and Craft Buildings	20,874
Flooring: Restrooms Clubhouse	2,355
Golf - Mowers - Triplex JD	33,773
Golf - Tools & Small Equipment	3,025
Interior Painting	17,496
Painting: Siding, Wood - Crown Center	9,707
Roofing, Plastic: Crown Center - Covered Pool	<u>11,021</u>
Non-Discretionary - Total:	107,326
Total for 2022	<u>\$155,147</u>

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2023	
Discretionary	
Golf - Drainage Program	35,661
Golf - Sanding Program	4,651
Interior Lighting - Arts & Crafts Building	3,566
Plant Upgrades	4,651
Pump House - Composition Roof Replacement	2,377
Pump House - Skylight Replacement	1,189
Pump House - Wood Siding Replacement	12,172
Water Heater Replacement	<u>2,480</u>
Discretionary - Total:	66,746
Non-Discretionary	
Fence, Wood: Replacement	6,279
Furniture & Equipment - Clubhouse	11,887
Golf - Mowers - 3000 Toro Tee	38,781
Golf - Tools & Small Equipment	3,101
Golf - Transporters - JD Gator	13,076
Golf Cage Netting	1,337
Pool Pump Crown Center - Replacement	2,811
Pro Shop - Asphalt Lot Repair	3,566
Roofing - Maintenance Shop - Flat	<u>7,138</u>
Non-Discretionary - Total:	87,975
Total for 2023	<u>\$154,721</u>

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2024	
Discretionary	
Golf - Drainage Program	36,552
Golf - Sanding Program	4,767
Plant Upgrades	4,767
Water Heater Replacement	<u>2,542</u>
Discretionary - Total:	48,628
Non-Discretionary	
Crown Center: Furniture & Equipment - Fitness Center	6,356
Flooring - Clubhouse - Office	3,178
Furniture & Equipment - Pro Shop	8,568
Golf - Mowers - 20" Rotary Honda	1,462
Golf - Mowers - 3100 Toro Tee	39,750
Golf - Mowers - 3150 Toro Green	39,750
Golf - Tools & Small Equipment	3,178
Golf - Transporters - JD Gator	13,402
GSP Irrigation	14,200
Spa Heater - Crown Center	<u>3,973</u>
Non-Discretionary - Total:	133,818
Total for 2024	<u>\$182,446</u>

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2025	
Discretionary	
Golf - Drainage Program	37,466
Golf - Sanding Program	4,886
Plant Upgrades	4,886
Pool Furniture - Replacement	3,874
Water Heater Replacement	<u>2,605</u>
Discretionary - Total:	53,717
Non-Discretionary	
Burnisher Equipment	1,582
Carpet Cleaner Equipment	3,335
Flooring: Red Cross Room	1,405
Golf - Mowers - 72" Rotary Gravely	33,306
Golf - Tools & Small Equipment	3,257
Painting: Siding, Wood - Maintenance Shop	3,310
Parking Lot: Asphalt Overlay	153,751
Pro Shop - Asphalt Lot Repair	<u>3,747</u>
Non-Discretionary - Total:	203,693
Total for 2025	<u>\$257,410</u>

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2026	
Discretionary	
Golf - Drainage Program	38,403
Golf - Sanding Program	5,008
Lighting, Interior - Crown Center	5,008
Plant Upgrades	5,008
Siding, Wood Partial Replacement - Pro Shop	15,553
Water Heater Replacement	<u>2,670</u>
Discretionary - Total:	71,651
Non-Discretionary	
Cut Saw - Replacement	1,423
Flooring, CC Main Room - Replacement	8,605
Furniture & Equipment - Clubhouse - Kitchen	9,482
Golf - Tools & Small Equipment	3,339
Golf - Transporters - Cushman Heavy	30,050
Golf Carts Replacement	5,184
Painting Siding, Wood - Pro Shop	8,848
Pool Filter Crown Center	3,339
Spa Filter - Crown Center	<u>3,079</u>
Non-Discretionary - Total:	73,349
Total for 2026	<u>\$145,000</u>

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2027	
Discretionary	
Golf - Drainage Program	39,363
Golf - Sanding Program	5,134
Plant Upgrades	5,134
Security Camera/DVR - Replacement	6,724
Water Heater Replacement	<u>2,737</u>
Discretionary - Total:	59,091
Non-Discretionary	
Crown Center: Furniture & Equipment - Fitness Center	6,845
Fence, Chain Link: Partial Replacement	13,690
Flooring - A&C - Library - Partially Replace	4,278
Flooring - Pro Shop	9,468
Golf - Irrigation - Weather Station	23,957
Golf - Misc. - Turbo Blower	10,333
Golf - Mowers - Fairway JD 3235B	82,661
Golf - Tools & Small Equipment	3,422
Heating & Cooling System - Replacement	60,267
Pool Heater Clubhouse	5,821
Pro Shop - Asphalt Lot Repair	<u>3,936</u>
Non-Discretionary - Total:	224,677
Total for 2027	<u>\$283,769</u>

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2028	
Discretionary	
Golf - Drainage Program	40,347
Golf - Sanding Program	5,262
Interior Lighting - Arts & Crafts Building	4,035
Plant Upgrades	5,262
Water Heater Replacement	<u>2,805</u>
Discretionary - Total:	57,711
Non-Discretionary	
Exterior Painting: Siding - Clubhouse, Shuffleboard & Arts and Craft Buildings	24,208
Flooring - Clubhouse - Lounge	9,414
Furniture & Equipment - Banquet Hall	10,983
Golf - Irrigation - Rainbird Freedom	16,663
Golf - Misc. - Marshall Cart	6,052
Golf - Misc. - Thatcher	4,385
Golf - Misc. - Top Dresser Ty-Crop	21,048
Golf - Mowers - 7 Gang Toro	36,312
Golf - Mowers - Fairway JD 3235C	84,728
Golf - Tools & Small Equipment	3,508
Golf Cage Netting	1,513
Painting: Siding, Wood - Crown Center	11,257
Pool Heater Crown Center	7,466
Pool Plaster - Crown Center	12,980
Roofing, Plastic: Crown Center - Covered Pool	12,780
Spa Plaster - Crown Center	<u>6,052</u>
Non-Discretionary - Total:	269,349
Total for 2028	<u>\$327,060</u>

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2029	
Discretionary	
Furniture & Equipment - A & C - Ceramic Kiln	3,596
Furniture & Equipment - Computer Room	2,757
Golf - Drainage Program	41,355
Golf - Sanding Program	5,393
Plant Upgrades	5,393
Water Heater Replacement	<u>2,876</u>
Discretionary - Total:	61,371
Non-Discretionary	
Clubhouse: Kitchen Renovation	41,752
Furniture & Equipment - C.C. - Kitchen	17,978
Golf - Aerifiers - Fairway	35,841
Golf - Aerifiers - Toro Greens	34,325
Golf - Mowers - 20" Rotary Honda	1,654
Golf - Mowers - 40" Toro Rotary	7,877
Golf - Tools & Small Equipment	3,596
GSP Irrigation	16,067
Pro Shop - Asphalt Lot Repair	4,136
Pro Shop - Men Locker Room - Renovation	<u>41,355</u>
Non-Discretionary - Total:	204,580
Total for 2029	<u>\$265,951</u>

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2030	
Discretionary	
Golf - Drainage Program	42,389
Golf - Sanding Program	5,528
Plant Upgrades	5,528
Water Heater Replacement	<u>2,947</u>
Discretionary - Total:	56,393
Non-Discretionary	
Crown Center: Furniture & Equipment - Fitness Center	7,371
Flooring, Concrete: Pro Shop Storage - Partial Replacement	1,631
Furniture & Equipment - Clubhouse	14,130
Golf - Irrigation - Pump Station	105,973
Golf - Mowers - 3000 Toro Tee	46,098
Golf - Mowers - Triplex JD	42,384
Golf - Tools & Small Equipment	3,686
Golf - Transporters - JD Gator	15,543
Golf - Transporters - JD Gator HPX	21,376
Pool Filter Clubhouse	<u>3,686</u>
Non-Discretionary - Total:	261,877
Total for 2030	<u>\$318,270</u>

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2031	
Discretionary	
Golf - Drainage Program	43,449
Golf - Sanding Program	5,667
Plant Upgrades	5,667
Water Heater Replacement	<u>3,021</u>
Discretionary - Total:	57,803
Non-Discretionary	
Crown Center Irrigation System - Upgrades	22,666
Crown Center Men Locker Room - Renovation	14,483
Crown Center Spa Deck - Replacement	4,345
Crown Center Women Locker Room - Renovation	14,483
Flooring - C.C. - Crown Room	10,484
Flooring - C.C. - Fitness Room	3,778
Flooring - Clubhouse - Meeting Room	10,515
Flooring: Arts & Craft Hallway	4,345
Flooring: Computer Room	3,979
Furniture & Equipment Replacement - Crown Center	15,111
Golf - Mowers - 3100 Toro Tee	47,251
Golf - Mowers - 3150 Toro Green	47,251
Golf - Tools & Small Equipment	3,778
Golf - Transporters - Cushman Heavy	41,473
Golf - Transporters - JD Gator	15,931
Golf: Irrigation System - Upgrades	1,153,662
Pro Shop - Asphalt Lot Repair	4,345
Pro Shop - Women Locker Room - Renovation	21,724
Pro Shop Heating & Cooling System - Replacement	5,793
Restrooms - Crown Center - Locker Room	11,333
Siding, Wood Partial Replacement - Maintenance Shop	7,821
USGA Green Survey for Golf Course	<u>4,236</u>
Non-Discretionary - Total:	1,468,786
Total for 2031	<u>\$1,526,590</u>

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2032	
Discretionary	
Golf - Drainage Program	44,535
Golf - Sanding Program	5,808
Irrigation Pond Intake Screen - Replacement	1,966
Plant Upgrades	5,808
Water Heater Replacement	<u>3,097</u>
Discretionary - Total:	61,215
Non-Discretionary	
Flooring - Clubhouse - Office	3,872
Golf - Misc. - Turf Vacuum	22,268
Golf - Mowers - Triplex JD	43,233
Golf - Tools & Small Equipment	3,872
Golf - Tractors - Light Tractor JD	40,580
Interior Painting	22,397
Parking Lot: Asphalt Seal Coat (II)	52,237
Pool Plaster - Clubhouse	37,113
Restrooms Upgrade - Clubhouse	102,469
Spa Heater - Crown Center	<u>4,840</u>
Non-Discretionary - Total:	332,880
Total for 2032	<u>\$394,094</u>

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2033	
Discretionary	
Golf - Drainage Program	45,649
Golf - Sanding Program	5,953
Interior Lighting - Arts & Crafts Building	4,565
Interior Lighting - Clubhouse	9,922
Plant Upgrades	5,953
Siding, T-111 Partial Replacement - Arts & Crafts and Clubhouse	17,841
Water Heater Replacement	<u>3,174</u>
Discretionary - Total:	93,057
Non-Discretionary	
Crown Center: Furniture & Equipment - Fitness Center	7,938
Cut Saw - Replacement	1,691
Furniture & Equipment - Clubhouse - Kitchen	11,271
Furniture & Equipment - Clubhouse - Meeting Room	7,657
Golf - Misc. - Pressure Washer	2,580
Golf - Tools & Small Equipment	3,969
Golf Cage Netting	1,712
Pool Pump Crown Center - Replacement	3,598
Pro Shop - Asphalt Lot Repair	4,565
Pro Shop Sign	4,382
Roofing - Maintenance Shop - Flat	<u>9,137</u>
Non-Discretionary - Total:	58,502
Total for 2033	<u>\$151,559</u>

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2034	
Discretionary	
Golf - Sanding Program	6,102
Plant Upgrades	6,102
Security Camera/DVR - Replacement	7,993
Water Heater Replacement	<u>3,253</u>
Discretionary - Total:	23,451
Non-Discretionary	
Exterior Painting: Siding - Clubhouse, Shuffleboard & Arts and Craft Buildings	28,074
Furniture & Equipment - Clubhouse - Lounge	61,022
Furniture & Equipment - Pro Shop	10,967
Gazebo, Shingle Roof: Replacement	3,119
Golf - Irrigation - Controllers	114,722
Golf - Mowers - 20" Rotary Honda	1,872
Golf - Tools & Small Equipment	4,068
GSP Irrigation	18,178
Gutters & Downspouts Partial Replacement - Pro Shop	1,259
Roofing - Pro Shop	38,827
Roofing, Plastic: Crown Center - Covered Pool	<u>14,821</u>
Non-Discretionary - Total:	296,930
Total for 2034	<u>\$320,381</u>

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2035	
Discretionary	
Golf - Sanding Program	6,255
Plant Upgrades	6,255
Pool Furniture - Replacement	4,959
Water Heater Replacement	<u>3,335</u>
Discretionary - Total:	20,803
Non-Discretionary	
Burnisher Equipment	2,025
Carpet Cleaner Equipment	4,269
Front Doors - Crown Center	10,446
Golf - Misc. - Ditch Witch Trencher	14,388
Golf - Tools & Small Equipment	4,170
Golf - Tractors - Heavy Tractor JD	38,178
Gutters & Downspouts - Clubhouse & A & C	9,799
Pool Heater Clubhouse	7,092
Pool Patio, Concrete - Partial Replacement	11,414
Pro Shop - Asphalt Lot Repair	4,796
Roofing - Arts & Crafts & Clubhouse	116,701
Roofing - Maintenance Shop - Pitched	<u>11,670</u>
Non-Discretionary - Total:	234,949
Total for 2035	<u>\$255,752</u>

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2036	
Discretionary	
Exterior Lighting Fixtures - Clubhouse	2,458
Golf - Sanding Program	6,411
Lighting, Interior - Crown Center	6,411
Plant Upgrades	6,411
Water Heater Replacement	<u>3,418</u>
Discretionary - Total:	25,110
Non-Discretionary	
Crown Center: Furniture & Equipment - Fitness Center	8,548
Fairway #1 Drainage Repair	24,824
Flooring - A&C - Pottery Room	3,328
Flooring - C.C. - Foyer & Toilets	4,274
Flooring - C.C. - Kitchen	2,137
Flooring, CC Main Room - Replacement	11,015
Golf - Misc. - Reel Sharpener	73,738
Golf - Tools & Small Equipment	4,274
Golf - Transporters - Cushman Heavy	38,467
Golf Carts Replacement	6,636
Gutters & Downspouts Partial Replacement - Crown Center	2,137
Pool Filter Crown Center	4,274
Pool Heater Crown Center	9,096
Roofing - Crown Center	24,616
Spa Filter - Crown Center	<u>3,941</u>
Non-Discretionary - Total:	221,306
Total for 2036	<u>\$246,415</u>

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2037	
Discretionary	
Golf - Sanding Program	6,571
Plant Upgrades	6,571
Water Heater Replacement	<u>3,504</u>
Discretionary - Total:	16,646
Non-Discretionary	
Entry System - Replacement	13,143
Flooring: Restrooms Clubhouse	3,411
Furniture & Equipment - Clubhouse	16,796
Golf - Irrigation - Weather Station	30,667
Golf - Misc. - Turbo Blower	13,227
Golf - Mowers - 3000 Toro Tee	54,796
Golf - Mowers - 72" Rotary Gravely	44,793
Golf - Mowers - Fairway JD 3235B	105,814
Golf - Tools & Small Equipment	4,381
Golf - Transporters - JD Gator	18,475
Pro Shop - Asphalt Lot Repair	5,039
Security Access System	<u>75,581</u>
Non-Discretionary - Total:	386,123
Total for 2037	<u>\$402,769</u>

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2038	
Discretionary	
Golf - Sanding Program	6,736
Interior Lighting - Arts & Crafts Building	5,165
Plant Upgrades	6,736
Siding: Corrugated Fiberglass	8,715
Water Heater Replacement	<u>3,591</u>
Discretionary - Total:	30,943
Non-Discretionary	
Fence, Wood: Replacement	9,093
Flooring - Clubhouse - Lounge	12,051
Golf - Irrigation - Rainbird Freedom	21,330
Golf - Misc. - 100 Gal. Sprayer	23,241
Golf - Misc. - Marshall Cart	7,747
Golf - Misc. - Ryan Sod Cutter	8,981
Golf - Misc. - Thatcher	5,613
Golf - Mowers - 3100 Toro Tee	56,166
Golf - Mowers - 3150 Toro Green	56,166
Golf - Mowers - Fairway JD 3235C	108,459
Golf - Tools & Small Equipment	4,490
Golf - Transporters - JD Gator	18,937
Golf Cage Netting	<u>1,937</u>
Non-Discretionary - Total:	334,213
Total for 2038	<u>\$365,156</u>

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2039	
Discretionary	
Furniture & Equipment - A & C - Ceramic Kiln	4,603
Furniture & Equipment - Computer Room	3,529
Golf - Sanding Program	6,904
Plant Upgrades	6,904
Water Heater Replacement	<u>3,681</u>
Discretionary - Total:	25,621
Non-Discretionary	
Crown Center: Furniture & Equipment - Fitness Center	9,206
Flooring - A&C - Library - Partially Replace	5,753
Golf - Misc. - Fertilizer Spreader	6,137
Golf - Mowers - 20" Rotary Honda	2,118
Golf - Mowers - 40" Toro Rotary	10,083
Golf - Tools & Small Equipment	4,603
GSP Irrigation	20,567
Parking Lot: Asphalt Seal Coat (II)	62,093
Pro Shop - Asphalt Lot Repair	5,294
Roof: Corrugated Fiberglass	<u>8,823</u>
Non-Discretionary - Total:	134,675
Total for 2039	<u>\$160,297</u>

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2040	
Discretionary	
Golf - Sanding Program	7,077
Plant Upgrades	7,077
Water Heater Replacement	<u>3,773</u>
Discretionary - Total:	17,926
Non-Discretionary	
Cut Saw - Replacement	2,010
Exterior Painting: Siding - Clubhouse, Shuffleboard & Arts and Craft Buildings	32,557
Flooring - Clubhouse - Office	4,718
Flooring - Pro Shop	13,052
Flooring: Red Cross Room	2,035
Furniture & Equipment - Clubhouse - Kitchen	13,398
Golf - Misc. - Top Dresser Ty-Crop	28,307
Golf - Mowers - Triplex JD	54,255
Golf - Tools & Small Equipment	4,718
Pool Filter Clubhouse	4,718
Pool Plaster - Crown Center	17,457
Roofing, Plastic: Crown Center - Covered Pool	17,188
Spa Heater - Crown Center	5,897
Spa Plaster - Crown Center	<u>8,139</u>
Non-Discretionary - Total:	208,450
Total for 2040	<u>\$226,376</u>

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2041	
Discretionary	
Golf - Sanding Program	7,254
Plant Upgrades	7,254
Security Camera/DVR - Replacement	9,501
Water Heater Replacement	<u>3,867</u>
Discretionary - Total:	27,876
Non-Discretionary	
Crown Center Swimming Pool: Concrete Deck - Partial Replacement	5,710
Furniture & Equipment - Banquet Hall	15,140
Furniture & Equipment - C.C. - Kitchen	24,179
Furniture & Equipment Replacement - Crown Center	19,343
Gazebo, Wood Structure - Partial Replacement	4,943
Golf - Tools & Small Equipment	4,836
Golf - Transporters - Cushman Heavy	53,089
Pro Shop - Asphalt Lot Repair	5,562
Restrooms - Crown Center - Crown Room	14,507
Siding, Hardi-Plank Partial Replacement - Arts & Crafts	9,179
Siding, Hardi-Plank Partial Replacement - Clubhouse	5,293
USGA Green Survey for Golf Course	<u>5,423</u>
Non-Discretionary - Total:	167,205
Total for 2041	<u>\$195,081</u>

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2042	
Discretionary	
Golf - Sanding Program	7,435
Irrigation Pond Intake Screen - Replacement	2,517
Plant Upgrades	7,435
Water Heater Replacement	<u>3,964</u>
Discretionary - Total:	21,351
Non-Discretionary	
Crown Center: Furniture & Equipment - Fitness Center	9,913
Golf - Irrigation - Pump Station	142,522
Golf - Mowers - Triplex JD	55,341
Golf - Tools & Small Equipment	4,957
Golf - Transporters - JD Gator HPX	28,749
Heating & Cooling System - Replacement	87,284
Interior Painting	<u>28,670</u>
Non-Discretionary - Total:	357,435
Total for 2042	<u>\$378,787</u>

King City Civic Association
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Annual Expenditure Detail

Description	Expenditures
Replacement Year 2043	
Discretionary	
Golf - Sanding Program	7,621
Interior Lighting - Arts & Crafts Building	5,843
Plant Upgrades	7,621
Water Heater Replacement	<u>4,063</u>
Discretionary - Total:	25,148
Non-Discretionary	
Concrete Curbing - Partial Replacement	36,792
Crown Center Irrigation System - Upgrades	30,483
Golf - Mowers - 7 Gang Toro	52,591
Golf - Tools & Small Equipment	5,081
Golf Cage Netting	2,191
Golf Cart Paths - Replacement Phase I	93,593
Pool Heater Clubhouse	8,641
Pool Pump Crown Center - Replacement	4,606
Pro Shop - Asphalt Lot Repair	5,843
Roofing - Maintenance Shop - Flat	<u>11,697</u>
Non-Discretionary - Total:	251,519
Total for 2043	<u>\$276,667</u>

King City Civic Association
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Annual Expenditure Detail

Description	Expenditures
Replacement Year 2044	
Discretionary	
Plant Upgrades	7,811
Water Heater Replacement	<u>4,165</u>
Discretionary - Total:	11,976
Non-Discretionary	
Furniture & Equipment - Clubhouse	19,965
Furniture & Equipment - Pro Shop	14,039
Golf - Aerifiers - Fairway	51,909
Golf - Aerifiers - Toro Greens	49,712
Golf - Misc. - Turf Vacuum	29,947
Golf - Mowers - 20" Rotary Honda	2,396
Golf - Mowers - 3000 Toro Tee	65,136
Golf - Tools & Small Equipment	5,208
Golf - Transporters - JD Gator	21,961
Golf Cart Paths - Replacement Phase II	95,933
GSP Irrigation	23,269
Pool Heater Crown Center	11,083
Pool Plaster - Clubhouse	49,912
Pro Shop - Men Locker Room - Renovation	<u>59,895</u>
Non-Discretionary - Total:	500,365
Total for 2044	<u>\$512,341</u>

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Annual Expenditure Detail

Description	Expenditures
Replacement Year 2045	
Discretionary	
Plant Upgrades	8,007
Pool Furniture - Replacement	6,348
Water Heater Replacement	<u>4,269</u>
Discretionary - Total:	18,623
Non-Discretionary	
Burnisher Equipment	2,592
Carpet Cleaner Equipment	5,465
Crown Center: Furniture & Equipment - Fitness Center	10,676
Flooring - Clubhouse - Meeting Room	14,857
Golf - Mowers - 3100 Toro Tee	66,764
Golf - Mowers - 3150 Toro Green	66,764
Golf - Tools & Small Equipment	5,338
Golf - Transporters - JD Gator	22,510
Golf Cart Paths - Replacement Phase III	98,331
Pro Shop - Asphalt Lot Repair	<u>6,139</u>
Non-Discretionary - Total:	299,436
Total for 2045	<u>\$318,059</u>

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Detail Report by Category

Exterior Lighting Fixtures - Clubhouse

		1 TOTAL	@ \$1,500.00
Asset ID	1045	Asset Cost	\$1,500.00
	Capital	Percent Replacement	100%
	Discretionary	Future Cost	\$1,500.00
Placed in Service	July 1996		
Useful Life	20		
Replacement Year	2016		
Remaining Life	0		

This component provides funding to replace the common area exterior lighting fixtures around the Clubhouse.

During Schwindt & Company's 2015 site visit, the board provided an estimated cost of \$1,000 for the light fixtures and \$500 for installation. If the cost is expected to be more than the amount provided, this component will need to be revised. The current lighting fixtures will be replaced to LED lighting fixtures. Any repairs/replacement will be paid for out of the operating budget on an as needed basis.

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

Furniture & Equipment - A & C - Ceramic Kiln

		1 TOTAL	@ \$2,608.37
Asset ID	1021	Asset Cost	\$2,608.37
	Capital	Percent Replacement	100%
	Discretionary	Future Cost	\$2,808.93
Placed in Service	July 2003		
Useful Life	10		
Adjustment	6		
Replacement Year	2019		
Remaining Life	3		

The estimated cost to replace the ceramic kilns in the Arts & Crafts building was per the Association.

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

This component did not occur in 2013 as scheduled. During Schwindt & Company's 2015 site visit, the Association provided that equipment will most likely not be replaced until it stops working. The Association would like to reschedule this component later than 2016. This component has been scheduled for 2019. If the Association believes that this equipment should

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Detail Report by Category

Furniture & Equipment - A & C - Ceramic Kiln continued...

be replaced at a different time, this component will need to be revised.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that there were 2 big ceramic kilns and 1 small ceramic kiln. If the Association finds that the cost will be greater, this component will need to be revise.

Furniture & Equipment - Computer Room

		1 TOTAL	@ \$2,000.00
Asset ID	1249	Asset Cost	\$2,000.00
	Capital	Percent Replacement	100%
	Discretionary	Future Cost	\$2,153.78
Placed in Service	July 2006		
Useful Life	10		
Adjustment	3		
Replacement Year	2019		
Remaining Life	3		

During Schwindt & Company's 2015 site visit, the Association indicated that they will need to replace a pool table and add a snooker table.

The cost is an estimate and the Association will need to obtain bids for this replacement.

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

Golf - Drainage Program

		1 TOTAL	@ \$30,000.00
Asset ID	1101	Asset Cost	\$30,000.00
	Capital	Percent Replacement	100%
	Discretionary	Future Cost	\$30,000.00
Placed in Service	July 2004		
Useful Life	1		
Adjustment	11		
Replacement Year	2016		
Remaining Life	0		

This provision provides funding for improvements to the drainage at the golf course.

According to the Association, this component will occur annually beginning in 2015 to 2033.

During Schwindt & Company's 2015 site visit, the Association provided a cost of \$30,000 to perform this work.

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Golf - Drainage Program continued...

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the drainage program goes together with the sanding program. If the Association finds that the cost will be greater, this component will need to be revise.

Golf - Fairway Seeding Program

		1 TOTAL	@ \$9,129.00
Asset ID	1147	Asset Cost	\$9,129.00
	Non-Capital	Percent Replacement	100%
	Discretionary	Future Cost	\$9,129.00
Placed in Service	July 2005		
Useful Life	1		
Adjustment	10		
Replacement Year	2016		
Remaining Life	0		

The estimated cost and useful life for the fairway seeding program was provided by the Association.

This component did not occur in 2014 as scheduled. This component has been rescheduled for 2016. If the Association believes that this component should occur at a different time, the component will need to be revised.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that this program never got started, and they don't have the equipment to perform this work. However, it is a program that is needed, and he recommends keeping this component in the reserve study for the Board to review. Jeff believes the cost is reasonable. If the Association finds that the cost will be greater, this component will need to be revise.

Golf - Sanding Program

		1 TOTAL	@ \$3,912.55
Asset ID	1119	Asset Cost	\$3,912.55
	Capital	Percent Replacement	100%
	Discretionary	Future Cost	\$3,912.55
Placed in Service	July 2005		
Useful Life	1		
Adjustment	10		
Replacement Year	2016		
Remaining Life	0		

The estimated cost for sanding improvement at the golf course to occur annually beginning

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Detail Report by Category

Golf - Sanding Program continued...

2015 to 2043 was provided by the Association.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the drainage program goes together with the sanding program. Jeff stated that the cost appears reasonable. If the Association finds that the cost will be greater, this component will need to be revise.

Interior Lighting - Arts & Crafts Building

		1 TOTAL	@ \$3,000.00
Asset ID	1044	Asset Cost	\$3,000.00
	Capital	Percent Replacement	100%
	Discretionary	Future Cost	\$3,151.87
Placed in Service	July 2004		
Useful Life	5		
Adjustment	9		
Replacement Year	2018		
Remaining Life	2		

The estimated cost is to replace the lighting at the Arts & Crafts building on an as needed basis. The lighting includes the interior fluorescent ceiling lights in the library, computer room, hallway, restrooms, and 3 club rooms.

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

The cost is an estimate. The Association will need to obtain bids for this work.

This component did not occur in 2015 as scheduled. During Schwindt & Company's 2015 site visit, the Association provided that they were not sure when the lights will be replaced. This component has been rescheduled for 2018. If the Association believes that this component should occur at a different time, the component will need to be revised.

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Detail Report by Category

Interior Lighting - Clubhouse

		1 TOTAL	@ \$6,520.92
Asset ID	1047	Asset Cost	\$6,520.92
	Capital	Percent Replacement	100%
	Discretionary	Future Cost	\$6,851.04
Placed in Service	July 2011		
Useful Life	15		
Adjustment	-8		
Replacement Year	2018		
Remaining Life	2		

The estimated cost to replace the lighting at the Clubhouse, on an as needed basis, was per the Association. This component refers to the interior lights in all the rooms per the Association.

According to information provided by the Association, some lights in the Town Hall building was replaced in 2009 for \$759.70.

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

During Schwindt & Company's 2015 site visit, the Association provided that some of the lights were replaced in 2011.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the lobby lights and the ball room lights were replaced. The lights in the meeting rooms have not been replaced. This component is scheduled to occur in 2018 to replace the meeting room lights. If the Association would like this work to occur at a different time, the component will need to be revised. If the Association finds that the cost will be greater, this component will need to be revise.

Irrigation Pond Intake Screen - Replacement

		1 Total	@ \$1,324.58
Asset ID	1255	Asset Cost	\$1,324.58
	Capital	Percent Replacement	100%
	Discretionary	Future Cost	\$1,536.11
Placed in Service	January 2012		
Useful Life	10		
Replacement Year	2022		
Remaining Life	6		

This provision provides funding to replace the intake screen on the irrigation pond.

The intake screen was purchased in 2012 for \$1,200. Jeff provided an estimated useful life of

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Detail Report by Category

Irrigation Pond Intake Screen - Replacement continued...

10 years.

Landscape - #2 Tee		1 TOTAL	@ \$2,086.69
Asset ID	1035	Asset Cost	
	Capital		
	Discretionary	Future Cost	
Placed in Service	July 1979		
Useful Life	30		
Adjustment	6		
Replacement Year	2016		
Remaining Life	0		

The estimated cost to remove and replace 8 trees at the #2 tee was per the Association.

The Association is unsure why this component is in the reserve study. This component is unfunded until the USGA survey is complete. In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the USGA survey was done, and the report didn't say anything regarding the landscaping. This component is in the reserve study for information purposes.

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

Landscape - Renovation Project 1		1 TOTAL	@ \$3,912.00
Asset ID	1041	Asset Cost	\$3,912.00
	Capital	Percent Replacement	100%
	Discretionary	Future Cost	\$3,912.00
Placed in Service	July 1977		
Useful Life	30		
Adjustment	9		
Replacement Year	2016		
Remaining Life	0		

The landscape renovation project will take place in 3 phases. Each phase is expected to cost \$3,000. This involves a comprehensive landscape plan for the Clubhouse, Arts & Craft building, Shuffleboard building, and the parking lot areas.

This component did not occur in 2013 as scheduled. This component has been rescheduled for 2016. If the Association believes that this component should occur at a

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Landscape - Renovation Project 1 continued...

different time, this component will need to be revised.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that this component was added to the reserve study by prior administration. The Association has not performed this work. He recommends leaving this component in the reserve study for the board to review. The board will have to make a decision whether they would like this work completed or remove from the reserve study. If the Association finds that the cost will be greater, this component will need to be revise.

Landscape - Renovation Project 2		1 TOTAL	@ \$3,912.00
Asset ID	1042	Asset Cost	\$3,912.00
	Capital	Percent Replacement	100%
	Discretionary	Future Cost	\$4,009.80
Placed in Service	July 1977		
Useful Life	30		
Adjustment	10		
Replacement Year	2017		
Remaining Life	1		

The landscape renovation project will take place in 3 phases. Each phase is expected to cost \$3,000. This involves a comprehensive landscape plan for the Clubhouse, Arts & Craft building, Shuffleboard building, and the parking lot areas.

This component did not occur in 2014 as scheduled. This component has been rescheduled for 2017. If the Association believes that this component should occur at a different time, this component will need to be revised.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that this component was added to the reserve study by prior administration. The Association has not performed this work. He recommends leaving this component in the reserve study for the board to review. The board will have to make a decision whether they would like this work completed or remove from the reserve study. If the Association finds that the cost will be greater, this component will need to be revise.

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Landscape - Renovation Project 3

		1 TOTAL	@ \$3,912.00
Asset ID	1043	Asset Cost	\$3,912.00
	Capital	Percent Replacement	100%
	Discretionary	Future Cost	\$4,110.04
Placed in Service	July 1977		
Useful Life	30		
Adjustment	11		
Replacement Year	2018		
Remaining Life	2		

The landscape renovation project will take place in 3 phases. Each phase is expected to cost \$3,000. This involves a comprehensive landscape plan for the Clubhouse, Arts & Craft building, Shuffleboard building, and the parking lot areas.

This component did not occur in 2015 as scheduled. This component has been rescheduled for 2018. If the Association believes that this component should be replaced at a different time, this component will need to be revised.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that this component was added to the reserve study by prior administration. The Association has not performed this work. He recommends leaving this component in the reserve study for the board to review. The board will have to make a decision whether they would like this work completed or remove from the reserve study. If the Association finds that the cost will be greater, this component will need to be revise.

Lighting, Interior - Crown Center

		1 TOTAL	@ \$3,912.55
Asset ID	1046	Asset Cost	\$3,912.55
	Capital	Percent Replacement	100%
	Discretionary	Future Cost	\$5,008.39
Placed in Service	July 2016		
Useful Life	10		
Adjustment	10		
Replacement Year	2026		
Remaining Life	10		

The estimated cost to replace the interior lighting at the Crown Center was per the Association.

According to information provided by the Association, some lights in the Crown Center building was replaced in 2001 for \$901.

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

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Detail Report by Category

Lighting, Interior - Crown Center continued...

Estimator.

During Schwindt & Company's 2015 site visit, the board indicated that the Crown Center building and the swimming pool and spa building will be torn down and new buildings will be built, including a new swimming pool and spa. This renovation will cost approximately \$2,000,000 and they will be taking out a loan to complete this renovation. The renovation is expected to occur in spring 2016. The board of directors is in the process of getting a design plan in place. This component assumes that the renovation will occur in 2016. The cost for this component will need to be revised once the renovation has been completed.

Plant Upgrades		1 TOTAL	@ \$3,912.55
Asset ID	1082	Asset Cost	\$3,912.55
	Non-Capital Discretionary	Percent Replacement	100%
		Future Cost	\$3,912.55
Placed in Service	July 2005		
Useful Life	1		
Adjustment	10		
Replacement Year	2016		
Remaining Life	0		

The estimated cost for yearly plant upgrades was per the Association.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that this component was put into the reserve study per the prior administrative. Jeff recommends keeping this component in the reserve study for the board to review. The board can decide if they want to keep or remove this component from the reserve study. Beth indicated that the Association may need to replace some plants. If the Association finds that the cost will be greater, this component will need to be revise.

Pool Furniture - Replacement		1 Total	@ \$3,102.00
Asset ID	1244	Asset Cost	\$3,102.00
	Capital Discretionary	Percent Replacement	100%
		Future Cost	\$3,873.97
Placed in Service	January 2015		
Useful Life	10		
Replacement Year	2025		
Remaining Life	9		

This provision provides funding to replace the pool furniture.

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Detail Report by Category

Pool Furniture - Replacement continued...

The Association purchased new furniture in 2015 for \$3,102.

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

Pump House - Composition Roof Replacement

		1 Total	@ \$2,000.00
Asset ID	1262	Asset Cost	\$2,000.00
	Capital	Percent Replacement	100%
	Discretionary	Future Cost	\$2,377.37
Placed in Service	July 1998		
Useful Life	25		
Replacement Year	2023		
Remaining Life	7		

This provision provides funding to replace the composition roof on the pump house.

Schwindt & Company estimated 256 square feet of the shingle roof.

The cost is an estimate and the Association will need to obtain bids for this work.

Pump House - Skylight Replacement

		1 Total	@ \$1,000.00
Asset ID	1264	Asset Cost	\$1,000.00
	Capital	Percent Replacement	100%
	Discretionary	Future Cost	\$1,188.69
Placed in Service	July 1998		
Useful Life	25		
Replacement Year	2023		
Remaining Life	7		

This provision provides funding to replace the skylight on the pump house.

During Schwindt & Company's 2015 site visit, there is 1 skylight.

The cost and useful life assumptions are based on estimates established on RS Means and/or The National Estimator. The Association will need to obtain bids for this work.

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Pump House - Wood Siding Replacement			
		1,024 SF	@ \$10.00
Asset ID	1263	Asset Cost	\$10,240.00
	Capital	Percent Replacement	100%
	Discretionary	Future Cost	\$12,172.14
Placed in Service	July 1998		
Useful Life	25		
Replacement Year	2023		
Remaining Life	7		

This provision provides funding to replace the wood siding on the pump house.

Schwindt & Company estimated 1,024 square feet of the wood siding.

The cost is based on a per square foot estimate provided by Clow Roofing and Siding. The Association will need to obtain bids for this work.

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

Security Camera/DVR - Replacement			
		1 Total	@ \$5,125.00
Asset ID	1257	Asset Cost	\$5,125.00
	Capital	Percent Replacement	100%
	Discretionary	Future Cost	\$5,657.04
Placed in Service	January 2013		
Useful Life	7		
Replacement Year	2020		
Remaining Life	4		

Security cameras and a DVR were installed in 2013 by Nighthawk for \$5,125.

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

Siding, Fiber Cement - Crown Center			
		4,500 SF	@ \$6.75
Asset ID	1210	Asset Cost	\$9,112.50
	Capital	Percent Replacement	30%
	Discretionary	Future Cost	\$19,114.08
Placed in Service	July 2016		
Useful Life	30		
Adjustment	30		
Replacement Year	2046		
Remaining Life	30		

The Crown Center is made up of fiber cement siding per the Association.

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Detail Report by Category

Siding, Fiber Cement - Crown Center continued...

According to information provided by the Association, siding and roof was replaced in 2007 for \$41,679.

Schwindt & Company estimated 4,500 square feet of siding.

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

During Schwindt & Company's 2015 site visit, the board indicated that the Crown Center building and the swimming pool and spa building will be torn down and new buildings will be built, including a new swimming pool and spa. This renovation will cost approximately \$2,000,000 and they will be taking out a loan to complete this renovation. The renovation is expected to occur in spring 2016. The board of directors is in the process of getting a design plan in place. This component assumes that the renovation will occur in 2016. The cost for this component will need to be revised once the renovation has been completed.

Siding, T-111 Partial Replacement - Arts & Crafts and Clubhouse

		1,737 SF	@ \$6.75
Asset ID	1207	Asset Cost	\$11,724.75
	Capital	Percent Replacement	100%
	Discretionary	Future Cost	\$17,840.59
Placed in Service	July 1960		
Useful Life	30		
Adjustment	43		
Replacement Year	2033		
Remaining Life	17		

The Arts and Craft building is made up of T-111 plywood and batten siding. The Association will replace the T-111 siding to Hardi-plank sometime in the future.

Schwindt & Company estimated a total area of 1,737 square feet of siding that will need to be replaced to Hardi-plank.

Schwindt & Company estimated a total area of 3,377 square feet of T-111 siding and 4,128 square feet of overhang.

The cost is based on a per square foot estimate provided by Clow Roofing and Siding. The Association will need to firm up cost with a bid.

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

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Siding, T-111 Partial Replacement - Arts & Crafts and Clubhouse continued...

During Schwindt & Company's 2015 site visit, the board advised that the Arts & Crafts building and the Clubhouse will be painted in 2015.

Siding, Wood Partial Replacement - Pro Shop

		1,800 SF	@ \$6.75
Asset ID	1212	Asset Cost	\$12,150.00
	Capital	Percent Replacement	100%
	Discretionary	Future Cost	\$15,553.03
Placed in Service	July 2003		
Useful Life	20		
Adjustment	3		
Replacement Year	2026		
Remaining Life	10		

The Pro Shop is made up of plywood and batten siding per the engineer. The Association will be replacing the wood siding to Hardi-plank in the future. The cost is for replacement of the Hardi-plank.

Estimated area: 1,800 square feet per engineer

The cost is based on a per square foot estimate provided by Clow Roofing & Siding. The Association will need to firm up cost with a bid.

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

Siding: Corrugated Fiberglass

		1 Total	@ \$5,062.50
Asset ID	1222	Asset Cost	\$5,062.50
	Capital	Percent Replacement	100%
	Discretionary	Future Cost	\$5,318.79
Placed in Service	January 2009		
Useful Life	20		
Adjustment	-11		
Replacement Year	2018		
Remaining Life	2		

This provision funds for replacement of the fiberglass corrugated siding at the shuffleboard building.

According to information received from the Association, Edward Duffield replaced the roof.

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Siding: Corrugated Fiberglass continued...

Edward provided a cost of \$2,500 for material and \$2,000 for labor to replace the siding.

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

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the siding will need to be replaced in 2018 or sooner because some panels are being replaced now. If the Association finds that the cost will be greater, this component will need to be revise.

Water Heater Replacement		1 TOTAL	@ \$2,086.00
Asset ID	1067	Asset Cost	\$2,086.00
	Capital	Percent Replacement	100%
	Discretionary	Future Cost	\$2,086.00
Placed in Service	July 2013		
Useful Life	1		
Adjustment	2		
Replacement Year	2016		
Remaining Life	0		

The estimated cost and useful life to replace the water heaters was per the engineer.

In 2015, the Association provided that a water heater was replaced in 2013 for \$933.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he recommended that this component occur annually for water heater replacements if needed. The cost is reasonable for budgeting purposes. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve. If the Association finds that the cost will be greater, this component will need to be revise.

Discretionary - Total Current Cost **\$141,159**

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Burnisher Equipment

		1 Total	@ \$1,266.75
Asset ID	1193	Asset Cost	\$1,266.75
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$1,582.00
Placed in Service	January 2009		
Useful Life	10		
Adjustment	6		
Replacement Year	2025		
Remaining Life	9		

This provision funds for replacement of the burnisher equipment.

According to the Association, the burnisher was purchased in 2009 for \$1,126, and should have a useful life of 10 years.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the 2009 cost was reasonable for budgeting purposes. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve. Jeff recommends rescheduling this component to 2025. If the Association finds that the cost will be greater, this component will need to be revise.

Carpet Cleaner Equipment

		1 Total	@ \$2,670.30
Asset ID	1192	Asset Cost	\$2,670.30
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$3,334.84
Placed in Service	January 2009		
Useful Life	10		
Adjustment	6		
Replacement Year	2025		
Remaining Life	9		

This provision funds for replacement of the carpet cleaner.

According to the Association, the carpet cleaner was purchased in 2009 for \$2,373.60, and should have a useful life of 10 years.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the 2009 cost was reasonable for budgeting purposes. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve. Jeff recommends rescheduling this component to 2025 because this equipment doesn't get use very much. If the Association finds that the cost will be greater, this component will need to be revise.

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Clubhouse: Kitchen Renovation

		1 TOTAL	@ \$30,287.71
Asset ID	1017	Asset Cost	\$30,287.71
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$41,751.94
Placed in Service	July 2009		
Useful Life	20		
Replacement Year	2029		
Remaining Life	13		

This provision provides funding to renovate the kitchen in the Clubhouse.

Schwindt & Company estimated 1,152 square feet of ceramic tile flooring in the kitchen.

According to information provided by the Association, the kitchen was renovated in 2009 for a cost of \$25,480. This cost includes floor, ceiling, lights, and counter tops.

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

Concrete Curbing - Partial Replacement

		2,120 FT	@ \$8.91
Asset ID	1001	Asset Cost	\$18,889.20
	Non-Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$36,792.38
Placed in Service	July 2013		
Useful Life	30		
Replacement Year	2043		
Remaining Life	27		

This provision provides funding for partial replacement of the concrete curb. Partial replacement is based on the expectation that most curbing will be in good enough condition that it does not need replacement.

According to information provided by the Association, a curb on 126th Ave. was cut in 2004 for \$1,500.

AE Associates, Inc.'s 2004 report provided a cost of \$16,800 for partial replacement in 2015.

Estimated length per engineer: 2,120 feet

In 2015, the Association provided that curbing repaired was done in 2013 for \$1,417.

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Concrete Sidewalk - Partial Replacement

		1 TOTAL	@ \$15,650.20
Asset ID	1003	Asset Cost	\$15,650.20
	Non-Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$15,650.20
Placed in Service	July 1987		
Useful Life	30		
Adjustment	-1		
Replacement Year	2016		
Remaining Life	0		

This provision provides funding for partial replacement of the concrete sidewalks. Partial replacement is based on the expectation that most sidewalks will be in good enough condition that it does not need replacement.

AE Associates, Inc.'s 2004 provided a cost of \$12,000 for partial replacement.

In 2015, the Association provided that sidewalk repairs occurred in 2011 for \$2,389.

During Schwindt & Company's 2015 site visit, there were some trip hazard areas. This component has been rescheduled for 2016.

Schwindt & Company estimated 17,109 square feet of concrete areas.

Crown Center Irrigation System - Upgrades

		1 TOTAL	@ \$15,650.20
Asset ID	1092	Asset Cost	\$15,650.20
	Non-Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$16,853.55
Placed in Service	July 1993		
Useful Life	12		
Adjustment	14		
Replacement Year	2019		
Remaining Life	3		

This provision is for repairs and upgrades to the irrigation system.

There was no description of problems or system extent. This may be a much larger system than anticipated per engineer.

According to information provided by the Association, work was done to the irrigation system at the Crown Center building in 1993 for \$3,860. Maintenance is being funded through the operating budget. The Association requests that the useful life of this component be extended out to 2019.

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Crown Center Irrigation System - Upgrades continued...

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

The entire system \$550000

Crown Center Men Locker Room - Renovation

		1 Total	@ \$10,000.00
Asset ID	1251	Asset Cost	\$10,000.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$14,482.98
Placed in Service	July 2016		
Useful Life	15		
Adjustment	15		
Replacement Year	2031		
Remaining Life	15		

This provision provides funding to renovate the men's locker room at the Crown Center.

In 2005, the floor covering in the Crown Center swimming facility, including the men and women's locker rooms and the spa and the pool deck was replaced for \$6,000. The material for the flooring is 12 inch squares of perforated plastic tiles and was installed on the spa deck and the men and women's locker rooms.

During Schwindt & Company's 2015 site visit, the locker rooms have showers and toilet stalls.

The cost is an estimate. The Association will need to firm up cost with a bid.

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

During Schwindt & Company's 2015 site visit, the board indicated that the Crown Center building, swimming pool, and spa will be torn down and a new building will be built, including a new swimming pool and spa. This renovation will cost approximately \$2,000,000 and they will be taking out a loan to complete this renovation. The renovation is expected to occur in spring 2016. The board of directors is in the process of getting a design plan in place. This component assumes that the renovation will occur in 2016. The cost for this component will need to be revised once the renovation has been completed.

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Crown Center Spa Deck - Replacement		1 Total	@ \$3,000.00
Asset ID	1253	Asset Cost	\$3,000.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$4,344.89
Placed in Service	July 2016		
Useful Life	15		
Adjustment	15		
Replacement Year	2031		
Remaining Life	15		

This provision provides funding to replace the spa deck at the Crown Center.

In 2005, the floor covering in the Crown Center swimming facility, including the men and women’s locker rooms, and the spa and the pool deck was replaced for \$6,000. The material for the flooring is 12 inch squares of perforated plastic tiles and was installed on the spa deck and the men and women’s locker rooms.

The cost is an estimate. The Association will need to firm up cost with a bid.

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

During Schwindt & Company's 2015 site visit, the board indicated that the Crown Center building, swimming pool, and spa will be torn down and a new building will be built including a new swimming pool and spa. This renovation will cost approximately \$2,000,000 and they will be taking out a loan to complete this renovation. The renovation is expected to occur in spring 2016. The board of directors is in the process of getting a design plan in place. This component assumes that the renovation will occur in 2016. The cost for this component will need to be revised once the renovation has been completed.

Crown Center Swimming Pool: Concrete Deck - Partial Replacement		1,232 SF	@ \$10.00
Asset ID	1013	Asset Cost	\$3,080.00
	Capital	Percent Replacement	25%
	Non-Discretionary	Future Cost	\$5,710.15
Placed in Service	July 2016		
Useful Life	25		
Adjustment	25		
Replacement Year	2041		
Remaining Life	25		

This provision provides funding to partially replace the swimming pool deck located at the Crown Center. The pool deck is concrete. A partial replacement assumes that most of the

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Detail Report by Category

Crown Center Swimming Pool: Concrete Deck - Partial Replacement continued...

decking will be in good enough condition that a full replacement is not needed.

Schwindt & Company estimated 1,232 square feet of concrete decking.

The cost is based on a per square foot estimated provided by Coast Pavement Services, Inc. The Association will need to firm up cost with a bid.

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

During Schwindt & Company's 2015 site visit, the board indicated that the Crown Center building, swimming pool, and spa will be torn down and a new building will be built including a new swimming pool and spa. This renovation will cost approximately \$2,000,000 and they will be taking out a loan to complete this renovation. The renovation is expected to occur in spring 2016. The board of directors is in the process of getting a design plan in place. This component assumes that the renovation will occur in 2016. The cost for this component will need to be revised once the renovation has been completed.

Crown Center Women Locker Room - Renovation

		1 Total	@ \$10,000.00
Asset ID	1252	Asset Cost	\$10,000.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$14,482.98
Placed in Service	July 2016		
Useful Life	15		
Adjustment	15		
Replacement Year	2031		
Remaining Life	15		

This provision provides funding to renovate the women's locker room at the Crown Center.

In 2005, the floor covering in the Crown Center swimming facility, including the men and women's locker rooms, and the spa and the pool deck was replaced for \$6,000. The material for the flooring is 12 inch squares of perforated plastic tiles and was installed on the spa deck and the men and women's locker room.

During Schwindt & Company's 2015 site visit, the locker rooms have showers and toilet stalls.

The cost is an estimate. The Association will need to firm up cost with a bid.

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

During Schwindt & Company's 2015 site visit, the board indicated that the Crown Center building, swimming pool, and spa will be torn down and a new building will be

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Detail Report by Category

Crown Center Women Locker Room - Renovation continued...

built including a new swimming pool and spa. This renovation will cost approximately \$2,000,000 and they will be taking out a loan to complete this renovation. The renovation is expected to occur in spring 2016. The board of directors is in the process of getting a design plan in place. This component assumes that the renovation will occur in 2016. The cost for this component will need to be revised once the renovation has been completed.

Crown Center: Furniture & Equipment - Fitness Center

		1 TOTAL	@ \$5,216.74
Asset ID	1024	Asset Cost	\$5,216.74
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$5,480.84
Placed in Service	July 2007		
Useful Life	3		
Adjustment	8		
Replacement Year	2018		
Remaining Life	2		

The estimated cost to replace the exercise equipment in the Crown Center fitness room was per the Association. There are about 15 different exercise machines.

According to information provided by the Association, a treadmill was purchased in 2007 for \$1,200. Other exercise equipment was purchased between the years of 2003 to 2007.

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

During Schwindt & Company's 2015 site visit, the board indicated that the Crown Center building, swimming pool, and spa will be torn down and a new building will be built including a new swimming pool and spa. This renovation will cost approximately \$2,000,000 and they will be taking out a loan to complete this renovation. The renovation will occur in spring 2016. This component has been rescheduled to 2018 due to the renovation.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the cost was reasonable for budgeting purposes. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve. Exercise equipment are generally purchased use and they are replaced when fail. If the Association finds that the cost will be greater, this component will need to be revise.

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Cut Saw - Replacement

		1 Total	@ \$1,111.54
Asset ID	1239	Asset Cost	\$1,111.54
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$1,197.01
Placed in Service	January 2012		
Useful Life	7		
Replacement Year	2019		
Remaining Life	3		

This provision provides funding to replace the cut saw.

According to the Association, this component was purchased in 2012 for \$1,007.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the 2012 cost was reasonable for budgeting purposes. If the Association finds that the cost will be greater, this component will need to be revise.

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

Electrical Study

		1 Total	@ \$5,000.00
Asset ID	1266	Asset Cost	\$5,000.00
	Non-Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$5,657.04
Placed in Service	January 1960		
Useful Life	5		
Adjustment	56		
Replacement Year	2021		
Remaining Life	5		

This provision provides funding for an electrical study.

Entry System - Replacement

		2 Each	@ \$3,912.55
Asset ID	1004	Asset Cost	\$7,825.10
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$9,074.72
Placed in Service	July 2007		
Useful Life	15		
Replacement Year	2022		
Remaining Life	6		

This provision provides funding to replace the entry system at the Arts & Craft building and

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Detail Report by Category

Entry System - Replacement continued...

the Clubhouse.

According to the Association, this is the handicapped entry system.

The cost and useful life was provided by AE Associates, Inc. in 2004.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the entry system has been repaired by Metro Overhead Door. The entry system has not been replaced. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve.

According to Ron at Metro Overhead Door, the cost of \$3,900 per door to replace the entry system at the Arts and Craft building and the Clubhouse is reasonable. They repaired the entry system door at the Clubhouse on September 10, 2015 for \$174.

Exterior Painting: Siding - Clubhouse, Shuffleboard & Arts and Craft Buildings			
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	1220	1 Total	@ \$18,000.00
Asset ID		Asset Cost	\$18,000.00
	Non-Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$18,000.00
Placed in Service	July 2016		
Useful Life	6		
Replacement Year	2016		
Remaining Life	0		

The Clubhouse and the Arts and Craft buildings are made up of T-111 plywood and batten siding and Hardi Plank siding.

The estimate also includes painting the trim and walk covers and locally sealing the windows and doors.

Schwindt & Company estimated a total area of 1,737 square feet of T-111 siding and 1,467 square feet of Hardi-Plank siding on the Arts and Craft building.

Schwindt & Company estimated a total area of 3,377 square feet of T-111 siding and 4,128 square feet of overhang, and 2,136 square feet of Hardi-plank siding around the banquet hall at the Clubhouse.

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

During Schwindt & Company's 2015 site visit, the Association indicated that the siding will be painted in 2016 for \$18,000.

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Fairway #1 Drainage Repair

		1 Total	@ \$15,149.56
Asset ID	1221	Asset Cost	\$15,149.56
	Non-Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$24,824.32
Placed in Service	January 2011		
Useful Life	25		
Replacement Year	2036		
Remaining Life	20		

This provision funds for repairs to the drainage at fairway #1 every 25 years.

In 2015, the Association provided that repair occurred in 2011 for \$13,390.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the 2011 cost was reasonable for budgeting purposes. If the Association finds that the cost will be greater, this component will need to be revise.

Fence, Chain Link: Partial Replacement

		1 TOTAL	@ \$10,433.46
Asset ID	1005	Asset Cost	\$10,433.46
	Non-Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$13,689.60
Placed in Service	July 2010		
Useful Life	30		
Adjustment	-13		
Replacement Year	2027		
Remaining Life	11		

This provision provides funding for fence replacements.

According to the Association, there are two fences and they are as follows:

1. There is a chain link fence around the swimming pool by the pro shop and clubhouse. The cost to repair the fence is \$2,000. Schwindt & Company estimated 262 lineal feet of the chain link fence.
2. There is a chain link fence around the swimming pool at the crown center. The cost to repair the fence is \$6,000. Schwindt & Company estimated 96 lineal feet of the chain link fence.

According to information provided by the Association, work was done on the fence in 2008 for \$4,695.17. One section of the fence was replaced in the fall of 2010 between the golf carts and the pool as part of the golf cart storage project. The rest of the fence is in good shape. The Association would like to extend the useful life to 2027.

In 2015, the Association provided that the Clubhouse pool fence was repaired in 2014 for

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Fence, Chain Link: Partial Replacement continued...

\$6,345.

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

Fence, Wood: Replacement			1 TOTAL	@ \$5,282.07
Asset ID	1191		Asset Cost	\$5,282.07
	Capital	Non-Discretionary	Percent Replacement	100%
	Placed in Service	July 2008	Future Cost	\$6,278.72
	Useful Life	15		
	Replacement Year	2023		
	Remaining Life	7		

This provision provides funding for the wood fence that was installed in 2008 for \$4,695.17 per the Association. This fence is the Camino Park Fence.

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

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the cost was reasonable for budgeting purposes. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve. If the Association finds that the cost will be greater, this component will need to be revise.

Fire Door Addition - Clubhouse			1 Total	@ \$15,000.00
Asset ID	1246		Asset Cost	\$15,000.00
	Capital	Non-Discretionary	Percent Replacement	100%
	Placed in Service	January 2016	Future Cost	\$15,000.00
	Useful Life	1		
	Replacement Year	2016		
	Remaining Life	0		

During Schwindt & Company's 2015 site visit, the Association provided that they are required by the Fire Marshalls to install two additional fire doors in the clubhouse. The board provided a cost of \$15,000 and this installation will occur in 2016.

Due to the amount of overhangs protecting the doors, the Association believes that they will

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Detail Report by Category

Fire Door Addition - Clubhouse continued...

not need to replace the doors in the future. They would like this component to occur in 2016 only.

Flooring - A&C - Library - Partially Replace

		1 TOTAL	@ \$3,260.46
Asset ID	1008	Asset Cost	\$3,260.46
	Non-Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$4,278.01
Placed in Service	July 2015		
Useful Life	12		
Replacement Year	2027		
Remaining Life	11		

This provision provides funding to partially replace carpets in the library.

The estimated cost to replace the carpet in the library was per the Association. The material will be carpet glued to the slab foundation.

Schwindt & Company estimated 3,120 square feet or 346 square yard of carpets in the library.

According to the Association, one-third and one-half of the carpets in the library was replaced in 2010 to carpet tiles. The carpet tiles can be partially replaced.

This component provides funding to replace the old carpets to carpet tiles.

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

In 2015, the Association provided that the flooring in the library were partially replaced in-house in 2012. This component was completed in 2015.

Flooring - A&C - Pottery Room

		26 SY	@ \$78.11
Asset ID	1228	Asset Cost	\$2,030.86
	Non-Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$2,297.73
Placed in Service	July 2000		
Useful Life	15		
Adjustment	6		
Replacement Year	2021		
Remaining Life	5		

This provision provides funding to replace the vinyl flooring in the ceramic room located in

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Flooring - A&C - Pottery Room continued...

the Arts and Craft building.

Schwindt & Company estimated 860 square feet or 95 square yard of flooring.

The useful life and cost assumptions are based on estimates established on RS Means and/or the National Estimator. The Association will need to firm up cost with a bid.

During Schwindt & Company's 2015 site visit, the Association indicated that the flooring in the ceramic room will not be replaced any time soon. This component is scheduled to occur in 2021. If the Association would like this component to occur differently, the component will need to be revised.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the cost was reasonable for budgeting purposes. The floor was overlay in 2003 or 2004. If the Association finds that the cost will be greater, this component will need to be revise.

Flooring - C.C. - Crown Room		1 TOTAL	@ \$7,238.80
Asset ID	1009	Asset Cost	\$7,238.80
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$10,483.94
Placed in Service	July 2016		
Useful Life	15		
Adjustment	15		
Replacement Year	2031		
Remaining Life	15		

The estimated cost to replace the floor covering in the Crown Center room was per the Association. The material is carpet glued to the slab foundation.

In 2015, the Association provided that this component occurred in 2012 for \$6,558.

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

During Schwindt & Company's 2015 site visit, the board indicated that the Crown Center building, swimming pool, and spa will be torn down and a new building will be built including a new swimming pool and spa. This renovation will cost approximately \$2,000,000 and they will be taking out a loan to complete this renovation. The renovation will occur in spring 2016. The board of directors is in the process of getting a design plan in place. This component assumes that the renovation will occur in 2016.

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Flooring - C.C. - Fitness Room		1 TOTAL	@ \$2,608.37
Asset ID	1010	Asset Cost	\$2,608.37
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$3,777.70
Placed in Service	July 2016		
Useful Life	15		
Adjustment	15		
Replacement Year	2031		
Remaining Life	15		

The estimated cost to replace the carpet in the Crown Center fitness room was per the Association.

Schwindt & Company estimated 384 square feet of carpet in the fitness room.

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

During Schwindt & Company's 2015 site visit, the board indicated that the Crown Center building, swimming pool, and spa will be torn down and a new building will be built including a new swimming pool and spa. This renovation will cost approximately \$2,000,000 and they will be taking out a loan to complete this renovation. The renovation will occur in spring 2016. The board of directors is in the process of getting a design plan in place. This component assumes that the renovation will occur in 2016.

Flooring - C.C. - Foyer & Toilets		1 TOTAL	@ \$2,608.37
Asset ID	1011	Asset Cost	\$2,608.37
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$4,274.12
Placed in Service	July 2016		
Useful Life	20		
Adjustment	20		
Replacement Year	2036		
Remaining Life	20		

The estimated cost to replace the floor covering around the Crown Center foyer and toilets was per the Association.

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

During Schwindt & Company's 2015 site visit, the board indicated that the Crown

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Flooring - C.C. - Foyer & Toilets continued...

Center building, swimming pool, and spa will be torn down and a new building will be built including a new swimming pool and spa. This renovation will cost approximately \$2,000,000 and they will be taking out a loan to complete this renovation. The renovation will occur in spring 2016. The board of directors is in the process of getting a design plan in place. This component assumes that the renovation will occur in 2016.

Flooring - C.C. - Kitchen			
Asset ID	1012	1 TOTAL	@ \$1,304.18
	Capital	Asset Cost	\$1,304.18
	Non-Discretionary	Percent Replacement	100%
Placed in Service	July 2016	Future Cost	\$2,137.05
Useful Life	20		
Adjustment	20		
Replacement Year	2036		
Remaining Life	20		

The estimated cost to replace the floor covering in the Crown Center kitchen was per the Association. The material will be linoleum.

According to information provided by the Association, the kitchen was remodeled in 1999 for \$9,826. Flooring cost is included in the remodel cost.

Schwindt & Company estimated 315 square feet of flooring.

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

During Schwindt & Company's 2015 site visit, the board indicated that the Crown Center building, swimming pool, and spa will be torn down and a new building will be built including a new swimming pool and spa. This renovation will cost approximately \$2,000,000 and they will be taking out a loan to complete this renovation. The renovation will occur in spring 2016. The board of directors is in the process of getting a design plan in place. This component assumes that the renovation will occur in 2016.

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Flooring - Clubhouse - Lounge

		1 TOTAL	@ \$7,000.00
Asset ID	1018	Asset Cost	\$7,000.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$7,354.37
Placed in Service	February 2009		
Useful Life	10		
Adjustment	-1		
Replacement Year	2018		
Remaining Life	2		

The estimated cost to replace the floor covering in the Town Hall lounge was per the Association. The material is carpet with no pad glued to the slab foundation.

Schwindt & Company estimated 4,347 square feet of concrete flooring.

According to information provided by the Association, the flooring in the lounge was replaced in February 2009 for \$2,843.50.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he provided a cost of \$7,000 to replace the carpet. This expense is expected to occur in 2018. The Association plans to replace the carpet to carpet tiles. If the Association finds that the cost will be greater, this component will need to be revise.

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

Flooring - Clubhouse - Meeting Room

		330 SQ YD	@ \$22.00
Asset ID	1019	Asset Cost	\$7,260.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$7,441.50
Placed in Service	July 2003		
Useful Life	14		
Replacement Year	2017		
Remaining Life	1		

This provision provides funding to replace the carpets in the meeting rooms located in the Clubhouse. There are 2 meeting rooms. The material is carpet with no pad, and glued to the slab foundation.

Schwindt & Company estimated 2,970 square feet or 330 square yard of carpeting in the meeting rooms.

According to information provided by the Association, the flooring in the meeting rooms was replaced in 2003 for \$5,688.

The cost is based on a per square yard estimates provided by Mountain View Carpets. The

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Flooring - Clubhouse - Meeting Room continued...

Association will need to obtain bids for this work.

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

Flooring - Clubhouse - Office		1 TOTAL	@ \$2,608.37
Asset ID	1020	Asset Cost	\$2,608.37
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$2,608.37
Placed in Service	July 2000		
Useful Life	8		
Adjustment	8		
Replacement Year	2016		
Remaining Life	0		

The estimated cost to replace the floor covering in the clubhouse office was per the Association. The material is carpet with no padding, glued to the slab foundation.

This component did not occur in 2011 per schedule. In 2015, this component has been rescheduled for 2016.

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

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the cost of \$2,600 was reasonable for budgeting purposes. If the Association finds that the cost will be greater, this component will need to be revise.

Flooring - Pro Shop		328 SQ YD	@ \$22.00
Asset ID	1015	Asset Cost	\$7,216.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$9,468.02
Placed in Service	July 2014		
Useful Life	13		
Replacement Year	2027		
Remaining Life	11		

The estimated cost to replace the floor covering in the Pro Shop was per the Association.

Schwindt & Company estimated 2,949 square feet or 328 square yard of carpets.

According to information provided by the Association, the flooring was replaced in 1995 for \$4,220.

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Flooring - Pro Shop continued...

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

In 2015, the Association provided that the Pro Shop was remodeled in 2014 for \$33,969.

The cost is based on a per square yard estimate provided by Mountain View Carpets. The Association will need to obtain bids for this work.

Flooring, CC Main Room - Replacement		1 Total	@ \$6,721.95
Asset ID	1238	Asset Cost	\$6,721.95
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$8,604.66
Placed in Service	January 2016		
Useful Life	10		
Adjustment	10		
Replacement Year	2026		
Remaining Life	10		

This provision provides funding to replace the flooring in the main room at the Crown Center building.

The Association provided that this component will occur in 2015 for \$6,558.

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

During Schwindt & Company's 2015 site visit, the board indicated that the Crown Center building and the swimming pool and spa building will be torn down and new buildings will be built, including a new swimming pool and spa. This renovation will cost approximately \$2,000,000 and they will be taking out a loan to complete this renovation. The renovation is expected to occur in spring 2016. The board of directors is in the process of getting a design plan in place. This component assumes that the renovation will occur in 2016. The cost for this component will need to be revised once the renovation has been completed.

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Detail Report by Category

Flooring, Concrete: Pro Shop Storage - Partial Replacement

		1,026 SF	@ \$11.25
Asset ID	1234	Asset Cost	\$1,154.25
	Non-Capital	Percent Replacement	10%
	Non-Discretionary	Future Cost	\$1,630.92
Placed in Service	July 2000		
Useful Life	30		
Replacement Year	2030		
Remaining Life	14		

This provision provides funding to partially replace the concrete flooring in the Pro Shop storage room. Partial replacement is based on the expectation that most flooring will be in good enough condition that a full replacement is not needed.

Schwindt & Company estimated 929 square feet of concrete flooring.

The cost is based on per square foot estimate provided by Coast Pavement Services, Inc. The Association will need to firm up cost with a bid.

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

Flooring: Arts & Craft Hallway

		1 Total	@ \$3,000.00
Asset ID	1250	Asset Cost	\$3,000.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$3,000.00
Placed in Service	July 2000		
Useful Life	15		
Adjustment	1		
Replacement Year	2016		
Remaining Life	0		

This provision provides funding to replace the tile flooring in the Arts and Craft building hallway.

During Schwindt & Company's 2015 site visit, the board provided that there are approximately 800 square feet of tile flooring and a cost of \$3,000 for this replacement. The Association does not plan to replace the flooring in the ceramic room.

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Detail Report by Category

Flooring: Computer Room

		111 SY	@ \$24.75
Asset ID	1235	Asset Cost	\$2,747.25
	Non-Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$2,747.25
Placed in Service	July 2000		
Useful Life	15		
Adjustment	1		
Replacement Year	2016		
Remaining Life	0		

This provision provides funding to replace the carpet in the computer room.

During Schwindt & Company's 2015 site visit, the Association provided that the Computer Room has a total of 1,000 square feet or 111 square yards of carpet.

The cost is based on per square foot estimate provided by Mountain View Carpets. The Association will need to firm up cost with a bid.

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

In 2015, the Association provided that the flooring in the Arts & Crafts building was partially replaced in-house in 2012.

Flooring: Red Cross Room

		1 Total	@ \$1,125.00
Asset ID	1236	Asset Cost	\$1,125.00
	Non-Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$1,404.97
Placed in Service	July 2010		
Useful Life	15		
Replacement Year	2025		
Remaining Life	9		

This provision provides funding to replace the flooring in the Red Cross room.

According to the Association, there are approximately 135 square feet of carpet. The carpet was replaced by the Association's golf superintendent in 2010 at a cost of \$1,000. The Association will need to firm up cost with a bid.

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

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he recommends rescheduling this component to 2025. If the Association finds that the cost will be greater, this component will need to be revise.

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Detail Report by Category

Flooring: Restrooms Clubhouse

		26 SY	@ \$78.11
Asset ID	1231	Asset Cost	\$2,030.86
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$2,355.17
Placed in Service	July 2007		
Useful Life	15		
Replacement Year	2022		
Remaining Life	6		

This provision provides funding to replace the tile flooring in the restrooms at the Clubhouse.

Schwindt & Company estimated 240 square feet or 26 square yard of tile flooring.

The useful life and cost assumptions are based on estimates established on RS Means and/or the National Estimator. The Association will need to firm up cost with a bid.

Front Doors - Crown Center

		1 Total	@ \$6,534.00
Asset ID	1230	Asset Cost	\$6,534.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$10,445.58
Placed in Service	December 2010		
Useful Life	25		
Replacement Year	2035		
Remaining Life	19		

This provision provides funding to replace the front doors at the Crown Center.

According to the Association, the front doors at the Crown Center were replaced with an aluminum and glass front door with side glass panel and an ADA actuator system. The total cost was \$6,534. The cost of the door was \$3,794 and actuator was \$2,740.

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

During Schwindt & Company's 2015 site visit, the board indicated that the Crown Center building and the swimming pool and spa building will be torn down and new buildings will be built, including a new swimming pool and spa. This renovation will cost approximately \$2,000,000 and they will be taking out a loan to complete this renovation. The renovation is expected to occur in spring 2016. The board of directors is in the process of getting a design plan in place. This component assumes that the renovation will occur in 2016. The cost for this component will need to be revised once the renovation has been completed.

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Detail Report by Category

Furniture & Equipment - Banquet Hall

			1 TOTAL	@ \$8,166.41
Asset ID	1224		Asset Cost	\$8,166.41
	Capital		Percent Replacement	100%
	Non-Discretionary		Future Cost	\$10,982.91
Placed in Service	July 2015			
Useful Life	13			
Replacement Year	2028			
Remaining Life	12			

This provision provides funding for furniture and equipment in the banquet hall.

In 2015, tables, drapes, carpet, and lights were new. The cost was \$8,166.41. The banquet hall was also remodel for \$29,150. Remodeling includes interior painting.

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

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that 20 plastic tables and 150 to 200 folding chairs were purchased from Costco in 2009.

Furniture & Equipment - C.C. - Kitchen

			1 TOTAL	@ \$13,041.83
Asset ID	1096		Asset Cost	\$13,041.83
	Capital		Percent Replacement	100%
	Non-Discretionary		Future Cost	\$13,367.88
Placed in Service	July 1998			
Useful Life	12			
Adjustment	7			
Replacement Year	2017			
Remaining Life	1			

The estimated cost to replace the furniture and equipment in the Crown Center kitchen was per the Association. Items include cabinets, refrigerator, stove, microwave, sink, and garbage disposal.

According to information provided by the Association, the kitchen was remodeled in 1998 for \$9,826. The Association would like this component to occur in 2017.

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

During Schwindt & Company's 2015 site visit, the board indicated that the Crown

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Detail Report by Category

Furniture & Equipment - C.C. - Kitchen continued...

Center building and the swimming pool and spa building will be torn down and new buildings will be built, including a new swimming pool and spa. This renovation will cost approximately \$2,000,000 and they will be taking out a loan to complete this renovation. The renovation is expected to occur in spring 2016. The board of directors is in the process of getting a design plan in place. This component assumes that the renovation will occur in 2016. The cost for this component will need to be revised once the renovation has been completed.

Furniture & Equipment - Clubhouse		1 TOTAL	@ \$10,000.00
Asset ID	1027	Asset Cost	\$10,000.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$10,000.00
Placed in Service	July 2008		
Useful Life	7		
Adjustment	1		
Replacement Year	2016		
Remaining Life	0		

The estimated cost to replace office equipment in the clubhouse was per the Association. Items include computers, calculators, 3 desks, chairs, cabinets, binding machinery, and filing cabinets.

According to information provided by the Association, equipment was purchased in 2008 for \$330.97. Other equipment was purchased for the office between the years of 1997 to 2002.

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

In 2015, Schwindt & Company met with Beth and she advised that she would like new furniture for the office. Computers do not need replacement. If the Association finds that the cost will be greater, this component will need to be revise.

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Furniture & Equipment - Clubhouse - Kitchen

		1 TOTAL	@ \$29,630.25
Asset ID	1029	Asset Cost	\$7,407.56
	Capital	Percent Replacement	25%
	Non-Discretionary	Future Cost	\$7,977.13
Placed in Service	July 2009		
Useful Life	7		
Adjustment	3		
Replacement Year	2019		
Remaining Life	3		

The estimated cost to replace the furniture and equipment in the Town Hall kitchen was per the Association. Items include 2 ovens, 1 stove, 1 microwave, 2 refrigerators, 1 dishwasher, 2 sinks & garbage disposals, and cabinets.

According to information provided by the Association, the kitchen was remodeled in 2009 for \$26,338. The work done included a new ceiling, new counter tops, new flooring and new paint. The stove, ovens, refrigerators, dishwasher, sinks, garbage disposal and cabinets were not replaced.

The percent replacement for this component is reduced to 25% to fund for replacement of equipment every 5 to 7 years.

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

During Schwindt & Company's 2015 site visit, the Association indicated that the kitchen equipment does not need to be replaced. All equipment is working, and they won't replace equipment unless it failed. This component has been rescheduled for 2019. If the Association would like this component to occur differently, the component will need to be revised.

Furniture & Equipment - Clubhouse - Lounge

		1 TOTAL	@ \$39,125.50
Asset ID	1030	Asset Cost	\$39,125.50
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$42,133.88
Placed in Service	July 2004		
Useful Life	15		
Replacement Year	2019		
Remaining Life	3		

The estimated cost to replace the furniture and equipment in the Town Hall lounge was per the Association.

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Detail Report by Category

Furniture & Equipment - Clubhouse - Lounge continued...

According to information provided by the Association, work was done in 2009 for \$13,407.68. The work done was to remove panels and replace with drywall and painting of the walls. Furniture was purchased by John Haley in 2004 or 2005.

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

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the furniture will need replacement in 2016. If the Association finds that the cost will be greater, this component will need to be revise.

Furniture & Equipment - Clubhouse - Meeting Room

		1 TOTAL	@ \$5,032.46
Asset ID	1031	Asset Cost	\$5,032.46
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$5,554.89
Placed in Service	July 2007		
Useful Life	13		
Replacement Year	2020		
Remaining Life	4		

This is a provision to replace the furniture and equipment in the clubhouse meeting rooms per the Association. Items include tables and chairs.

According to information provided by the Association, chairs were purchased in 2007 for \$4,473.30. Tables did not get replaced.

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

Furniture & Equipment - Pro Shop

		1 TOTAL	@ \$7,031.83
Asset ID	1026	Asset Cost	\$7,031.83
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$8,567.60
Placed in Service	July 2014		
Useful Life	10		
Replacement Year	2024		
Remaining Life	8		

This provision provides funding to replace furniture and equipment in the Pro Shop. During Schwindt & Company's 2015 site visit, furniture and equipment includes tables and chairs,

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Furniture & Equipment - Pro Shop continued...

television, desks, office chairs, computer, copier, cabinets, and etc. It is our understanding that equipment will not be replaced until they fail.

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

In 2015, the Association provided that the Pro Shop was remodeled in 2014 for \$6,693. The Association will need to obtain bids for this work.

Furniture & Equipment Replacement - Crown Center

		1 TOTAL	@ \$10,433.46
Asset ID	1022	Asset Cost	\$10,433.46
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$11,804.50
Placed in Service	July 2000		
Useful Life	10		
Adjustment	11		
Replacement Year	2021		
Remaining Life	5		

The estimated cost to replace the furniture and equipment in the Crown Center crown room was provided by the Association. Items include tables, chairs, 2 couches, and 4 wing back chairs. Couches were replaced in 2009 with a used couch. Heavy furniture will be reupholstered per the Association.

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

During Schwindt & Company's 2015 site visit, the board indicated that the Crown Center building and the swimming pool and spa building will be torn down and new buildings will be built, including a new swimming pool and spa. This renovation will cost approximately \$2,000,000 and they will be taking out a loan to complete this renovation. The renovation is expected to occur in spring 2016. The board of directors is in the process of getting a design plan in place. This component assumes that the renovation will occur in 2016. The cost for this component will need to be revised once the renovation has been completed.

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Detail Report by Category

GSP Irrigation

		1 Total	@ \$11,655.00
Asset ID	1241	Asset Cost	\$11,655.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$12,551.16
Placed in Service	January 2014		
Useful Life	5		
Replacement Year	2019		
Remaining Life	3		

This provision provides funding to upgrade the GSP Irrigation.

In 2015, the Association provided that this component cost \$11,655 and will occur every 5 years.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that this is an insurance policy plus a computer that is purchased through Rainbird. The system will need an upgrade every 5 years. The 2015 cost is reasonable for budgeting purposes. If the Association finds that the cost will be greater, this component will need to be revise.

Gazebo, Shingle Roof: Replacement

		1 Total	@ \$2,000.00
Asset ID	1214	Asset Cost	\$2,000.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$2,153.78
Placed in Service	July 2001		
Useful Life	15		
Adjustment	3		
Replacement Year	2019		
Remaining Life	3		

This provision provides funding for replacement of the shingle roof on the gazebo.

According to information provided by the Association, the gazebo was purchased in the year 2001 for \$6,190. In 2015, the Association provided that they would like to reschedule this component 2 to 3 years out.

Schwindt & Company estimated 330 square feet of the roof.

The cost is based on an estimate. The Association will need to firm up cost with a bid.

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

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Detail Report by Category

Gazebo, Wood Structure - Partial Replacement

		474 SF	@ \$11.25
Asset ID	1225	Asset Cost	\$2,666.25
	Non-Capital	Percent Replacement	50%
	Non-Discretionary	Future Cost	\$3,016.62
Placed in Service	July 2001		
Useful Life	20		
Replacement Year	2021		
Remaining Life	5		

According to information provided by the Association, the gazebo was purchased in the year 2001 for \$6,190. The wood structure is stained. It gets stained by the Association's golf superintendent.

Schwindt & Company estimated 470 square feet of wood structures. This includes the siding and wood posts.

The cost is based on per square foot estimated provided by Clow Roofing & Siding. The Association will need to firm up cost with a bid.

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

Golf - Aerifiers - Fairway

		1 TOTAL	@ \$26,000.00
Asset ID	1099	Asset Cost	\$26,000.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$35,841.29
Placed in Service	July 2014		
Useful Life	15		
Replacement Year	2029		
Remaining Life	13		

Ryan Fairway Aerifier

This is a six-foot wide Aerifier which is towed by the tractor and is used to aerify fairways. It has tines of various sizes of up to four inches.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that this equipment was replaced in 2014 for \$25,395. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve. Jeff provided a replacement cost of \$26,000 and a useful life of 15 years.

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Golf - Aerifiers - Toro Greens

		1 TOTAL	@ \$24,899.81
Asset ID	1097	Asset Cost	\$24,899.81
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$34,324.66
Placed in Service	July 2014		
Useful Life	15		
Replacement Year	2029		
Remaining Life	13		

Toro 648 Greens Aerifier

This Aerifier is used for aerating the greens, tees, and approaches. This equipment is self-propelled. It can use tine sizes of 3/18", 1' 2", and 5/8". The tine sizes can be easily changed.

In 2015, the Association provided that this component occurred in 2014 for \$23,700.

Golf - Irrigation - Controllers

		12 EACH	@ \$6,129.66
Asset ID	1148	Asset Cost	\$73,555.92
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$79,211.68
Placed in Service	July 2001		
Useful Life	15		
Adjustment	3		
Replacement Year	2019		
Remaining Life	3		

The estimated cost and useful life to replace the irrigation controllers was per the Association.

According to the Association, there are 12 circuit boards.

Add on

Golf - Irrigation - Pump Station

		1 TOTAL	@ \$75,000.00
Asset ID	1150	Asset Cost	\$75,000.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$78,796.87
Placed in Service	July 1998		
Useful Life	12		
Adjustment	8		
Replacement Year	2018		
Remaining Life	2		

This provision provides funding to replace the pump station. This replacement will include the

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Detail Report by Category

Golf - Irrigation - Pump Station continued...

pumps, motor, control panels, and any other equipment associated with the pump station.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the pump station will need replacement. He recommends scheduling this component for 2018. Jeff provided an estimated useful life of 12 years and a cost of \$75,000 to replace the pump station. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve. If the Association finds that the cost will be greater, this component will need to be revise.

Golf - Irrigation - Rainbird Freedom		1 TOTAL	@ \$12,389.74
Asset ID	1151	Asset Cost	\$12,389.74
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$13,016.97
Placed in Service	July 2003		
Useful Life	10		
Adjustment	5		
Replacement Year	2018		
Remaining Life	2		

The estimated cost and useful life to replace the irrigation rainbird freedom every 10 years was per the Association.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the rainbird is a remote control for the irrigation. Jeff indicated that the system can be rescheduled for 2018.

Golf - Irrigation - Weather Station		1 TOTAL	@ \$18,258.57
Asset ID	1152	Asset Cost	\$18,258.57
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$18,715.03
Placed in Service	July 2004		
Useful Life	10		
Adjustment	3		
Replacement Year	2017		
Remaining Life	1		

This provision provides funding to purchase an irrigation weather station.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the weather station was never purchased. This equipment will be an add-on

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Golf - Irrigation - Weather Station continued...

to the irrigation system. He recommends keeping this component in the reserve study for the board to review. Jeff believes the cost is reasonable.

The estimated cost and useful life to replace the irrigation weather station every 10 years was per the Association.

Golf - Misc. - 100 Gal. Sprayer

		1 TOTAL	@ \$13,500.00
Asset ID	1153	Asset Cost	\$13,500.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$14,183.44
Placed in Service	July 2000		
Useful Life	20		
Adjustment	-2		
Replacement Year	2018		
Remaining Life	2		

Rears 100-Gallon Sprayer

This item was purchased in the year 2000 for \$3,400. This is a 100-gallon tank with 24-foot, 3 piece boom with nozzles. It is powered by a gas engine and high-pressure pump and is used to apply liquid fertilizers, fungicides, and herbicides to all grass areas of the golf course.

According to the Association, a used self-contained unit would cost \$7,000 to \$12,000.

The cost and useful life provided by the Association.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the cost was reasonable for budgeting purposes. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve. He recommends rescheduling this component for 2018. If the Association finds that the cost will be greater, this component will need to be revise.

Golf - Misc. - Ditch Witch Trencher

		1 TOTAL	@ \$9,000.00
Asset ID	1204	Asset Cost	\$9,000.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$9,934.32
Placed in Service	July 1992		
Useful Life	15		
Adjustment	13		
Replacement Year	2020		
Remaining Life	4		

This provision funds for replacement of the ditch witch trencher for \$8,000 every 15 years per

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Golf - Misc. - Ditch Witch Trencher continued...

the Association.

The cost and useful life was provided by the Association.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the cost was reasonable for budgeting purposes. Jeff recommends rescheduling this component for 2020. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve. If the Association finds that the cost will be greater, this component will need to be revise.

Golf - Misc. - Fertilizer Spreader		1 TOTAL	@ \$3,477.82
Asset ID	1154	Asset Cost	\$3,477.82
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$3,745.23
Placed in Service	July 2002		
Useful Life	20		
Adjustment	-3		
Replacement Year	2019		
Remaining Life	3		

Fertilizer Spreader

This machine was purchased in 2002 for \$2,300. It is a 3-point hitch spreader attached to a tractor for fertilizing golf course areas.

The cost and useful life was provided by the Association.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the cost was reasonable for budgeting purposes. He recommends rescheduling this component for 2019. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve. If the Association finds that the cost will be greater, this component will need to be revise.

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Golf - Misc. - Marshall Cart		1 TOTAL	@ \$4,500.00
Asset ID	1155	Asset Cost	\$4,500.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$4,727.81
Placed in Service	July 2011		
Useful Life	10		
Adjustment	-3		
Replacement Year	2018		
Remaining Life	2		

This component funds for the replacement of the golf course Marshall Cart.

According to the Association, the Marshall Cart was replaced in 2011. The cost was \$2,750 less \$300 for trade in = \$2,450.

The cost and useful life was provided by the Association.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the cost for a new cart will be approximately \$4,500. Jeff recommends scheduling this component for 2018. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve. If the Association finds that the cost will be greater, this component will need to be revise.

Golf - Misc. - Pressure Washer		1 TOTAL	@ \$1,695.44
Asset ID	1156	Asset Cost	\$1,695.44
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$1,781.27
Placed in Service	July 1992		
Useful Life	15		
Adjustment	11		
Replacement Year	2018		
Remaining Life	2		

This component funds for the replacement of the pressure washer.

The cost and useful life was provided by the Association.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the cost was reasonable for budgeting purposes. He recommends scheduling this component for 2018. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve. If the Association finds that the cost will be greater, this component will need to be revise.

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Golf - Misc. - Reel Sharpener

		1 TOTAL	@ \$45,000.00
Asset ID	1157	Asset Cost	\$45,000.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$50,913.37
Placed in Service	July 2006		
Useful Life	15		
Replacement Year	2021		
Remaining Life	5		

This provision provides funding for replacement to the reel sharpener.

According to the Association, the sharpener was purchased in 2006 for \$32,000, and a useful life of 15 years.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the replacement cost will be \$45,000. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve. If the Association finds that the cost will be greater, this component will need to be revise.

Golf - Misc. - Ryan Sod Cutter

		1 TOTAL	@ \$5,216.74
Asset ID	1158	Asset Cost	\$5,216.74
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$5,480.84
Placed in Service	July 1990		
Useful Life	20		
Adjustment	8		
Replacement Year	2018		
Remaining Life	2		

Ryan Sod Cutter

This machine cuts strips of turf 18" wide and any depth so it can be removed without harm to grass roots. It was purchased new in 1990.

The cost and useful life was provided by the Association.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the cost was reasonable for budgeting purposes. He recommends scheduling this component for 2018. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve. If the Association finds that the cost will be greater, this component will need to be revise.

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Golf - Misc. - Thatcher			1 TOTAL	@ \$3,260.46
Asset ID	1159		Asset Cost	\$3,260.46
	Capital	Non-Discretionary	Percent Replacement	100%
	Placed in Service	July 2000	Future Cost	\$3,425.52
	Useful Life	10		
	Adjustment	8		
	Replacement Year	2018		
	Remaining Life	2		

This component provides funding to replace the thatcher per the Association.
The cost and useful life was provided by the Association.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the cost was reasonable for budgeting purposes. He recommends rescheduling this component for 2018. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve. If the Association finds that the cost will be greater, this component will need to be revise.

Golf - Misc. - Top Dresser Ty-Crop			1 TOTAL	@ \$15,650.20
Asset ID	1160		Asset Cost	\$15,650.20
	Capital	Non-Discretionary	Percent Replacement	100%
	Placed in Service	July 2004	Future Cost	\$15,650.20
	Useful Life	12		
	Replacement Year	2016		
	Remaining Life	0		

Ty-Crop Top Dresser

This machine was purchased in 2004. It is used for applying sand to greens and tees after aeration, and also for light top-dressing of the greens after verta-cutting.

The cost and useful life was provided by the Association.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the cost was reasonable for budgeting purposes. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve. If the Association finds that the cost will be greater, this component will need to be revise.

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Golf - Misc. - Turbo Blower

		1 TOTAL	@ \$7,875.00
Asset ID	1162	Asset Cost	\$7,875.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$8,071.87
Placed in Service	July 2007		
Useful Life	10		
Replacement Year	2017		
Remaining Life	1		

This component provides funding to replace the turbo blower that was purchased in 2007 per the Association.

The cost and useful life was provided by the Association.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the cost was reasonable for budgeting purposes. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve. If the Association finds that the cost will be greater, this component will need to be revise.

Golf - Misc. - Turf Vacuum

		1 TOTAL	@ \$15,000.00
Asset ID	1163	Asset Cost	\$15,000.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$16,557.19
Placed in Service	July 2008		
Useful Life	12		
Replacement Year	2020		
Remaining Life	4		

Turf Vacuum

This machine was purchased in 2008.

The useful life was provided by the Association.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised this equipment was rebuild in 2015. He provided a replacement cost of \$15,000. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve. If the Association finds that the cost will be greater, this component will need to be revise.

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Detail Report by Category

Golf - Mowers - 20" Rotary Honda

		1 TOTAL	@ \$1,200.00
Asset ID	1165	Asset Cost	\$1,200.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$1,292.27
Placed in Service	July 2014		
Useful Life	5		
Replacement Year	2019		
Remaining Life	3		

The estimated cost to replace the 20" Rotary Honda was per the Association.

The cost and useful life was provided by the Association.

In 2015, the Association provided that this component was replaced in 2014 for \$1,062. Jeff provided a replacement cost of \$1,200. The Association will need to obtain bids for this work.

Golf - Mowers - 3000 Toro Tee

		1 TOTAL	@ \$32,625.00
Asset ID	1200	Asset Cost	\$32,625.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$32,625.00
Placed in Service	July 1993		
Useful Life	7		
Adjustment	16		
Replacement Year	2016		
Remaining Life	0		

This provision provides funding for replacement of the 3000 Toro Tee mower. This equipment was purchased in the year 1993 for \$13,972, and a replacement cost of \$29,000. This equipment has a useful life of 7 years.

The cost and useful life was provided by the Association.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the cost was reasonable for budgeting purposes. He indicated that this equipment will need replacement in 2016 as it is currently not working. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve. If the Association finds that the cost will be greater, this component will need to be revise.

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Detail Report by Category

Golf - Mowers - 3100 Toro Bowling

		1 TOTAL	@ \$32,000.00
Asset ID	1172	Asset Cost	\$32,000.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$32,000.00
Placed in Service	July 2003		
Useful Life	7		
Adjustment	6		
Replacement Year	2016		
Remaining Life	0		

Toro GM 3100 Toro Bowling

This mower was purchased in 2003 for \$19,762. This unit is used daily to mow the tees.

The useful life of 7 years was per the Association.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the replacement cost is approximately \$32,000. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve. If the Association finds that the cost will be greater, this component will need to be revise.

According to the board, this mower will never be replaced. They would like this component unfunded from the reserve study. This component is in the reserve study for information purposes.

Golf - Mowers - 3100 Toro Tee

		1 TOTAL	@ \$32,625.00
Asset ID	1199	Asset Cost	\$32,625.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$33,440.62
Placed in Service	July 2001		
Useful Life	7		
Adjustment	9		
Replacement Year	2017		
Remaining Life	1		

This provision provides funding for replacement of the 3100 Toro Tee mower. This equipment was purchased in the year 2001 for \$20,345, and a replacement cost of \$29,000. This equipment has a useful life of 7 years.

The cost and useful life was provided by the Association.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the cost was reasonable for budgeting purposes. Repair expenses of \$1,000

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Golf - Mowers - 3100 Toro Tee continued...

or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve. If the Association finds that the cost will be greater, this component will need to be revise.

Golf - Mowers - 3150 Toro Green		1 TOTAL	@ \$32,625.00
Asset ID	1201	Asset Cost	\$32,625.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$33,440.62
Placed in Service	July 2009		
Useful Life	7		
Adjustment	1		
Replacement Year	2017		
Remaining Life	1		

This provision provides funding for replacement of the 3150 Toro Green mower. This equipment was purchased in the year 2009 for \$28,896, and a replacement cost of \$29,000. This equipment has a useful life of 7 years.

The cost and useful life was provided by the Association.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the cost was reasonable for budgeting purposes. He recommends scheduling this component for 2017. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve. If the Association finds that the cost will be greater, this component will need to be revise.

Golf - Mowers - 40" Toro Rotary		1 TOTAL	@ \$5,713.87
Asset ID	1202	Asset Cost	\$5,713.87
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$6,153.21
Placed in Service	July 2009		
Useful Life	10		
Replacement Year	2019		
Remaining Life	3		

This provision provides funding for replacement of the 40" Toro Rotary mower. This

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Golf - Mowers - 40" Toro Rotary continued...

equipment was purchased in the year 2009 for \$5,079. This equipment has a useful life of 10 years.

The cost and useful life was provided by the Association.

Golf - Mowers - 7 Gang Toro		1 TOTAL	@ \$27,000.00
Asset ID	1198	Asset Cost	\$27,000.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$36,312.00
Placed in Service	July 2013		
Useful Life	15		
Replacement Year	2028		
Remaining Life	12		

This provision provides funding for replacement of the 7 Gang Toro Motor. This equipment has a useful life of 15 years.

The useful life was provided by the Association.

This equipment was replaced in 2013 for \$13,501 per the Association. Per Jeff, this replacement was for parts only and not the equipment.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the replacement cost is \$27,000. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve. If the Association finds that the cost will be greater, this component will need to be revise.

Golf - Mowers - 72" Rotary Gravely		1 TOTAL	@ \$26,669.20
Asset ID	1167	Asset Cost	\$26,669.20
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$33,306.18
Placed in Service	July 2013		
Useful Life	12		
Replacement Year	2025		
Remaining Life	9		

Gravely Rotary Mower

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Golf - Mowers - 72"Rotary Gravely continued...

The cost and useful life was provided by the Association.

This equipment was replaced in 2013 for \$24,765.

Golf - Mowers - Fairway JD 3235B		1 TOTAL	@ \$63,000.00
Asset ID	1170	Asset Cost	\$63,000.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$64,575.00
Placed in Service	July 2008		
Useful Life	10		
Adjustment	-1		
Replacement Year	2017		
Remaining Life	1		

John Deere Fairway Mower 3235B

This mower was purchased used in 2008 for \$15,351. The useful life of 10 years was per the Association.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the replacement cost is \$63,000. He recommends scheduling this component for 2017. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve. If the Association finds that the cost will be greater, this component will need to be revise.

Golf - Mowers - Fairway JD 3235C		1 TOTAL	@ \$63,000.00
Asset ID	1254	Asset Cost	\$63,000.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$66,189.37
Placed in Service	July 2008		
Useful Life	10		
Replacement Year	2018		
Remaining Life	2		

John Deere Fairway Mower 3235C

This mower was purchased used in 2008 for \$15,351. The useful life of 10 years was per the Association.

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Golf - Mowers - Fairway JD 3235C continued...

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the replacement cost is \$63,000. He recommends scheduling this component for 2018. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve. If the Association finds that the cost will be greater, this component will need to be revise.

Golf - Mowers - Triplex JD			
Asset ID	1174	1 TOTAL	@ \$29,996.21
	Capital	Asset Cost	\$29,996.21
	Non-Discretionary	Percent Replacement	100%
Placed in Service	July 2002	Future Cost	\$33,110.20
Useful Life	10		
Adjustment	8		
Replacement Year	2020		
Remaining Life	4		

John Deere Triplex Mower

This mower was purchased in 2002 for \$12,103, and a current cost of \$23,000 with a useful life of 10 years. This unit is used to mow tee banks, around greens and traps, and the center of fairways.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the cost was reasonable for budgeting purposes. He recommends scheduling this component for 2020. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve. If the Association finds that the cost will be greater, this component will need to be revise.

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Golf - Mowers - Triplex JD			
Asset ID	1175	1 TOTAL	@ \$29,122.54
	Capital	Asset Cost	\$29,122.54
	Non-Discretionary	Percent Replacement	100%
Placed in Service	July 2007	Future Cost	\$33,773.22
Useful Life	10		
Adjustment	5		
Replacement Year	2022		
Remaining Life	6		

John Deere Triplex Mower

This mower was purchased in 2007 for \$23,777, and a current cost of \$23,000 with a useful life of 10 years per the Association. This unit is used to mow tee banks, around greens and traps, and the center of fairways.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the cost was reasonable for budgeting purposes. He recommends rescheduling for 2022. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve. If the Association finds that the cost will be greater, this component will need to be revise.

Golf - Tools & Small Equipment			
Asset ID	1176	1 TOTAL	@ \$2,608.37
	Capital	Asset Cost	\$2,608.37
	Non-Discretionary	Percent Replacement	100%
Placed in Service	July 1996	Future Cost	\$2,608.37
Useful Life	1		
Adjustment	19		
Replacement Year	2016		
Remaining Life	0		

This provision is to replace the golf course tools and small equipment.

The cost and useful life was provided by the Association.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the cost was reasonable for budgeting purposes. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve. If the Association finds that the cost will be greater, this component will need to be revise.

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Golf - Tractors - Heavy Tractor JD

		1 TOTAL	@ \$23,881.48
Asset ID	1177	Asset Cost	\$23,881.48
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$38,178.13
Placed in Service	July 2015		
Useful Life	20		
Replacement Year	2035		
Remaining Life	19		

John Deere 2150

This is a heavy-duty tractor/loader. It is used with the blade and a front-loader bucket for construction work. The tractor has a useful life of 20 years per the Association.

This equipment was replaced in 2015 for \$23,299 per the Association.

Golf - Tractors - Light Tractor JD

		1 TOTAL	@ \$27,335.93
Asset ID	1178	Asset Cost	\$27,335.93
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$28,019.33
Placed in Service	July 2012		
Useful Life	15		
Adjustment	-10		
Replacement Year	2017		
Remaining Life	1		

John Deere Small Tractor

This unit is for pulling the 7-gang fairway mower. It has a useful life of 15 years per the Association.

This equipment was replaced in 2012 for \$22,662.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the cost was reasonable for budgeting purposes. He recommends scheduling this component for 2017. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve. If the Association finds that the cost will be greater, this component will need to be revise.

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Golf - Transporters - Cushman Heavy		1 TOTAL	@ \$23,475.30
Asset ID	1182	Asset Cost	\$23,475.30
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$23,475.30
Placed in Service	July 2004		
Useful Life	10		
Adjustment	2		
Replacement Year	2016		
Remaining Life	0		

Cushman 530 Truckster

This equipment was purchased in 2004. This is a medium-duty 1,000 lb. vehicle used as utility haulers for sand, fertilizer, and other materials. It has power take-off (PTO) capabilities for other attachments. It also has a dump-box for easy unloading. A cost of \$18,000 and useful life of 10 years was provided by the Association.

This component did not occur in 2014 as scheduled. During Schwindt & Company's 2015 site visit, the Association provided that equipment will most likely not be replaced until it stops working. This component has been rescheduled for 2016. If the Association believes that this equipment should be replaced at a different time, this component will need to be revised.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the cost was reasonable for budgeting purposes. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve. If the Association finds that the cost will be greater, this component will need to revise.

Golf - Transporters - Cushman Heavy		1 TOTAL	@ \$28,635.94
Asset ID	1180	Asset Cost	\$28,635.94
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$32,398.94
Placed in Service	July 2011		
Useful Life	10		
Replacement Year	2021		
Remaining Life	5		

Cushman 530 Truckster

This equipment is a medium-duty 1,000 lb. vehicle used as utility haulers for sand, fertilizer, and other materials. It has power take-off (PTO) capabilities for other attachments. It also has

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Detail Report by Category

Golf - Transporters - Cushman Heavy continued...

a dump-box for easy unloading. A useful life of 10 years was provided by the Association.

In 2015, the Association provided that this equipment was replaced in 2011 for \$25,310.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the 2011 cost was reasonable for budgeting purposes. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve. If the Association finds that the cost will be greater, this component will need to be revise.

Golf - Transporters - Dump Truck		1 TOTAL	@ \$40,000.00
Asset ID	1179	Asset Cost	\$40,000.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$41,000.00
Placed in Service	July 2011		
Useful Life	30		
Adjustment	-24		
Replacement Year	2017		
Remaining Life	1		

One Ton Heavy Duty Dump Truck

This is a heavy-duty truck equipped with a hydraulic dump-box and dual tires. It is used to move heavy amounts of material and debris to various locations. It is a 1978 Chevy purchased from the state in 1991 for \$5,000. In early 1998, the truck was overhauled. The motor was rebuilt and new belts and hoses, etc., were installed. The current cost is \$40,000 with a useful life of 30 years per the Association.

According to the Association, major repairs were done to the golf-transporters - dump truck in 2011. They would like to keep the useful life at 30 years.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the cost was reasonable for budgeting purposes. He recommends that this component be scheduled for 2017. He believes that the truck will not pass emission. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve. If the Association finds that the cost will be greater, this component will need to be revise.

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Golf - Transporters - JD Gator

		1 TOTAL	@ \$11,000.00
Asset ID	1184	Asset Cost	\$11,000.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$11,000.00
Placed in Service	July 1997		
Useful Life	7		
Adjustment	12		
Replacement Year	2016		
Remaining Life	0		

John Deer Gator

This equipment is a light-duty vehicle with hydraulic dump-boxes with a capacity of 600 lbs. It is used to move material and personnel to job sites. It also hauls small equipment. It does not have PTO capability. It has a useful life of 7 years per the Association.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that this equipment will be replaced in 2016 and the replacement cost is \$11,000. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve. If the Association finds that the cost will be greater, this component will need to be revise.

Golf - Transporters - JD Gator

		1 TOTAL	@ \$11,000.00
Asset ID	1186	Asset Cost	\$11,000.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$11,275.00
Placed in Service	July 2001		
Useful Life	7		
Adjustment	9		
Replacement Year	2017		
Remaining Life	1		

John Deer Gator

This equipment was purchased in 2001 for \$7,200. This is a light-duty vehicle with hydraulic dump-boxes with a capacity of 600 lbs. It is used to move material and personnel to job sites. It also hauls small equipment. It does not have PTO capability. The useful life of 7 years was per the Association.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the replacement cost is \$11,000. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve. If the Association finds that the cost will be greater, this component will need to be revise.

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Golf - Transporters - JD Gator HPX

		1 TOTAL	@ \$15,128.53
Asset ID	1185	Asset Cost	\$15,128.53
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$15,894.41
Placed in Service	July 2006		
Useful Life	12		
Replacement Year	2018		
Remaining Life	2		

John Deer Gator HPX

This equipment was purchased in 2006 with a cost of \$11,600 and a useful life of 7 years per the Association.

According to the Association, this equipment is working well.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the cost was reasonable for budgeting purposes. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve. If the Association finds that the cost will be greater, this component will need to be revise.

Golf Cage Netting

		1 Total	@ \$1,125.00
Asset ID	1196	Asset Cost	\$1,125.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$1,181.95
Placed in Service	January 2010		
Useful Life	5		
Adjustment	3		
Replacement Year	2018		
Remaining Life	2		

This provision funds for replacement of the golf cage netting to occur every 5 years for \$1,000. The inside netting will be replaced as needed out of the operating budget. Information provided by the Association.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the cost was reasonable for budgeting purposes. He recommends rescheduling for 2017 or 2018. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve. If the Association finds that the cost will be greater, this component will need to be revise.

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Golf Cart Path Repairs

		1 TOTAL	@ \$2,250.00
Asset ID	1237	Asset Cost	\$2,250.00
	Non-Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$2,250.00
Placed in Service	July 2012		
Useful Life	1		
Adjustment	3		
Replacement Year	2016		
Remaining Life	0		

The estimated cost and useful life for golf cart path repairs was per the Association. The Association would like to fund \$2,000 annually to perform repairs to the golf cart paths.

In 2015, the Association provided that repairs were done in 2012 for \$1,332.

Per the Association's e-mail dated November 2, 2015, they provided a cost of \$2,250.

Golf Cart Paths - Replacement Phase I

		54,915 SF	@ \$3.50
Asset ID	1075	Asset Cost	\$48,050.62
	Capital	Percent Replacement	25%
	Non-Discretionary	Future Cost	\$50,483.19
Placed in Service	July 1998		
Useful Life	25		
Adjustment	-5		
Replacement Year	2018		
Remaining Life	2		

This provision provides funding to replace the golf cart paths.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the golf cart paths cannot be overlay. The paths will need a full replacement. He recommends scheduling the golf cart paths to be replaced in phases for the board to review.

The cost is based on a per square foot estimate provided by Coast Pavement Services, Inc. The Association will need to obtain bids for this work.

Schwindt & Company estimated 54,915 square feet of asphalt golf paths.

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Golf Cart Paths - Replacement Phase II		54,915 SF	@ \$3.50
Asset ID	1258	Asset Cost	\$48,050.62
	Capital	Percent Replacement	25%
	Non-Discretionary	Future Cost	\$51,745.27
Placed in Service	July 1998		
Useful Life	25		
Adjustment	-4		
Replacement Year	2019		
Remaining Life	3		

This provision provides funding to replace the golf cart paths.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the golf cart paths cannot be overlay. The paths will need a full replacement. He recommends scheduling the golf cart paths to be replaced in phases for the board to review.

The cost is based on a per square foot estimate provided by Coast Pavement Services, Inc. The Association will need to obtain bids for this work.

Schwindt & Company estimated 54,915 square feet of asphalt golf paths.

Golf Cart Paths - Replacement Phase III		54,915 SF	@ \$3.50
Asset ID	1259	Asset Cost	\$48,050.62
	Capital	Percent Replacement	25%
	Non-Discretionary	Future Cost	\$53,038.90
Placed in Service	July 1998		
Useful Life	25		
Adjustment	-3		
Replacement Year	2020		
Remaining Life	4		

This provision provides funding to replace the golf cart paths.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the golf cart paths cannot be overlay. The paths will need a full replacement. He recommends scheduling the golf cart paths to be replaced in phases for the board to review.

The cost is based on a per square foot estimate provided by Coast Pavement Services, Inc. The

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Golf Cart Paths - Replacement Phase III continued...

Association will need to obtain bids for this work.

Schwindt & Company estimated 54,915 square feet of asphalt golf paths.

Golf Cart Paths - Replacement Phase IV			
Asset ID	1260	54,915 SF	@ \$3.50
	Capital	Asset Cost	\$48,050.62
	Non-Discretionary	Percent Replacement	25%
Placed in Service	July 1998	Future Cost	\$54,364.87
Useful Life	25		
Adjustment	-2		
Replacement Year	2021		
Remaining Life	5		

This provision provides funding to replace the golf cart paths.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the golf cart paths cannot be overlay. The paths will need a full replacement. He recommends scheduling the golf cart paths to be replaced in phases for the board to review.

The cost is based on a per square foot estimate provided by Coast Pavement Services, Inc. The Association will need to obtain bids for this work.

Schwindt & Company estimated 54,915 square feet of asphalt golf paths.

Golf Carts Replacement			
Asset ID	1197	1 Total	@ \$4,050.00
	Capital	Asset Cost	\$4,050.00
	Non-Discretionary	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	\$4,050.00
Useful Life	10		
Adjustment	-2		
Replacement Year	2016		
Remaining Life	0		

This provision funds for replacement of the golf carts to occur every 10 years for \$2,000 each. In 2011, one golf cart had its battery replaced, and repairs were done on other golf carts.

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Golf Carts Replacement continued...

Information provided by the Association.

In 2015, the Association provided that golf carts were replaced in 2011 for \$2,450 and in 2012 for \$2,590.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the cost was reasonable for budgeting purposes. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve. If the Association finds that the cost will be greater, this component will need to be revise.

Golf: Irrigation System - Upgrades

		1 TOTAL	@ \$796,564.00
Asset ID	1261	Asset Cost	\$796,564.00
	Non-Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$1,153,662.18
Placed in Service	July 2001		
Useful Life	30		
Replacement Year	2031		
Remaining Life	15		

This provision is to replace the irrigation system at the golf course.

According to James Millroy (the Association's maintenance company), the irrigation system generally last 25 to 30 years. There are underground wiring, and when the wires starts to fail, the entire system will need to be replaced.

According to Jeff Halfman, the system was replaced in 2001 for \$550,000.

Gutters & Downspouts - Clubhouse & A & C

		1 TOTAL	@ \$6,129.66
Asset ID	1033	Asset Cost	\$6,129.66
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$9,799.18
Placed in Service	July 2015		
Useful Life	20		
Replacement Year	2035		
Remaining Life	19		

This provision provides funding to partially replace the gutter and downspouts at the

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Gutters & Downspouts - Clubhouse & A & C continued...

Clubhouse and the Arts and Craft buildings.

The useful life assumption is based on estimates established on RS Means and/or the National Estimator. Timing should coincide with roof replacement.

The estimated cost was provided by the Association.

During Schwindt & Company's 2015 site visit, the Association provided that the gutters and downspouts on the Clubhouse and the Arts & Crafts building will be replaced with the roof replacement in 2015. The gutters and downspout price is included in the roofing cost.

Gutters & Downspouts Partial Replacement - Crown Center

		1 TOTAL	@ \$1,304.18
Asset ID	1032	Asset Cost	\$1,304.18
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$2,137.05
Placed in Service	July 2016		
Useful Life	20		
Adjustment	20		
Replacement Year	2036		
Remaining Life	20		

The estimated cost to replace the gutters and downspouts was per the Association.

Schwindt & Company estimated 290 lineal feet of gutters and 81 lineal feet of downspouts.

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

Timing should coincide with roof replacement.

During Schwindt & Company's 2015 site visit, the board indicated that the Crown Center building and the swimming pool and spa building will be torn down and new buildings will be built, including a new swimming pool and spa. This renovation will cost approximately \$2,000,000 and they will be taking out a loan to complete this renovation. The renovation is expected to occur in spring 2016. The board of directors is in the process of getting a design plan in place. This component assumes that the renovation will occur in 2016. The cost for this component will need to be revised once the renovation has been completed.

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Gutters & Downspouts Partial Replacement - Pro Shop

		269 LF	@ \$6.00
Asset ID	1245	Asset Cost	\$807.00
	Capital	Percent Replacement	50%
	Non-Discretionary	Future Cost	\$1,258.64
Placed in Service	July 2014		
Useful Life	20		
Replacement Year	2034		
Remaining Life	18		

The estimated cost to replace the gutters and downspouts was per the Association. Schwindt & Company estimated 290 lineal feet of gutters and 81 lineal feet of downspouts. The useful life assumption is based on estimates established on RS Means and/or the National Estimator.

Timing should coincide with roof replacement.

During Schwindt & Company's 2015 site visit, the Association provided that the gutters and downspouts were fully replaced in 2014 when the roof was layered.

Heating & Cooling System - Replacement

		1 TOTAL	@ \$45,931.86
Asset ID	1034	Asset Cost	\$45,931.86
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$60,266.58
Placed in Service	July 2012		
Useful Life	15		
Replacement Year	2027		
Remaining Life	11		

This provision provides funding for replacement of the heating and cooling system. In 2015, the Association provided that the heating and cooling system was fully replaced in 2011 for \$13,514 and in 2012 for \$41,612. The 2012 expense include heat pumps and handlers. The heating and cooling system is maintained every 2 years.

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

During Schwindt & Company's 2015 site visit, the Association provided that the HVAC system servicing the Pro Shop will need an upgrade. The HVAC system for the Pro Shop is funded in a different component.

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Interior Painting

		1 Total	@ \$15,086.91
Asset ID	1081	Asset Cost	\$15,086.91
	Non-Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$17,496.19
Placed in Service	July 2012		
Useful Life	10		
Replacement Year	2022		
Remaining Life	6		

This provision provides funding for interior painting of the common area buildings.

The Association originally wanted this component to occur annually. During Schwindt & Company's 2015 site visit, the Association provided that the entire interior has been painted, and they didn't want this component to occur annually. The useful life has been revised to every 10 years. If the Association believes the interior should be painted at a different time, this component will need to be revised.

In 2015, the Association provided that interior painting occurred in 2011 for \$8,378 and in 2012 for \$5,290 (Clubhouse & CC). We will use the total of the 2011 and 2012 cost for budgeting purposes.

Painting Siding, Wood - Pro Shop

		3,840 SQ FT	@ \$1.80
Asset ID	1090	Asset Cost	\$6,912.00
	Non-Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$7,629.55
Placed in Service	July 2014		
Useful Life	6		
Replacement Year	2020		
Remaining Life	4		

The Pro Shop is made up of plywood and batten siding per the engineer.

The estimated cost to clean, locally repair, prep, seal, and paint was provided by the Association. This estimate also includes painting the trim and walk covers and locally sealing the windows and doors.

Schwindt & Company estimated 3,840 square feet of the siding.

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

In 2015, the Association provided that the Pro Shop was remodeled in 2014 for \$33,969. During Schwindt & Company's site visit, the exterior siding and posts were painted, the

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Painting Siding, Wood - Pro Shop continued...

interior was painted and there was a section added as office space.

Painting: Siding, Wood - Crown Center			
Asset ID	1088	4,500 SF	@ \$1.86
	Non-Capital	Asset Cost	\$8,370.00
	Non-Discretionary	Percent Replacement	100%
Placed in Service	July 2016	Future Cost	\$9,706.63
Useful Life	6		
Adjustment	6		
Replacement Year	2022		
Remaining Life	6		

The Crown Center is made up of plywood and batten siding per the engineer.

The estimated cost to clean, locally repair, prep, seal, and paint was per the Association. The estimate also includes painting the trim and walk covers and locally sealing the windows and doors.

Schwindt & Company estimated 4,500 square feet of siding.

The useful life was provided by the Association.

During Schwindt & Company's 2015 site visit, the board indicated that the Crown Center building and the swimming pool and spa building will be torn down and new buildings will be built, including a new swimming pool and spa. This renovation will cost approximately \$2,000,000 and they will be taking out a loan to complete this renovation. The renovation is expected to occur in spring 2016. The board of directors is in the process of getting a design plan in place. This component assumes that the renovation will occur in 2016. The cost for this component will need to be revised once the renovation has been completed.

Painting: Siding, Wood - Maintenance Shop			
Asset ID	1089	1 Total	@ \$2,650.23
	Non-Capital	Asset Cost	\$2,650.23
	Non-Discretionary	Percent Replacement	100%
Placed in Service	July 2013	Future Cost	\$2,854.01
Useful Life	6		
Replacement Year	2019		
Remaining Life	3		

The Maintenance Shop is made up of plywood and batten siding per the engineer.

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Painting: Siding, Wood - Maintenance Shop continued...

The estimated cost to clean, locally repair, prep, seal, and paint was provided by the Association. This estimate also includes painting the trim and walk covers and locally sealing the windows and doors.

In 2015, the Association provided that this component occurred in 2013 for \$2,461.

Estimated area: 1,080 square feet per engineer

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

Parking Lot: Asphalt Overlay		87,314 SF	@ \$1.41
Asset ID	1078	Asset Cost	\$123,112.74
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$153,750.94
Placed in Service	July 2000		
Useful Life	24		
Adjustment	1		
Replacement Year	2025		
Remaining Life	9		

This provision funds for overlay of the asphalt parking lots.

The asphalt parking and driving surface areas have minimal cracking and are in need of joint sealing. The surface is very secure and has been resealed in recent years.

Schwindt & Company estimated 87,314 square feet of asphalt.

The cost is based on per square foot estimate provided by Coast Pavement. The Association will need to firm up cost with a bid.

Surface cracks are to be maintained from the operating account per the Association.

According to information provided by the Association, the parking lot at the Crown Center building was seal in 2002 for \$1,610.

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

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Parking Lot: Asphalt Seal Coat (I)

		1 Total	@ \$35,187.93
Asset ID	1076	Asset Cost	\$35,187.93
	Non-Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$36,969.32
Placed in Service	July 2011		
Useful Life	7		
Replacement Year	2018		
Remaining Life	2		

The asphalt parking and driving surface areas have minimal cracking and are in need of joint sealing. The surface is very secure and has been resealed in recent years.

Schwindt & Company estimated 87,314 square feet of asphalt.

Surface cracks are to be maintained from the operating account per the Association.

According to information provided by the Association, the parking lot at the Crown Center building was seal in 2002 for \$1,610. Some asphalt work will occur in 2011.

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

In 2015, the Association provided that asphalt seal coat occurred in 2011 for \$31,101. Striping was included in the cost.

Parking Lot: Asphalt Seal Coat (II)

		1 Total	@ \$35,187.93
Asset ID	1077	Asset Cost	\$35,187.93
	Non-Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$52,236.68
Placed in Service	July 2025		
Useful Life	7		
Adjustment	7		
Replacement Year	2032		
Remaining Life	16		

This provision funds for seal coating of the asphalt after the overlay scheduled to occur in 2025.

The asphalt parking and driving surface areas have minimal cracking and are in need of joint sealing. The surface is very secure and has been resealed in recent years.

Schwindt & Company estimated 87,314 square feet of asphalt.

Surface cracks are to be maintained from the operating account per the Association.

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Parking Lot: Asphalt Seal Coat (II) continued...

According to information provided by the Association, the parking lot at the Crown Center building was seal in 2002 for \$1,610. Some asphalt work will occur in 2011.

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

In 2015, the Association provided that asphalt seal coat occurred in 2011 for \$31,101. Striping was included in the cost.

Plumbing Study

		1 Total	@ \$5,000.00
Asset ID	1265	Asset Cost	\$5,000.00
	Non-Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$5,657.04
Placed in Service	January 1960		
Useful Life	5		
Adjustment	56		
Replacement Year	2021		
Remaining Life	5		

This provision provides funding for a plumbing study.

Pool Design

		1 Total	@ \$80,000.00
Asset ID	1269	Asset Cost	\$80,000.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$80,000.00
Placed in Service	January 2016		
Useful Life	1		
Replacement Year	2016		
Remaining Life	0		

This provision is to fund for a design plan for the crown center building in 2016. The Association provided a cost of \$80,000.

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Detail Report by Category

Pool Filter Clubhouse		1 TOTAL Asset Cost Percent Replacement Future Cost	@ \$2,608.37 \$2,608.37 100% \$2,879.15
Asset ID	1050		
	Capital Non-Discretionary		
Placed in Service	July 2010		
Useful Life	10		
Replacement Year	2020		
Remaining Life	4		

This provision provides funding to replace the pool filter in the Town Hall. The pool filter was replaced in 2010. Information provided by the Association.

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

Pool Filter Crown Center		1 TOTAL Asset Cost Percent Replacement Future Cost	@ \$2,608.37 \$2,608.37 100% \$3,338.93
Asset ID	1049		
	Capital Non-Discretionary		
Placed in Service	July 2016		
Useful Life	10		
Adjustment	10		
Replacement Year	2026		
Remaining Life	10		

The estimated cost to replace the pool filter in the Crown Center was per the Association.

According to information provided by the Association, some updates have occurred in 2007; however, the pool filter was not replaced. The existing pool filter is an older model.

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

During Schwindt & Company's 2015 site visit, the board indicated that the Crown Center building and the swimming pool and spa building will be torn down and new buildings will be built, including a new swimming pool and spa. This renovation will cost approximately \$2,000,000 and they will be taking out a loan to complete this renovation. The renovation is expected to occur in spring 2016. The board of directors is in the process of getting a design plan in place. This component assumes that the renovation will occur in 2016. The cost for this component will need to be revised once the renovation has been completed.

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Detail Report by Category

Pool Heater Clubhouse

		1 TOTAL	@ \$4,436.25
Asset ID	1052	Asset Cost	\$4,436.25
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$4,777.36
Placed in Service	July 2011		
Useful Life	8		
Replacement Year	2019		
Remaining Life	3		

This provision provides funding for the pool heater at the clubhouse building.

According to information provided by the Association, the swimming pool heater was purchased in the year 2000 for \$3,550.

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

In 2015, the Association provided that the pool heater was replaced in 2011 for \$3,921.

Pool Heater Crown Center

		1 TOTAL	@ \$5,551.08
Asset ID	1051	Asset Cost	\$5,551.08
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$6,127.35
Placed in Service	July 2012		
Useful Life	8		
Replacement Year	2020		
Remaining Life	4		

This provision funds for replacement to the pool heater at the Crown Center building.

According to information provided by the Association, the pool heater was replaced in 2007 for \$2,083 with funds from operating. Work was also done on the heater in 2010, and equipment was reshuffled in the equipment room, which will prolong the life of the heater. However, the life will be shorter than expected due to three years of chronic overheating problems. The heater will be upgraded in size when replaced.

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

The pool heater was replaced in 2012 for \$5,029, per the Association.

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Pool Patio, Concrete - Partial Replacement		2,856 SF	@ \$10.00
Asset ID	1083	Asset Cost	\$7,140.00
	Non-Capital	Percent Replacement	25%
	Non-Discretionary	Future Cost	\$7,881.22
Placed in Service	July 2005		
Useful Life	15		
Replacement Year	2020		
Remaining Life	4		

This provision provides funding to repair the concrete pation.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the pool patio is not seal.

The cost is based on a per square foot estimate provided by Coast Pavement Services. The Association will need to obtain bids for this work.

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

Pool Plaster - Clubhouse		1 TOTAL	@ \$25,000.00
Asset ID	1085	Asset Cost	\$25,000.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$27,595.32
Placed in Service	July 2003		
Useful Life	12		
Adjustment	5		
Replacement Year	2020		
Remaining Life	4		

This provision funds for pool plastering.

According to information provided by the Association, the swimming pool was replaster in 2003 for \$11,735.

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

During Schwindt & Company's 2015 site visit, the Association provided that the pool will be replaster in 2020 for \$25,000.

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Pool Plaster - Crown Center

		156 LF	@ \$61.87
Asset ID	1086	Asset Cost	\$9,651.72
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$12,980.49
Placed in Service	July 2016		
Useful Life	12		
Adjustment	12		
Replacement Year	2028		
Remaining Life	12		

This provision provides funding for replastering of the swimming pool at the Crown Center building.

According to information provided by the Association, the swimming pool was replaster in 1996 for \$6,000.

Schwindt & Company estimated the pool to have a perimeter of 156 lineal feet.

The cost is based on a per lineal foot estimate provided by NW Pool Plastering. The Association will need to firm up the cost with a bid.

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

During Schwindt & Company's 2015 site visit, the board indicated that the Crown Center building and the swimming pool and spa building will be torn down and new buildings will be built, including a new swimming pool and spa. This renovation will cost approximately \$2,000,000 and they will be taking out a loan to complete this renovation. The renovation is expected to occur in spring 2016. The board of directors is in the process of getting a design plan in place. This component assumes that the renovation will occur in 2016. The cost for this component will need to be revised once the renovation has been completed.

Pool Pump Crown Center - Replacement

		1 TOTAL	@ \$2,364.85
Asset ID	1240	Asset Cost	\$2,364.85
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$2,811.06
Placed in Service	July 2013		
Useful Life	10		
Replacement Year	2023		
Remaining Life	7		

This provision provides funding to replace the pool pump in the Crown Center per the

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Detail Report by Category

Pool Pump Crown Center - Replacement continued...

Association.

In 2015, the Association provided that the pool pump was replaced for 2,196.

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

Pro Shop - Asphalt Lot Repair		1 Total	@ \$3,000.00
Asset ID	1247	Asset Cost	\$3,000.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$3,075.00
Placed in Service	January 2015		
Useful Life	2		
Replacement Year	2017		
Remaining Life	1		

During Schwindt & Company's 2015 site visit, the asphalt lot behind the Pro Shop was damaged by tree roots. The board provided a cost of \$3,000 to repair the lot.

The 2015 repair was \$1,200 per the Association.

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

Pro Shop - Men Locker Room - Renovation		1 Total	@ \$30,000.00
Asset ID	1242	Asset Cost	\$30,000.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$41,355.33
Placed in Service	January 2014		
Useful Life	15		
Replacement Year	2029		
Remaining Life	13		

This provision provides funding to renovate the men's locker room at the Pro Shop.

In 2015, the Association provided that the men's locker room was renovated in 2014. The board provided an estimated cost of \$30,000.

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

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Detail Report by Category

Pro Shop - Men Locker Room - Renovation continued...

Estimator.

Pro Shop - Women Locker Room - Renovation

		1 Total	@ \$15,000.00
Asset ID	1243	Asset Cost	\$15,000.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$15,000.00
Placed in Service	January 1989		
Useful Life	15		
Adjustment	12		
Replacement Year	2016		
Remaining Life	0		

This provision provides funding to renovate the women's locker room at the Pro Shop.

In 2015, the Association provided that the women's locker room will be renovated in 2016. The board provided an estimated cost of \$15,000.

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

Pro Shop Heating & Cooling System - Replacement

		1 TOTAL	@ \$4,000.00
Asset ID	1248	Asset Cost	\$4,000.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$4,000.00
Placed in Service	July 2005		
Useful Life	15		
Adjustment	-4		
Replacement Year	2016		
Remaining Life	0		

This provision provides funding to replace the heating and cooling system servicing the Pro Shop.

During Schwindt & Company's 2015 site visit, the Association provided that the HVAC system servicing the Pro Shop will need an upgrade. The board provided a cost of \$4,000.

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

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Pro Shop Sign

		1 Total	@ \$2,880.00
Asset ID	1256	Asset Cost	\$2,880.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$4,382.26
Placed in Service	January 2013		
Useful Life	20		
Replacement Year	2033		
Remaining Life	17		

This provision provides funding to replace the Pro Shop sign.

The sign was replaced in 2013 for \$2,880.

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

Restrooms - Crown Center - Crown Room

		1 TOTAL	@ \$7,825.09
Asset ID	1054	Asset Cost	\$7,825.09
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$14,507.28
Placed in Service	July 2016		
Useful Life	25		
Adjustment	25		
Replacement Year	2041		
Remaining Life	25		

The estimated cost and useful life to upgrade the restroom in the lobby of the crown room was per the Association. This includes installation of new fixtures, cabinets, and linoleum per the Association.

During Schwindt & Company's 2015 site visit, the board indicated that the Crown Center building and the swimming pool and spa building will be torn down and new buildings will be built, including a new swimming pool and spa. This renovation will cost approximately \$2,000,000 and they will be taking out a loan to complete this renovation. The renovation is expected to occur in spring 2016. The board of directors is in the process of getting a design plan in place. This component assumes that the renovation will occur in 2016. The cost for this component will need to be revised once the renovation has been completed.

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Restrooms - Crown Center - Locker Room

			1 TOTAL	@ \$7,825.09
Asset ID	1055		Asset Cost	\$7,825.09
	Capital		Percent Replacement	100%
	Non-Discretionary		Future Cost	\$11,333.06
Placed in Service	July 2016			
Useful Life	15			
Adjustment	15			
Replacement Year	2031			
Remaining Life	15			

The estimated cost to upgrade the restroom in the Crown Center locker room was per the Association. This includes installation of new fixtures, toilet stall partitions, and cabinets per the Association.

According to information provided by the Association, women's shower doors were replaced for \$2,779 in 2008, and a men's shower door was replaced for \$320.20 in 2007. The toilet stall partitions will need to be replaced soon.

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

During Schwindt & Company's 2015 site visit, the board indicated that the Crown Center building and the swimming pool and spa building will be torn down and new buildings will be built, including a new swimming pool and spa. This renovation will cost approximately \$2,000,000 and they will be taking out a loan to complete this renovation. The renovation is expected to occur in spring 2016. The board of directors is in the process of getting a design plan in place. This component assumes that the renovation will occur in 2016. The cost for this component will need to be revised once the renovation has been completed.

Restrooms Renovations - Arts & Crafts

			1 TOTAL	@ \$6,000.00
Asset ID	1053		Asset Cost	\$6,000.00
	Capital		Percent Replacement	100%
	Non-Discretionary		Future Cost	\$6,000.00
Placed in Service	July 1964			
Useful Life	45			
Adjustment	7			
Replacement Year	2016			
Remaining Life	0			

This provision provides funding to upgrade the two restrooms located in the Arts and Craft

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Restrooms Renovations - Arts & Crafts continued...

building.

Schwindt & Company estimated 216 square feet or 24 square yard of flooring.

The useful life assumption is based on estimates established on RS Means and/or the National Estimator. The Association will need to firm up cost with a bid.

During Schwindt & Company's 2015 site visit, the board provided a cost of \$6,000. The Association indicated that the restrooms were not ADA approved.

Restrooms Upgrade - Clubhouse			
Asset ID	1056	1 TOTAL	@ \$69,025.66
	Capital	Asset Cost	\$69,025.66
	Non-Discretionary	Percent Replacement	100%
Placed in Service	July 2007	Future Cost	\$102,468.98
Useful Life	25		
Replacement Year	2032		
Remaining Life	16		

This is a provision to upgrade the two restrooms in the clubhouse. This would be an entire renovation of the men and women restrooms including the floor and wall tile, all new fixtures, and new doors per the Association.

According to information provided by the Association, the restrooms were remodeled in 2007 for \$61,356.14

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

Roof: Corrugated Fiberglass			
Asset ID	1194	1 Total	@ \$5,000.00
	Capital	Asset Cost	\$5,000.00
	Non-Discretionary	Percent Replacement	100%
Placed in Service	January 2009	Future Cost	\$5,384.45
Useful Life	20		
Adjustment	-10		
Replacement Year	2019		
Remaining Life	3		

This provision funds for replacement of the fiberglass corrugated roof that was installed at the

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Roof: Corrugated Fiberglass continued...

shuffleboard building.

According to the Association, work was done on the roof in 2009 for \$2,395. The work done was to replace fabric awning material on the ends of the Shuffleboard Court with corrugated fiberglass. The roof should have a useful life of 20 years.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he provided an estimated cost of \$5,000 and he recommends scheduling this component for 2019. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve. If the Association finds that the cost will be greater, this component will need to be revise.

Roofing - Arts & Crafts & Clubhouse		1 Total	@ \$73,000.00
Asset ID	1057	Asset Cost	\$73,000.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$116,701.46
Placed in Service	July 2015		
Useful Life	20		
Replacement Year	2035		
Remaining Life	19		

This provision provides funding to replace the roof on the Arts & Crafts and Clubhouse building.

During Schwindt & Company's 2015 site visit, the Association provided that the roofs will be layered for \$73,000.

Schwindt & Company estimated 89 squares of roofing on the Arts & Crafts building and 165 squares of roofing on the Clubhouse.

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

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Roofing - Crown Center		5,346 SF	@ \$2.81
Asset ID	1059	Asset Cost	\$15,022.26
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$24,615.72
Placed in Service	July 2016		
Useful Life	20		
Adjustment	20		
Replacement Year	2036		
Remaining Life	20		

This provision provides funding for replacement of the composition roof at the Crown Center building.

The estimated cost to replace the roof on the Crown Center building was per the Association. The roofing material will be 30 year architectural composition shingles.

According to information provided by the Association, the roof was replaced in 2007. This replacement was combined with siding for a total cost of \$8,840.

Schwindt & Company estimated 5,346 square feet of roofing.

During Schwindt & Company's 2015 site visit, the board indicated that the Crown Center building and the swimming pool and spa building will be torn down and new buildings will be built, including a new swimming pool and spa. This renovation will cost approximately \$2,000,000 and they will be taking out a loan to complete this renovation. The renovation is expected to occur in spring 2016. The board of directors is in the process of getting a design plan in place. This component assumes that the renovation will occur in 2016. The cost for this component will need to be revised once the renovation has been completed.

Roofing - Maintenance Shop - Flat		15 SQ	@ \$400.34
Asset ID	1060	Asset Cost	\$6,005.10
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$7,138.18
Placed in Service	July 2013		
Useful Life	10		
Replacement Year	2023		
Remaining Life	7		

This provision provides funding for replacement of the flat roof at the maintenance shop.

According to the Association, the flat roof has multiple leaks due to golf ball impacts and tree branches falling and damaging the roof. Jeff Halfman, the Association's golf superintendent suggested that the flat roof be replace with a steel roof so that it would be less likely to be

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Detail Report by Category

Roofing - Maintenance Shop - Flat continued...

damage from the events noted.

Schwindt & Company estimated 15 squares of the flat roof.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the roof was replaced in 2013 with painting of the siding.

The cost is based on per square estimates established on RS Means and/or the National Estimator. The cost for this component is to replace the flat roof to a steel roof. The Association will need to firm up cost with a bid.

Roofing - Maintenance Shop - Pitched

		20 SQUARES	@ \$365.00
Asset ID	1061	Asset Cost	\$7,300.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$8,057.83
Placed in Service	July 2004		
Useful Life	15		
Adjustment	1		
Replacement Year	2020		
Remaining Life	4		

The estimated cost to replace the pitched roof on the Maintenance Shop was per the Association. The roofing material will be 30 year architectural composition shingles.

Schwindt & Company estimated 20 squares of the pitched roof.

According to information provided by the Association, work was done on the roof in 2004 for \$9,183.

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

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the roof should be replaced in 2020. If the Association finds that the cost will be greater, this component will need to be revise.

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Roofing - Pro Shop

		1 Total	@ \$24,894.56
Asset ID	1062	Asset Cost	\$24,894.56
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$38,827.02
Placed in Service	July 2014		
Useful Life	20		
Replacement Year	2034		
Remaining Life	18		

The estimated cost to replace the roof on the Pro Shop was per the Association. The roofing material will be a 30 year architectural composition shingles.

According to information provided by the Association, work was done on the roof in 1996 for \$6,900.

Estimated area: 60 squares per engineer

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

In 2015, the Association provided that the roof was replaced in 2014 for \$23,695. During Schwindt & Company's 2015 site visit, the Association indicated that the new roof was not a complete tear-off. New shingles were layered on top of the old material.

Roofing, Plastic: Crown Center - Covered Pool

		1 TOTAL	@ \$9,503.00
Asset ID	1058	Asset Cost	\$9,503.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$11,020.57
Placed in Service	July 2016		
Useful Life	6		
Adjustment	6		
Replacement Year	2022		
Remaining Life	6		

The estimated cost to replace the roof on the covered pool at Crown Center was provided by the Association. The roofing material is a heavy gauge of double layer plastic.

According to information provided by the Association, this roof was replaced in 2003 for \$4,395.

The cost of this component is based upon the current roofing material that was installed in 2003. This cost will need to be revised if a different type of roofing material will be install.

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Roofing, Plastic: Crown Center - Covered Pool continued...

During Schwindt & Company's site visit, the plastic roof appears to have no holes or issues.

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

In 2015, the Association provided that this component occurred in 2012 for \$8,400.

During Schwindt & Company's 2015 site visit, the board indicated that the Crown Center building and the swimming pool and spa building will be torn down and new buildings will be built, including a new swimming pool and spa. This renovation will cost approximately \$2,000,000 and they will be taking out a loan to complete this renovation. The renovation is expected to occur in spring 2016. The board of directors is in the process of getting a design plan in place. This component assumes that the renovation will occur in 2016. The cost for this component will need to be revised once the renovation has been completed.

Security Access System		1 Total	@ \$45,000.00
Asset ID	1229	Asset Cost	\$45,000.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$46,125.00
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	2017		
Remaining Life	1		

This provision provides funding to install a security access system.

According to the Association, a security access system was not installed in 2012. The estimated cost is \$40,000; and it includes the access key fobs and some labor to enter all data. The Association would like this component to be rescheduled for 2017.

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

In 2015, Schwindt & Company met with Beth and she advised that the security access system was not upgraded. She recommends keeping this component in the reserve study. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve. If the Association finds that the cost will be greater, this component will need to be revise.

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Siding, Hardi-Plank Partial Replacement - Arts & Crafts

		1,467 SF	@ \$6.75
Asset ID	1215	Asset Cost	\$4,951.12
	Non-Capital	Percent Replacement	50%
	Non-Discretionary	Future Cost	\$9,179.11
Placed in Service	July 2011		
Useful Life	30		
Replacement Year	2041		
Remaining Life	25		

This provision provides funding for partial replacement of the Hardi-plank siding. Partial replacement is based on the expectation that most siding will be in good enough condition that it does not need replacement.

Schwindt & Company estimated a total area of 1,467 square feet of siding that will need to be replaced to Hardi-plank.

This component only fund for a partial replacement of the building at the Arts & Craft building.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the Northwest side of the Arts & Craft building was replaced to Hardi-plank siding.

The cost is based on a per square foot estimate provided by Clow Roofing and Siding. The Association will need to firm up cost with a bid.

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

Siding, Hardi-Plank Partial Replacement - Clubhouse

		846 SF	@ \$6.75
Asset ID	1216	Asset Cost	\$2,855.25
	Non-Capital	Percent Replacement	50%
	Non-Discretionary	Future Cost	\$5,293.47
Placed in Service	July 2011		
Useful Life	30		
Replacement Year	2041		
Remaining Life	25		

This provision provides funding for the Hardi-plank siding at the clubhouse. Partial replacement is based on the expectation that most siding will be in good enough condition that it does not need replacement.

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Siding, Hardi-Plank Partial Replacement - Clubhouse continued...

Schwindt & Company estimated 2,292 square feet of siding that was replaced to Hardi-plank.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that all the siding around the banquet room was replaced to Hardi board.

The cost is based on a per square foot estimates provided by Clow Roofing and Siding. The Association will need to firm up cost with a bid.

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

Siding, Wood Partial Replacement - Maintenance Shop

		1,080 SF	@ \$10.00
Asset ID	1211	Asset Cost	\$5,400.00
	Non-Capital	Percent Replacement	50%
	Non-Discretionary	Future Cost	\$7,820.81
Placed in Service	July 2012		
Useful Life	20		
Adjustment	-1		
Replacement Year	2031		
Remaining Life	15		

The Maintenance Shop is made up of plywood and batten siding per the engineer.

The estimated cost to clean, locally repair, prep, seal, and paint was provided by the Association. This estimate also includes painting the trim and walk covers and locally sealing the windows and doors.

In 2015, the siding was repaired.

Estimated area: 1,080 square feet per engineer

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

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Spa Filter - Crown Center

		1 TOTAL	@ \$2,405.21
Asset ID	1065	Asset Cost	\$2,405.21
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$3,078.87
Placed in Service	July 2016		
Useful Life	10		
Adjustment	10		
Replacement Year	2026		
Remaining Life	10		

The estimated cost to replace the spa filter at the Crown Center was per the Association.

According to the Association, the spa was renovated in 2007 with all new equipment.

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

In 2015, the Association provided that the spa filter was replaced in 2012 for \$2,179.

During Schwindt & Company's 2015 site visit, the board indicated that the Crown Center building and the swimming pool and spa building will be torn down and new buildings will be built, including a new swimming pool and spa. This renovation will cost approximately \$2,000,000 and they will be taking out a loan to complete this renovation. The renovation is expected to occur in spring 2016. The board of directors is in the process of getting a design plan in place. This component assumes that the renovation will occur in 2016. The cost for this component will need to be revised once the renovation has been completed.

Spa Heater - Crown Center

		1 TOTAL	@ \$3,260.46
Asset ID	1066	Asset Cost	\$3,260.46
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$3,972.55
Placed in Service	July 2016		
Useful Life	8		
Adjustment	8		
Replacement Year	2024		
Remaining Life	8		

The estimated cost to replace the spa heater at the Crown Center was per the Association.

According to the Association, the spa was renovated in 2007 with all new equipment.

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

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Spa Heater - Crown Center continued...

Estimator.

During Schwindt & Company's 2015 site visit, the board indicated that the Crown Center building and the swimming pool and spa building will be torn down and new buildings will be built, including a new swimming pool and spa. This renovation will cost approximately \$2,000,000 and they will be taking out a loan to complete this renovation. The renovation is expected to occur in spring 2016. The board of directors is in the process of getting a design plan in place. This component assumes that the renovation will occur in 2016. The cost for this component will need to be revised once the renovation has been completed.

Spa Plaster - Crown Center		1 TOTAL	@ \$4,500.00
Asset ID	1190	Asset Cost	\$4,500.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$6,052.00
Placed in Service	July 2016		
Useful Life	12		
Adjustment	12		
Replacement Year	2028		
Remaining Life	12		

This provision provides funding for replastering the spa at Crown Center building.

According to information provided by the Association, the spa was new in 2008.

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

During Schwindt & Company's 2015 site visit, the board indicated that the Crown Center building and the swimming pool and spa building will be torn down and new buildings will be built, including a new swimming pool and spa. This renovation will cost approximately \$2,000,000 and they will be taking out a loan to complete this renovation. The renovation is expected to occur in spring 2016. The board of directors is in the process of getting a design plan in place. This component assumes that the renovation will occur in 2016. The cost for this component will need to be revised once the renovation has been completed.

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Detail Report by Category

USGA Green Survey for Golf Course		1 Total	@ \$2,925.00
Asset ID	1195	Asset Cost	\$2,925.00
	Capital	Percent Replacement	100%
	Non-Discretionary	Future Cost	\$3,309.37
Placed in Service	January 2011		
Useful Life	10		
Replacement Year	2021		
Remaining Life	5		

This provision funds for the United States Golf Association (USGA) Green Survey for the golf course to occur in 2011 and every 10 years for \$2,600 per the Association.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the survey was done in 2011. He would like this survey done every 10 years. If the Association finds that the cost will be greater, this component will need to be revise.

Non-Discretionary - Total Current Cost **\$3,036,254**

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

Terms and Definitions

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.

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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 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 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.

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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 summed together for an association total. Two formulae 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.

FUNDING GOALS: Independent of 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,

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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, Cash Reserves. Based upon information provided and not audited.

RESERVE PROVIDER: An individual that prepares Reserve Studies.

RESERVE STUDY: A budget planning tool which 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. “Our budget and finance committee is soliciting proposals to update our Reserve Study for next year’s budget.”

RESPONSIBLE CHARGE: A reserve specialist in responsible charge of a reserve study shall render regular and effective supervision to those individuals performing services which 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:

RESPONSIBLE CHARGE: A reserve specialist in responsible charge of a reserve study shall render regular and effective supervision to those individuals performing services which directly and materially affect the quality and competence rendered by the reserve specialist. A reserve specialist shall main-

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tain 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:

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

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. See "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.