

KING CITY CIVIC ASSOCIATION
MAINTENANCE PLAN UPDATE
RESERVE STUDY
LEVEL II: UPDATE WITH VISUAL SITE INSPECTION
2020



 **SCHWINDT & Co.**
RESERVE STUDY SERVICES
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KING CITY CIVIC ASSOCIATION

Executive Summary

Year of Report:

January 1, 2020 to December 31, 2020

Number of Units:

644 Units

Parameters:

Beginning Balance: \$400,000

Year 2020 Suggested Contribution: \$600,000

Year 2020 Projected Interest Earned: \$0

Inflation: 2.50%

Annual Increase to Suggested Contribution: 0.00%

Lowest Cash Balance Over 30 Years (Threshold): \$246,468

Average Reserve Assessment per Unit: \$77.64

Prior Year's Actual Contribution: \$450,587

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**King City Civic Association
Maintenance Plan Update
Reserve Study Update – Onsite
Disclosure Information
2020**

We have conducted an onsite reserve study update for the King City Civic Association for the year beginning January 1, 2020 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 5 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.

Associations should have a complete building envelope study conducted every 3-5 years. If the Association chooses not to engage a qualified engineer or architect to perform a building envelope inspection, the Association should be 100% funded using the fully funded method of funding to insure funds are available to pay for unexpected costs.

Increases in Roofing and Painting Costs.

Over the last several years, roofing, painting and other costs have increased at a dramatic pace. Schwindt & Company has noted this in our reserve studies. We were not sure if this was a temporary price increase or the new normal in pricing. We are now of the opinion that these increased prices will most likely continue. Roofing costs have nearly doubled and painting costs have increased 50%. It is still possible to keep the increases to a minimum if associations can find a vendor that will perform the work at a reduced price, however, these vendors are becoming rare.

These increases are being built in to cost estimates and required contributions. Associations will see an increase in the suggested reserve contributions beginning with the 2018/2019 budget years and depending on the year the roofing and painting projects occur, the increases may be substantial.

The main reason for increased prices aside from normal cost increases appear to be the availability of labor. Many workers left the industry during the downturn and have not reentered the job market thus driving up wage costs to attract qualified workers. Roofers and painters are also seeing increased demand for their services due to aging association property. These factors have created the perfect storm for increased prices.

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.

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."

Certain financing agencies such as HUD require associations to budget for insurance deductibles. We recommend including the deductible in the reserve study. It is our understanding that the board has voted to not include the deductible in the operating budget or the reserve study.

Many reserve studies do not include components such as the structural building envelope, plumbing (including water supply and piping), electrical systems and water/sewer systems because they are deemed to be beyond the usual 30 year threshold and reserve study providers are generally not experts in determining the estimated useful lives and replacement costs of such assets. Associations that are 20+ in age should consider adding funding for these components because the eventual cost may be one of the largest expenditures in the study. Because the eventual replacement costs and determination of the estimated useful life of such components depend on a number of factors, it is advisable to hire experts to advise the Association on such matters. Schwindt & Co believes the best way to determine costs and lives associated with these components is to perform an inspection of the applicable components which should include information about the component, steps to take to lengthen the estimated useful life, projected estimated useful life and estimated replacement costs. This inspection should be conducted by experts and should include a written report. This information will allow the reserve study provider and the Association to include appropriate costs, lives and projected expenditures in the study. Schwindt & Co believes that the cost of these inspections should be included in the reserve study as a funded component.

We are not aware of any material issues which, if not disclosed, would cause a material distortion of this report.

Certain information such as the beginning balance of reserve funds and other information as detailed on the component detail reports 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.

The client is considered to have deemed previously developed component quantities as accurate and reliable. The current work is reliant on the validity of prior Reserve Studies.

This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require the Association to (1) defer major maintenance, repair, or replacement, (2) increase future reserve contributions, (3) borrow funds to pay for major maintenance, repair, or replacement, or (4) impose special assessments for the cost of major maintenance, repair, or replacement.



KING CITY CIVIC ASSOCIATION
MAINTENANCE PLAN UPDATE
2020

**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
2019**

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

Building Envelope Inspection

Schwindt & Company recommends that all associations perform a building envelope inspection within 12 months of substantial completion of all construction or immediately upon detection of any water intrusion or mold problems. This inspection process may involve invasive testing if the problems detected are serious enough to warrant such measures.

The inspection should be performed by an architect, engineer, or state-licensed inspector who is specifically trained in forensic waterproofing analysis. The report should include a written summary of findings with recommendations for needed repairs or maintenance procedures.

All reserve studies and maintenance plans prepared by Schwindt & Company assume that any such recommendations will be followed and that all work will be performed by qualified professionals.

A complete envelope inspection will usually be required only one time although a visual review of the building exterior may be advisable on a periodic basis under certain circumstances. The Association should consult with the inspector(s) who performed the original assessment to determine the best course of action for their individual situation.

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

Frequency: Every 5 years

Roof Inspection

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

Gas Connections–Review

The following check should be performed monthly for all gas connections and main valves throughout the facility. (Do not open and close valves.) The gas company should be contacted if:

- * There is an odor of gas anywhere at any time.
- * Valves cannot be turned off or appear to be rusted or damaged.
- * Minor repairs are needed and maintenance personnel do not have adequate training or tools.

When gas is detected by odor, building occupants should immediately evacuate. The gas company and fire department should be contacted.

Possible undetected leakage should be visually checked (**do not open and close valves**) by performing a bubble test with soap and water, or by using a handheld combustible gas detector of professional quality.

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

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

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

Exterior Walls

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

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

Dryer vents should be checked **twice a year** and cleared of lint. Also check operation of exhaust baffles to make sure they are present and that they move freely. Exhaust ducts should be cleared of debris **every 3 years**.

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

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

roof.

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

Inspections should be made by a qualified professional.

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

Frequency: Annually

Fire Extinguishers – Common Areas Only

The following annual preventive maintenance checklist is for the fire extinguishers located in the common areas. This inspection and certification must be conducted by a licensed specialty contractor and should be scheduled in advance to ensure that the date on extinguishers will not expire. Monthly inspections of fire extinguishers' general condition, housing, and locations per code should be conducted as part of preventive maintenance procedures in areas that include business offices, common kitchen areas, locker rooms, restrooms, fitness/recreation areas, and swimming pool areas. In addition to the annual preventive maintenance tasks outlined below, check the pressure and weight of each extinguisher in the facility every 6 months, according to its manufacturer's label. If the pressure is below the recommended minimum or if the extinguisher has been used, it should be recharged. Consult the National Fire Protect Association's (NFPA) Standard 10 for the specific requirements regarding the proper locations of fire extinguishers and signage.

Annual preventive maintenance checklist consists of the following: certification; housing condition; hose condition; proper location per code; count per code; and overall condition.

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

Frequency: Annual

Trees - Maintenance

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

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

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

Frequency: Annually

Landscape Maintenance

The Association will be responsible for maintenance and upkeep of common area landscape throughout the property. This may include mowing lawn, removal of weeds, and dead-heading of flowers.

Landscape techniques vary depending on the foliage and season.

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

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

Frequency: Annually

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 6 years

Storm Drains

Storm drains or sewers are underground systems used to collect and dispose of surface water. They carry large quantities of water away from paved surface areas, and should be kept clean to prevent the accumulation of dirt and debris. They should be cleaned and flushed annually to ensure blockages are removed and piping is functional. If drains tend to become clogged frequently, they should be inspected and cleaned more often.

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

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

Frequency: Annually

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

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.

**King City Civic Association
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1228	Lib&A/C: Flooring - Pottery Room	2021	99 of 193
1250	Lib&A/C: Flooring: Hallway	2031	100 of 193
1021	Lib&A/C: Furniture & Equipment - Ceramic Kiln	2033	100 of 193
1044	Lib&A/C: Interior Lighting	2020	101 of 193
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1015	Pro Shop: Flooring	2027	104 of 193
1234	Pro Shop: Flooring: Concrete: Storage - Partial Repl..	2030	105 of 193
1026	Pro Shop: Furniture & Equipment	2024	105 of 193
1245	Pro Shop: Gutters & Downspouts Partial Replaceme..	2034	106 of 193
1248	Pro Shop: Heating & Cooling System - Replacement	2031	106 of 193
1242	Pro Shop: Men Locker Room - Renovation	2029	107 of 193
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1297	Pro Shop: Renovation	2025	108 of 193
1062	Pro Shop: Roofing	2034	108 of 193
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1088	Crown Center: Painting: Siding, Wood	2022	122 of 19
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1315	Aquatic Center Spa Heater	2026	138 of 19
1190	Aquatic Center Spa Plaster	2030	138 of 19
1316	Aquatic Center Spa Pumps - Replacement	2028	139 of 19
1317	Aquatic Center Spa Replaster	2030	139 of 19
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1211	Golf: Siding, Wood Partial Replacement - Maintena..	2031	156 of 19
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1275	Clubhouse, Proshop, Library, A/C Building Envelop..	2024	185 of 19
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	Total Funded Assets	202	
	Total Unfunded Assets	<u>1</u>	
	Total Assets	203	

King City Civic Association

Project Description

King City Civic Association is an adult community constructed in the year 1960 located in King City, Oregon. The Association includes a clubhouse, golf course, outdoor pool and shuffleboard facility. In 2018 the Association built a new indoor pool and building near their crown center. 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 inspection of the property in November and December of 2004.

A site visit was performed by Schwindt & Company in 2015 and 2019. 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

		<i>Report Parameters</i>	
Report Date	August 27, 2019	Inflation	2.50%
Account Number	5kingc	Annual Assessment Increase	0.00%
Budget Year Beginning	January 01, 2020	Interest Rate on Reserve Deposit	0.10%
Budget Year Ending	December 31, 2020		
Total Units	644	2020 Beginning Balance	\$400,000

Threshold Funding
Fully Reserved Model Summary

- This study utilizes the cash flow method and the threshold funding model, which establishes a reserve funding goal that keeps the reserve balance above a specified dollar or percent funded amount. The threshold method assumes that the threshold method is funded with a positive threshold balance, therefore, "fully reserved".
- The following items were not included in the analysis because they have useful lives greater than 30 years: grading/drainage; foundation/footings; storm drains; telephone, cable, and internet lines.
- This funding scenario begins with a contribution of **\$600,000 in 2020, \$600,000 in 2021** and increases **0.00%** each year for the remaining years of the study. A minimum balance of **\$246,468** is maintained.
- 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.

Cash Flow Method - Threshold Funding Model Summary of Calculations

Required Month Contribution	\$50,000.00
<i>\$77.64 per unit monthly</i>	
Average Net Month Interest Earned	
Total Month Allocation to Reserves	\$50,000.00
<i>\$77.64 per unit monthly</i>	

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

Beginning Balance: \$400,000

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2020	600,000		753,532	246,468	2,516,391	10%
2021	600,000	43	528,295	318,217	2,499,169	13%
2022	600,000	4	639,233	278,988	2,390,316	12%
2023	600,000	322	282,028	597,281	2,659,739	22%
2024	600,000	639	283,625	914,295	2,946,729	31%
2025	600,000	615	624,953	889,956	2,891,284	31%
2026	600,000	980	235,654	1,255,282	3,241,009	39%
2027	600,000	1,207	373,867	1,482,622	3,481,234	43%
2028	600,000	1,237	571,376	1,512,483	3,539,171	43%
2029	600,000	1,446	392,004	1,721,925	3,796,327	45%
2030	600,000	1,582	466,062	1,857,445	3,998,266	46%
2031	600,000	719	1,463,877	994,286	3,197,077	31%
2032	600,000	344	975,236	619,394	2,891,699	21%
2033	600,000	318	626,485	593,227	2,859,078	21%
2034	600,000	530	388,643	805,114	3,130,654	26%
2035	600,000	161	969,576	435,699	2,828,524	15%
2036	600,000	330	430,544	605,485	3,086,685	20%
2037	600,000	247	683,399	522,334	3,107,842	17%
2038	600,000	499	348,518	774,314	3,157,746	25%
2039	600,000	719	381,018	994,015	3,353,533	30%
2040	600,000	1,054	265,345	1,329,724	3,685,464	36%
2041	600,000	1,468	186,933	1,744,259	4,119,068	42%
2042	600,000	1,346	723,332	1,622,274	4,027,031	40%
2043	600,000	1,690	257,986	1,965,977	4,423,331	44%
2044	600,000	1,453	839,023	1,728,407	4,236,290	41%
2045	600,000	1,677	377,100	1,952,984	4,522,108	43%
2046	600,000	1,676	602,504	1,952,156	4,606,386	42%
2047	600,000	2,015	263,375	2,290,796	5,055,097	45%
2048	600,000	1,664	952,326	1,940,134	4,823,940	40%
2049	600,000	1,672	594,107	1,947,698	4,969,643	39%

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
Clubhouse								
CH: Burnisher Equipment	2009	2025	10	6	5	1 Total	1,361.76	1,362
CH: Carpet Cleaner Equipment	2009	2025	10	6	5	1 Total	2,870.57	2,871
CH: Computers - Replacement	2015	2020	5	0	0	8 Each	1,000.00	8,000
CH: Entry System - Replacement	2007	2022	15	0	2	1 Total	45,000.00	45,000
CH: Exterior Lighting Fixtures - Clubhouse	1996	2020	20	0	0	1 TOTAL	1,612.50	1,612
CH: Exterior Painting: Siding - Clubhouse,..	2016	2022	6	0	2	12,845 SF	3.00	38,535
CH: Fence, Chain Link: Partial Replaceme..	2010	2027	30	-13	7	1 TOTAL	11,215.97	11,216
CH: Flooring - Clubhouse - Lounge	2009	2021	10	2	1	1 TOTAL	7,525.00	7,525
CH: Flooring - Clubhouse - Meeting Room	2003	2021	14	4	1	330 SQ YD	23.65	7,804
CH: Flooring - Clubhouse - Office	2000	2021	8	13	1	1 TOTAL	2,804.00	2,804
CH: Flooring: Computer Room	2000	2021	15	6	1	111 SY	26.61	2,954
CH: Flooring: Red Cross Room	2010	2025	15	0	5	1 Total	1,209.37	1,209
CH: Flooring: Restrooms Clubhouse	2007	2022	15	0	2	26 SY	83.97	2,183
CH: Furniture & Equipment - Banquet Hall	2015	2028	13	0	8	1 TOTAL	8,778.89	8,779
CH: Furniture & Equipment - Clubhouse	2008	2021	7	6	1	1 TOTAL	10,750.00	10,750
CH: Furniture & Equipment - Clubhouse - ..	2009	2021	7	5	1	1 TOTAL	31,852.52	7,963
CH: Furniture & Equipment - Clubhouse - ..	2004	2021	15	2	1	1 TOTAL	42,059.91	42,060
CH: Furniture & Equipment - Clubhouse - ..	2007	2021	13	1	1	1 TOTAL	5,409.89	5,410
CH: Furniture & Equipment - Computer R..	2006	2021	10	5	1	1 TOTAL	2,150.00	2,150
CH: Gutters & Downspouts - Clubhouse ..	2015	2035	20	0	15	1 TOTAL	6,589.38	6,589
CH: Heating & Cooling System - Replac..	2012	2027	15	0	7	1 TOTAL	49,376.75	49,377
CH: Interior Lighting - Clubhouse	2011	2020	15	-8	0	1 TOTAL	7,009.99	7,010
CH: Interior Painting: Clubhouse	2012	2022	10	0	2	1 Total	16,218.43	16,218
CH: Kitchen Renovation	2009	2029	20	0	9	1 TOTAL	32,559.29	32,559
CH: Landscape - Renovation Project 1	1977	2020	30	12	0	1 TOTAL	4,205.40	4,205
CH: Landscape - Renovation Project 2	1977	2020	30	13	0	1 TOTAL	4,205.40	4,205
CH: Landscape - Renovation Project 3	1977	2021	30	14	1	1 TOTAL	4,205.40	4,205
CH: Parking Lot: Asphalt Overlay	2000	2025	24	1	5	87,314 SF	1.52	132,717
CH: Parking Lot: Asphalt Seal Coat	2019	2031	6	0	11	1 Total	37,827.02	37,827
CH: Restrooms Upgrade - Clubhouse	2007	2032	25	0	12	1 TOTAL	74,202.58	74,203
CH: Roofing - Arts & Crafts & Clubhouse ..	2015	2035	20	0	15	254 SQ	650.00	165,100
CH: Security Access System (Rekey)	1985	2020	15	0	0	1 Total	48,375.00	48,375
CH: Securitiy Camera/DVR - Replacement	2013	2020	7	0	0	1 Total	5,509.37	5,509
CH: Siding, Hardi-Plank Partial Replacem..	2011	2041	30	0	21	423 SF	17.00	7,191
CH: Siding, T-111 Partial Replacement - A..	1960	2033	30	43	13	1,737 SF	17.00	29,529
CH: Water Heater Replacement	2019	2020	1	0	0	1 TOTAL	2,242.45	2,242
CH: Windows - Replacement	<i>Unfunded</i>							
Clubhouse - Total								<u>\$837,251</u>

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
Library/Arts & Crafts								
Lib&A/C: Cut Saw - Replacement	2012	2025	7	6	5	1 Total	1,194.91	1,195
Lib&A/C: Flooring - Partially Replace	2015	2027	12	0	7	1 TOTAL	3,504.99	3,505
Lib&A/C: Flooring - Pottery Room	2000	2021	15	6	1	26 SY	83.97	2,183
Lib&A/C: Flooring: Hallway	2016	2031	15	0	11	1 Total	3,225.00	3,225
Lib&A/C: Furniture & Equipment - Cera..	2018	2033	15	0	13	1 TOTAL	4,000.00	4,000
Lib&A/C: Interior Lighting	2004	2020	5	9	0	1 TOTAL	3,225.00	3,225
Lib&A/C: Restrooms Renovations - Arts ..	1964	2020	45	7	0	1 TOTAL	6,450.00	6,450
Lib&A/C: Siding, Hardi-Plank Partial Repl..	2011	2041	30	0	21	733 SF	17.00	12,469
Lib&A/C: Wood Shop Equipment	2012	2020	7	0	0	1 Total	2,000.00	<u>2,000</u>
Library/Arts & Crafts - Total								\$38,253
Pro Shop								
Pro Shop: Asphalt Repair + Front Sidewalk	2015	2020	2	0	0	1 Total	3,225.00	3,225
Pro Shop: Flooring	2014	2027	13	0	7	328 SQ YD	23.65	7,757
Pro Shop: Flooring: Concrete: Storage - Pa..	2000	2030	30	0	10	102 SF	12.09	1,240
Pro Shop: Furniture & Equipment	2014	2024	10	0	4	1 TOTAL	7,559.22	7,559
Pro Shop: Gutters & Downspouts Partial R..	2014	2034	20	0	14	134 LF	10.00	1,345
Pro Shop: Heating & Cooling System - Re..	2016	2031	15	0	11	1 TOTAL	4,300.00	4,300
Pro Shop: Men Locker Room - Renovation	2014	2029	15	0	9	1 Total	32,250.00	32,250
Pro Shop: Painting Siding, Wood	2016	2022	6	0	2	3,840 SQ FT	1.93	7,411
Pro Shop: Renovation	2010	2025	15	0	5	1 Total	5,000.00	5,000
Pro Shop: Roofing	2014	2034	20	0	14	60 SQ	600.00	36,000
Pro Shop: Siding, Wood Partial Replaceme..	2003	2026	20	3	6	1,800 SF	17.00	30,600
Pro Shop: Sign	2013	2033	20	0	13	1 Total	3,096.00	3,096
Pro Shop: Women Locker Room - Renovat..	2003	2020	15	0	0	1 Total	100,000.00	<u>100,000</u>
Pro Shop - Total								\$239,784
Outdoor Pool								
Outdoor Pool: Chemical Controller	2018	2028	10	0	8	1 Total	4,000.00	4,000
Outdoor Pool: Fence - Replacement	1960	2020	50	0	0	282 LF	35.00	9,870
Outdoor Pool: Filter	2010	2020	10	0	0	1 TOTAL	2,804.00	2,804
Outdoor Pool: Patio, Concrete - Replaceme..	2005	2020	15	0	0	2,856 SF	10.75	30,702
Outdoor Pool: Plaster	2003	2020	12	5	0	1 TOTAL	26,875.00	26,875
Outdoor Pool: Pump - Replacement	2018	2028	10	0	8	1 Total	1,200.00	1,200
Outdoor Pool: Shower - Replacement	1960	2020	30	0	0	1 Total	1,500.00	1,500
Outdoor Pool: Shower Water Heater - Repl..	2018	2028	10	0	8	1 Total	1,200.00	1,200
Outdoor Pool: Water Heater - Replacement	2011	2020	8	0	0	1 TOTAL	4,768.97	<u>4,769</u>
Outdoor Pool - Total								\$82,920

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Component Summary By Category

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Crown Center								
Crown Center Irrigation System - Upgrades	2018	2030	12	0	10	1 TOTAL	16,823.96	16,824
Crown Center: Flooring - Crown Room	2012	2027	15	0	7	1 TOTAL	7,781.71	7,782
Crown Center: Flooring - Fitness Room	2012	2027	15	0	7	1 TOTAL	2,804.00	2,804
Crown Center: Flooring - Foyer & Toilets	1999	2021	20	2	1	1 TOTAL	2,804.00	2,804
Crown Center: Flooring - Kitchen	1999	2021	20	2	1	1 TOTAL	1,401.99	1,402
Crown Center: Flooring Main Room - Rep..	2015	2025	10	0	5	1 Total	7,226.10	7,226
Crown Center: Front Doors	2010	2035	25	0	15	1 Total	7,024.05	7,024
Crown Center: Furniture & Equipment - F..	2018	2021	3	0	1	1 TOTAL	5,608.00	5,608
Crown Center: Furniture & Equipment - K..	1998	2021	12	11	1	1 TOTAL	14,019.97	14,020
Crown Center: Furniture & Equipment Re..	2000	2021	10	11	1	1 TOTAL	11,215.97	11,216
Crown Center: Gutters & Downspouts Par..	2019	2039	20	0	19	1 TOTAL	1,401.99	1,402
Crown Center: Lighting, Interior	2001	2020	10	0	0	1 TOTAL	4,205.99	4,206
Crown Center: Painting: Siding, Wood	2016	2022	6	0	2	4,500 SF	2.00	9,000
Crown Center: Restrooms - Crown Room	2012	2037	25	0	17	1 TOTAL	8,411.97	8,412
Crown Center: Restrooms - Fitness	1960	2020	15	0	0	1 TOTAL	10,000.00	10,000
Crown Center: Roofing Old	2007	2020	20	-7	0	1 Total	11,200.00	11,200
Crown Center - Total								\$120,930
Aquatic Center								
Aquatic Center Battery Back Up Replacem..	2018	2023	5	0	3	1 Total	9,269.00	9,269
Aquatic Center Interior Lighting - Replace..	2018	2033	15	0	13	1 Total	45,000.00	45,000
Aquatic Center Interior Painting: Pool Area	2018	2028	10	0	8	1 Total	35,000.00	35,000
Aquatic Center Lap Pool Chemical Control..	2018	2028	10	0	8	1 Total	4,000.00	4,000
Aquatic Center Lap Pool Filter	2018	2028	10	0	8	1 Total	2,804.00	2,804
Aquatic Center Lap Pool Heater	2018	2026	8	0	6	1 Total	5,500.00	5,500
Aquatic Center Lap Pool Pumps - Replace..	2018	2028	10	0	8	1 Total	1,200.00	1,200
Aquatic Center Lap Pool Replaster	2018	2030	12	0	10	1 TOTAL	7,500.00	7,500
Aquatic Center Lap Pool UV System	2018	2025	7	0	5	1 Total	14,308.00	14,308
Aquatic Center Large Pool Filter	2018	2028	10	0	8	1 Total	2,804.00	2,804
Aquatic Center Large Pool Chemical Contr..	2018	2028	10	0	8	1 Total	4,000.00	4,000
Aquatic Center Large Pool Heater	2018	2026	8	0	6	1 Total	5,500.00	5,500
Aquatic Center Large Pool Pumps - Replac..	2018	2028	10	0	8	1 Total	1,200.00	1,200
Aquatic Center Large Pool Replaster	2018	2030	12	0	10	1 TOTAL	7,500.00	7,500
Aquatic Center Large Pool UV System	2018	2025	7	0	5	1 Total	14,308.00	14,308
Aquatic Center Loan Payment	2019	2020	1	0	0	1 Total	103,570.85	103,571
Aquatic Center Locker Room HVAC - Rep..	2018	2030	12	0	10	1 Total	8,000.00	8,000
Aquatic Center Men Locker Room - Renov..	2018	2033	15	0	13	1 Total	10,750.00	10,750
Aquatic Center Pool Exhaust - Replacement	2018	2028	10	0	8	1 Total	50,000.00	50,000
Aquatic Center Pool Plaster: Large	2018	2030	12	0	10	1 Total	12,000.00	12,000
Aquatic Center Power Washer & Deck Cle..	2018	2023	5	0	3	1 TOTAL	2,000.00	2,000
Aquatic Center Pressure Washer - Replace..	2018	2033	15	0	13	1 Total	1,700.00	1,700

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<i>Aquatic Center continued...</i>								
Aquatic Center Roofing New	2018	2038	20	0	18	7,254 SF	6.00	43,524
Aquatic Center Seresco Dehumidifier - Re..	2018	2033	15	0	13	1 Total	153,765.00	153,765
Aquatic Center Siding, Fiber Cement Repair	2016	2046	30	0	26	1,683 SF	17.00	28,611
Aquatic Center Spa Chemical Controller	2018	2028	10	0	8	1 Total	4,000.00	4,000
Aquatic Center Spa Filter	2018	2028	10	0	8	1 Total	2,804.00	2,804
Aquatic Center Spa Heater	2018	2026	8	0	6	1 Total	5,500.00	5,500
Aquatic Center Spa Plaster	2018	2030	12	0	10	1 TOTAL	5,000.00	5,000
Aquatic Center Spa Pumps - Replacement	2018	2028	10	0	8	2 Each	1,200.00	2,400
Aquatic Center Spa Replaster	2018	2030	12	0	10	1 TOTAL	5,000.00	5,000
Aquatic Center Spa UV System	2018	2025	7	0	5	1 Total	14,308.00	14,308
Aquatic Center Swimming Pool: Concrete ..	2018	2043	25	0	23	308 SF	10.75	3,311
Aquatic Center Water Heater Replacement	2018	2028	10	0	8	3 Each	3,500.00	10,500
Aquatic Center Women Locker Room - Re..	2018	2033	15	0	13	1 Total	10,750.00	10,750
Aquatic Center - Total								\$637,387
Golf Course								
Golf: Cage Netting	2010	2022	5	7	2	1 Total	1,209.37	1,209
Golf: Cage Structure	2010	2030	20	0	10	1 Total	5,000.00	5,000
Golf: Cart Paths - Replacement Phase I	2019	2044	25	0	24	13,728 SF	3.76	51,620
Golf: Cart Paths - Replacement Phase II	1998	2020	25	-3	0	13,728 SF	3.76	51,620
Golf: Cart Paths - Replacement Phase III	1998	2021	25	-2	1	13,728 SF	3.76	51,620
Golf: Cart Paths - Replacement Phase IV	1998	2022	25	-1	2	13,728 SF	3.76	51,620
Golf: Drainage Program	2019	2020	1	0	0	1 TOTAL	33,000.00	33,000
Golf: Fairway #1 Drainage Repair	2011	2036	25	0	16	1 Total	16,285.78	16,286
Golf: Fairway Seeding Program	2005	2025	1	19	5	1 TOTAL	9,813.67	9,814
Golf: Fuel Tank - Replacement	2012	2030	18	0	10	1 Total	40,000.00	40,000
Golf: GSP Irrigation	2019	2024	5	0	4	1 Total	12,529.12	12,529
Golf: Irrigation - Controllers	2001	2022	15	6	2	12 EACH	6,589.38	79,073
Golf: Irrigation - Pump Station	1998	2020	12	10	0	1 TOTAL	150,000.00	150,000
Golf: Irrigation - Rainbird Freedom	2003	2022	10	9	2	1 TOTAL	13,318.97	13,319
Golf: Irrigation - Weather Station	2004	2022	10	8	2	1 TOTAL	19,627.96	19,628
Golf: Irrigation Pond Intake Screen - Repla..	2012	2022	10	0	2	1 Total	1,423.92	1,424
Golf: Irrigation System - Repairs	2001	2020	1	0	0	1 TOTAL	15,000.00	15,000
Golf: Irrigation System - Upgrades	2001	2031	30	0	11	1 TOTAL	856,306.30	856,306
Golf: Maintenance Shop - Renovation	2004	2020	30	-14	0	1 Total	10,000.00	10,000
Golf: Painting: Siding, Wood - Maintenanc..	2013	2020	6	0	0	1 Total	2,849.00	2,849
Golf: Pond Dredging	2004	2024	20	0	4	1 Total	50,000.00	50,000
Golf: Pond Fountain - Replacement	2012	2020	5	0	0	1 Total	5,000.00	5,000
Golf: Pump House - Composition Roof Re..	1998	2023	25	0	3	256 SF	10.00	2,560
Golf: Pump House - Skylight Replacement	1998	2023	25	0	3	1 Total	1,075.00	1,075
Golf: Pump House - Wood Siding Replace..	1998	2023	25	0	3	1,024 SF	17.00	17,408

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<i>Golf Course continued...</i>								
Golf: Roofing - Maintenance Shop - Flat	2013	2023	10	0	3	15 SQ	1,000.00	15,000
Golf: Roofing - Maintenance Shop - Pitched	2004	2020	15	1	0	20 SQUARES	600.00	12,000
Golf: Sanding Program	2019	2020	1	0	0	1 TOTAL	4,205.99	4,206
Golf: Siding, Wood Partial Replacement - ..	2012	2031	20	-1	11	540 SF	17.00	9,180
Golf: USGA Green Survey for Golf Course	2011	2021	10	0	1	1 Total	3,144.37	3,144
Golf: Well Pump - Replacement	2012	2022	10	0	2	1 Total	5,000.00	5,000
Golf Course - Total								<u>\$1,596,490</u>
Golf Equipment								
Golf - Aerifiers - Fairway	2014	2029	15	0	9	1 TOTAL	27,950.00	27,950
Golf - Aerifiers - Toro Greens	2014	2029	15	0	9	1 TOTAL	26,767.30	26,767
Golf - Carts Replacement	2018	2028	10	0	8	1 Total	4,353.75	4,354
Golf - Misc. - Ditch Witch Trencher	1992	2025	15	18	5	1 TOTAL	9,675.00	9,675
Golf - Misc. - Fertilizer Spreader	2019	2039	20	0	19	1 TOTAL	3,738.66	3,739
Golf - Misc. - Marshall Cart	2018	2028	10	0	8	1 TOTAL	4,837.50	4,837
Golf - Misc. - Pressure Washer	1992	2022	15	15	2	1 TOTAL	1,822.60	1,823
Golf - Misc. - Reel Sharpener	2006	2021	15	0	1	1 TOTAL	48,375.00	48,375
Golf - Misc. - Ryan Sod Cutter	1990	2025	20	15	5	1 TOTAL	5,608.00	5,608
Golf - Misc. - Seel 250	2018	2038	20	0	18	1 TOTAL	10,000.00	10,000
Golf - Misc. - Thatcher	2000	2025	10	15	5	1 TOTAL	3,504.99	3,505
Golf - Misc. - Top Dresser Ty-Crop	2016	2028	12	0	8	1 TOTAL	16,823.96	16,824
Golf - Misc. - Turbo Blower	2007	2022	10	5	2	1 TOTAL	8,465.62	8,466
Golf - Misc. - Turf Vacuum	2008	2021	12	1	1	1 TOTAL	16,125.00	16,125
Golf - Mowers - 20" Rotary Honda	2014	2020	5	1	0	1 TOTAL	1,290.00	1,290
Golf - Mowers - 3100 Toro	2003	2021	7	11	1	1 TOTAL	35,071.87	35,072
Golf - Mowers - 3150 Toro	2009	2023	7	7	3	1 TOTAL	35,071.87	35,072
Golf - Mowers - 3150 Toro	2018	2025	7	0	5	1 TOTAL	36,760.00	36,760
Golf - Mowers - 3150 Toro	2018	2025	7	0	5	1 TOTAL	34,400.00	34,400
Golf - Mowers - 40" Toro Rotary	2009	2025	10	6	5	1 TOTAL	6,142.41	6,142
Golf - Mowers - 7 Gang Toro	2013	2028	15	0	8	1 TOTAL	29,025.00	29,025
Golf - Mowers - 72" Toro 32800	2013	2025	12	0	5	1 TOTAL	28,669.39	28,669
Golf - Mowers - Fairway JD 3235B	2017	2027	10	0	7	1 TOTAL	67,725.00	67,725
Golf - Mowers - Fairway JD 3235C	2008	2022	10	4	2	1 TOTAL	67,725.00	67,725
Golf - Mowers - Triplex JD	2007	2022	10	5	2	1 TOTAL	31,306.73	31,307
Golf - Mowers - Triplex JD	2002	2025	10	13	5	1 TOTAL	32,245.93	32,246
Golf - Tools & Small Equipment	2019	2020	1	0	0	1 TOTAL	2,804.00	2,804
Golf - Tractors - Kubota	2015	2035	20	0	15	1 TOTAL	25,672.59	25,673
Golf - Tractors - Light Tractor JD	2012	2021	15	-6	1	1 TOTAL	29,386.12	29,386
Golf - Transporters - Cushman Heavy	2011	2021	10	0	1	1 TOTAL	30,783.64	30,784
Golf - Transporters - Cushman Heavy	2004	2022	10	8	2	1 TOTAL	25,235.95	25,236
Golf - Transporters - Dump Truck	2019	2039	20	0	19	1 TOTAL	43,000.00	43,000

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<i>Golf Equipment continued...</i>								
Golf - Transporters - JD Gator HPX	2018	2030	12	0	10	1 TOTAL	16,263.17	16,263
Golf - Transporters - JD Gator TX	2012	2022	7	3	2	1 TOTAL	16,000.00	16,000
Golf - Transporters - JD Gator Turf	2018	2025	7	0	5	1 TOTAL	16,000.00	16,000
Golf - Transporters - Toroworkman	2016	2023	7	0	3	1 TOTAL	8,800.00	8,800
Golf Equipment - Total								<u>\$807,426</u>
Grounds								
Camino Park Fence, Wood: Replacement	2008	2023	15	0	3	1 TOTAL	5,678.23	5,678
Common Area Concrete Curbing - Partial ..	2013	2043	30	0	23	2,120 FT	9.58	20,310
Common Area Concrete Sidewalk - Partial ..	2018	2033	15	0	13	1 TOTAL	16,823.96	16,824
Common Area Concrete Sidewalk - Partial ..	2005	2020	15	0	0	1 TOTAL	30,000.00	30,000
Common Area Gazebo, Shingle Roof: Repl..	2001	2021	15	5	1	1 Total	2,150.00	2,150
Common Area Gazebo, Wood Structure - ..	2001	2021	20	0	1	237 SF	12.09	2,865
Common Area Landscape & Drainage	2005	2020	5	0	0	1 TOTAL	5,000.00	5,000
Common Area Light Poles - Repairs	2005	2020	10	0	0	1 TOTAL	5,000.00	5,000
Common Area Park Irrigation System - Up..	2005	2025	5	15	5	1 TOTAL	2,500.00	2,500
Common Area Plant Upgrades	2005	2020	1	0	0	1 TOTAL	4,205.99	4,206
Grounds - Total								<u>\$94,533</u>
Inspections								
Aquatic Center Building Envelope Inspecti..	2019	2024	5	0	4	1 Total	3,000.00	3,000
Clubhouse, Proshop, Library, A/C Buildin..	2019	2024	5	0	4	1 Total	10,000.00	10,000
Clubhouse, Proshop, Library, A/C Electric..	1960	2020	25	0	0	1 Total	10,000.00	10,000
Clubhouse, Proshop, Library, A/C Plumbin..	1960	2020	25	0	0	1 Total	10,000.00	10,000
Inspections - Total								<u>\$33,000</u>
Shuffleboard Building								
Shuffleboard: Roof - Shingle	2017	2037	20	0	17	2,250 SF	6.00	13,500
Shuffleboard: Roof Corrugated Fiberglass	2019	2039	20	0	19	1 Total	5,375.00	5,375
Shuffleboard: Siding: Corrugated Fiberglass	2019	2039	20	0	19	1 Total	5,442.19	5,442
Shuffleboard Building - Total								<u>\$24,317</u>
Total Asset Summary								<u>\$4,512,291</u>

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Capital								
Aquatic Center Battery Back Up Replacem..	2018	2023	5	0	3	1 Total	9,269.00	9,269
Aquatic Center Interior Lighting - Replace..	2018	2033	15	0	13	1 Total	45,000.00	45,000
Aquatic Center Lap Pool Chemical Control..	2018	2028	10	0	8	1 Total	4,000.00	4,000
Aquatic Center Lap Pool Filter	2018	2028	10	0	8	1 Total	2,804.00	2,804
Aquatic Center Lap Pool Heater	2018	2026	8	0	6	1 Total	5,500.00	5,500
Aquatic Center Lap Pool Pumps - Replace..	2018	2028	10	0	8	1 Total	1,200.00	1,200
Aquatic Center Lap Pool Replaster	2018	2030	12	0	10	1 TOTAL	7,500.00	7,500
Aquatic Center Lap Pool UV System	2018	2025	7	0	5	1 Total	14,308.00	14,308
Aquatic Center Large Pool Filter	2018	2028	10	0	8	1 Total	2,804.00	2,804
Aquatic Center Large Pool Chemical Contr..	2018	2028	10	0	8	1 Total	4,000.00	4,000
Aquatic Center Large Pool Heater	2018	2026	8	0	6	1 Total	5,500.00	5,500
Aquatic Center Large Pool Pumps - Replac..	2018	2028	10	0	8	1 Total	1,200.00	1,200
Aquatic Center Large Pool Replaster	2018	2030	12	0	10	1 TOTAL	7,500.00	7,500
Aquatic Center Large Pool UV System	2018	2025	7	0	5	1 Total	14,308.00	14,308
Aquatic Center Locker Room HVAC - Rep..	2018	2030	12	0	10	1 Total	8,000.00	8,000
Aquatic Center Men Locker Room - Renov..	2018	2033	15	0	13	1 Total	10,750.00	10,750
Aquatic Center Pool Exhaust - Replacement	2018	2028	10	0	8	1 Total	50,000.00	50,000
Aquatic Center Pool Plaster: Large	2018	2030	12	0	10	1 Total	12,000.00	12,000
Aquatic Center Power Washer & Deck Cle..	2018	2023	5	0	3	1 TOTAL	2,000.00	2,000
Aquatic Center Pressure Washer - Replace..	2018	2033	15	0	13	1 Total	1,700.00	1,700
Aquatic Center Roofing New	2018	2038	20	0	18	7,254 SF	6.00	43,524
Aquatic Center Seresco Dehumidifier - Re..	2018	2033	15	0	13	1 Total	153,765.00	153,765
Aquatic Center Siding, Fiber Cement Repair	2016	2046	30	0	26	1,683 SF	17.00	28,611
Aquatic Center Spa Chemical Controller	2018	2028	10	0	8	1 Total	4,000.00	4,000
Aquatic Center Spa Filter	2018	2028	10	0	8	1 Total	2,804.00	2,804
Aquatic Center Spa Heater	2018	2026	8	0	6	1 Total	5,500.00	5,500
Aquatic Center Spa Plaster	2018	2030	12	0	10	1 TOTAL	5,000.00	5,000
Aquatic Center Spa Pumps - Replacement	2018	2028	10	0	8	2 Each	1,200.00	2,400
Aquatic Center Spa Replaster	2018	2030	12	0	10	1 TOTAL	5,000.00	5,000
Aquatic Center Spa UV System	2018	2025	7	0	5	1 Total	14,308.00	14,308
Aquatic Center Swimming Pool: Concrete ..	2018	2043	25	0	23	308 SF	10.75	3,311
Aquatic Center Water Heater Replacement	2018	2028	10	0	8	3 Each	3,500.00	10,500
Aquatic Center Women Locker Room - Re..	2018	2033	15	0	13	1 Total	10,750.00	10,750
CH: Burnisher Equipment	2009	2025	10	6	5	1 Total	1,361.76	1,362
CH: Carpet Cleaner Equipment	2009	2025	10	6	5	1 Total	2,870.57	2,871
CH: Computers - Replacement	2015	2020	5	0	0	8 Each	1,000.00	8,000
CH: Entry System - Replacement	2007	2022	15	0	2	1 Total	45,000.00	45,000
CH: Exterior Lighting Fixtures - Clubhouse	1996	2020	20	0	0	1 TOTAL	1,612.50	1,612
CH: Flooring - Clubhouse - Lounge	2009	2021	10	2	1	1 TOTAL	7,525.00	7,525
CH: Flooring - Clubhouse - Meeting Room	2003	2021	14	4	1	330 SQ YD	23.65	7,804
CH: Flooring - Clubhouse - Office	2000	2021	8	13	1	1 TOTAL	2,804.00	2,804

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<i>Capital continued...</i>								
CH: Flooring: Restrooms Clubhouse	2007	2022	15	0	2	26 SY	83.97	2,183
CH: Furniture & Equipment - Banquet Hall	2015	2028	13	0	8	1 TOTAL	8,778.89	8,779
CH: Furniture & Equipment - Clubhouse	2008	2021	7	6	1	1 TOTAL	10,750.00	10,750
CH: Furniture & Equipment - Clubhouse - ..	2009	2021	7	5	1	1 TOTAL	31,852.52	7,963
CH: Furniture & Equipment - Clubhouse - ..	2004	2021	15	2	1	1 TOTAL	42,059.91	42,060
CH: Furniture & Equipment - Clubhouse - ..	2007	2021	13	1	1	1 TOTAL	5,409.89	5,410
CH: Furniture & Equipment - Computer R..	2006	2021	10	5	1	1 TOTAL	2,150.00	2,150
CH: Gutters & Downspouts - Clubhouse ..	2015	2035	20	0	15	1 TOTAL	6,589.38	6,589
CH: Heating & Cooling System - Replace..	2012	2027	15	0	7	1 TOTAL	49,376.75	49,377
CH: Interior Lighting - Clubhouse	2011	2020	15	-8	0	1 TOTAL	7,009.99	7,010
CH: Kitchen Renovation	2009	2029	20	0	9	1 TOTAL	32,559.29	32,559
CH: Landscape - Renovation Project 1	1977	2020	30	12	0	1 TOTAL	4,205.40	4,205
CH: Landscape - Renovation Project 2	1977	2020	30	13	0	1 TOTAL	4,205.40	4,205
CH: Landscape - Renovation Project 3	1977	2021	30	14	1	1 TOTAL	4,205.40	4,205
CH: Parking Lot: Asphalt Overlay	2000	2025	24	1	5	87,314 SF	1.52	132,717
CH: Restrooms Upgrade - Clubhouse	2007	2032	25	0	12	1 TOTAL	74,202.58	74,203
CH: Roofing - Arts & Crafts & Clubhouse ..	2015	2035	20	0	15	254 SQ	650.00	165,100
CH: Security Access System (Rekey)	1985	2020	15	0	0	1 Total	48,375.00	48,375
CH: Securtiy Camera/DVR - Replacement	2013	2020	7	0	0	1 Total	5,509.37	5,509
CH: Siding, T-111 Partial Replacement - A..	1960	2033	30	43	13	1,737 SF	17.00	29,529
CH: Water Heater Replacement	2019	2020	1	0	0	1 TOTAL	2,242.45	2,242
CH: Windows - Replacement	<i>Unfunded</i>							
Camino Park Fence, Wood: Replacement	2008	2023	15	0	3	1 TOTAL	5,678.23	5,678
Common Area Gazebo, Shingle Roof: Repl..	2001	2021	15	5	1	1 Total	2,150.00	2,150
Crown Center: Flooring - Crown Room	2012	2027	15	0	7	1 TOTAL	7,781.71	7,782
Crown Center: Flooring - Fitness Room	2012	2027	15	0	7	1 TOTAL	2,804.00	2,804
Crown Center: Flooring - Foyer & Toilets	1999	2021	20	2	1	1 TOTAL	2,804.00	2,804
Crown Center: Flooring - Kitchen	1999	2021	20	2	1	1 TOTAL	1,401.99	1,402
Crown Center: Flooring Main Room - Rep..	2015	2025	10	0	5	1 Total	7,226.10	7,226
Crown Center: Front Doors	2010	2035	25	0	15	1 Total	7,024.05	7,024
Crown Center: Furniture & Equipment - F..	2018	2021	3	0	1	1 TOTAL	5,608.00	5,608
Crown Center: Furniture & Equipment - K..	1998	2021	12	11	1	1 TOTAL	14,019.97	14,020
Crown Center: Furniture & Equipment Re..	2000	2021	10	11	1	1 TOTAL	11,215.97	11,216
Crown Center: Gutters & Downspouts Par..	2019	2039	20	0	19	1 TOTAL	1,401.99	1,402
Crown Center: Lighting, Interior	2001	2020	10	0	0	1 TOTAL	4,205.99	4,206
Crown Center: Restrooms - Crown Room	2012	2037	25	0	17	1 TOTAL	8,411.97	8,412
Crown Center: Restrooms - Fitness	1960	2020	15	0	0	1 TOTAL	10,000.00	10,000
Crown Center: Roofing Old	2007	2020	20	-7	0	1 Total	11,200.00	11,200
Golf - Aerifiers - Fairway	2014	2029	15	0	9	1 TOTAL	27,950.00	27,950
Golf - Aerifiers - Toro Greens	2014	2029	15	0	9	1 TOTAL	26,767.30	26,767
Golf - Carts Replacement	2018	2028	10	0	8	1 Total	4,353.75	4,354

King City Civic Association
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Component Summary By Group

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Capital continued...</i>								
Golf - Misc. - Ditch Witch Trencher	1992	2025	15	18	5	1 TOTAL	9,675.00	9,675
Golf - Misc. - Fertilizer Spreader	2019	2039	20	0	19	1 TOTAL	3,738.66	3,739
Golf - Misc. - Marshall Cart	2018	2028	10	0	8	1 TOTAL	4,837.50	4,837
Golf - Misc. - Pressure Washer	1992	2022	15	15	2	1 TOTAL	1,822.60	1,823
Golf - Misc. - Reel Sharpener	2006	2021	15	0	1	1 TOTAL	48,375.00	48,375
Golf - Misc. - Ryan Sod Cutter	1990	2025	20	15	5	1 TOTAL	5,608.00	5,608
Golf - Misc. - Seel 250	2018	2038	20	0	18	1 TOTAL	10,000.00	10,000
Golf - Misc. - Thatcher	2000	2025	10	15	5	1 TOTAL	3,504.99	3,505
Golf - Misc. - Top Dresser Ty-Crop	2016	2028	12	0	8	1 TOTAL	16,823.96	16,824
Golf - Misc. - Turbo Blower	2007	2022	10	5	2	1 TOTAL	8,465.62	8,466
Golf - Misc. - Turf Vacuum	2008	2021	12	1	1	1 TOTAL	16,125.00	16,125
Golf - Mowers - 20" Rotary Honda	2014	2020	5	1	0	1 TOTAL	1,290.00	1,290
Golf - Mowers - 3100 Toro	2003	2021	7	11	1	1 TOTAL	35,071.87	35,072
Golf - Mowers - 3150 Toro	2009	2023	7	7	3	1 TOTAL	35,071.87	35,072
Golf - Mowers - 3150 Toro	2018	2025	7	0	5	1 TOTAL	34,400.00	34,400
Golf - Mowers - 3150 Toro	2018	2025	7	0	5	1 TOTAL	36,760.00	36,760
Golf - Mowers - 40" Toro Rotary	2009	2025	10	6	5	1 TOTAL	6,142.41	6,142
Golf - Mowers - 7 Gang Toro	2013	2028	15	0	8	1 TOTAL	29,025.00	29,025
Golf - Mowers - 72" Toro 32800	2013	2025	12	0	5	1 TOTAL	28,669.39	28,669
Golf - Mowers - Fairway JD 3235B	2017	2027	10	0	7	1 TOTAL	67,725.00	67,725
Golf - Mowers - Fairway JD 3235C	2008	2022	10	4	2	1 TOTAL	67,725.00	67,725
Golf - Mowers - Triplex JD	2007	2022	10	5	2	1 TOTAL	31,306.73	31,307
Golf - Mowers - Triplex JD	2002	2025	10	13	5	1 TOTAL	32,245.93	32,246
Golf - Tools & Small Equipment	2019	2020	1	0	0	1 TOTAL	2,804.00	2,804
Golf - Tractors - Kubota	2015	2035	20	0	15	1 TOTAL	25,672.59	25,673
Golf - Tractors - Light Tractor JD	2012	2021	15	-6	1	1 TOTAL	29,386.12	29,386
Golf - Transporters - Cushman Heavy	2011	2021	10	0	1	1 TOTAL	30,783.64	30,784
Golf - Transporters - Cushman Heavy	2004	2022	10	8	2	1 TOTAL	25,235.95	25,236
Golf - Transporters - Dump Truck	2019	2039	20	0	19	1 TOTAL	43,000.00	43,000
Golf - Transporters - JD Gator HPX	2018	2030	12	0	10	1 TOTAL	16,263.17	16,263
Golf - Transporters - JD Gator TX	2012	2022	7	3	2	1 TOTAL	16,000.00	16,000
Golf - Transporters - JD Gator Turf	2018	2025	7	0	5	1 TOTAL	16,000.00	16,000
Golf - Transporters - Toroworkman	2016	2023	7	0	3	1 TOTAL	8,800.00	8,800
Golf: Cage Netting	2010	2022	5	7	2	1 Total	1,209.37	1,209
Golf: Cage Structure	2010	2030	20	0	10	1 Total	5,000.00	5,000
Golf: Cart Paths - Replacement Phase I	2019	2044	25	0	24	13,728 SF	3.76	51,620
Golf: Cart Paths - Replacement Phase II	1998	2020	25	-3	0	13,728 SF	3.76	51,620
Golf: Cart Paths - Replacement Phase III	1998	2021	25	-2	1	13,728 SF	3.76	51,620
Golf: Cart Paths - Replacement Phase IV	1998	2022	25	-1	2	13,728 SF	3.76	51,620
Golf: Drainage Program	2019	2020	1	0	0	1 TOTAL	33,000.00	33,000
Golf: Fuel Tank - Replacement	2012	2030	18	0	10	1 Total	40,000.00	40,000

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Component Summary By Group

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Capital continued...</i>								
Golf: GSP Irrigation	2019	2024	5	0	4	1 Total	12,529.12	12,529
Golf: Irrigation - Controllers	2001	2022	15	6	2	12 EACH	6,589.38	79,073
Golf: Irrigation - Pump Station	1998	2020	12	10	0	1 TOTAL	150,000.00	150,000
Golf: Irrigation - Rainbird Freedom	2003	2022	10	9	2	1 TOTAL	13,318.97	13,319
Golf: Irrigation - Weather Station	2004	2022	10	8	2	1 TOTAL	19,627.96	19,628
Golf: Irrigation Pond Intake Screen - Repla..	2012	2022	10	0	2	1 Total	1,423.92	1,424
Golf: Maintenance Shop - Renovation	2004	2020	30	-14	0	1 Total	10,000.00	10,000
Golf: Pond Dredging	2004	2024	20	0	4	1 Total	50,000.00	50,000
Golf: Pond Fountain - Replacement	2012	2020	5	0	0	1 Total	5,000.00	5,000
Golf: Pump House - Composition Roof Re..	1998	2023	25	0	3	256 SF	10.00	2,560
Golf: Pump House - Skylight Replacement	1998	2023	25	0	3	1 Total	1,075.00	1,075
Golf: Pump House - Wood Siding Replac..	1998	2023	25	0	3	1,024 SF	17.00	17,408
Golf: Roofing - Maintenance Shop - Flat	2013	2023	10	0	3	15 SQ	1,000.00	15,000
Golf: Roofing - Maintenance Shop - Pitched	2004	2020	15	1	0	20 SQUARES	600.00	12,000
Golf: Sanding Program	2019	2020	1	0	0	1 TOTAL	4,205.99	4,206
Golf: USGA Green Survey for Golf Course	2011	2021	10	0	1	1 Total	3,144.37	3,144
Golf: Well Pump - Replacement	2012	2022	10	0	2	1 Total	5,000.00	5,000
Lib&A/C: Cut Saw - Replacement	2012	2025	7	6	5	1 Total	1,194.91	1,195
Lib&A/C: Flooring: Hallway	2016	2031	15	0	11	1 Total	3,225.00	3,225
Lib&A/C: Furniture & Equipment - Cera..	2018	2033	15	0	13	1 TOTAL	4,000.00	4,000
Lib&A/C: Interior Lighting	2004	2020	5	9	0	1 TOTAL	3,225.00	3,225
Lib&A/C: Restrooms Renovations - Arts ..	1964	2020	45	7	0	1 TOTAL	6,450.00	6,450
Outdoor Pool: Chemical Controller	2018	2028	10	0	8	1 Total	4,000.00	4,000
Outdoor Pool: Fence - Replacement	1960	2020	50	0	0	282 LF	35.00	9,870
Outdoor Pool: Filter	2010	2020	10	0	0	1 TOTAL	2,804.00	2,804
Outdoor Pool: Plaster	2003	2020	12	5	0	1 TOTAL	26,875.00	26,875
Outdoor Pool: Pump - Replacement	2018	2028	10	0	8	1 Total	1,200.00	1,200
Outdoor Pool: Shower - Replacement	1960	2020	30	0	0	1 Total	1,500.00	1,500
Outdoor Pool: Shower Water Heater - Repl..	2018	2028	10	0	8	1 Total	1,200.00	1,200
Outdoor Pool: Water Heater - Replacement	2011	2020	8	0	0	1 TOTAL	4,768.97	4,769
Pro Shop: Asphalt Repair + Front Sidewalk	2015	2020	2	0	0	1 Total	3,225.00	3,225
Pro Shop: Flooring	2014	2027	13	0	7	328 SQ YD	23.65	7,757
Pro Shop: Furniture & Equipment	2014	2024	10	0	4	1 TOTAL	7,559.22	7,559
Pro Shop: Gutters & Downspouts Partial R..	2014	2034	20	0	14	134 LF	10.00	1,345
Pro Shop: Heating & Cooling System - Re..	2016	2031	15	0	11	1 TOTAL	4,300.00	4,300
Pro Shop: Men Locker Room - Renovation	2014	2029	15	0	9	1 Total	32,250.00	32,250
Pro Shop: Renovation	2010	2025	15	0	5	1 Total	5,000.00	5,000
Pro Shop: Roofing	2014	2034	20	0	14	60 SQ	600.00	36,000
Pro Shop: Siding, Wood Partial Replaceme..	2003	2026	20	3	6	1,800 SF	17.00	30,600
Pro Shop: Sign	2013	2033	20	0	13	1 Total	3,096.00	3,096
Pro Shop: Women Locker Room - Renovat..	2003	2020	15	0	0	1 Total	100,000.00	100,000

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>								
Shuffleboard: Roof - Shingle	2017	2037	20	0	17	2,250 SF	6.00	13,500
Shuffleboard: Roof Corrugated Fiberglass	2019	2039	20	0	19	1 Total	5,375.00	5,375
Shuffleboard: Siding: Corrugated Fiberglass	2019	2039	20	0	19	1 Total	5,442.19	5,442
Capital - Total								<u>\$3,144,095</u>
Non-Capital								
Aquatic Center Building Envelope Inspecti..	2019	2024	5	0	4	1 Total	3,000.00	3,000
Aquatic Center Interior Painting: Pool Area	2018	2028	10	0	8	1 Total	35,000.00	35,000
Aquatic Center Loan Payment	2019	2020	1	0	0	1 Total	103,570.85	103,571
CH: Exterior Painting: Siding - Clubhouse,..	2016	2022	6	0	2	12,845 SF	3.00	38,535
CH: Fence, Chain Link: Partial Replaceme..	2010	2027	30	-13	7	1 TOTAL	11,215.97	11,216
CH: Flooring: Computer Room	2000	2021	15	6	1	111 SY	26.61	2,954
CH: Flooring: Red Cross Room	2010	2025	15	0	5	1 Total	1,209.37	1,209
CH: Interior Painting: Clubhouse	2012	2022	10	0	2	1 Total	16,218.43	16,218
CH: Parking Lot: Asphalt Seal Coat	2019	2031	6	0	11	1 Total	37,827.02	37,827
CH: Siding, Hardi-Plank Partial Replacem..	2011	2041	30	0	21	423 SF	17.00	7,191
Clubhouse, Proshop, Library, A/C Buildin..	2019	2024	5	0	4	1 Total	10,000.00	10,000
Clubhouse, Proshop, Library, A/C Electric..	1960	2020	25	0	0	1 Total	10,000.00	10,000
Clubhouse, Proshop, Library, A/C Plumbin..	1960	2020	25	0	0	1 Total	10,000.00	10,000
Common Area Concrete Curbing - Partial ..	2013	2043	30	0	23	2,120 FT	9.58	20,310
Common Area Concrete Sidewalk - Partial ..	2018	2033	15	0	13	1 TOTAL	16,823.96	16,824
Common Area Concrete Sidewalk - Partial ..	2005	2020	15	0	0	1 TOTAL	30,000.00	30,000
Common Area Gazebo, Wood Structure - ..	2001	2021	20	0	1	237 SF	12.09	2,865
Common Area Landscape & Drainage	2005	2020	5	0	0	1 TOTAL	5,000.00	5,000
Common Area Light Poles - Repairs	2005	2020	10	0	0	1 TOTAL	5,000.00	5,000
Common Area Park Irrigation System - Up..	2005	2025	5	15	5	1 TOTAL	2,500.00	2,500
Common Area Plant Upgrades	2005	2020	1	0	0	1 TOTAL	4,205.99	4,206
Crown Center Irrigation System - Upgrades	2018	2030	12	0	10	1 TOTAL	16,823.96	16,824
Crown Center: Painting: Siding, Wood	2016	2022	6	0	2	4,500 SF	2.00	9,000
Golf: Fairway #1 Drainage Repair	2011	2036	25	0	16	1 Total	16,285.78	16,286
Golf: Fairway Seeding Program	2005	2025	1	19	5	1 TOTAL	9,813.67	9,814
Golf: Irrigation System - Repairs	2001	2020	1	0	0	1 TOTAL	15,000.00	15,000
Golf: Irrigation System - Upgrades	2001	2031	30	0	11	1 TOTAL	856,306.30	856,306
Golf: Painting: Siding, Wood - Maintenanc..	2013	2020	6	0	0	1 Total	2,849.00	2,849
Golf: Siding, Wood Partial Replacement - ..	2012	2031	20	-1	11	540 SF	17.00	9,180
Lib&A/C: Flooring - Partially Replace	2015	2027	12	0	7	1 TOTAL	3,504.99	3,505
Lib&A/C: Flooring - Pottery Room	2000	2021	15	6	1	26 SY	83.97	2,183
Lib&A/C: Siding, Hardi-Plank Partial Repl..	2011	2041	30	0	21	733 SF	17.00	12,469
Lib&A/C: Wood Shop Equipment	2012	2020	7	0	0	1 Total	2,000.00	2,000
Outdoor Pool: Patio, Concrete - Replaceme..	2005	2020	15	0	0	2,856 SF	10.75	30,702
Pro Shop: Flooring: Concrete: Storage - Pa..	2000	2030	30	0	10	102 SF	12.09	1,240

King City Civic Association
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Component Summary By Group

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Non-Capital continued...</i>								
Pro Shop: Painting Siding, Wood	2016	2022	6	0	2	3,840 SQ FT	1.93	7,411
Non-Capital - Total								<u>\$1,368,196</u>
Total Asset Summary								<u>\$4,512,291</u>

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2020	
Aquatic Center Loan Payment	103,571
CH: Computers - Replacement	8,000
CH: Exterior Lighting Fixtures - Clubhouse	1,612
CH: Interior Lighting - Clubhouse	7,010
CH: Landscape - Renovation Project 1	4,205
CH: Landscape - Renovation Project 2	4,205
CH: Security Access System (Rekey)	48,375
CH: Security Camera/DVR - Replacement	5,509
CH: Water Heater Replacement	2,242
Clubhouse, Proshop, Library, A/C Electrical Study	10,000
Clubhouse, Proshop, Library, A/C Plumbing Study	10,000
Common Area Concrete Sidewalk - Partial Replacement(2020)	30,000
Common Area Landscape & Drainage	5,000
Common Area Light Poles - Repairs	5,000
Common Area Plant Upgrades	4,206
Crown Center: Lighting, Interior	4,206
Crown Center: Restrooms - Fitness	10,000
Crown Center: Roofing Old	11,200
Golf - Mowers - 20" Rotary Honda	1,290
Golf - Tools & Small Equipment	2,804
Golf: Cart Paths - Replacement Phase II	51,620
Golf: Drainage Program	33,000
Golf: Irrigation - Pump Station	150,000
Golf: Irrigation System - Repairs	15,000
Golf: Maintenance Shop - Renovation	10,000
Golf: Painting: Siding, Wood - Maintenance Shop	2,849
Golf: Pond Fountain - Replacement	5,000
Golf: Roofing - Maintenance Shop - Pitched	12,000
Golf: Sanding Program	4,206
Lib&A/C: Interior Lighting	3,225
Lib&A/C: Restrooms Renovations - Arts & Crafts	6,450
Lib&A/C: Wood Shop Equipment	2,000
Outdoor Pool: Fence - Replacement	9,870
Outdoor Pool: Filter	2,804
Outdoor Pool: Patio, Concrete - Replacement	30,702

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2020 continued...</i>	
Outdoor Pool: Plaster	26,875
Outdoor Pool: Shower - Replacement	1,500
Outdoor Pool: Water Heater - Replacement	4,769
Pro Shop: Asphalt Repair + Front Sidewalk	3,225
Pro Shop: Women Locker Room - Renovation	100,000
Total for 2020	<u>\$753,532</u>

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2021	
Aquatic Center Loan Payment	106,160
CH: Flooring - Clubhouse - Lounge	7,713
CH: Flooring - Clubhouse - Meeting Room	8,000
CH: Flooring - Clubhouse - Office	2,874
CH: Flooring: Computer Room	3,028
CH: Furniture & Equipment - Clubhouse	11,019
CH: Furniture & Equipment - Clubhouse - Kitchen	8,162
CH: Furniture & Equipment - Clubhouse - Lounge	43,111
CH: Furniture & Equipment - Clubhouse - Meeting Room	5,545
CH: Furniture & Equipment - Computer Room	2,204
CH: Landscape - Renovation Project 3	4,311
CH: Water Heater Replacement	2,299
Common Area Gazebo, Shingle Roof: Replacement	2,204
Common Area Gazebo, Wood Structure - Partial Replacement	2,937
Common Area Plant Upgrades	4,311
Crown Center: Flooring - Foyer & Toilets	2,874
Crown Center: Flooring - Kitchen	1,437
Crown Center: Furniture & Equipment - Fitness Center	5,748
Crown Center: Furniture & Equipment - Kitchen	14,370
Crown Center: Furniture & Equipment Replacement	11,496
Golf - Misc. - Reel Sharpener	49,584
Golf - Misc. - Turf Vacuum	16,528
Golf - Mowers - 3100 Toro	35,949
Golf - Tools & Small Equipment	2,874
Golf - Tractors - Light Tractor JD	30,121
Golf - Transporters - Cushman Heavy	31,553
Golf: Cart Paths - Replacement Phase III	52,911
Golf: Drainage Program	33,825
Golf: Irrigation System - Repairs	15,375
Golf: Sanding Program	4,311
Golf: USGA Green Survey for Golf Course	3,223
Lib&A/C: Flooring - Pottery Room	2,238
Total for 2021	\$528,295

King City Civic Association
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Annual Expenditure Detail

Description	Expenditures
Replacement Year 2022	
Aquatic Center Loan Payment	108,814
CH: Entry System - Replacement	47,278
CH: Exterior Painting: Siding - Clubhouse, Shuffleboard & Arts and Craft Buildings	40,486
CH: Flooring: Restrooms Clubhouse	2,294
CH: Interior Painting: Clubhouse	17,039
CH: Water Heater Replacement	2,356
Common Area Plant Upgrades	4,419
Crown Center: Painting: Siding, Wood	9,456
Golf - Misc. - Pressure Washer	1,915
Golf - Misc. - Turbo Blower	8,894
Golf - Mowers - Fairway JD 3235C	71,154
Golf - Mowers - Triplex JD	32,892
Golf - Tools & Small Equipment	2,946
Golf - Transporters - Cushman Heavy	26,514
Golf - Transporters - JD Gator TX	16,810
Golf: Cage Netting	1,271
Golf: Cart Paths - Replacement Phase IV	54,233
Golf: Drainage Program	34,671
Golf: Irrigation - Controllers	83,076
Golf: Irrigation - Rainbird Freedom	13,993
Golf: Irrigation - Weather Station	20,622
Golf: Irrigation Pond Intake Screen - Replacement	1,496
Golf: Irrigation System - Repairs	15,759
Golf: Sanding Program	4,419
Golf: Well Pump - Replacement	5,253
Pro Shop: Asphalt Repair + Front Sidewalk	3,388
Pro Shop: Painting Siding, Wood	7,786
Total for 2022	\$639,233

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2023	
Aquatic Center Battery Back Up Replacement	9,982
Aquatic Center Loan Payment	111,534
Aquatic Center Power Washer & Deck Cleaner Replacement	2,154
Camino Park Fence, Wood: Replacement	6,115
CH: Water Heater Replacement	2,415
Common Area Plant Upgrades	4,529
Golf - Mowers - 3150 Toro	37,769
Golf - Tools & Small Equipment	3,020
Golf - Transporters - Toroworkman	9,477
Golf: Drainage Program	35,537
Golf: Irrigation System - Repairs	16,153
Golf: Pump House - Composition Roof Replacement	2,757
Golf: Pump House - Skylight Replacement	1,158
Golf: Pump House - Wood Siding Replacement	18,747
Golf: Roofing - Maintenance Shop - Flat	16,153
Golf: Sanding Program	4,529
Total for 2023	\$282,028

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2024	
Aquatic Center Building Envelope Inspection	3,311
Aquatic Center Loan Payment	114,323
CH: Water Heater Replacement	2,475
Clubhouse, Proshop, Library, A/C Building Envelope Inspection	11,038
Common Area Plant Upgrades	4,643
Crown Center: Furniture & Equipment - Fitness Center	6,190
Golf - Tools & Small Equipment	3,095
Golf: Drainage Program	36,426
Golf: GSP Irrigation	13,830
Golf: Irrigation System - Repairs	16,557
Golf: Pond Dredging	55,191
Golf: Sanding Program	4,643
Pro Shop: Asphalt Repair + Front Sidewalk	3,560
Pro Shop: Furniture & Equipment	8,344
Total for 2024	\$283,625

King City Civic Association
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Annual Expenditure Detail

Description	Expenditures
Replacement Year 2025	
Aquatic Center Lap Pool UV System	16,188
Aquatic Center Large Pool UV System	16,188
Aquatic Center Loan Payment	117,181
Aquatic Center Spa UV System	16,188
CH: Burnisher Equipment	1,541
CH: Carpet Cleaner Equipment	3,248
CH: Computers - Replacement	9,051
CH: Flooring: Red Cross Room	1,368
CH: Parking Lot: Asphalt Overlay	150,157
CH: Water Heater Replacement	2,537
Common Area Landscape & Drainage	5,657
Common Area Park Irrigation System - Upgrades	2,829
Common Area Plant Upgrades	4,759
Crown Center: Flooring Main Room - Replacement	8,176
Golf - Misc. - Ditch Witch Trencher	10,946
Golf - Misc. - Ryan Sod Cutter	6,345
Golf - Misc. - Thatcher	3,966
Golf - Mowers - 20" Rotary Honda	1,460
Golf - Mowers - 3150 Toro	41,591
Golf - Mowers - 3150 Toro	38,920
Golf - Mowers - 40" Toro Rotary	6,950
Golf - Mowers - 72" Toro 32800	32,437
Golf - Mowers - Triplex JD	36,483
Golf - Tools & Small Equipment	3,172
Golf - Transporters - JD Gator Turf	18,103
Golf: Drainage Program	37,336
Golf: Fairway Seeding Program	11,103
Golf: Pond Fountain - Replacement	5,657
Golf: Sanding Program	4,759
Lib&A/C: Cut Saw - Replacement	1,352
Lib&A/C: Interior Lighting	3,649
Pro Shop: Renovation	5,657
Total for 2025	\$624,953

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2026	
Aquatic Center Lap Pool Heater	6,378
Aquatic Center Large Pool Heater	6,378
Aquatic Center Loan Payment	120,110
Aquatic Center Spa Heater	6,378
CH: Water Heater Replacement	2,601
Common Area Plant Upgrades	4,878
Golf - Tools & Small Equipment	3,252
Golf: Drainage Program	38,270
Golf: Painting: Siding, Wood - Maintenance Shop	3,304
Golf: Sanding Program	4,878
Pro Shop: Asphalt Repair + Front Sidewalk	3,740
Pro Shop: Siding, Wood Partial Replacement	35,487
Total for 2026	<u>\$235,654</u>

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2027	
Aquatic Center Loan Payment	123,113
CH: Fence, Chain Link: Partial Replacement	13,332
CH: Heating & Cooling System - Replacement	58,693
CH: Security Camera/DVR - Replacement	6,549
CH: Water Heater Replacement	2,666
Common Area Plant Upgrades	5,000
Crown Center: Flooring - Crown Room	9,250
Crown Center: Flooring - Fitness Room	3,333
Crown Center: Furniture & Equipment - Fitness Center	6,666
Golf - Mowers - Fairway JD 3235B	80,504
Golf - Tools & Small Equipment	3,333
Golf: Cage Netting	1,438
Golf: Drainage Program	39,227
Golf: Sanding Program	5,000
Lib&A/C: Flooring - Partially Replace	4,166
Lib&A/C: Wood Shop Equipment	2,377
Pro Shop: Flooring	9,221
Total for 2027	\$373,867

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2028	
Aquatic Center Battery Back Up Replacement	11,293
Aquatic Center Interior Painting: Pool Area	42,644
Aquatic Center Lap Pool Chemical Controller	4,874
Aquatic Center Lap Pool Filter	3,416
Aquatic Center Lap Pool Pumps - Replacement	1,462
Aquatic Center Large Pool Filter	3,416
Aquatic Center Large Pool Chemical Controller	4,874
Aquatic Center Large Pool Pumps - Replacement	1,462
Aquatic Center Loan Payment	126,191
Aquatic Center Pool Exhaust - Replacement	60,920
Aquatic Center Power Washer & Deck Cleaner Replacement	2,437
Aquatic Center Spa Chemical Controller	4,874
Aquatic Center Spa Filter	3,416
Aquatic Center Spa Pumps - Replacement	2,924
Aquatic Center Water Heater Replacement	12,793
CH: Exterior Painting: Siding - Clubhouse, Shuffleboard & Arts and Craft Buildings	46,951
CH: Furniture & Equipment - Banquet Hall	10,696
CH: Furniture & Equipment - Clubhouse	13,098
CH: Furniture & Equipment - Clubhouse - Kitchen	9,702
CH: Water Heater Replacement	2,732
Common Area Plant Upgrades	5,125
Crown Center: Painting: Siding, Wood	10,966
Golf - Carts Replacement	5,305
Golf - Misc. - Marshall Cart	5,894
Golf - Misc. - Top Dresser Ty-Crop	20,498
Golf - Mowers - 3100 Toro	42,732
Golf - Mowers - 7 Gang Toro	35,364
Golf - Tools & Small Equipment	3,416
Golf: Drainage Program	40,207
Golf: Sanding Program	5,125
Outdoor Pool: Chemical Controller	4,874
Outdoor Pool: Pump - Replacement	1,462
Outdoor Pool: Shower Water Heater - Replacement	1,462
Outdoor Pool: Water Heater - Replacement	5,811
Pro Shop: Asphalt Repair + Front Sidewalk	3,929

King City Civic Association
 King City, OR
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2028 continued...</i>	
Pro Shop: Painting Siding, Wood	9,030
Total for 2028	<u>\$571,376</u>

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2029	
Aquatic Center Building Envelope Inspection	3,747
Aquatic Center Loan Payment	129,346
CH: Flooring - Clubhouse - Office	3,502
CH: Kitchen Renovation	40,662
CH: Water Heater Replacement	2,801
Clubhouse, Proshop, Library, A/C Building Envelope Inspection	12,489
Common Area Plant Upgrades	5,253
Golf - Aerifiers - Fairway	34,906
Golf - Aerifiers - Toro Greens	33,429
Golf - Tools & Small Equipment	3,502
Golf - Transporters - JD Gator TX	19,982
Golf: Drainage Program	41,212
Golf: GSP Irrigation	15,647
Golf: Sanding Program	5,253
Pro Shop: Men Locker Room - Renovation	40,276
Total for 2029	\$392,004

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2030	
Aquatic Center Lap Pool Replaster	9,601
Aquatic Center Large Pool Replaster	9,601
Aquatic Center Loan Payment	132,579
Aquatic Center Locker Room HVAC - Replacement	10,241
Aquatic Center Pool Plaster: Large	15,361
Aquatic Center Spa Plaster	6,400
Aquatic Center Spa Replaster	6,400
CH: Computers - Replacement	10,241
CH: Water Heater Replacement	2,871
Common Area Landscape & Drainage	6,400
Common Area Light Poles - Repairs	6,400
Common Area Park Irrigation System - Upgrades	3,200
Common Area Plant Upgrades	5,384
Crown Center Irrigation System - Upgrades	21,536
Crown Center: Furniture & Equipment - Fitness Center	7,179
Crown Center: Lighting, Interior	5,384
Golf - Mowers - 20" Rotary Honda	1,651
Golf - Mowers - 3150 Toro	44,895
Golf - Tools & Small Equipment	3,589
Golf - Transporters - JD Gator HPX	20,818
Golf - Transporters - Toroworkman	11,265
Golf: Cage Structure	6,400
Golf: Drainage Program	42,243
Golf: Fuel Tank - Replacement	51,203
Golf: Pond Fountain - Replacement	6,400
Golf: Sanding Program	5,384
Lib&A/C: Interior Lighting	4,128
Outdoor Pool: Filter	3,589
Pro Shop: Asphalt Repair + Front Sidewalk	4,128
Pro Shop: Flooring: Concrete: Storage - Partial Replacement	1,588
Total for 2030	\$466,062

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2031	
Aquatic Center Loan Payment	135,894
CH: Flooring - Clubhouse - Lounge	9,873
CH: Furniture & Equipment - Computer Room	2,821
CH: Parking Lot: Asphalt Seal Coat	49,632
CH: Water Heater Replacement	2,942
Common Area Plant Upgrades	5,519
Crown Center: Furniture & Equipment Replacement	14,716
Golf - Tools & Small Equipment	3,679
Golf - Transporters - Cushman Heavy	40,391
Golf: Drainage Program	43,299
Golf: Irrigation System - Upgrades	1,123,548
Golf: Sanding Program	5,519
Golf: Siding, Wood Partial Replacement - Maintenance Shop	12,045
Golf: USGA Green Survey for Golf Course	4,126
Lib&A/C: Flooring: Hallway	4,231
Pro Shop: Heating & Cooling System - Replacement	5,642
Total for 2031	\$1,463,877

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2032	
Aquatic Center Lap Pool UV System	19,243
Aquatic Center Large Pool UV System	19,243
Aquatic Center Loan Payment	139,291
Aquatic Center Spa UV System	19,243
CH: Interior Painting: Clubhouse	21,812
CH: Restrooms Upgrade - Clubhouse	99,794
CH: Water Heater Replacement	3,016
Common Area Plant Upgrades	5,657
Golf - Misc. - Turbo Blower	11,385
Golf - Mowers - 3150 Toro	49,438
Golf - Mowers - 3150 Toro	46,264
Golf - Mowers - Fairway JD 3235C	91,083
Golf - Mowers - Triplex JD	42,104
Golf - Tools & Small Equipment	3,771
Golf - Transporters - Cushman Heavy	33,940
Golf - Transporters - JD Gator Turf	21,518
Golf: Cage Netting	1,626
Golf: Drainage Program	44,381
Golf: Irrigation - Pump Station	201,733
Golf: Irrigation - Rainbird Freedom	17,913
Golf: Irrigation - Weather Station	26,397
Golf: Irrigation Pond Intake Screen - Replacement	1,915
Golf: Sanding Program	5,657
Golf: Well Pump - Replacement	6,724
Lib&A/C: Cut Saw - Replacement	1,607
Outdoor Pool: Plaster	36,144
Pro Shop: Asphalt Repair + Front Sidewalk	4,337
Total for 2032	\$975,236

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2033	
Aquatic Center Battery Back Up Replacement	12,777
Aquatic Center Interior Lighting - Replacement	62,033
Aquatic Center Loan Payment	142,774
Aquatic Center Men Locker Room - Renovation	14,819
Aquatic Center Power Washer & Deck Cleaner Replacement	2,757
Aquatic Center Pressure Washer - Replacement	2,343
Aquatic Center Seresco Dehumidifier - Replacement	211,967
Aquatic Center Women Locker Room - Renovation	14,819
CH: Siding, T-111 Partial Replacement - Arts & Crafts and Clubhouse	40,706
CH: Water Heater Replacement	3,091
Common Area Concrete Sidewalk - Partial Replacement	23,192
Common Area Plant Upgrades	5,798
Crown Center: Furniture & Equipment - Fitness Center	7,731
Crown Center: Furniture & Equipment - Kitchen	19,327
Golf - Misc. - Turf Vacuum	22,228
Golf - Tools & Small Equipment	3,865
Golf: Roofing - Maintenance Shop - Flat	20,678
Golf: Sanding Program	5,798
Lib&A/C: Furniture & Equipment - Ceramic Kiln	5,514
Pro Shop: Sign	4,268
Total for 2033	\$626,485

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2034	
Aquatic Center Building Envelope Inspection	4,239
Aquatic Center Lap Pool Heater	7,771
Aquatic Center Large Pool Heater	7,771
Aquatic Center Loan Payment	146,343
Aquatic Center Spa Heater	7,771
CH: Exterior Painting: Siding - Clubhouse, Shuffleboard & Arts and Craft Buildings	54,449
CH: Furniture & Equipment - Clubhouse - Meeting Room	7,644
CH: Security Camera/DVR - Replacement	7,785
CH: Water Heater Replacement	3,169
Clubhouse, Proshop, Library, A/C Building Envelope Inspection	14,130
Common Area Plant Upgrades	5,943
Crown Center: Painting: Siding, Wood	12,717
Golf - Tools & Small Equipment	3,962
Golf: GSP Irrigation	17,703
Golf: Sanding Program	5,943
Lib&A/C: Wood Shop Equipment	2,826
Pro Shop: Asphalt Repair + Front Sidewalk	4,557
Pro Shop: Furniture & Equipment	10,681
Pro Shop: Gutters & Downspouts Partial Replacement	1,900
Pro Shop: Painting Siding, Wood	10,472
Pro Shop: Roofing	50,867
Total for 2034	\$388,643

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2035	
Aquatic Center Loan Payment	150,001
CH: Burnisher Equipment	1,972
CH: Carpet Cleaner Equipment	4,157
CH: Computers - Replacement	11,586
CH: Flooring - Clubhouse - Meeting Room	11,303
CH: Furniture & Equipment - Clubhouse	15,569
CH: Furniture & Equipment - Clubhouse - Kitchen	11,533
CH: Gutters & Downspouts - Clubhouse & A & C	9,543
CH: Interior Lighting - Clubhouse	10,153
CH: Roofing - Arts & Crafts & Clubhouse - Shingle	239,114
CH: Security Access System (Rekey)	70,061
CH: Water Heater Replacement	3,248
Common Area Landscape & Drainage	7,241
Common Area Park Irrigation System - Upgrades	3,621
Common Area Plant Upgrades	6,092
Crown Center: Flooring Main Room - Replacement	10,466
Crown Center: Front Doors	10,173
Crown Center: Restrooms - Fitness	14,483
Golf - Misc. - Thatcher	5,076
Golf - Mowers - 20" Rotary Honda	1,868
Golf - Mowers - 3100 Toro	50,795
Golf - Mowers - 40" Toro Rotary	8,896
Golf - Mowers - Triplex JD	46,702
Golf - Tools & Small Equipment	4,061
Golf - Tractors - Kubota	37,182
Golf: Pond Fountain - Replacement	7,241
Golf: Roofing - Maintenance Shop - Pitched	17,380
Golf: Sanding Program	6,092
Lib&A/C: Interior Lighting	4,671
Outdoor Pool: Patio, Concrete - Replacement	44,466
Pro Shop: Women Locker Room - Renovation	144,830
Total for 2035	<u>\$969,576</u>

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2036	
Aquatic Center Loan Payment	153,752
CH: Flooring: Computer Room	4,385
CH: Furniture & Equipment - Clubhouse - Lounge	62,438
CH: Water Heater Replacement	3,329
Common Area Gazebo, Shingle Roof: Replacement	3,192
Common Area Plant Upgrades	6,244
Crown Center: Furniture & Equipment - Fitness Center	8,325
Golf - Misc. - Reel Sharpener	71,813
Golf - Tools & Small Equipment	4,163
Golf - Tractors - Light Tractor JD	43,624
Golf - Transporters - JD Gator TX	23,752
Golf: Fairway #1 Drainage Repair	24,176
Golf: Sanding Program	6,244
Lib&A/C: Flooring - Pottery Room	3,241
Outdoor Pool: Water Heater - Replacement	7,080
Pro Shop: Asphalt Repair + Front Sidewalk	4,788
Total for 2036	<u>\$430,544</u>

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2037	
Aquatic Center Loan Payment	157,595
CH: Entry System - Replacement	68,473
CH: Flooring - Clubhouse - Office	4,267
CH: Flooring: Restrooms Clubhouse	3,322
CH: Parking Lot: Asphalt Seal Coat	57,558
CH: Water Heater Replacement	3,412
Common Area Plant Upgrades	6,400
Crown Center: Restrooms - Crown Room	12,800
Golf - Misc. - Pressure Washer	2,773
Golf - Mowers - 3150 Toro	53,366
Golf - Mowers - 72" Toro 32800	43,624
Golf - Mowers - Fairway JD 3235B	103,052
Golf - Tools & Small Equipment	4,267
Golf - Transporters - Toroworkman	13,390
Golf: Cage Netting	1,840
Golf: Irrigation - Controllers	120,318
Golf: Sanding Program	6,400
Shuffleboard: Roof - Shingle	20,542
Total for 2037	\$683,399

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2038	
Aquatic Center Battery Back Up Replacement	14,456
Aquatic Center Interior Painting: Pool Area	54,588
Aquatic Center Lap Pool Chemical Controller	6,239
Aquatic Center Lap Pool Filter	4,373
Aquatic Center Lap Pool Pumps - Replacement	1,872
Aquatic Center Large Pool Filter	4,373
Aquatic Center Large Pool Chemical Controller	6,239
Aquatic Center Large Pool Pumps - Replacement	1,872
Aquatic Center Pool Exhaust - Replacement	77,983
Aquatic Center Power Washer & Deck Cleaner Replacement	3,119
Aquatic Center Roofing New	67,883
Aquatic Center Spa Chemical Controller	6,239
Aquatic Center Spa Filter	4,373
Aquatic Center Spa Pumps - Replacement	3,743
Aquatic Center Water Heater Replacement	16,376
Camino Park Fence, Wood: Replacement	8,856
CH: Water Heater Replacement	3,497
Common Area Plant Upgrades	6,560
Golf - Carts Replacement	6,790
Golf - Misc. - Marshall Cart	7,545
Golf - Misc. - Seel 250	15,597
Golf - Tools & Small Equipment	4,373
Golf: Sanding Program	6,560
Outdoor Pool: Chemical Controller	6,239
Outdoor Pool: Pump - Replacement	1,872
Outdoor Pool: Shower Water Heater - Replacement	1,872
Pro Shop: Asphalt Repair + Front Sidewalk	5,030
Total for 2038	\$348,518

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2039	
Aquatic Center Building Envelope Inspection	4,796
Aquatic Center Lap Pool UV System	22,873
Aquatic Center Large Pool UV System	22,873
Aquatic Center Spa UV System	22,873
CH: Water Heater Replacement	3,585
Clubhouse, Proshop, Library, A/C Building Envelope Inspection	15,987
Common Area Plant Upgrades	6,724
Crown Center: Furniture & Equipment - Fitness Center	8,965
Crown Center: Gutters & Downspouts Partial Replacement	2,241
Golf - Misc. - Fertilizer Spreader	5,977
Golf - Mowers - 3150 Toro	58,766
Golf - Mowers - 3150 Toro	54,994
Golf - Tools & Small Equipment	4,483
Golf - Transporters - Dump Truck	68,742
Golf - Transporters - JD Gator Turf	25,578
Golf: GSP Irrigation	20,030
Golf: Sanding Program	6,724
Lib&A/C: Cut Saw - Replacement	1,910
Lib&A/C: Flooring - Partially Replace	5,603
Shuffleboard: Roof Corrugated Fiberglass	8,593
Shuffleboard: Siding: Corrugated Fiberglass	8,700
Total for 2039	\$381,018

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2040	
CH: Computers - Replacement	13,109
CH: Exterior Lighting Fixtures - Clubhouse	2,642
CH: Exterior Painting: Siding - Clubhouse, Shuffleboard & Arts and Craft Buildings	63,144
CH: Flooring: Red Cross Room	1,982
CH: Water Heater Replacement	3,675
Common Area Landscape & Drainage	8,193
Common Area Light Poles - Repairs	8,193
Common Area Park Irrigation System - Upgrades	4,097
Common Area Plant Upgrades	6,892
Crown Center: Lighting, Interior	6,892
Crown Center: Painting: Siding, Wood	14,748
Crown Center: Roofing Old	18,353
Golf - Misc. - Ditch Witch Trencher	15,854
Golf - Misc. - Top Dresser Ty-Crop	27,568
Golf - Mowers - 20" Rotary Honda	2,114
Golf - Tools & Small Equipment	4,595
Golf: Pond Fountain - Replacement	8,193
Golf: Sanding Program	6,892
Lib&A/C: Interior Lighting	5,285
Outdoor Pool: Filter	4,595
Pro Shop: Asphalt Repair + Front Sidewalk	5,285
Pro Shop: Flooring	12,711
Pro Shop: Painting Siding, Wood	12,144
Pro Shop: Renovation	8,193
Total for 2040	<u>\$265,345</u>

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2041	
CH: Flooring - Clubhouse - Lounge	12,639
CH: Furniture & Equipment - Banquet Hall	14,745
CH: Furniture & Equipment - Computer Room	3,611
CH: Security Camera/DVR - Replacement	9,253
CH: Siding, Hardi-Plank Partial Replacement - Clubhouse	12,078
CH: Water Heater Replacement	3,766
Common Area Gazebo, Wood Structure - Partial Replacement	4,813
Common Area Plant Upgrades	7,064
Crown Center: Flooring - Foyer & Toilets	4,710
Crown Center: Flooring - Kitchen	2,355
Crown Center: Furniture & Equipment Replacement	18,838
Golf - Tools & Small Equipment	4,710
Golf - Transporters - Cushman Heavy	51,704
Golf: Sanding Program	7,064
Golf: USGA Green Survey for Golf Course	5,281
Lib&A/C: Siding, Hardi-Plank Partial Replacement - Arts & Crafts	20,944
Lib&A/C: Wood Shop Equipment	3,359
Total for 2041	\$186,933

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2042	
Aquatic Center Lap Pool Heater	9,469
Aquatic Center Lap Pool Replaster	12,912
Aquatic Center Large Pool Heater	9,469
Aquatic Center Large Pool Replaster	12,912
Aquatic Center Locker Room HVAC - Replacement	13,773
Aquatic Center Pool Plaster: Large	20,659
Aquatic Center Spa Heater	9,469
Aquatic Center Spa Plaster	8,608
Aquatic Center Spa Replaster	8,608
CH: Furniture & Equipment - Clubhouse	18,507
CH: Furniture & Equipment - Clubhouse - Kitchen	13,709
CH: Heating & Cooling System - Replacement	85,006
CH: Interior Painting: Clubhouse	27,921
CH: Water Heater Replacement	3,861
Common Area Plant Upgrades	7,241
Crown Center Irrigation System - Upgrades	28,964
Crown Center: Flooring - Crown Room	13,397
Crown Center: Flooring - Fitness Room	4,827
Crown Center: Furniture & Equipment - Fitness Center	9,655
Golf - Misc. - Turbo Blower	14,574
Golf - Mowers - 3100 Toro	60,379
Golf - Mowers - Fairway JD 3235C	116,593
Golf - Mowers - Triplex JD	53,897
Golf - Tools & Small Equipment	4,827
Golf - Transporters - Cushman Heavy	43,445
Golf - Transporters - JD Gator HPX	27,998
Golf: Cage Netting	2,082
Golf: Irrigation - Rainbird Freedom	22,930
Golf: Irrigation - Weather Station	33,791
Golf: Irrigation Pond Intake Screen - Replacement	2,451
Golf: Sanding Program	7,241
Golf: Well Pump - Replacement	8,608
Pro Shop: Asphalt Repair + Front Sidewalk	5,552
Total for 2042	\$723,332

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2043	
Aquatic Center Battery Back Up Replacement	16,356
Aquatic Center Power Washer & Deck Cleaner Replacement	3,529
Aquatic Center Swimming Pool: Concrete Deck - Partial Replacement	5,843
CH: Parking Lot: Asphalt Seal Coat	66,750
CH: Water Heater Replacement	3,957
Common Area Concrete Curbing - Partial Replacement	35,839
Common Area Plant Upgrades	7,422
Golf - Mowers - 7 Gang Toro	51,218
Golf - Tools & Small Equipment	4,948
Golf - Transporters - JD Gator TX	28,234
Golf: Roofing - Maintenance Shop - Flat	26,469
Golf: Sanding Program	7,422
Total for 2043	<u>\$257,986</u>

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2044	
Aquatic Center Building Envelope Inspection	5,426
CH: Water Heater Replacement	4,056
Clubhouse, Proshop, Library, A/C Building Envelope Inspection	18,087
Common Area Plant Upgrades	7,607
Golf - Aerifiers - Fairway	50,554
Golf - Aerifiers - Toro Greens	48,415
Golf - Mowers - 3150 Toro	63,435
Golf - Tools & Small Equipment	5,072
Golf - Transporters - Toroworkman	15,917
Golf: Cart Paths - Replacement Phase I	93,367
Golf: GSP Irrigation	22,662
Golf: Irrigation - Pump Station	271,309
Golf: Pond Dredging	90,436
Golf: Sanding Program	7,607
Outdoor Pool: Plaster	48,610
Outdoor Pool: Water Heater - Replacement	8,626
Pro Shop: Asphalt Repair + Front Sidewalk	5,833
Pro Shop: Furniture & Equipment	13,673
Pro Shop: Men Locker Room - Renovation	58,331
Total for 2044	\$839,023

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2045	
CH: Burnisher Equipment	2,525
CH: Carpet Cleaner Equipment	5,322
CH: Computers - Replacement	14,832
CH: Flooring - Clubhouse - Office	5,198
CH: Water Heater Replacement	4,157
Clubhouse, Proshop, Library, A/C Electrical Study	18,539
Clubhouse, Proshop, Library, A/C Plumbing Study	18,539
Common Area Landscape & Drainage	9,270
Common Area Park Irrigation System - Upgrades	4,635
Common Area Plant Upgrades	7,798
Crown Center: Flooring Main Room - Replacement	13,397
Crown Center: Furniture & Equipment - Fitness Center	10,397
Crown Center: Furniture & Equipment - Kitchen	25,992
Golf - Misc. - Ryan Sod Cutter	10,397
Golf - Misc. - Thatcher	6,498
Golf - Misc. - Turf Vacuum	29,895
Golf - Mowers - 20" Rotary Honda	2,392
Golf - Mowers - 40" Toro Rotary	11,388
Golf - Mowers - Triplex JD	59,782
Golf - Tools & Small Equipment	5,198
Golf: Cart Paths - Replacement Phase II	95,701
Golf: Pond Fountain - Replacement	9,270
Lib&A/C: Interior Lighting	5,979
Total for 2045	\$377,100

King City Civic Association
King City, OR
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2046	
Aquatic Center Lap Pool UV System	27,189
Aquatic Center Large Pool UV System	27,189
Aquatic Center Siding, Fiber Cement Repair	54,369
Aquatic Center Spa UV System	27,189
CH: Exterior Painting: Siding - Clubhouse, Shuffleboard & Arts and Craft Buildings	73,228
CH: Water Heater Replacement	4,261
Common Area Plant Upgrades	7,993
Crown Center: Painting: Siding, Wood	17,103
Golf - Mowers - 3150 Toro	69,855
Golf - Mowers - 3150 Toro	65,370
Golf - Tools & Small Equipment	5,328
Golf - Transporters - JD Gator Turf	30,405
Golf: Cart Paths - Replacement Phase III	98,093
Lib&A/C: Cut Saw - Replacement	2,271
Lib&A/C: Flooring: Hallway	6,128
Pro Shop: Asphalt Repair + Front Sidewalk	6,128
Pro Shop: Heating & Cooling System - Replacement	8,171
Pro Shop: Painting Siding, Wood	14,083
Pro Shop: Siding, Wood Partial Replacement	58,149
Total for 2046	\$602,504

King City Civic Association
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Annual Expenditure Detail

Description	Expenditures
Replacement Year 2047	
CH: Furniture & Equipment - Clubhouse - Meeting Room	10,537
CH: Water Heater Replacement	4,368
Common Area Plant Upgrades	8,192
Golf - Mowers - Fairway JD 3235B	131,915
Golf - Tools & Small Equipment	5,462
Golf: Cage Netting	2,356
Golf: Cart Paths - Replacement Phase IV	100,546
Total for 2047	<u>\$263,375</u>

King City Civic Association
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Annual Expenditure Detail

Description	Expenditures
Replacement Year 2048	
Aquatic Center Battery Back Up Replacement	18,506
Aquatic Center Interior Lighting - Replacement	89,842
Aquatic Center Interior Painting: Pool Area	69,877
Aquatic Center Lap Pool Chemical Controller	7,986
Aquatic Center Lap Pool Filter	5,598
Aquatic Center Lap Pool Pumps - Replacement	2,396
Aquatic Center Large Pool Filter	5,598
Aquatic Center Large Pool Chemical Controller	7,986
Aquatic Center Large Pool Pumps - Replacement	2,396
Aquatic Center Men Locker Room - Renovation	21,462
Aquatic Center Pool Exhaust - Replacement	99,825
Aquatic Center Power Washer & Deck Cleaner Replacement	3,993
Aquatic Center Pressure Washer - Replacement	3,394
Aquatic Center Seresco Dehumidifier - Replacement	306,991
Aquatic Center Spa Chemical Controller	7,986
Aquatic Center Spa Filter	5,598
Aquatic Center Spa Pumps - Replacement	4,792
Aquatic Center Water Heater Replacement	20,963
Aquatic Center Women Locker Room - Renovation	21,462
CH: Security Camera/DVR - Replacement	10,999
CH: Water Heater Replacement	4,477
Common Area Concrete Sidewalk - Partial Replacement	33,589
Common Area Plant Upgrades	8,397
Crown Center: Furniture & Equipment - Fitness Center	11,196
Golf - Carts Replacement	8,692
Golf - Misc. - Marshall Cart	9,658
Golf - Tools & Small Equipment	5,598
Golf: Fuel Tank - Replacement	79,860
Golf: Pump House - Composition Roof Replacement	5,111
Golf: Pump House - Skylight Replacement	2,146
Golf: Pump House - Wood Siding Replacement	34,755
Lib&A/C: Furniture & Equipment - Ceramic Kiln	7,986
Lib&A/C: Wood Shop Equipment	3,993
Outdoor Pool: Chemical Controller	7,986
Outdoor Pool: Pump - Replacement	2,396

King City Civic Association
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Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2048 continued...</i>	
Outdoor Pool: Shower Water Heater - Replacement	2,396
Pro Shop: Asphalt Repair + Front Sidewalk	6,439
Total for 2048	<u>\$952,326</u>

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Annual Expenditure Detail

Description	Expenditures
Replacement Year 2049	
Aquatic Center Building Envelope Inspection	6,139
CH: Flooring - Clubhouse - Meeting Room	15,971
CH: Furniture & Equipment - Clubhouse	21,999
CH: Furniture & Equipment - Clubhouse - Kitchen	16,296
CH: Kitchen Renovation	66,630
CH: Parking Lot: Asphalt Overlay	271,594
CH: Water Heater Replacement	4,589
Clubhouse, Proshop, Library, A/C Building Envelope Inspection	20,464
Common Area Plant Upgrades	8,607
Golf - Mowers - 3100 Toro	71,771
Golf - Mowers - 72" Toro 32800	58,669
Golf - Tools & Small Equipment	5,738
Golf: GSP Irrigation	25,640
Total for 2049	\$594,107

King City Civic Association
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Detail Report by Category

CH: Burnisher Equipment

Asset ID	1193	1 Total	@ \$1,361.76
	Capital	Asset Cost	\$1,361.76
	Clubhouse	Percent Replacement	100%
Placed in Service	January 2009	Future Cost	\$1,540.71
Useful Life	10		
Adjustment	6		
Replacement Year	2025		
Remaining Life	5		

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.

CH: Carpet Cleaner Equipment

Asset ID	1192	1 Total	@ \$2,870.57
	Capital	Asset Cost	\$2,870.57
	Clubhouse	Percent Replacement	100%
Placed in Service	January 2009	Future Cost	\$3,247.79
Useful Life	10		
Adjustment	6		
Replacement Year	2025		
Remaining Life	5		

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

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Detail Report by Category

CH: Carpet Cleaner Equipment continued...

will need to be revise.

CH: Computers - Replacement		8 Each	@ \$1,000.00
Asset ID	1278	Asset Cost	\$8,000.00
	Capital	Percent Replacement	100%
	Clubhouse	Future Cost	\$8,000.00
Placed in Service	January 2015		
Useful Life	5		
Replacement Year	2020		
Remaining Life	0		

This provision is for the replacement of the computer equipment. According to the Association, there are 8 workstations.

This includes the computers, printers, battery back ups, and software required.

We recommend the Association replace all computers on the same schedule to ensure the software is up to date and compatible with all the computers in use by the Association.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

CH: Entry System - Replacement		1 Total	@ \$45,000.00
Asset ID	1004	Asset Cost	\$45,000.00
	Capital	Percent Replacement	100%
	Clubhouse	Future Cost	\$47,278.12
Placed in Service	July 2007		
Useful Life	15		
Replacement Year	2022		
Remaining Life	2		

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

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

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Detail Report by Category

CH: Entry System - Replacement continued...

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.

CH: Exterior Lighting Fixtures - Clubhouse

		1 TOTAL	@ \$1,612.50
Asset ID	1045	Asset Cost	\$1,612.50
	Capital	Percent Replacement	100%
	Clubhouse	Future Cost	\$1,612.50
Placed in Service	July 1996		
Useful Life	20		
Replacement Year	2020		
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. Any repairs/replacement will be paid for out of the operating budget on an as needed basis.

Per the Association, all exterior lighting have LED bulbs.

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

CH: Exterior Painting: Siding - Clubhouse, Shuffleboard & Arts and Craft Building

		12,845 SF	@ \$3.00
Asset ID	1220	Asset Cost	\$38,535.00
	Non-Capital	Percent Replacement	100%
	Clubhouse	Future Cost	\$40,485.83
Placed in Service	July 2016		
Useful Life	6		
Replacement Year	2022		
Remaining Life	2		

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.

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

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

CH: Fence, Chain Link: Partial Replacement

		1 TOTAL	@ \$11,215.97
Asset ID	1005	Asset Cost	\$11,215.97
	Non-Capital	Percent Replacement	100%
	Clubhouse	Future Cost	\$13,332.26
Placed in Service	July 2010		
Useful Life	30		
Adjustment	-13		
Replacement Year	2027		
Remaining Life	7		

This provision provides funding for fence replacements.

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Detail Report by Category

CH: Fence, Chain Link: Partial Replacement continued...

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 \$6,345.

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

CH: Flooring - Clubhouse - Lounge		1 TOTAL	@ \$7,525.00
Asset ID	1018	Asset Cost	\$7,525.00
	Capital	Percent Replacement	100%
	Clubhouse	Future Cost	\$7,713.12
Placed in Service	February 2009		
Useful Life	10		
Adjustment	2		
Replacement Year	2021		
Remaining Life	1		

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.

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Detail Report by Category

CH: Flooring - Clubhouse - Meeting Room

		330 SQ YD	@ \$23.65
Asset ID	1019	Asset Cost	\$7,804.50
	Capital	Percent Replacement	100%
	Clubhouse	Future Cost	\$7,999.61
Placed in Service	July 2003		
Useful Life	14		
Adjustment	4		
Replacement Year	2021		
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 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.

CH: Flooring - Clubhouse - Office

		1 TOTAL	@ \$2,804.00
Asset ID	1020	Asset Cost	\$2,804.00
	Capital	Percent Replacement	100%
	Clubhouse	Future Cost	\$2,874.10
Placed in Service	July 2000		
Useful Life	8		
Adjustment	13		
Replacement Year	2021		
Remaining Life	1		

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.

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Detail Report by Category

CH: Flooring - Clubhouse - Office continued...

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.

CH: Flooring: Computer Room

		111 SY	@ \$26.61
Asset ID	1235	Asset Cost	\$2,953.71
	Non-Capital	Percent Replacement	100%
	Clubhouse	Future Cost	\$3,027.55
Placed in Service	July 2000		
Useful Life	15		
Adjustment	6		
Replacement Year	2021		
Remaining Life	1		

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.

CH: Flooring: Red Cross Room

		1 Total	@ \$1,209.37
Asset ID	1236	Asset Cost	\$1,209.37
	Non-Capital	Percent Replacement	100%
	Clubhouse	Future Cost	\$1,368.29
Placed in Service	July 2010		
Useful Life	15		
Replacement Year	2025		
Remaining Life	5		

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

King City Civic Association
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Detail Report by Category

CH: Flooring: Red Cross Room continued...

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.

CH: Flooring: Restrooms Clubhouse

		26 SY	@ \$83.97
Asset ID	1231	Asset Cost	\$2,183.22
	Capital	Percent Replacement	100%
	Clubhouse	Future Cost	\$2,293.75
Placed in Service	July 2007		
Useful Life	15		
Replacement Year	2022		
Remaining Life	2		

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.

CH: Furniture & Equipment - Banquet Hall

		1 TOTAL	@ \$8,778.89
Asset ID	1224	Asset Cost	\$8,778.89
	Capital	Percent Replacement	100%
	Clubhouse	Future Cost	\$10,696.22
Placed in Service	July 2015		
Useful Life	13		
Replacement Year	2028		
Remaining Life	8		

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

King City Civic Association
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Detail Report by Category

CH: Furniture & Equipment - Banquet Hall continued...

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.

CH: Furniture & Equipment - Clubhouse

		1 TOTAL	@ \$10,750.00
Asset ID	1027	Asset Cost	\$10,750.00
	Capital	Percent Replacement	100%
	Clubhouse	Future Cost	\$11,018.75
Placed in Service	July 2008		
Useful Life	7		
Adjustment	6		
Replacement Year	2021		
Remaining Life	1		

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.

King City Civic Association
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Detail Report by Category

CH: Furniture & Equipment - Clubhouse - Kitchen

		1 TOTAL	@ \$31,852.52
Asset ID	1029	Asset Cost	\$7,963.13
	Capital	Percent Replacement	25%
	Clubhouse	Future Cost	\$8,162.21
Placed in Service	July 2009		
Useful Life	7		
Adjustment	5		
Replacement Year	2021		
Remaining Life	1		

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.

CH: Furniture & Equipment - Clubhouse - Lounge

		1 TOTAL	@ \$42,059.91
Asset ID	1030	Asset Cost	\$42,059.91
	Capital	Percent Replacement	100%
	Clubhouse	Future Cost	\$43,111.41
Placed in Service	July 2004		
Useful Life	15		
Adjustment	2		
Replacement Year	2021		
Remaining Life	1		

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

King City Civic Association
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Detail Report by Category

CH: Furniture & Equipment - Clubhouse - Lounge continued...

Association.

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.

CH: Furniture & Equipment - Clubhouse - Meeting Room

		1 TOTAL	@ \$5,409.89
Asset ID	1031	Asset Cost	\$5,409.89
	Capital	Percent Replacement	100%
	Clubhouse	Future Cost	\$5,545.14
Placed in Service	July 2007		
Useful Life	13		
Adjustment	1		
Replacement Year	2021		
Remaining Life	1		

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.

King City Civic Association
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Detail Report by Category

CH: Furniture & Equipment - Computer Room

		1 TOTAL	@ \$2,150.00
Asset ID	1249	Asset Cost	\$2,150.00
	Capital	Percent Replacement	100%
	Clubhouse	Future Cost	\$2,203.75
Placed in Service	July 2006		
Useful Life	10		
Adjustment	5		
Replacement Year	2021		
Remaining Life	1		

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.

CH: Gutters & Downspouts - Clubhouse & A & C

		1 TOTAL	@ \$6,589.38
Asset ID	1033	Asset Cost	\$6,589.38
	Capital	Percent Replacement	100%
	Clubhouse	Future Cost	\$9,543.39
Placed in Service	July 2015		
Useful Life	20		
Replacement Year	2035		
Remaining Life	15		

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

King City Civic Association
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Detail Report by Category

CH: Heating & Cooling System - Replacement

		1 TOTAL	@ \$49,376.75
Asset ID	1034	Asset Cost	\$49,376.75
	Capital	Percent Replacement	100%
	Clubhouse	Future Cost	\$58,693.44
Placed in Service	July 2012		
Useful Life	15		
Replacement Year	2027		
Remaining Life	7		

This provision provides funding for replacement of the heating and cooling system.

According to the Association, there are many small system that cool and heat specific areas. This is broken up into 7 areas. Components have been replaced overtime as needed. We recommend the Association have an inspection to determine the life and cost of each area.

- Banquet Room
- Kitchen/Restrooms/Office/Living Room
- Meeting Room (Ductless)
- MPR (Ductless)
- Library
- Ceramic
- Proshop

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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Detail Report by Category

CH: Interior Lighting - Clubhouse

		1 TOTAL	@ \$7,009.99
Asset ID	1047	Asset Cost	\$7,009.99
	Capital	Percent Replacement	100%
	Clubhouse	Future Cost	\$7,009.99
Placed in Service	July 2011		
Useful Life	15		
Adjustment	-8		
Replacement Year	2020		
Remaining Life	0		

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. 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.

In 2019, the Association provided that the lights are LED bulbs or T8.

CH: Interior Painting: Clubhouse

		1 Total	@ \$16,218.43
Asset ID	1081	Asset Cost	\$16,218.43
	Non-Capital	Percent Replacement	100%
	Clubhouse	Future Cost	\$17,039.49
Placed in Service	July 2012		
Useful Life	10		
Replacement Year	2022		
Remaining Life	2		

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

The Association originally wanted this component to occur annually. During Schwindt &

King City Civic Association
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Detail Report by Category

CH: Interior Painting: Clubhouse continued...

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.

CH: Kitchen Renovation		1 TOTAL	@ \$32,559.29
Asset ID	1017	Asset Cost	\$32,559.29
	Capital	Percent Replacement	100%
	Clubhouse	Future Cost	\$40,662.09
Placed in Service	July 2009		
Useful Life	20		
Replacement Year	2029		
Remaining Life	9		

This provision provides funding to renovate the kitchen in the Clubhouse including appliances. 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. Appliances include 2 fridges, 1 stove, 3 ovens and a dishwasher.

The cost and useful life are based on information from the Association. The Association should obtain a bid to confirm this estimate.

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Detail Report by Category

CH: Landscape - Renovation Project 1

		1 TOTAL	@ \$4,205.40
Asset ID	1041	Asset Cost	\$4,205.40
	Capital	Percent Replacement	100%
	Clubhouse	Future Cost	\$4,205.40
Placed in Service	July 1977		
Useful Life	30		
Adjustment	12		
Replacement Year	2020		
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 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.

CH: Landscape - Renovation Project 2

		1 TOTAL	@ \$4,205.40
Asset ID	1042	Asset Cost	\$4,205.40
	Capital	Percent Replacement	100%
	Clubhouse	Future Cost	\$4,205.40
Placed in Service	July 1977		
Useful Life	30		
Adjustment	13		
Replacement Year	2020		
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 2014 as scheduled. This component has been rescheduled for

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CH: Landscape - Renovation Project 2 continued...

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.

CH: Landscape - Renovation Project 3

		1 TOTAL	@ \$4,205.40
Asset ID	1043	Asset Cost	\$4,205.40
	Capital	Percent Replacement	100%
	Clubhouse	Future Cost	\$4,310.53
Placed in Service	July 1977		
Useful Life	30		
Adjustment	14		
Replacement Year	2021		
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 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.

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CH: Parking Lot: Asphalt Overlay

		87,314 SF	@ \$1.52
Asset ID	1078	Asset Cost	\$132,717.28
	Capital	Percent Replacement	100%
	Clubhouse	Future Cost	\$150,157.42
Placed in Service	July 2000		
Useful Life	24		
Adjustment	1		
Replacement Year	2025		
Remaining Life	5		

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.

CH: Parking Lot: Asphalt Seal Coat

		1 Total	@ \$37,827.02
Asset ID	1076	Asset Cost	\$37,827.02
	Non-Capital	Percent Replacement	100%
	Clubhouse	Future Cost	\$49,632.33
Placed in Service	July 2019		
Useful Life	6		
Replacement Year	2031		
Remaining Life	11		

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

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CH: Parking Lot: Asphalt Seal Coat continued...

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.

CH: Restrooms Upgrade - Clubhouse

		1 TOTAL	@ \$74,202.58
Asset ID	1056	Asset Cost	\$74,202.58
	Capital	Percent Replacement	100%
	Clubhouse	Future Cost	\$99,794.22
Placed in Service	July 2007		
Useful Life	25		
Replacement Year	2032		
Remaining Life	12		

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.

CH: Roofing - Arts & Crafts & Clubhouse - Shingle

		254 SQ	@ \$650.00
Asset ID	1057	Asset Cost	\$165,100.00
	Capital	Percent Replacement	100%
	Clubhouse	Future Cost	\$239,114.03
Placed in Service	July 2015		
Useful Life	20		
Replacement Year	2035		
Remaining Life	15		

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

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CH: Roofing - Arts & Crafts & Clubhouse - Shingle continued...

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.

CH: Security Access System (Rekey)		1 Total	@ \$48,375.00
Asset ID	1229	Asset Cost	\$48,375.00
	Capital	Percent Replacement	100%
	Clubhouse	Future Cost	\$48,375.00
Placed in Service	January 1985		
Useful Life	15		
Replacement Year	2020		
Remaining Life	0		

This provision provides funding to install a security access system.

Currently the Association uses locks and keys for security. According to information provided, the last time the buildings were rekeyed was 1985. The Association should consider rekeying the all buildings. They Association may also want to consider replacing the keys with a key card system. This would allow them to restrict access to current members and allow access to specific areas to specific members.

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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CH: Security Camera/DVR - Replacement

Asset ID	1257	1 Total	@ \$5,509.37
	Capital	Asset Cost	\$5,509.37
	Clubhouse	Percent Replacement	100%
Placed in Service	January 2013	Future Cost	\$5,509.37
Useful Life	7		
Replacement Year	2020		
Remaining Life	0		

Security cameras and a DVR were installed in 2013 by Nighthawk for \$5,125. The Association should consider replacement with a commercially installed program to ensure footage is available as required. Access to recordings should be restricted to approved staff.

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

CH: Siding, Hardi-Plank Partial Replacement - Clubhouse

Asset ID	1216	846 SF	@ \$17.00
	Non-Capital	Asset Cost	\$7,191.00
	Clubhouse	Percent Replacement	50%
Placed in Service	July 2011	Future Cost	\$12,077.87
Useful Life	30		
Replacement Year	2041		
Remaining Life	21		

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.

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.

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

		1,737 SF	@ \$17.00
Asset ID	1207	Asset Cost	\$29,529.00
	Capital	Percent Replacement	100%
	Clubhouse	Future Cost	\$40,706.05
Placed in Service	July 1960		
Useful Life	30		
Adjustment	43		
Replacement Year	2033		
Remaining Life	13		

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.

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

CH: Water Heater Replacement

		1 TOTAL	@ \$2,242.45
Asset ID	1067	Asset Cost	\$2,242.45
	Capital	Percent Replacement	100%
	Clubhouse	Future Cost	\$2,242.45
Placed in Service	July 2019		
Useful Life	1		
Replacement Year	2020		
Remaining Life	0		

The estimated cost and useful life to replace the water heaters was per the engineer. There are many water heaters hidden through out the buildings.

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,

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CH: Water Heater Replacement continued...

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.

CH: Windows - Replacement		1 Total	@
Asset ID	1073	Asset Cost	
	Capital	Percent Replacement	100%
	Clubhouse	Future Cost	
Placed in Service	July 1965		
Useful Life	45		
Replacement Year	2020		
Remaining Life	0		

This provision provides funding for replacement of two windows located at the siding area that needs replacement in 2011.

According to the Association, window replacements were discussed with a representative of the Energy Trust of Oregon. Due to the lack of insulating materials in other parts of the buildings, replacing the windows to energy efficient windows was not recommended as it would result in problems in the other materials in the buildings due to moisture and heat loss. The pay back time for window replacement is long. The Association would like to remove this component from the reserve study. Therefore, this component is unfunded.

Clubhouse - Total Current Cost	\$837,251
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Lib&A/C: Cut Saw - Replacement

Asset ID	1239	1 Total	@ \$1,194.91
	Capital	Asset Cost	\$1,194.91
	Library/Arts & Crafts	Percent Replacement	100%
Placed in Service	January 2012	Future Cost	\$1,351.93
Useful Life	7		
Adjustment	6		
Replacement Year	2025		
Remaining Life	5		

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.

Lib&A/C: Flooring - Partially Replace

Asset ID	1008	1 TOTAL	@ \$3,504.99
	Non-Capital	Asset Cost	\$3,504.99
	Library/Arts & Crafts	Percent Replacement	100%
Placed in Service	July 2015	Future Cost	\$4,166.33
Useful Life	12		
Replacement Year	2027		
Remaining Life	7		

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.

In 2015, the Association provided that the flooring in the library were partially replaced in-

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Lib&A/C: Flooring - Partially Replace continued...

house in 2012. This component was completed in 2015.

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

Lib&A/C: Flooring - Pottery Room		
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		26 SY	@ \$83.97
Asset ID	1228	Asset Cost	\$2,183.22
	Non-Capital	Percent Replacement	100%
	Library/Arts & Crafts	Future Cost	\$2,237.80
Placed in Service	July 2000		
Useful Life	15		
Adjustment	6		
Replacement Year	2021		
Remaining Life	1		

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

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Lib&A/C: Flooring: Hallway

		1 Total	@ \$3,225.00
Asset ID	1250	Asset Cost	\$3,225.00
	Capital	Percent Replacement	100%
	Library/Arts & Crafts	Future Cost	\$4,231.48
Placed in Service	July 2016		
Useful Life	15		
Replacement Year	2031		
Remaining Life	11		

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.

Lib&A/C: Furniture & Equipment - Ceramic Kiln

		1 TOTAL	@ \$4,000.00
Asset ID	1021	Asset Cost	\$4,000.00
	Capital	Percent Replacement	100%
	Library/Arts & Crafts	Future Cost	\$5,514.04
Placed in Service	July 2018		
Useful Life	15		
Replacement Year	2033		
Remaining Life	13		

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 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. In 2018 the kiln was replaced for approximately \$4,000.

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Lib&A/C: Interior Lighting

		1 TOTAL	@ \$3,225.00
Asset ID	1044	Asset Cost	\$3,225.00
	Capital	Percent Replacement	100%
	Library/Arts & Crafts	Future Cost	\$3,225.00
Placed in Service	July 2004		
Useful Life	5		
Adjustment	9		
Replacement Year	2020		
Remaining Life	0		

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.

During Schwindt & Company's 2015 site visit, the Association provided that they were not sure when the lights will be replaced.

Lib&A/C: Restrooms Renovations - Arts & Crafts

		1 TOTAL	@ \$6,450.00
Asset ID	1053	Asset Cost	\$6,450.00
	Capital	Percent Replacement	100%
	Library/Arts & Crafts	Future Cost	\$6,450.00
Placed in Service	July 1964		
Useful Life	45		
Adjustment	7		
Replacement Year	2020		
Remaining Life	0		

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

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Lib&A/C: Restrooms Renovations - Arts & Crafts continued...

Association indicated that the restrooms were not ADA approved.

Lib&A/C: Siding, Hardi-Plank Partial Replacement - Arts & Crafts

		1,467 SF	@ \$17.00
Asset ID	1215	Asset Cost	\$12,469.50
	Non-Capital	Percent Replacement	50%
	Library/Arts & Crafts	Future Cost	\$20,943.54
Placed in Service	July 2011		
Useful Life	30		
Replacement Year	2041		
Remaining Life	21		

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.

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Lib&A/C: Wood Shop Equipment

		1 Total	@ \$2,000.00
Asset ID	1290	Asset Cost	\$2,000.00
	Non-Capital	Percent Replacement	100%
	Library/Arts & Crafts	Future Cost	\$2,000.00
Placed in Service	January 2012		
Useful Life	7		
Replacement Year	2020		
Remaining Life	0		

This provision provides funding to replace the wood shop equipment as needed.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater than or less than the amount provided for herein, this study should be updated to reflect the actual component cost.

Library/Arts & Crafts - Total Current Cost \$38,253

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Pro Shop: Asphalt Repair + Front Sidewalk

		1 Total	@ \$3,225.00
Asset ID	1247	Asset Cost	\$3,225.00
	Capital	Percent Replacement	100%
	Pro Shop	Future Cost	\$3,225.00
Placed in Service	January 2015		
Useful Life	2		
Replacement Year	2020		
Remaining Life	0		

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: Flooring

		328 SQ YD	@ \$23.65
Asset ID	1015	Asset Cost	\$7,757.20
	Capital	Percent Replacement	100%
	Pro Shop	Future Cost	\$9,220.87
Placed in Service	July 2014		
Useful Life	13		
Replacement Year	2027		
Remaining Life	7		

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.

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.

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Pro Shop: Flooring: Concrete: Storage - Partial Replacement

		1,026 SF	@ \$12.09
Asset ID	1234	Asset Cost	\$1,240.43
	Non-Capital	Percent Replacement	10%
	Pro Shop	Future Cost	\$1,587.86
Placed in Service	July 2000		
Useful Life	30		
Replacement Year	2030		
Remaining Life	10		

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.

Pro Shop: Furniture & Equipment

		1 TOTAL	@ \$7,559.22
Asset ID	1026	Asset Cost	\$7,559.22
	Capital	Percent Replacement	100%
	Pro Shop	Future Cost	\$8,343.96
Placed in Service	July 2014		
Useful Life	10		
Replacement Year	2024		
Remaining Life	4		

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, 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.

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Pro Shop: Gutters & Downspouts Partial Replacement

		269 LF	@ \$10.00
Asset ID	1245	Asset Cost	\$1,345.00
	Capital	Percent Replacement	50%
	Pro Shop	Future Cost	\$1,900.45
Placed in Service	July 2014		
Useful Life	20		
Replacement Year	2034		
Remaining Life	14		

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.

Pro Shop: Heating & Cooling System - Replacement

		1 TOTAL	@ \$4,300.00
Asset ID	1248	Asset Cost	\$4,300.00
	Capital	Percent Replacement	100%
	Pro Shop	Future Cost	\$5,641.97
Placed in Service	July 2016		
Useful Life	15		
Replacement Year	2031		
Remaining Life	11		

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: Men Locker Room - Renovation

Asset ID	1242	1 Total	@ \$32,250.00
	Capital	Asset Cost	\$32,250.00
	Pro Shop	Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$40,275.83
Useful Life	15		
Replacement Year	2029		
Remaining Life	9		

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 Estimator.

Pro Shop: Painting Siding, Wood

Asset ID	1090	3,840 SQ FT	@ \$1.93
	Non-Capital	Asset Cost	\$7,411.20
	Pro Shop	Percent Replacement	100%
Placed in Service	July 2016	Future Cost	\$7,786.39
Useful Life	6		
Replacement Year	2022		
Remaining Life	2		

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

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Pro Shop: Renovation

		1 Total	@ \$5,000.00
Asset ID	1297	Asset Cost	\$5,000.00
	Capital	Percent Replacement	100%
	Pro Shop	Future Cost	\$5,657.04
Placed in Service	January 2010		
Useful Life	15		
Replacement Year	2025		
Remaining Life	5		

This provision provides funding to renovate the Pro Shop.

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

Pro Shop: Roofing

		60 SQ	@ \$600.00
Asset ID	1062	Asset Cost	\$36,000.00
	Capital	Percent Replacement	100%
	Pro Shop	Future Cost	\$50,867.06
Placed in Service	July 2014		
Useful Life	20		
Replacement Year	2034		
Remaining Life	14		

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.

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Detail Report by Category

Pro Shop: Siding, Wood Partial Replacement

		1,800 SF	@ \$17.00
Asset ID	1212	Asset Cost	\$30,600.00
	Capital	Percent Replacement	100%
	Pro Shop	Future Cost	\$35,486.62
Placed in Service	July 2003		
Useful Life	20		
Adjustment	3		
Replacement Year	2026		
Remaining Life	6		

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.

Pro Shop: Sign

		1 Total	@ \$3,096.00
Asset ID	1256	Asset Cost	\$3,096.00
	Capital	Percent Replacement	100%
	Pro Shop	Future Cost	\$4,267.87
Placed in Service	January 2013		
Useful Life	20		
Replacement Year	2033		
Remaining Life	13		

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.

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King City, OR
Detail Report by Category

Pro Shop: Women Locker Room - Renovation

		1 Total	@ \$100,000.00
Asset ID	1243	Asset Cost	\$100,000.00
	Capital	Percent Replacement	100%
	Pro Shop	Future Cost	\$100,000.00
Placed in Service	January 2003		
Useful Life	15		
Replacement Year	2020		
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. In 2019 a cost of \$100,000 was provided.

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

Pro Shop - Total Current Cost	\$239,784
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Detail Report by Category

Outdoor Pool: Chemical Controller		1 Total	@ \$4,000.00
Asset ID	1319	Asset Cost	\$4,000.00
	Capital	Percent Replacement	100%
	Outdoor Pool	Future Cost	\$4,873.61
Placed in Service	July 2018		
Useful Life	10		
Replacement Year	2028		
Remaining Life	8		

This provision funds for replacement to the outdoor pool chemical controllers.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Outdoor Pool: Fence - Replacement		282 LF	@ \$35.00
Asset ID	1299	Asset Cost	\$9,870.00
	Capital	Percent Replacement	100%
	Outdoor Pool	Future Cost	\$9,870.00
Placed in Service	July 1960		
Useful Life	50		
Replacement Year	2020		
Remaining Life	0		

This provision provides funding for the replacement of the outdoor pool fence.

Schwindt and Company estimated the fence to measure 282 lineal feet..

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

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King City, OR
Detail Report by Category

Outdoor Pool: Filter			
Asset ID	1050	1 TOTAL	@ \$2,804.00
	Capital	Asset Cost	\$2,804.00
	Outdoor Pool	Percent Replacement	100%
Placed in Service	July 2010	Future Cost	\$2,804.00
Useful Life	10		
Replacement Year	2020		
Remaining Life	0		

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.

Outdoor Pool: Patio, Concrete - Replacement			
Asset ID	1083	2,856 SF	@ \$10.75
	Non-Capital	Asset Cost	\$30,702.00
	Outdoor Pool	Percent Replacement	100%
Placed in Service	July 2005	Future Cost	\$30,702.00
Useful Life	15		
Replacement Year	2020		
Remaining Life	0		

This provision provides funding to repair the concrete patio.

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.

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Detail Report by Category

Outdoor Pool: Plaster		1 TOTAL	@ \$26,875.00
Asset ID	1085	Asset Cost	\$26,875.00
	Capital	Percent Replacement	100%
	Outdoor Pool	Future Cost	\$26,875.00
Placed in Service	July 2003		
Useful Life	12		
Adjustment	5		
Replacement Year	2020		
Remaining Life	0		

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.

Outdoor Pool: Pump - Replacement		1 Total	@ \$1,200.00
Asset ID	1320	Asset Cost	\$1,200.00
	Capital	Percent Replacement	100%
	Outdoor Pool	Future Cost	\$1,462.08
Placed in Service	July 2018		
Useful Life	10		
Replacement Year	2028		
Remaining Life	8		

This provision provides funding to replace the outdoor pool pump in the Aquatic Center.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

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Detail Report by Category

Outdoor Pool: Shower - Replacement

		1 Total	@ \$1,500.00
Asset ID	1300	Asset Cost	\$1,500.00
	Capital	Percent Replacement	100%
	Outdoor Pool	Future Cost	\$1,500.00
Placed in Service	July 1960		
Useful Life	30		
Replacement Year	2020		
Remaining Life	0		

This provision provides funding for the replacement of the outdoor pool shower.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Outdoor Pool: Shower Water Heater - Replacement

		1 Total	@ \$1,200.00
Asset ID	1321	Asset Cost	\$1,200.00
	Capital	Percent Replacement	100%
	Outdoor Pool	Future Cost	\$1,462.08
Placed in Service	July 2018		
Useful Life	10		
Replacement Year	2028		
Remaining Life	8		

This provision provides funding to replace the outdoor water heater.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

King City Civic Association
King City, OR
Detail Report by Category

Outdoor Pool: Water Heater - Replacement

		1 TOTAL	@ \$4,768.97
Asset ID	1052	Asset Cost	\$4,768.97
	Capital	Percent Replacement	100%
	Outdoor Pool	Future Cost	\$4,768.97
Placed in Service	July 2011		
Useful Life	8		
Replacement Year	2020		
Remaining Life	0		

This provision provides funding for the outdoor pool water heater.

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.

Outdoor Pool - Total Current Cost	\$82,920
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Detail Report by Category

Crown Center Irrigation System - Upgrades

Asset ID	1092	1 TOTAL	@ \$16,823.96
	Non-Capital	Asset Cost	\$16,823.96
	Crown Center	Percent Replacement	100%
Placed in Service	July 2018	Future Cost	\$21,536.09
Useful Life	12		
Replacement Year	2030		
Remaining Life	10		

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.

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

Crown Center: Flooring - Crown Room

Asset ID	1009	1 TOTAL	@ \$7,781.71
	Capital	Asset Cost	\$7,781.71
	Crown Center	Percent Replacement	100%
Placed in Service	July 2012	Future Cost	\$9,250.01
Useful Life	15		
Replacement Year	2027		
Remaining Life	7		

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.

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Detail Report by Category

Crown Center: Flooring - Fitness Room

			1 TOTAL	@ \$2,804.00
Asset ID	1010		Asset Cost	\$2,804.00
	Capital		Percent Replacement	100%
	Crown Center		Future Cost	\$3,333.07
Placed in Service	July 2012			
Useful Life	15			
Replacement Year	2027			
Remaining Life	7			

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.

Crown Center: Flooring - Foyer & Toilets

			1 TOTAL	@ \$2,804.00
Asset ID	1011		Asset Cost	\$2,804.00
	Capital		Percent Replacement	100%
	Crown Center		Future Cost	\$2,874.10
Placed in Service	July 1999			
Useful Life	20			
Adjustment	2			
Replacement Year	2021			
Remaining Life	1			

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.

King City Civic Association
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Detail Report by Category

Crown Center: Flooring - Kitchen

		1 TOTAL	@ \$1,401.99
Asset ID	1012	Asset Cost	\$1,401.99
	Capital	Percent Replacement	100%
	Crown Center	Future Cost	\$1,437.04
Placed in Service	July 1999		
Useful Life	20		
Adjustment	2		
Replacement Year	2021		
Remaining Life	1		

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.

Crown Center: Flooring Main Room - Replacement

		1 Total	@ \$7,226.10
Asset ID	1238	Asset Cost	\$7,226.10
	Capital	Percent Replacement	100%
	Crown Center	Future Cost	\$8,175.67
Placed in Service	January 2015		
Useful Life	10		
Replacement Year	2025		
Remaining Life	5		

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.

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Detail Report by Category

Crown Center: Front Doors

		1 Total	@ \$7,024.05
Asset ID	1230	Asset Cost	\$7,024.05
	Capital	Percent Replacement	100%
	Crown Center	Future Cost	\$10,172.92
Placed in Service	December 2010		
Useful Life	25		
Replacement Year	2035		
Remaining Life	15		

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.

Crown Center: Furniture & Equipment - Fitness Center

		1 TOTAL	@ \$5,608.00
Asset ID	1024	Asset Cost	\$5,608.00
	Capital	Percent Replacement	100%
	Crown Center	Future Cost	\$5,748.20
Placed in Service	July 2018		
Useful Life	3		
Replacement Year	2021		
Remaining Life	1		

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.

In 2017 a Art XT 20 was purchased and in 2018 a Matris 3 stack multi gym was purchased.

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

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Crown Center: Furniture & Equipment - Fitness Center continued...

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.

Crown Center: Furniture & Equipment - Kitchen

		1 TOTAL	@ \$14,019.97
Asset ID	1096	Asset Cost	\$14,019.97
	Capital	Percent Replacement	100%
	Crown Center	Future Cost	\$14,370.47
Placed in Service	July 1998		
Useful Life	12		
Adjustment	11		
Replacement Year	2021		
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.

Crown Center: Furniture & Equipment Replacement

		1 TOTAL	@ \$11,215.97
Asset ID	1022	Asset Cost	\$11,215.97
	Capital	Percent Replacement	100%
	Crown Center	Future Cost	\$11,496.37
Placed in Service	July 2000		
Useful Life	10		
Adjustment	11		
Replacement Year	2021		
Remaining Life	1		

The estimated cost to replace the furniture and equipment in the Crown Center crown room

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Detail Report by Category

Crown Center: Furniture & Equipment Replacement continued...

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.

Crown Center: Gutters & Downspouts Partial Replacement

		1 TOTAL	@ \$1,401.99
Asset ID	1032	Asset Cost	\$1,401.99
	Capital	Percent Replacement	100%
	Crown Center	Future Cost	\$2,241.29
Placed in Service	July 2019		
Useful Life	20		
Replacement Year	2039		
Remaining Life	19		

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.

Crown Center: Lighting, Interior

		1 TOTAL	@ \$4,205.99
Asset ID	1046	Asset Cost	\$4,205.99
	Capital	Percent Replacement	100%
	Crown Center	Future Cost	\$4,205.99
Placed in Service	July 2001		
Useful Life	10		
Replacement Year	2020		
Remaining Life	0		

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

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Detail Report by Category

Crown Center: Lighting, Interior continued...

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 Estimator.

Crown Center: Painting: Siding, Wood		4,500 SF	@ \$2.00
Asset ID	1088	Asset Cost	\$9,000.00
	Non-Capital	Percent Replacement	100%
	Crown Center	Future Cost	\$9,455.62
Placed in Service	July 2016		
Useful Life	6		
Replacement Year	2022		
Remaining Life	2		

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.

Crown Center: Restrooms - Crown Room		1 TOTAL	@ \$8,411.97
Asset ID	1054	Asset Cost	\$8,411.97
	Capital	Percent Replacement	100%
	Crown Center	Future Cost	\$12,799.81
Placed in Service	July 2012		
Useful Life	25		
Replacement Year	2037		
Remaining Life	17		

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

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Detail Report by Category

Crown Center: Restrooms - Crown Room continued...

Association.

Per the Association, this was done in 2012.

Crown Center: Restrooms - Fitness		1 TOTAL	@ \$10,000.00
Asset ID	1055	Asset Cost	\$10,000.00
	Capital	Percent Replacement	100%
	Crown Center	Future Cost	\$10,000.00
Placed in Service	July 1960		
Useful Life	15		
Replacement Year	2020		
Remaining Life	0		

The estimated cost to upgrade the fitness 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.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Crown Center: Roofing Old		1 Total	@ \$11,200.00
Asset ID	1059	Asset Cost	\$11,200.00
	Capital	Percent Replacement	100%
	Crown Center	Future Cost	\$11,200.00
Placed in Service	July 2007		
Useful Life	20		
Adjustment	-7		
Replacement Year	2020		
Remaining Life	0		

This provision provides funding for replacement of the old 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.

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Detail Report by Category

Crown Center: Roofing Old continued...

Schwindt & Company estimated 5,000 square feet of roofing.

Crown Center - Total Current Cost	\$120,930
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Detail Report by Category

Aquatic Center Battery Back Up Replacement

		1 Total	@ \$9,269.00
Asset ID	1285	Asset Cost	\$9,269.00
	Capital	Percent Replacement	100%
	Aquatic Center	Future Cost	\$9,981.70
Placed in Service	July 2018		
Useful Life	5		
Replacement Year	2023		
Remaining Life	3		

This provision is for the replacement of the battery back up at the aquatic center.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Aquatic Center Interior Lighting - Replacement

		1 Total	@ \$45,000.00
Asset ID	1307	Asset Cost	\$45,000.00
	Capital	Percent Replacement	100%
	Aquatic Center	Future Cost	\$62,033.00
Placed in Service	July 2018		
Useful Life	15		
Replacement Year	2033		
Remaining Life	13		

This provision provides funding to replace the interior lighting at the aquatic center.

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.

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Detail Report by Category

Aquatic Center Interior Painting: Pool Area

Asset ID	1277	1 Total	@ \$35,000.00
	Non-Capital	Asset Cost	\$35,000.00
	Aquatic Center	Percent Replacement	100%
Placed in Service	July 2018	Future Cost	\$42,644.10
Useful Life	10		
Replacement Year	2028		
Remaining Life	8		

This provision provides funding for interior painting of the crown center pool area.

Per the Association, the pool area needs a special marine paint. The cost at installation was \$35,000.

The useful life assumption is based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Aquatic Center Lap Pool Chemical Controller

Asset ID	1310	1 Total	@ \$4,000.00
	Capital	Asset Cost	\$4,000.00
	Aquatic Center	Percent Replacement	100%
Placed in Service	July 2018	Future Cost	\$4,873.61
Useful Life	10		
Replacement Year	2028		
Remaining Life	8		

This provision funds for replacement to the lap pool chemical controllers at the Aquatic Center building.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

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Detail Report by Category

Aquatic Center Lap Pool Filter

		1 Total	@ \$2,804.00
Asset ID	1301	Asset Cost	\$2,804.00
	Capital	Percent Replacement	100%
	Aquatic Center	Future Cost	\$3,416.40
Placed in Service	July 2018		
Useful Life	10		
Replacement Year	2028		
Remaining Life	8		

The estimated cost to replace the lap pool filters in the Aquatic Center was per the Association.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Aquatic Center Lap Pool Heater

		1 Total	@ \$5,500.00
Asset ID	1302	Asset Cost	\$5,500.00
	Capital	Percent Replacement	100%
	Aquatic Center	Future Cost	\$6,378.31
Placed in Service	July 2018		
Useful Life	8		
Replacement Year	2026		
Remaining Life	6		

This provision funds for replacement to the lap pool heaters at the Aquatic Center building.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**King City Civic Association
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Detail Report by Category**

Aquatic Center Lap Pool Pumps - Replacement

		1 Total	@ \$1,200.00
Asset ID	1303	Asset Cost	\$1,200.00
	Capital	Percent Replacement	100%
	Aquatic Center	Future Cost	\$1,462.08
Placed in Service	July 2018		
Useful Life	10		
Replacement Year	2028		
Remaining Life	8		

This provision provides funding to replace the lap pool pump in the Aquatic Center per the Association.

Based on the site visit, there are 4 pool pumps.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Aquatic Center Lap Pool Replaster

		1 TOTAL	@ \$7,500.00
Asset ID	1272	Asset Cost	\$7,500.00
	Capital	Percent Replacement	100%
	Aquatic Center	Future Cost	\$9,600.63
Placed in Service	July 2018		
Useful Life	12		
Replacement Year	2030		
Remaining Life	10		

This provision provides funding for replastering the lap pool at Aquatic Center building.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

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Detail Report by Category

Aquatic Center Lap Pool UV System		1 Total	@ \$14,308.00
Asset ID	1305	Asset Cost	\$14,308.00
	Capital	Percent Replacement	100%
	Aquatic Center	Future Cost	\$16,188.19
Placed in Service	July 2018		
Useful Life	7		
Replacement Year	2025		
Remaining Life	5		

This provision funds for replacement to the lap pool UV system at the Aquatic Center building.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Aquatic Center Large Pool Filter		1 Total	@ \$2,804.00
Asset ID	1049	Asset Cost	\$2,804.00
	Capital	Percent Replacement	100%
	Aquatic Center	Future Cost	\$3,416.40
Placed in Service	July 2018		
Useful Life	10		
Replacement Year	2028		
Remaining Life	8		

The estimated cost to replace the large pool filters in the Aquatic Center was per the Association.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

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Aquatic Center Large Pool Chemical Controller

		1 Total	@ \$4,000.00
Asset ID	1304	Asset Cost	\$4,000.00
	Capital	Percent Replacement	100%
	Aquatic Center	Future Cost	\$4,873.61
Placed in Service	July 2018		
Useful Life	10		
Replacement Year	2028		
Remaining Life	8		

This provision funds for replacement to the large pool chemical controllers at the Aquatic Center building.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Aquatic Center Large Pool Heater

		1 Total	@ \$5,500.00
Asset ID	1051	Asset Cost	\$5,500.00
	Capital	Percent Replacement	100%
	Aquatic Center	Future Cost	\$6,378.31
Placed in Service	July 2018		
Useful Life	8		
Replacement Year	2026		
Remaining Life	6		

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

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

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Detail Report by Category

Aquatic Center Large Pool Pumps - Replacement

		1 Total	@ \$1,200.00
Asset ID	1240	Asset Cost	\$1,200.00
	Capital	Percent Replacement	100%
	Aquatic Center	Future Cost	\$1,462.08
Placed in Service	July 2018		
Useful Life	10		
Replacement Year	2028		
Remaining Life	8		

This provision provides funding to replace the large pool pump in the Aquatic Center per the Association.

Based on the site visit, there are 4 pool pumps.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Aquatic Center Large Pool Replaster

		1 TOTAL	@ \$7,500.00
Asset ID	1311	Asset Cost	\$7,500.00
	Capital	Percent Replacement	100%
	Aquatic Center	Future Cost	\$9,600.63
Placed in Service	July 2018		
Useful Life	12		
Replacement Year	2030		
Remaining Life	10		

This provision provides funding for replastering the large pool at Aquatic Center building.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

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Aquatic Center Large Pool UV System

Asset ID	1312	1 Total	@ \$14,308.00
	Capital	Asset Cost	\$14,308.00
	Aquatic Center	Percent Replacement	100%
Placed in Service	July 2018	Future Cost	\$16,188.19
Useful Life	7		
Replacement Year	2025		
Remaining Life	5		

This provision funds for replacement to the large pool UV system at the Aquatic Center building.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Aquatic Center Loan Payment

Asset ID	1295	1 Total	@ \$103,570.85
	Non-Capital	Asset Cost	\$103,570.85
	Aquatic Center	Percent Replacement	100%
Placed in Service	March 2019	Future Cost	\$103,570.85
Useful Life	1		
Replacement Year	2020		
Remaining Life	0		

This provision is for the loan payment for the Crown Center indoor pool.

Aquatic Center Locker Room HVAC - Replacement

Asset ID	1280	1 Total	@ \$8,000.00
	Capital	Asset Cost	\$8,000.00
	Aquatic Center	Percent Replacement	100%
Placed in Service	July 2018	Future Cost	\$10,240.68
Useful Life	12		
Replacement Year	2030		
Remaining Life	10		

This provision provides funding to replace the locker room HVAC system in the locker rooms.

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Aquatic Center Locker Room HVAC - Replacement continued...

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Aquatic Center Men Locker Room - Renovation

			1 Total	@ \$10,750.00
Asset ID	1251		Asset Cost	\$10,750.00
	Capital		Percent Replacement	100%
	Aquatic Center		Future Cost	\$14,818.99
Placed in Service	July 2018			
Useful Life	15			
Replacement Year	2033			
Remaining Life	13			

This provision provides funding to renovate the men's locker room at the aquatic center.

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.

Aquatic Center Pool Exhaust - Replacement

			1 Total	@ \$50,000.00
Asset ID	1279		Asset Cost	\$50,000.00
	Capital		Percent Replacement	100%
	Aquatic Center		Future Cost	\$60,920.14
Placed in Service	July 2018			
Useful Life	10			
Replacement Year	2028			
Remaining Life	8			

This provision provides funding to replace the pool dehumidifier.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

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Aquatic Center Pool Plaster: Large

		1 Total	@ \$12,000.00
Asset ID	1086	Asset Cost	\$12,000.00
	Capital	Percent Replacement	100%
	Aquatic Center	Future Cost	\$15,361.01
Placed in Service	July 2018		
Useful Life	12		
Replacement Year	2030		
Remaining Life	10		

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

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Aquatic Center Power Washer & Deck Cleaner Replacement

		1 TOTAL	@ \$2,000.00
Asset ID	1284	Asset Cost	\$2,000.00
	Capital	Percent Replacement	100%
	Aquatic Center	Future Cost	\$2,153.78
Placed in Service	July 2018		
Useful Life	5		
Replacement Year	2023		
Remaining Life	3		

This provision is for the replacement of the power washer and deck cleaner at the aquatic center.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

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Aquatic Center Pressure Washer - Replacement

		1 Total	@ \$1,700.00
Asset ID	1296	Asset Cost	\$1,700.00
	Capital	Percent Replacement	100%
	Aquatic Center	Future Cost	\$2,343.47
Placed in Service	January 2018		
Useful Life	15		
Replacement Year	2033		
Remaining Life	13		

This provision is for the replacement of the pressure washer and scrubber purchased in 2018 for the Aquatic Center.

Aquatic Center Roofing New

		7,254 SF	@ \$6.00
Asset ID	1289	Asset Cost	\$43,524.00
	Capital	Percent Replacement	100%
	Aquatic Center	Future Cost	\$67,882.58
Placed in Service	July 2018		
Useful Life	20		
Replacement Year	2038		
Remaining Life	18		

This provision provides funding for replacement of the old composition roof at the Aquatic 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.

Schwindt & Company estimated 7,254 square feet of roofing.

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Aquatic Center Seresco Dehumidifier - Replacement

		1 Total	@ \$153,765.00
Asset ID	1306	Asset Cost	\$153,765.00
	Capital	Percent Replacement	100%
	Aquatic Center	Future Cost	\$211,966.75
Placed in Service	July 2018		
Useful Life	15		
Replacement Year	2033		
Remaining Life	13		

This provision provides funding to replace the Seresco Dehumidifier at the aquatic center.

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.

Aquatic Center Siding, Fiber Cement Repair

		5,610 SF	@ \$17.00
Asset ID	1210	Asset Cost	\$28,611.00
	Capital	Percent Replacement	30%
	Aquatic Center	Future Cost	\$54,369.27
Placed in Service	July 2016		
Useful Life	30		
Replacement Year	2046		
Remaining Life	26		

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

According to information provided by the Association, siding and roof was replaced in 2007 for \$41,679. In 2018 the Association built a new pool building. At this time some of the siding on the original building was replaced.

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.

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Aquatic Center Spa Chemical Controller		1 Total	@ \$4,000.00
Asset ID	1281	Asset Cost	\$4,000.00
	Capital	Percent Replacement	100%
	Aquatic Center	Future Cost	\$4,873.61
Placed in Service	July 2018		
Useful Life	10		
Replacement Year	2028		
Remaining Life	8		

This provision funds for replacement to the spa chemical controllers at the Aquatic Center building.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Aquatic Center Spa Filter		1 Total	@ \$2,804.00
Asset ID	1313	Asset Cost	\$2,804.00
	Capital	Percent Replacement	100%
	Aquatic Center	Future Cost	\$3,416.40
Placed in Service	July 2018		
Useful Life	10		
Replacement Year	2028		
Remaining Life	8		

The estimated cost to replace the spa filters in the Aquatic Center was per the Association.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

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Aquatic Center Spa Heater		1 Total	@ \$5,500.00
Asset ID	1315	Asset Cost	\$5,500.00
	Capital	Percent Replacement	100%
	Aquatic Center	Future Cost	\$6,378.31
Placed in Service	July 2018		
Useful Life	8		
Replacement Year	2026		
Remaining Life	6		

This provision funds for replacement to the spa heater at the Aquatic Center building.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Aquatic Center Spa Plaster		1 TOTAL	@ \$5,000.00
Asset ID	1190	Asset Cost	\$5,000.00
	Capital	Percent Replacement	100%
	Aquatic Center	Future Cost	\$6,400.42
Placed in Service	July 2018		
Useful Life	12		
Replacement Year	2030		
Remaining Life	10		

This provision provides funding for replastering the spa at Aquatic Center building.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

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Aquatic Center Spa Pumps - Replacement

		2 Each	@ \$1,200.00
Asset ID	1316	Asset Cost	\$2,400.00
	Capital	Percent Replacement	100%
	Aquatic Center	Future Cost	\$2,924.17
Placed in Service	July 2018		
Useful Life	10		
Replacement Year	2028		
Remaining Life	8		

This provision provides funding to replace the spa pumps in the Aquatic Center per the Association.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Aquatic Center Spa Replaster

		1 TOTAL	@ \$5,000.00
Asset ID	1317	Asset Cost	\$5,000.00
	Capital	Percent Replacement	100%
	Aquatic Center	Future Cost	\$6,400.42
Placed in Service	July 2018		
Useful Life	12		
Replacement Year	2030		
Remaining Life	10		

This provision provides funding for replastering the spa at Aquatic Center building.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

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Aquatic Center Spa UV System

		1 Total	@ \$14,308.00
Asset ID	1318	Asset Cost	\$14,308.00
	Capital	Percent Replacement	100%
	Aquatic Center	Future Cost	\$16,188.19
Placed in Service	July 2018		
Useful Life	7		
Replacement Year	2025		
Remaining Life	5		

This provision funds for replacement to the spa UV system at the Aquatic Center building.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Aquatic Center Swimming Pool: Concrete Deck - Partial Replacement

		1,232 SF	@ \$10.75
Asset ID	1013	Asset Cost	\$3,311.00
	Capital	Percent Replacement	25%
	Aquatic Center	Future Cost	\$5,842.62
Placed in Service	July 2018		
Useful Life	25		
Replacement Year	2043		
Remaining Life	23		

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

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Aquatic Center Water Heater Replacement

		3 Each	@ \$3,500.00
Asset ID	1283	Asset Cost	\$10,500.00
	Capital	Percent Replacement	100%
	Aquatic Center	Future Cost	\$12,793.23
Placed in Service	July 2018		
Useful Life	10		
Replacement Year	2028		
Remaining Life	8		

This provision is for the replacement of the 3 instant hot water heaters at the aquatic center pool.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Aquatic Center Women Locker Room - Renovation

		1 Total	@ \$10,750.00
Asset ID	1252	Asset Cost	\$10,750.00
	Capital	Percent Replacement	100%
	Aquatic Center	Future Cost	\$14,818.99
Placed in Service	July 2018		
Useful Life	15		
Replacement Year	2033		
Remaining Life	13		

This provision provides funding to renovate the women's locker room at the aquatic center.

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.

Aquatic Center - Total Current Cost

\$637,387

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Golf: Cage Netting		1 Total	@ \$1,209.37
Asset ID	1196	Asset Cost	\$1,209.37
	Capital	Percent Replacement	100%
	Golf Course	Future Cost	\$1,270.59
Placed in Service	January 2010		
Useful Life	5		
Adjustment	7		
Replacement Year	2022		
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. 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 Structure		1 Total	@ \$5,000.00
Asset ID	1276	Asset Cost	\$5,000.00
	Capital	Percent Replacement	100%
	Golf Course	Future Cost	\$6,400.42
Placed in Service	January 2010		
Useful Life	20		
Replacement Year	2030		
Remaining Life	10		

This provision funds for replacement of the golf cage to occur every 20 years for \$5,000. 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 Paths - Replacement Phase I		54,915 SF	@ \$3.76
Asset ID	1075	Asset Cost	\$51,620.10
	Capital	Percent Replacement	25%
	Golf Course	Future Cost	\$93,366.61
Placed in Service	July 2019		
Useful Life	25		
Replacement Year	2044		
Remaining Life	24		

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 II		54,915 SF	@ \$3.76
Asset ID	1258	Asset Cost	\$51,620.10
	Capital	Percent Replacement	25%
	Golf Course	Future Cost	\$51,620.10
Placed in Service	July 1998		
Useful Life	25		
Adjustment	-3		
Replacement Year	2020		
Remaining Life	0		

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 II 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 III

		54,915 SF	@ \$3.76
Asset ID	1259	Asset Cost	\$51,620.10
	Capital	Percent Replacement	25%
	Golf Course	Future Cost	\$52,910.60
Placed in Service	July 1998		
Useful Life	25		
Adjustment	-2		
Replacement Year	2021		
Remaining Life	1		

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 IV

		54,915 SF	@ \$3.76
Asset ID	1260	Asset Cost	\$51,620.10
	Capital	Percent Replacement	25%
	Golf Course	Future Cost	\$54,233.37
Placed in Service	July 1998		
Useful Life	25		
Adjustment	-1		
Replacement Year	2022		
Remaining Life	2		

This provision provides funding to replace the golf cart paths.

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Golf: Cart Paths - Replacement Phase IV continued...

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: Drainage Program

		1 TOTAL	@ \$33,000.00
Asset ID	1101	Asset Cost	\$33,000.00
	Capital	Percent Replacement	100%
	Golf Course	Future Cost	\$33,000.00
Placed in Service	July 2019		
Useful Life	1		
Replacement Year	2020		
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.

The Association provided a cost of \$33,000 to perform this work.

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 #1 Drainage Repair

		1 Total	@ \$16,285.78
Asset ID	1221	Asset Cost	\$16,285.78
	Non-Capital	Percent Replacement	100%
	Golf Course	Future Cost	\$24,176.33
Placed in Service	January 2011		
Useful Life	25		
Replacement Year	2036		
Remaining Life	16		

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

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Golf: Fairway #1 Drainage Repair continued...

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.

Golf: Fairway Seeding Program

		1 TOTAL	@ \$9,813.67
Asset ID	1147	Asset Cost	\$9,813.67
	Non-Capital	Percent Replacement	100%
	Golf Course	Future Cost	\$11,103.27
Placed in Service	July 2005		
Useful Life	1		
Adjustment	19		
Replacement Year	2025		
Remaining Life	5		

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

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: Fuel Tank - Replacement

		1 Total	@ \$40,000.00
Asset ID	1286	Asset Cost	\$40,000.00
	Capital	Percent Replacement	100%
	Golf Course	Future Cost	\$51,203.38
Placed in Service	July 2012		
Useful Life	18		
Replacement Year	2030		
Remaining Life	10		

This provision is for the replacement of the fuel tank.

According to the grounds superintendent, the Association should consider modification of the fuel tank to a 300/300 gallon split tank so that unleaded and diesel fuel can be stored safely.

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Golf: Fuel Tank - Replacement continued...

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Golf: GSP Irrigation			
Asset ID	1241	1 Total	@ \$12,529.12
	Capital	Asset Cost	\$12,529.12
	Golf Course	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	\$13,829.80
Useful Life	5		
Replacement Year	2024		
Remaining Life	4		

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.

Golf: Irrigation - Controllers			
Asset ID	1148	12 EACH	@ \$6,589.38
	Capital	Asset Cost	\$79,072.56
	Golf Course	Percent Replacement	100%
Placed in Service	July 2001	Future Cost	\$83,075.61
Useful Life	15		
Adjustment	6		
Replacement Year	2022		
Remaining Life	2		

The estimated cost and useful life to replace the irrigation controllers was per the Association. According to the Association, there are 12 circuit boards.

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Golf: Irrigation - Pump Station

		1 TOTAL	@ \$150,000.00
Asset ID	1150	Asset Cost	\$150,000.00
	Capital	Percent Replacement	100%
	Golf Course	Future Cost	\$150,000.00
Placed in Service	July 1998		
Useful Life	12		
Adjustment	10		
Replacement Year	2020		
Remaining Life	0		

This provision provides funding to replace the pump station. This replacement will include the 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. Jeff provided an estimated useful life of 12 years. Repair expenses of \$1,000 or less is paid with operating funds and repair expenses greater than \$1,000 is paid with reserve.

In 2019 the Association provided a cost of \$150,000.

Golf: Irrigation - Rainbird Freedom

		1 TOTAL	@ \$13,318.97
Asset ID	1151	Asset Cost	\$13,318.97
	Capital	Percent Replacement	100%
	Golf Course	Future Cost	\$13,993.24
Placed in Service	July 2003		
Useful Life	10		
Adjustment	9		
Replacement Year	2022		
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.

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Golf: Irrigation - Weather Station

		1 TOTAL	@ \$19,627.96
Asset ID	1152	Asset Cost	\$19,627.96
	Capital	Percent Replacement	100%
	Golf Course	Future Cost	\$20,621.63
Placed in Service	July 2004		
Useful Life	10		
Adjustment	8		
Replacement Year	2022		
Remaining Life	2		

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 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: Irrigation Pond Intake Screen - Replacement

		1 Total	@ \$1,423.92
Asset ID	1255	Asset Cost	\$1,423.92
	Capital	Percent Replacement	100%
	Golf Course	Future Cost	\$1,496.01
Placed in Service	January 2012		
Useful Life	10		
Replacement Year	2022		
Remaining Life	2		

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 10 years.

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Golf: Irrigation System - Repairs

		1 TOTAL	@ \$15,000.00
Asset ID	1261	Asset Cost	\$15,000.00
	Non-Capital	Percent Replacement	100%
	Golf Course	Future Cost	\$15,000.00
Placed in Service	July 2001		
Useful Life	1		
Replacement Year	2020		
Remaining Life	0		

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

According to the Association, the sprinkler heads were not installed with a sand base, causing the heads to sink. This has resulted in trip hazards and the irrigation not performing as intended.

Golf: Irrigation System - Upgrades

		1 TOTAL	@ \$856,306.30
Asset ID	1261	Asset Cost	\$856,306.30
	Non-Capital	Percent Replacement	100%
	Golf Course	Future Cost	\$1,123,548.07
Placed in Service	July 2001		
Useful Life	30		
Replacement Year	2031		
Remaining Life	11		

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.

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Golf: Maintenance Shop - Renovation

		1 Total	@ \$10,000.00
Asset ID	1287	Asset Cost	\$10,000.00
	Capital	Percent Replacement	100%
	Golf Course	Future Cost	\$10,000.00
Placed in Service	July 2004		
Useful Life	30		
Adjustment	-14		
Replacement Year	2020		
Remaining Life	0		

This provision is to renovate the maintenance shop, including the restroom and installation of a hydraulic lift so that equipment can be properly maintained.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater than or less than the amount provided for herein, this study should be updated to reflect the actual component cost.

Golf: Painting: Siding, Wood - Maintenance Shop

		1 Total	@ \$2,849.00
Asset ID	1089	Asset Cost	\$2,849.00
	Non-Capital	Percent Replacement	100%
	Golf Course	Future Cost	\$2,849.00
Placed in Service	July 2013		
Useful Life	6		
Replacement Year	2020		
Remaining Life	0		

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 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.

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Golf: Pond Dredging		1 Total	@ \$50,000.00
Asset ID	1308	Asset Cost	\$50,000.00
	Capital	Percent Replacement	100%
	Golf Course	Future Cost	\$55,190.64
Placed in Service	January 2004		
Useful Life	20		
Replacement Year	2024		
Remaining Life	4		

This provision provides funding to dredge the pond.

The cost and useful life assumptions are based on information from the Association. The Association should obtain a bid to confirm this estimate.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater than or less than the amount provided for herein, this study should be updated to reflect the actual component cost.

Golf: Pond Fountain - Replacement		1 Total	@ \$5,000.00
Asset ID	1293	Asset Cost	\$5,000.00
	Capital	Percent Replacement	100%
	Golf Course	Future Cost	\$5,000.00
Placed in Service	January 2012		
Useful Life	5		
Replacement Year	2020		
Remaining Life	0		

This provision provides funding to replace the pond fountain.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater than or less than the amount provided for herein, this study should be updated to reflect the actual component cost.

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Detail Report by Category

Golf: Pump House - Composition Roof Replacement

		256 SF	@ \$10.00
Asset ID	1262	Asset Cost	\$2,560.00
	Capital	Percent Replacement	100%
	Golf Course	Future Cost	\$2,756.84
Placed in Service	July 1998		
Useful Life	25		
Replacement Year	2023		
Remaining Life	3		

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.

Golf: Pump House - Skylight Replacement

		1 Total	@ \$1,075.00
Asset ID	1264	Asset Cost	\$1,075.00
	Capital	Percent Replacement	100%
	Golf Course	Future Cost	\$1,157.66
Placed in Service	July 1998		
Useful Life	25		
Replacement Year	2023		
Remaining Life	3		

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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Detail Report by Category

Golf: Pump House - Wood Siding Replacement

		1,024 SF	@ \$17.00
Asset ID	1263	Asset Cost	\$17,408.00
	Capital	Percent Replacement	100%
	Golf Course	Future Cost	\$18,746.51
Placed in Service	July 1998		
Useful Life	25		
Replacement Year	2023		
Remaining Life	3		

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.

Golf: Roofing - Maintenance Shop - Flat

		15 SQ	@ \$1,000.00
Asset ID	1060	Asset Cost	\$15,000.00
	Capital	Percent Replacement	100%
	Golf Course	Future Cost	\$16,153.36
Placed in Service	July 2013		
Useful Life	10		
Replacement Year	2023		
Remaining Life	3		

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 replaced with a steel roof so that it would be less likely to be damaged 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.

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Detail Report by Category

Golf: Roofing - Maintenance Shop - Pitched

		20 SQUARES	@ \$600.00
Asset ID	1061	Asset Cost	\$12,000.00
	Capital	Percent Replacement	100%
	Golf Course	Future Cost	\$12,000.00
Placed in Service	July 2004		
Useful Life	15		
Adjustment	1		
Replacement Year	2020		
Remaining Life	0		

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.

Golf: Sanding Program

		1 TOTAL	@ \$4,205.99
Asset ID	1119	Asset Cost	\$4,205.99
	Capital	Percent Replacement	100%
	Golf Course	Future Cost	\$4,205.99
Placed in Service	July 2019		
Useful Life	1		
Replacement Year	2020		
Remaining Life	0		

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

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Detail Report by Category

Golf: Siding, Wood Partial Replacement - Maintenance Shop

		1,080 SF	@ \$17.00
Asset ID	1211	Asset Cost	\$9,180.00
	Non-Capital	Percent Replacement	50%
	Golf Course	Future Cost	\$12,044.95
Placed in Service	July 2012		
Useful Life	20		
Adjustment	-1		
Replacement Year	2031		
Remaining Life	11		

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.

Golf: USGA Green Survey for Golf Course

		1 Total	@ \$3,144.37
Asset ID	1195	Asset Cost	\$3,144.37
	Capital	Percent Replacement	100%
	Golf Course	Future Cost	\$3,222.98
Placed in Service	January 2011		
Useful Life	10		
Replacement Year	2021		
Remaining Life	1		

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.

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Detail Report by Category

Golf: Well Pump - Replacement		1 Total	@ \$5,000.00
Asset ID	1292	Asset Cost	\$5,000.00
	Capital	Percent Replacement	100%
	Golf Course	Future Cost	\$5,253.12
Placed in Service	January 2012		
Useful Life	10		
Replacement Year	2022		
Remaining Life	2		

This provision provides funding to replace the well pump.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater than or less than the amount provided for herein, this study should be updated to reflect the actual component cost.

Golf Course - Total Current Cost \$1,596,490

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Detail Report by Category

Golf - Aerifiers - Fairway

Asset ID	1099	1 TOTAL	@ \$27,950.00
	Capital	Asset Cost	\$27,950.00
	Golf Equipment	Percent Replacement	100%
Placed in Service	July 2014	Future Cost	\$34,905.72
Useful Life	15		
Replacement Year	2029		
Remaining Life	9		

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.

Golf - Aerifiers - Toro Greens

Asset ID	1097	1 TOTAL	@ \$26,767.30
	Capital	Asset Cost	\$26,767.30
	Golf Equipment	Percent Replacement	100%
Placed in Service	July 2014	Future Cost	\$33,428.69
Useful Life	15		
Replacement Year	2029		
Remaining Life	9		

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.

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Golf - Carts Replacement		1 Total	@ \$4,353.75
Asset ID	1197	Asset Cost	\$4,353.75
	Capital	Percent Replacement	100%
	Golf Equipment	Future Cost	\$5,304.62
Placed in Service	January 2018		
Useful Life	10		
Replacement Year	2028		
Remaining Life	8		

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. 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 - Misc. - Ditch Witch Trencher		1 TOTAL	@ \$9,675.00
Asset ID	1204	Asset Cost	\$9,675.00
	Capital	Percent Replacement	100%
	Golf Equipment	Future Cost	\$10,946.37
Placed in Service	July 1992		
Useful Life	15		
Adjustment	18		
Replacement Year	2025		
Remaining Life	5		

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

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Detail Report by Category

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

revise.

Golf - Misc. - Fertilizer Spreader		1 TOTAL	@ \$3,738.66
Asset ID	1154	Asset Cost	\$3,738.66
	Capital	Percent Replacement	100%
	Golf Equipment	Future Cost	\$5,976.81
Placed in Service	July 2019		
Useful Life	20		
Replacement Year	2039		
Remaining Life	19		

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.

Golf - Misc. - Marshall Cart		1 TOTAL	@ \$4,837.50
Asset ID	1155	Asset Cost	\$4,837.50
	Capital	Percent Replacement	100%
	Golf Equipment	Future Cost	\$5,894.02
Placed in Service	July 2018		
Useful Life	10		
Replacement Year	2028		
Remaining Life	8		

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.

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Detail Report by Category

Golf - Misc. - Marshall Cart continued...

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	@ \$1,822.60
Asset ID	1156	Asset Cost	\$1,822.60
	Capital	Percent Replacement	100%
	Golf Equipment	Future Cost	\$1,914.87
Placed in Service	July 1992		
Useful Life	15		
Adjustment	15		
Replacement Year	2022		
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. 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. - Reel Sharpener

		1 TOTAL	@ \$48,375.00
Asset ID	1157	Asset Cost	\$48,375.00
	Capital	Percent Replacement	100%
	Golf Equipment	Future Cost	\$49,584.37
Placed in Service	July 2006		
Useful Life	15		
Replacement Year	2021		
Remaining Life	1		

This provision provides funding for replacement to the reel sharpener.

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Detail Report by Category

Golf - Misc. - Reel Sharpener continued...

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	@ \$5,608.00
Asset ID	1158	Asset Cost	\$5,608.00
	Capital	Percent Replacement	100%
	Golf Equipment	Future Cost	\$6,344.94
Placed in Service	July 1990		
Useful Life	20		
Adjustment	15		
Replacement Year	2025		
Remaining Life	5		

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. 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. - Seel 250		1 TOTAL	@ \$10,000.00
Asset ID	1153	Asset Cost	\$10,000.00
	Capital	Percent Replacement	100%
	Golf Equipment	Future Cost	\$15,596.59
Placed in Service	July 2018		
Useful Life	20		
Replacement Year	2038		
Remaining Life	18		

Seel 250-Gallon Sprayer

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Detail Report by Category

Golf - Misc. - Seel 250 continued...

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.

This was replaced in 2018 for \$9,500.

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. - Thatcher		1 TOTAL	@ \$3,504.99
Asset ID	1159	Asset Cost	\$3,504.99
	Capital	Percent Replacement	100%
	Golf Equipment	Future Cost	\$3,965.57
Placed in Service	July 2000		
Useful Life	10		
Adjustment	15		
Replacement Year	2025		
Remaining Life	5		

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. 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 - Misc. - Top Dresser Ty-Crop		1 TOTAL	@ \$16,823.96
Asset ID	1160	Asset Cost	\$16,823.96
	Capital	Percent Replacement	100%
	Golf Equipment	Future Cost	\$20,498.36
Placed in Service	July 2016		
Useful Life	12		
Replacement Year	2028		
Remaining Life	8		

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.

Golf - Misc. - Turbo Blower		1 TOTAL	@ \$8,465.62
Asset ID	1162	Asset Cost	\$8,465.62
	Capital	Percent Replacement	100%
	Golf Equipment	Future Cost	\$8,894.19
Placed in Service	July 2007		
Useful Life	10		
Adjustment	5		
Replacement Year	2022		
Remaining Life	2		

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.

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Detail Report by Category

Golf - Misc. - Turf Vacuum		1 TOTAL	@ \$16,125.00
Asset ID	1163	Asset Cost	\$16,125.00
	Capital	Percent Replacement	100%
	Golf Equipment	Future Cost	\$16,528.12
Placed in Service	July 2008		
Useful Life	12		
Adjustment	1		
Replacement Year	2021		
Remaining Life	1		

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.

Golf - Mowers - 20" Rotary Honda		1 TOTAL	@ \$1,290.00
Asset ID	1165	Asset Cost	\$1,290.00
	Capital	Percent Replacement	100%
	Golf Equipment	Future Cost	\$1,290.00
Placed in Service	July 2014		
Useful Life	5		
Adjustment	1		
Replacement Year	2020		
Remaining Life	0		

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.

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Golf - Mowers - 3100 Toro

		1 TOTAL	@ \$35,071.87
Asset ID	1200	Asset Cost	\$35,071.87
	Capital	Percent Replacement	100%
	Golf Equipment	Future Cost	\$35,948.67
Placed in Service	July 2003		
Useful Life	7		
Adjustment	11		
Replacement Year	2021		
Remaining Life	1		

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. 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.

Per the Association, there are 4300 hours on the mower. This information was provided by the Association in 2019.

Golf - Mowers - 3150 Toro

		1 TOTAL	@ \$35,071.87
Asset ID	1199	Asset Cost	\$35,071.87
	Capital	Percent Replacement	100%
	Golf Equipment	Future Cost	\$37,768.57
Placed in Service	July 2009		
Useful Life	7		
Adjustment	7		
Replacement Year	2023		
Remaining Life	3		

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,

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Golf - Mowers - 3150 Toro continued...

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 - Mowers - 3150 Toro			
Asset ID	1201	1 TOTAL	@ \$36,760.00
	Capital	Asset Cost	\$36,760.00
	Golf Equipment	Percent Replacement	100%
Placed in Service	July 2018	Future Cost	\$41,590.57
Useful Life	7		
Replacement Year	2025		
Remaining Life	5		

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. Replaced in 2018 for \$35,864.

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.

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Golf - Mowers - 3150 Toro			
Asset ID	1172	1 TOTAL	@ \$34,400.00
	Capital	Asset Cost	\$34,400.00
	Golf Equipment	Percent Replacement	100%
Placed in Service	July 2018	Future Cost	\$38,920.44
Useful Life	7		
Replacement Year	2025		
Remaining Life	5		

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.

Golf - Mowers - 40" Toro Rotary			
Asset ID	1202	1 TOTAL	@ \$6,142.41
	Capital	Asset Cost	\$6,142.41
	Golf Equipment	Percent Replacement	100%
Placed in Service	July 2009	Future Cost	\$6,949.57
Useful Life	10		
Adjustment	6		
Replacement Year	2025		
Remaining Life	5		

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

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Detail Report by Category

Golf - Mowers - 7 Gang Toro			
Asset ID	1198	1 TOTAL	@ \$29,025.00
	Capital	Asset Cost	\$29,025.00
	Golf Equipment	Percent Replacement	100%
Placed in Service	July 2013	Future Cost	\$35,364.14
Useful Life	15		
Replacement Year	2028		
Remaining Life	8		

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" Toro 32800			
Asset ID	1167	1 TOTAL	@ \$28,669.39
	Capital	Asset Cost	\$28,669.39
	Golf Equipment	Percent Replacement	100%
Placed in Service	July 2013	Future Cost	\$32,436.78
Useful Life	12		
Replacement Year	2025		
Remaining Life	5		

Toro 32800

The cost and useful life was provided by the Association.

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

King City Civic Association
King City, OR
Detail Report by Category

Golf - Mowers - Fairway JD 3235B

Asset ID	1170	1 TOTAL	@ \$67,725.00
	Capital	Asset Cost	\$67,725.00
	Golf Equipment	Percent Replacement	100%
Placed in Service	July 2017	Future Cost	\$80,503.74
Useful Life	10		
Replacement Year	2027		
Remaining Life	7		

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

Asset ID	1254	1 TOTAL	@ \$67,725.00
	Capital	Asset Cost	\$67,725.00
	Golf Equipment	Percent Replacement	100%
Placed in Service	July 2008	Future Cost	\$71,153.58
Useful Life	10		
Adjustment	4		
Replacement Year	2022		
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.

In 2015, Schwindt & Company met with Jeff Halfman, the Association's golf superintendent, and he advised that the replacement cost is \$63,000. 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.

King City Civic Association
King City, OR
Detail Report by Category

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

Golf - Mowers - Triplex JD		1 TOTAL	@ \$31,306.73
Asset ID	1175	Asset Cost	\$31,306.73
	Capital	Percent Replacement	100%
	Golf Equipment	Future Cost	\$32,891.63
Placed in Service	July 2007		
Useful Life	10		
Adjustment	5		
Replacement Year	2022		
Remaining Life	2		

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 - Mowers - Triplex JD		1 TOTAL	@ \$32,245.93
Asset ID	1174	Asset Cost	\$32,245.93
	Capital	Percent Replacement	100%
	Golf Equipment	Future Cost	\$36,483.31
Placed in Service	July 2002		
Useful Life	10		
Adjustment	13		
Replacement Year	2025		
Remaining Life	5		

John Deere Triplex Mower

King City Civic Association
 King City, OR
Detail Report by Category

Golf - Mowers - Triplex JD continued...

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. 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			
		1 TOTAL	@ \$2,804.00
Asset ID	1176	Asset Cost	\$2,804.00
	Capital	Percent Replacement	100%
	Golf Equipment	Future Cost	\$2,804.00
Placed in Service	July 2019		
Useful Life	1		
Replacement Year	2020		
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.

King City Civic Association
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Detail Report by Category

Golf - Tractors - Kubota		1 TOTAL	@ \$25,672.59
Asset ID	1177	Asset Cost	\$25,672.59
	Capital	Percent Replacement	100%
	Golf Equipment	Future Cost	\$37,181.56
Placed in Service	July 2015		
Useful Life	20		
Replacement Year	2035		
Remaining Life	15		

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	@ \$29,386.12
Asset ID	1178	Asset Cost	\$29,386.12
	Capital	Percent Replacement	100%
	Golf Equipment	Future Cost	\$30,120.77
Placed in Service	July 2012		
Useful Life	15		
Adjustment	-6		
Replacement Year	2021		
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. 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.

King City Civic Association
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Detail Report by Category

Golf - Transporters - Cushman Heavy		1 TOTAL	@ \$30,783.64
Asset ID	1180	Asset Cost	\$30,783.64
	Capital	Percent Replacement	100%
	Golf Equipment	Future Cost	\$31,553.23
Placed in Service	July 2011		
Useful Life	10		
Replacement Year	2021		
Remaining Life	1		

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 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 - Cushman Heavy		1 TOTAL	@ \$25,235.95
Asset ID	1182	Asset Cost	\$25,235.95
	Capital	Percent Replacement	100%
	Golf Equipment	Future Cost	\$26,513.52
Placed in Service	July 2004		
Useful Life	10		
Adjustment	8		
Replacement Year	2022		
Remaining Life	2		

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

**King City Civic Association
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Detail Report by Category**

Golf - Transporters - Cushman Heavy continued...

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 be revise.

Golf - Transporters - Dump Truck		1 TOTAL	@ \$43,000.00
Asset ID	1179	Asset Cost	\$43,000.00
	Capital	Percent Replacement	100%
	Golf Equipment	Future Cost	\$68,741.96
Placed in Service	July 2019		
Useful Life	20		
Replacement Year	2039		
Remaining Life	19		

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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Detail Report by Category

Golf - Transporters - JD Gator HPX		1 TOTAL	@ \$16,263.17
Asset ID	1185	Asset Cost	\$16,263.17
	Capital	Percent Replacement	100%
	Golf Equipment	Future Cost	\$20,818.23
Placed in Service	July 2018		
Useful Life	12		
Replacement Year	2030		
Remaining Life	10		

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 - Transporters - JD Gator TX		1 TOTAL	@ \$16,000.00
Asset ID	1186	Asset Cost	\$16,000.00
	Capital	Percent Replacement	100%
	Golf Equipment	Future Cost	\$16,810.00
Placed in Service	July 2012		
Useful Life	7		
Adjustment	3		
Replacement Year	2022		
Remaining Life	2		

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 2018, 2 gators were replaced for \$30,703.

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

King City Civic Association
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Detail Report by Category

Golf - Transporters - JD Gator TX continued...

Association finds that the cost will be greater, this component will need to be revise.

Golf - Transporters - JD Gator Turf		1 TOTAL	@ \$16,000.00
Asset ID	1184	Asset Cost	\$16,000.00
	Capital	Percent Replacement	100%
	Golf Equipment	Future Cost	\$18,102.53
Placed in Service	July 2018		
Useful Life	7		
Replacement Year	2025		
Remaining Life	5		

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 2018, 2 gators were replaced for \$30,703.

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 - Toroworkman		1 TOTAL	@ \$8,800.00
Asset ID	1294	Asset Cost	\$8,800.00
	Capital	Percent Replacement	100%
	Golf Equipment	Future Cost	\$9,476.64
Placed in Service	July 2016		
Useful Life	7		
Replacement Year	2023		
Remaining Life	3		

This equipment was purchased in 2016. The useful life of 7 years was per the Association.

In 2018, 2 gators were replaced for \$30,703.

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

King City Civic Association
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Detail Report by Category

Golf - Transporters - Toroworkman continued...

Association finds that the cost will be greater, this component will need to be revise.

Golf Equipment - Total Current Cost	\$807,426
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Detail Report by Category

Camino Park Fence, Wood: Replacement

		1 TOTAL	@ \$5,678.23
Asset ID	1191	Asset Cost	\$5,678.23
	Capital	Percent Replacement	100%
	Grounds	Future Cost	\$6,114.83
Placed in Service	July 2008		
Useful Life	15		
Replacement Year	2023		
Remaining Life	3		

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.

Common Area Concrete Curbing - Partial Replacement

		2,120 FT	@ \$9.58
Asset ID	1001	Asset Cost	\$20,309.60
	Non-Capital	Percent Replacement	100%
	Grounds	Future Cost	\$35,838.54
Placed in Service	July 2013		
Useful Life	30		
Replacement Year	2043		
Remaining Life	23		

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.

Estimated length per engineer: 2,120 feet

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

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Detail Report by Category

Common Area Concrete Curbing - Partial Replacement continued...

AE Associates, Inc.'s 2004 report provided a cost of \$16,800 for partial replacement in 2015. In 2015, the Association provided that curbing repaired was done in 2013 for \$1,417.

Common Area Concrete Sidewalk - Partial Replacement

		1 TOTAL	@ \$16,823.96
Asset ID	1003	Asset Cost	\$16,823.96
	Non-Capital	Percent Replacement	100%
	Grounds	Future Cost	\$23,192.01
Placed in Service	July 2018		
Useful Life	15		
Replacement Year	2033		
Remaining Life	13		

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.

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

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.

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Detail Report by Category

Common Area Concrete Sidewalk - Partial Replacement(2020)

		1 TOTAL	@ \$30,000.00
Asset ID	1270	Asset Cost	\$30,000.00
	Non-Capital	Percent Replacement	100%
	Grounds	Future Cost	\$30,000.00
Placed in Service	July 2005		
Useful Life	15		
Replacement Year	2020		
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.

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

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 and 2019 site visit, there were trip hazards.

Common Area Gazebo, Shingle Roof: Replacement

		1 Total	@ \$2,150.00
Asset ID	1214	Asset Cost	\$2,150.00
	Capital	Percent Replacement	100%
	Grounds	Future Cost	\$2,203.75
Placed in Service	July 2001		
Useful Life	15		
Adjustment	5		
Replacement Year	2021		
Remaining Life	1		

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.

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Detail Report by Category

Common Area Gazebo, Shingle Roof: Replacement continued...

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.

Common Area Gazebo, Wood Structure - Partial Replacement

		474 SF	@ \$12.09
Asset ID	1225	Asset Cost	\$2,865.33
	Non-Capital	Percent Replacement	50%
	Grounds	Future Cost	\$2,936.96
Placed in Service	July 2001		
Useful Life	20		
Replacement Year	2021		
Remaining Life	1		

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.

Common Area Landscape & Drainage

		1 TOTAL	@ \$5,000.00
Asset ID	1288	Asset Cost	\$5,000.00
	Non-Capital	Percent Replacement	100%
	Grounds	Future Cost	\$5,000.00
Placed in Service	July 2005		
Useful Life	5		
Replacement Year	2020		
Remaining Life	0		

This provision is for updates/repair of the landscaping and drainage in the common areas.

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Detail Report by Category

Common Area Landscape & Drainage continued...

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater than or less than the amount provided for herein, this study should be updated to reflect the actual component cost.

Common Area Light Poles - Repairs

		1 TOTAL	@ \$5,000.00
Asset ID	1273	Asset Cost	\$5,000.00
	Non-Capital	Percent Replacement	100%
	Grounds	Future Cost	\$5,000.00
Placed in Service	July 2005		
Useful Life	10		
Replacement Year	2020		
Remaining Life	0		

This provision is for repair of the globe lights on pole around the property. This component provides \$5,000 every 10 years for repairs.

Per the Association, the light poles at the parking lot need repair.

Common Area Park Irrigation System - Upgrades

		1 TOTAL	@ \$2,500.00
Asset ID	1274	Asset Cost	\$2,500.00
	Non-Capital	Percent Replacement	100%
	Grounds	Future Cost	\$2,828.52
Placed in Service	July 2005		
Useful Life	5		
Adjustment	15		
Replacement Year	2025		
Remaining Life	5		

This provision is for the upgrade/repair of the irrigation system at the parks in the property.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

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Detail Report by Category

Aquatic Center Building Envelope Inspection

		1 Total	@ \$3,000.00
Asset ID	1309	Asset Cost	\$3,000.00
	Non-Capital	Percent Replacement	100%
	Inspections	Future Cost	\$3,311.44
Placed in Service	January 2019		
Useful Life	5		
Replacement Year	2024		
Remaining Life	4		

This provision is for a building envelope inspection. Generally the life of the building envelope is greater than 30 years. We recommend the Association perform an inspection to determine the current condition of the system. Once the condition is known the reserve study should be updated.

Industry specialists recommend a building envelope inspection every 3-5 years. According to the Association, this is being done in 2019.

Clubhouse, Proshop, Library, A/C Building Envelope Inspection

		1 Total	@ \$10,000.00
Asset ID	1275	Asset Cost	\$10,000.00
	Non-Capital	Percent Replacement	100%
	Inspections	Future Cost	\$11,038.13
Placed in Service	January 2019		
Useful Life	5		
Replacement Year	2024		
Remaining Life	4		

This provision is for a building envelope inspection. Generally the life of the building envelope is greater than 30 years. We recommend the Association perform an inspection to determine the current condition of the system. Once the condition is known the reserve study should be updated.

Industry specialists recommend a building envelope inspection every 3-5 years. According to the Association, this is being done in 2019.

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Detail Report by Category

Clubhouse, Proshop, Library, A/C Electrical Study

		1 Total	@ \$10,000.00
Asset ID	1266	Asset Cost	\$10,000.00
	Non-Capital	Percent Replacement	100%
	Inspections	Future Cost	\$10,000.00
Placed in Service	January 1960		
Useful Life	25		
Replacement Year	2020		
Remaining Life	0		

This provision is for an electrical inspection. Generally the life of the electrical system is greater than 30 years. We recommend the Association perform an inspection to determine the current condition of the system. Once the condition is known the reserve study should be updated.

Clubhouse, Proshop, Library, A/C Plumbing Study

		1 Total	@ \$10,000.00
Asset ID	1265	Asset Cost	\$10,000.00
	Non-Capital	Percent Replacement	100%
	Inspections	Future Cost	\$10,000.00
Placed in Service	January 1960		
Useful Life	25		
Replacement Year	2020		
Remaining Life	0		

This provision is for a plumbing inspection, including water supply and sewer system. Generally the life of the plumbing system is greater than 30 years. We recommend the Association perform an inspection to determine the current condition of the system. Once the condition is known the reserve study should be updated.

Inspections - Total Current Cost

\$33,000

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Detail Report by Category

Shuffleboard: Roof - Shingle

		2,250 SF	@ \$6.00
Asset ID	1298	Asset Cost	\$13,500.00
	Capital	Percent Replacement	100%
	Shuffleboard Building	Future Cost	\$20,541.85
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	2037		
Remaining Life	17		

This provision funds for replacement of the shingle roof that was installed at the shuffleboard building.

According to the Association, the roof was installed in 2017. Schwindt and Company estimate the roof to measure 2,250 square feet.

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

Shuffleboard: Roof Corrugated Fiberglass

		1 Total	@ \$5,375.00
Asset ID	1194	Asset Cost	\$5,375.00
	Capital	Percent Replacement	100%
	Shuffleboard Building	Future Cost	\$8,592.74
Placed in Service	January 2019		
Useful Life	20		
Replacement Year	2039		
Remaining Life	19		

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

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Detail Report by Category

Shuffleboard: Siding: Corrugated Fiberglass

		1 Total	@ \$5,442.19
Asset ID	1222	Asset Cost	\$5,442.19
	Capital	Percent Replacement	100%
	Shuffleboard Building	Future Cost	\$8,700.16
Placed in Service	January 2019		
Useful Life	20		
Replacement Year	2039		
Remaining Life	19		

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. 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.

Shuffleboard Building - Total Current Cost **\$24,317**

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Additional Disclosures

Additional Disclosures

Levels of Service

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

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

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

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

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

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

- Life and Valuation Estimates
- Fund Status
- Funding Plan

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

- Component inventory
- Life and valuation estimates
- Funding Plan

Terms and Definitions

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

CASH FLOW METHOD: A method of developing a reserve *Funding Plan* where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve *Funding Plans*

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are tested against the anticipated schedule of reserve expenses until the desired *Funding Goal* is achieved.

COMPONENT: The individual line items in the *Reserve Study* developed or updated in the *Physical Analysis*. These elements form the building blocks for the *Reserve Study*. *Components* typically are: 1) association responsibility; 2) with limited *Useful Life* expectancies; 3) predictable *Remaining Useful Life* expectancies; 4) above a minimum threshold cost; and 5) as required by local codes.

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

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

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

CURRENT REPLACEMENT COST: See *Replacement Cost*.

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

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

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

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

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

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

or

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

FUND STATUS: The status of the reserve fund as compared to an established benchmark such as percent funding. The Association appears to be adequately funded as the threshold method.

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

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

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

FUNDING PRINCIPLES:

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

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

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

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

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

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

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

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

RESERVE STUDY: A budget planning tool 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*

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consists of two parts: the *Physical Analysis* and the *Financial Analysis*.

RESPONSIBLE CHARGE: A reserve specialist in *Responsible Charge* of a *Reserve Study* shall render regular and effective supervision to those individuals performing services 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:

- 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;
- The failure to personally inspect or review the work of subordinates where necessary and appropriate;
- The rendering of a limited, cursory, or perfunctory review of plans or projects in lieu of an appropriate detailed review;
- The failure to personally be available on a reasonable basis or with adequate advance notice for consultation and inspection where circumstances require personal availability.

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

SURPLUS: An actual or projected *Reserve Balance* greater than the *Fully Funded Balance*.
The opposite would be a *Deficit*.

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