

**SUMMERFIELD CIVIC ASSOCIATION**  
**MAINTENANCE PLAN UPDATE**  
**RESERVE STUDY**  
**LEVEL III: UPDATE WITH NO VISUAL SITE INSPECTION**  
**BUDGET YEAR**

**January 1, 2025 to December 31, 2025**



 **SCHWINDT & Co.**  
RESERVE STUDY SERVICES  
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## **SUMMERFIELD CIVIC ASSOCIATION**

### **Executive Summary**

#### **Year of Report:**

January 1, 2025 to December 31, 2025

#### **Number of People:**

1593 People

#### **Parameters:**

Beginning Balance: \$1,975,126

Year 2025 Suggested Contribution: \$454,500

Year 2025 Projected Interest Earned: \$25,944

Inflation: 4.00%

Annual Increase to Suggested Contribution: 1.50%

Lowest Cash Balance Over 30 Years (Threshold): \$1,296,275

Prior Year's Actual Contribution: \$454,500

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**Summerfield Civic Association  
Maintenance Plan Update  
Reserve Study Update – Offsite  
Disclosure Information  
2025**

We have conducted an offsite reserve study update and maintenance plan update for Summerfield Civic Association for the year beginning January 1, 2025, in accordance with guidelines established by the Community Associations Institute and the American Institute of Certified Public Accountants.

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

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

We have no other involvement with the Association other than providing the reserve study and maintenance plan update.

Schwindt and Company believes that every association should have a complete building envelope inspection within 12 months of completion of all construction. 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 ensure funds are available to pay for unexpected costs.

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

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

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

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

**Increases in Roofing and Painting Costs**

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

The main reason for increased prices aside from normal cost increases appears to be the availability of labor. Many workers

left the industry during the downturn and have not reentered the job market thus driving up wage costs to attract qualified workers. Roofers and painters are also seeing increased demand for their services due to aging association property. These factors have created the perfect storm for increased prices.

These increases are being built into cost estimates and required contributions. Associations have seen an increase in the suggested reserve contributions beginning with the 2018/2019 budget years and depending on the year the roofing and painting projects occur, the increases may be substantial. As of 2020, we are seeing the prices remain at the elevated rate.

In 2023, the average annual inflation rate was 4.12%. Experts are not sure if this increase is temporary due to supply chain issues or if this will be a long-term increase. At this time, Schwindt and Company is recommending an inflation rate of 4% in reserve studies. We will continue to monitor the inflation rate throughout this period. More information can be found at [https://inflationdata.com/Inflation/Inflation\\_Rate/HistoricalInflation.aspx](https://inflationdata.com/Inflation/Inflation_Rate/HistoricalInflation.aspx).

Currently, the price of oil has fluctuated greatly, and there are ongoing issues with the supply chain. As of now, it is unknown when these factors will be resolved, making it difficult to predict prices. We recommend the Association begin the replacement process several years out, including inspection, creation of a scope of work, and a competitive bidding process. For large projects, associations may choose to sign contracts a year before the work is to occur so that they can get scheduled during the spring and summer.

**Section 2.3.3 of the Association's Declaration states, "The assessments levied by the Civic Association shall be used exclusively for the purpose of promoting the recreation, health, safety, welfare and protection of the residents in Summerfield and in particular for the improvement and maintenance of Summerfield and the common buildings, service facilities, planted parkways, recreational facilities, and common areas in Summerfield."**

The earthquake insurance deductible is not included in 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+ years in age should consider adding funding for these components because the eventual cost may be one of the largest expenditures in the study. Because the eventual replacement costs and determination of the estimated useful life of such components depend on several factors, it is advisable to hire experts to advise the Association on such matters. Schwindt and Company believes the best way to determine costs and lives associated with these components is to perform an inspection of the applicable components which should include information about the component, steps to take to lengthen the estimated useful life, projected estimated useful life, and estimated replacement costs. This inspection should be conducted by experts and should include a written report. This information will allow the reserve study provider and the Association to include appropriate costs, lives, and projected expenditures in the study. Schwindt and Company believes that the cost of these inspections should be included in the reserve study as a funded component.

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

Certain information, such as the beginning balance of reserve funds and other information as detailed on the component detail reports, was provided by Association representatives and is deemed to be reliable by us. This reserve study is a reflection of the information provided to us and cannot be used for the purpose of performing an audit, a quality/forensic analysis, or background checks of historical records.

Site visits should not be considered a project audit or quality inspection of the Association's property. A site visit does not evaluate the condition of the property to determine the useful life or needed repairs. Schwindt and Company suggests that the Association perform a building envelope inspection to determine the condition, performance, and useful life of all the components.

Certain costs outlined in the reserve study are subjective and, as a result, are for planning purposes only. The Association should obtain firm bids at the time of work. Actual costs will depend upon the scope of work as defined at the time the

repair, replacement, or restoration is performed. All estimates relating to future work are good faith estimates and projections are based on the estimated inflation rate, which may or may not prove accurate. All future costs and life expectancies should be reviewed and adjusted annually.

This reserve study, unless specifically stated in the report, assumes no fungi, mold, asbestos, lead paint, urea-formaldehyde foam insulation, termite control substances, other chemicals, toxic wastes, radon gas, electro-magnetic radiation, other potentially hazardous materials (on the surface or sub-surface), or termites on the property. The existence of any of these substances may adversely affect the accuracy of this reserve study. Schwindt and Company assumes no responsibility regarding such conditions, as we are not qualified to detect substances, determine the impact, or develop remediation plans/costs.

Since destructive testing was not performed, this reserve study does not attempt to address latent and/or patent defects. Neither does it address useful life expectancies that are abnormally short due either to improper design, installation nor to subsequent improper maintenance. This reserve study assumes all components will be reasonably maintained for the remainder of their life expectancy.

#### Physical Analysis:

New projects generally include information provided by developers and/or refer to drawings.

Full onsite reserve studies generally include field measurements and do not include destructive testing. Drawings are usually not available for existing projects.

Onsite updates generally include observations of physical characteristics but do not include field measurements.

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

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

**SUMMERFIELD CIVIC ASSOCIATION**

**MAINTENANCE PLAN UPDATE**

**BUDGET YEAR**

**January 1, 2025 to December 31, 2025**

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**Summerfield 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.



**Summerfield Civic Association  
Maintenance Plan  
2025**

**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 – Common Areas**

Schwindt and Company recommends that a provision for the annual inspection of common area components be included in the maintenance plan for all associations. This valuable management tool will help to ensure that all components achieve a maximum useful life expectancy and that they function as intended throughout their lifespan.

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

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

Frequency: Annually

**Roof Inspection and Maintenance - Common Areas**

Schwindt and Company recommends that a provision for the periodic inspection and maintenance of roofing and related components be included in the maintenance plan for all associations.

The frequency of this inspection will vary based on the age, condition, complexity, and remaining useful life of the roof system. As the roof components become older, the Association is well-advised to consider increasing the frequency of this critical procedure.

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

According to the Association, the roofs have needed to be repaired annually. Repairs were made by Mayberry Roofing.

This expense should be included in the annual operating budget for the Association for the year in which it is scheduled.

Frequency: Annually

## **Gutter and Downspout Maintenance**

Schwindt and 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: Annually, more often if necessary

## **Lighting: Exterior and Common Area Interior – Inspection and 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 repairs after completion of the review should be noted by maintenance contractor and/or Association representatives.

Repairs and inspections should be made 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 and 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 contractors' work and can conduct the following general inspections:

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

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

Frequency: Bi-Weekly

### **Hot Water Heater – Inspection and 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 repairs after completion of the review should be noted by maintenance contractor and/or Association representatives.

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

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

Frequency: Monthly to Annually

### **Landscape Maintenance**

The Association is responsible for maintenance and upkeep of common area landscape throughout the property. This may include mowing lawns, removal of weeds, and dead-heading of flowers. Landscape techniques vary depending on the foliage and season.

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

Frequency: Annually

### **Trees - Maintenance**

The Association is responsible for trimming trees and shrubs 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.

Expenses for major tree replacements are in the reserve study for the Association

Frequency: Annually

## **Clubhouse – 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 fire safety guidelines for electrical outlet load per manufacturer's instructions and existing code; ensure distance of paper/flammable materials from heat sources, accessible route, and emergency exit visibility.

Fire extinguishers review should include tag currency, placement, housing condition, hose condition, and overall condition.

Equipment, such as dishwashers, garbage disposals, stoves, refrigerators and/or 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 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; fan function and condition.

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

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

Frequency: Monthly

## **HVAC – Clubhouse Air Conditioning Unit**

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 manufacturers' 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.

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

Frequency: Semi-Annually

### **Exterior Siding Maintenance – Painting**

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

This maintenance provision is for the periodic painting of the exterior siding and railings. The surfaces should be cleaned, repaired as required, 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 10 years - Clubhouse Exterior Painting

Frequency: Every 12 years - Maintenance Building Painting

### **Exterior Walls – Inspection and Maintenance**

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

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

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

Annual inspections 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.

Repairs and maintenance should be completed as required.

Inspections should be made by a qualified professional.

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

Frequency: Annually

### **Clubhouse - 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 - Game Rooms

Frequency: Every 10 years - Pro-shop

Frequency: Every 10 years - Downstairs Rooms

Frequency: Every 10 years - Ballroom

Frequency: Every 10 years - Upstairs Lobby & Rooms

### **Asphalt Maintenance – Seal Coating**

Maintenance of asphalt paving includes the periodic application of an asphalt emulsion sealer or "seal coat" as it is commonly known. 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 pavement, 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 that 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.

Asphalt and seal coat related material costs have increased dramatically during 2006. The Association should update reserve costs accordingly.

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

Frequency: Every 5 years - Parking Lot

Frequency: Every 6 years - Cart Path

### **Control Systems – Upgrade and Repair**

Periodic upgrades and major repairs to the lawn irrigation computer 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.

All testing and any routine maintenance is assumed to be included in the operating budget.

### **Concrete Pavement Maintenance**

Maintenance of the concrete pavement should include cleaning the surface areas with pressure washing equipment. The pavement should also be visually inspected 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.

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

Frequency: Annually

### **Swimming Pool and Spa**

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

Preventative 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 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.

***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 fastening system security monthly to make sure it hasn't been tampered with.

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

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

Frequency: Monthly

### **Swimming Pool Fence - 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 repairs after completion of the review should be noted by maintenance contractor 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

Frequency: Every 10 years - Pool Fence Painting

### **Attics and Crawl Spaces**

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

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

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

### **Windows and Doors**

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.

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

Frequency: Monthly to Annually

### **Hot Water Heater 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. They 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.

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

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

Frequency: Monthly to Annually

### **Backflow Device Maintenance**

Maintenance of the backflow device and components related to the water system includes, but is not limited to, inspecting for leaks under pressure and checking for damage or deterioration.

Annual maintenance on the backflow device includes the testing and calibrating of valve operation. Air should be bled from the backflow preventer and area should be cleaned.

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

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

Frequency: Monthly to Annually

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

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**SUMMERFIELD CIVIC ASSOCIATION**  
**RESERVE STUDY**  
**LEVEL III: UPDATE WITH NO VISUAL SITE INSPECTION**  
**BUDGET YEAR**  
**January 1, 2025 to December 31, 2025**

**Summerfield Civic Association  
Property Description**

Summerfield Civic Association consists of a clubhouse with a pool, tennis court, and golf course located in Tigard, Oregon. The Association shall provide maintenance of the clubhouse, including the tennis court and golf course. The individual homeowners are responsible for all maintenance and repair of the interior and exterior of their home and the private property adjacent to the homes. The property was constructed in approximately 1973.

A site visit was performed by Schwindt and Company in 2012, 2020, and 2023. Schwindt and Company did not investigate components for defects, materials, design or workmanship. This investigation would ordinarily be considered in a complete building envelope inspection. Our condition assessment considers if the component is wearing as intended. All components are considered to be in fair condition and appear to be wearing as intended unless noted otherwise in the component detail.

Funds are being accumulated in the replacement fund based on estimates of future need for repairs and replacement of common property components. Actual expenditures, investment income and provisions for income taxes, 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, levy special assessments, or delay repairs or replacements until funds are available.

**Summerfield Civic Association**  
Tigard, Oregon  
**Cash Flow Method - Threshold Funding Model Summary**

Report Date	August 7, 2024
Account Number	2smfld
Budget Year Beginning	January 1, 2025
Budget Year Ending	December 31, 2025
Total Units	1593

<i>Report Parameters</i>	
Inflation	4.00%
Annual Assessment Increase	1.50%
Interest Rate on Reserve Deposit	2.00%
2025 Beginning Balance	\$1,975,126

**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. It is assumed that the threshold method is funded with a positive threshold balance, therefore, “fully funded”.
- The following items were not included in the analysis because they have useful lives greater than 30 years: grading/drainage, foundation/footings, concrete parking and driving surfaces, sanitary sewage and storm drains, telephone, cable, and internet lines.
- This funding scenario begins with a contribution of **\$454,500** in **2025** and increases **1.50%** each year for the remaining years of the study. A minimum balance of **\$1,296,275** is maintained.
- The purpose of this study is to ensure that adequate replacement funds are available when components reach the end of their useful life. Components will be replaced as required, not necessarily in their expected replacement year. This analysis should be updated annually.

<i>Cash Flow Method - Threshold Funding Model Summary of Calculations</i>	
Required Annual Contribution	\$454,500.00
<i>\$285.31 per unit annually</i>	
Average Net Annual Interest Earned	<u>\$25,943.70</u>
Total Annual Allocation to Reserves	\$480,443.70
<i>\$301.60 per unit annually</i>	

**Summerfield Civic Association**  
Tigard, Oregon  
**Cash Flow Method - Threshold Funding Model Projection**

Beginning Balance: \$1,975,126

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2025	454,500	25,944	1,132,441	1,323,129	2,467,032	54%
2026	461,317	31,208	224,056	1,591,598	2,689,352	59%
2027	468,237	37,853	167,173	1,930,515	2,994,117	64%
2028	475,261	45,147	148,426	2,302,497	3,345,411	69%
2029	482,390	44,712	549,265	2,280,334	3,314,714	69%
2030	489,626	51,289	205,524	2,615,724	3,656,549	72%
2031	496,970	60,919	66,731	3,106,883	4,173,668	74%
2032	504,425	68,551	183,763	3,496,095	4,607,367	76%
2033	511,991	74,010	307,589	3,774,507	4,947,951	76%
2034	519,671	78,458	371,257	4,001,379	5,254,989	76%
2035	527,466	75,647	746,499	3,857,993	5,203,867	74%
2036	535,378	80,560	365,364	4,108,567	5,567,683	74%
2037	543,408	88,769	213,535	4,527,209	6,125,379	74%
2038	551,560	93,494	404,069	4,768,194	6,529,510	73%
2039	559,833	102,967	179,661	5,251,334	7,203,947	73%
2040	568,230	86,710	1,484,053	4,422,221	6,572,424	67%
2041	576,754	42,328	2,882,576	2,158,727	4,489,981	48%
2042	585,405	41,379	675,191	2,110,320	4,646,021	45%
2043	594,186	49,150	247,029	2,506,627	5,280,738	47%
2044	603,099	31,652	1,527,110	1,614,268	4,637,790	35%
2045	612,146	25,417	955,556	1,296,275	4,592,901	28%
2046	621,328	29,685	433,359	1,513,929	5,119,837	30%
2047	630,648	34,173	435,904	1,742,846	5,696,959	31%
2048	640,107	34,560	654,977	1,762,536	6,102,358	29%
2049	649,709	29,645	930,015	1,511,875	6,275,857	24%
2050	659,455	32,554	543,641	1,660,243	6,893,991	24%
2051	669,346	40,753	291,942	2,078,400	7,835,916	27%
2052	679,387	48,006	357,483	2,448,310	8,786,146	28%
2053	689,577	49,801	647,861	2,539,827	9,512,736	27%
2054	699,921	48,724	803,534	2,484,939	10,148,446	24%

**Summerfield Civic Association**  
Tigard, Oregon  
**Component Summary By Category**

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost	
<b>Streets/Asphalt</b>									
Cart Path - Maintenance	2024	2030	6	0	5	82,500 SF	0.52	42,900	
Cart Path - Sealing	2024	2029	5	0	4	1 Total	18,720.00	18,720	
Parking Lot Asphalt - Overlay	2019	2044	25	0	19	43,000 SF	2.62	112,694	
Parking Lot Asphalt - Seal Coat	2024	2029	5	0	4	43,000 SF	0.31	13,416	
Speed Bumps - Renewal	<i>Unfunded</i>								
Streets/Asphalt - Total									<u>\$187,730</u>
<b>Roofing</b>									
Clubhouse - Roof Replacement	2014	2044	30	0	19	24,300 SF	20.00	486,000	
Maintenance Buildings - Roof Replacement	2021	2041	20	0	16	1 Total	36,391.68	<u>36,392</u>	
Roofing - Total									<u>\$522,392</u>
<b>Painting</b>									
Clubhouse Exterior - Paint	2019	2029	10	0	4	11,593 SF	5.72	66,312	
Downstairs Game Rooms - Paint	2021	2031	10	0	6	1 Total	1,819.58	1,820	
Downstairs Pro-Shop - Paint	2011	2025	10	3	0	1 Total	3,032.64	3,033	
Downstairs Rooms - Paint	2011	2025	10	0	0	1 Total	10,917.50	10,918	
Maintenance Buildings - Paint	2021	2031	10	0	6	1 Total	12,130.56	12,131	
Upstairs Ballroom - Paint	2021	2031	10	0	6	1 Total	10,189.67	10,190	
Upstairs Lobby and Rooms - Paint	2022	2032	10	0	7	1 Total	25,440.48	<u>25,440</u>	
Painting - Total									<u>\$129,842</u>
<b>Fencing/Security</b>									
Brick Wall	2015	2025	1	3	0	1 Total	214,103.99	214,104	
Cyclone Fencing - Replacement	2018	2048	30	0	23	1 Total	101,893.64	101,894	
Maintenance Building: Wood Fence	2021	2041	20	0	16	300 LF	62.40	18,720	
Pool Fence - Replacement	2021	2046	25	0	21	270 LF	79.60	21,492	
Pro Shop Chain Link Fence - Replacement	2011	2041	30	0	16	1 Total	2,303.60	2,304	
Tennis Court Fence - Replacement	1993	2040	30	17	15	480 LF	62.99	<u>30,237</u>	
Fencing/Security - Total									<u>\$388,750</u>
<b>Lighting</b>									
Ballroom: Hanging Lights Replacement	1973	2031	30	28	6	1 Total	16,302.98	16,303	
Exterior Lighting - Replacement	2000	2025	25	0	0	49 Each	189.24	9,273	
Parking Lighting - Replacement	2000	2025	25	0	0	4 Each	1,261.58	<u>5,046</u>	
Lighting - Total									<u>\$30,622</u>
<b>Recreation/Pool</b>									
Pond - Concrete Aprons Renewal	2008	2025	1	10	0	1 Total	60,652.80	60,653	
Pond Cleaning	2015	2035	20	0	10	1 Total	91,351.04	91,351	
Pond Fountain - #5 Green A	1995	2025	10	18	0	1 Total	7,200.03	7,200	

**Summerfield Civic Association**  
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**Component Summary By Category**

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Recreation/Pool continued...</i>								
Pond Fountain - #5 Green B	2013	2025	10	0	0	1 Total	5,740.27	5,740
Pond Fountain - #5 Tee	2009	2025	10	0	0	1 Total	7,200.03	7,200
Pond Fountain - #9 Lower	2001	2025	10	8	0	1 Total	7,200.03	7,200
Pond Fountain - #9 Upper	2015	2025	8	0	0	1 Total	4,040.85	4,041
Pool Building & Deck - Renewal	2021	2041	20	0	16	1 Total	81,690.84	81,691
Pool Chemtrol - Replacement	2022	2034	12	0	9	1 Total	8,536.32	8,536
Pool Concrete Deck - Repair	2018	2048	30	0	23	1 Total	4,177.63	4,178
Pool Filter - Replacement	2014	2026	12	0	1	1 Total	5,469.72	5,470
Pool Filter Sand - Replacement	2017	2025	4	0	0	1 Total	2,523.15	2,523
Pool Furniture - Replacement	2013	2025	10	0	0	1 Total	6,318.81	6,319
Pool Heaters - Replacement	2024	2036	12	0	11	1 Total	14,900.08	14,900
Pool Lighting - Upgrade	2019	2031	12	0	6	1 Total	5,301.78	5,302
Pool Liner & Tile - Replacement	2000	2025	15	4	0	1 Total	64,800.37	64,800
Pool Pump 3 HP - Replacement	1998	2025	12	9	0	1 Total	1,530.02	1,530
Sauna Heaters & Controls - Replacement	1973	2025	15	31	0	1 Total	3,690.02	3,690
Swimming Pool Gates - Replacement	2020	2040	20	0	15	1 Total	7,569.47	7,569
Tennis Courts - Replacement	2020	2035	15	0	10	1 Total	88,310.48	88,310
Recreation/Pool - Total								\$478,204

**Interior Furnishings**

Art Room - Renewal	2016	2026	10	0	1	1 Total	9,887.08	9,887
Ballroom/Lakeview Room Tables & Chairs -..	2014	2029	15	0	4	1 Total	21,945.64	21,946
Billiards/Fitness Room - Renewal	2007	2025	10	3	0	1 Total	9,000.05	9,000
Bingo Machine - Replacement	2022	2032	10	0	7	1 Total	9,360.00	9,360
Bingo/Card Room - Chair Replacement	2012	2027	10	5	2	1 Total	3,398.29	3,398
Bingo/Card Room - Renewal	2011	2026	10	5	1	1 Total	3,120.00	3,120
Clubhouse Upstairs Men & Women Restroo..	2022	2032	10	0	7	2 Each	5,616.00	11,232
Conference Room - Renewal	2021	2041	20	0	16	1 Total	10,824.10	10,824
Conference Room Carpet - Replacement	2024	2034	10	0	9	1 Total	5,794.88	5,795
Downstairs Carpet - Replacement	2024	2034	10	0	9	4,140 SY	8.95	37,071
Downstairs Lobby - Furniture, Fixtures, and ..	2015	2025	10	0	0	1 Total	26,406.15	26,406
Exercise Equipment - Replacement	2024	2032	8	0	7	1 Total	28,825.71	28,826
Flooring: Upstairs - Replacement	2021	2041	20	0	16	1 Total	81,756.33	81,756
Interior Stairs: Carpet Replacement	2012	2027	15	0	2	1 Total	5,242.74	5,243
Kitchen - Renovation	2023	2038	15	0	13	1 Total	83,200.00	83,200
Kitchen Floor - Tile Replacement	2023	2038	15	0	13	414 SF	20.80	8,611
Library - Renewal	2011	2025	10	3	0	1 Total	3,600.04	3,600
Main Lobby - Renewal	2023	2033	10	0	8	1 Total	26,000.00	26,000
Media Center in Lakeview Room - Replac..	2016	2026	10	0	1	1 Total	23,673.28	23,673
Men's Locker Room - Renewal	2007	2025	10	2	0	1 Total	9,000.04	9,000
Office Area - Renewal	2023	2030	7	0	5	1 Total	7,072.00	7,072
Ping Pong Room - Renewal	2018	2028	10	0	3	1 Total	3,321.56	3,322



**Summerfield Civic Association**  
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**Component Summary By Category**

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Interior Furnishings continued...</i>								
Poker Tables/Chairs - Replacement	2017	2032	15	0	7	1 Total	3,344.55	3,345
Pro Shop Carpet - Replacement	2024	2031	7	0	6	930 SF	1.00	929
Pro Shop Restrooms - Renewal	2022	2032	10	0	7	1 Total	24,261.12	24,261
Upstairs Carpet - Replacement	2012	2027	15	0	2	1,000 SY	86.40	86,403
Upstairs Hallway - Renewal	2011	2026	15	0	1	1 Total	5,400.03	5,400
Utility Room - Vinyl Flooring	2011	2026	15	0	1	484 SF	8.90	4,309
Window Blinds - Ballroom Replacement	2021	2036	15	0	11	1 Total	20,378.73	20,379
Window Blinds - Lobby	2022	2032	10	0	7	1 Total	3,639.17	3,639
Women's Locker Room - Renewal	2008	2025	15	0	0	1 Total	9,000.04	9,000
Interior Furnishings - Total								\$586,006
<b>Golf Course Equipment</b>								
AC/DC Arc Welder	2009	2029	20	0	4	1 Total	1,668.85	1,669
Ball Screen - Replacement	2007	2025	15	0	0	1 Total	4,320.00	4,320
Bunker Renovations Phase 1	2020	2040	20	0	15	1 Total	63,078.91	63,079
Bunker Renovations Phase 2	2021	2041	20	0	16	1 Total	142,454.02	142,454
Core Harvester 2006	2006	2025	15	0	0	1 Total	9,000.05	9,000
Cushman Truckster 2016	2016	2038	22	0	13	1 Total	31,332.29	31,332
Dakota Topdresser	2000	2025	16	3	0	1 Total	21,600.12	21,600
Easy Dump Box on Pickup	2015	2025	10	0	0	1 Total	4,320.01	4,320
Equipment Lift	2022	2042	20	0	17	1 Total	42,456.96	42,457
Ford F350 Red	2015	2025	10	0	0	1 Total	28,547.20	28,547
Golf Course Benches - Replacement	1997	2025	25	0	0	10 Each	810.00	8,100
Golf Course Bridge - Replacement	2000	2025	25	0	0	1 Total	18,923.67	18,924
Golf Maintenance Building Carport	2022	2042	20	0	17	1 Total	4,245.70	4,246
Golf Maintenance Building Chemical Storag.	2022	2042	20	0	17	1 Total	6,760.00	6,760
Greens Roller - Replacement	2016	2026	10	0	1	1 Total	17,252.25	17,252
Ingersoll Rand Compressor	2010	2025	11	0	0	1 Total	2,097.09	2,097
Irrigation Pump Station - Renewal	2020	2045	25	0	20	1 Total	63,078.91	63,079
Jac Green Mower	2021	2028	7	0	3	1 Total	53,688.65	53,689
Jacobsen LF 550	2019	2026	7	0	1	1 Total	79,570.44	79,570
Kubota L5740 Tractor	2008	2025	15	0	0	1 Total	41,400.26	41,400
Kubota Mower/Blower	2006	2025	8	5	0	1 Total	44,289.76	44,290
Kubota Tractor/Mower	2018	2046	28	0	21	1 Total	52,152.31	52,152
Las Tec Articulator	2015	2025	9	0	0	1 Total	27,119.84	27,120
Leaf Blower - Buffalo	2013	2025	10	0	0	1 Total	10,197.42	10,197
Lely Spreader	2001	2025	21	3	0	1 Total	5,400.03	5,400
MF 1160 Tractor	1998	2025	11	10	0	1 Total	45,000.24	45,000
Mete-R-Matic Topdresser	<i>Unfunded</i>							
Pond Circulation Pump 5 HP - Replacement	2019	2025	5	0	0	1 Total	4,498.86	4,499
Reel Grinder	2020	2040	20	0	15	1 Total	82,002.59	82,003
Sand Drag for Greens	2021	2026	5	0	1	1 Total	6,065.28	6,065

**Summerfield Civic Association**  
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**Component Summary By Category**

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Golf Course Equipment continued...</i>								
Soil Reliever Aerator	2006	2025	13	6	0	1 Total	45,000.24	45,000
Toro 3020 Sand Pro Rake	2015	2026	11	0	1	1 Total	23,400.14	23,400
Toro Reelmaster Mower - Replacement	2013	2028	15	0	3	1 Total	34,857.18	34,857
Toro Tee Mower	2015	2025	10	0	0	1 Total	39,894.71	39,895
Utility Vehicle - Workman	2021	2041	20	0	16	1 Total	37,946.81	<u>37,947</u>
Golf Course Equipment - Total								<u>\$1,101,721</u>
<b>Building Components</b>								
ADA Lift	2015	2030	15	0	5	1 Total	63,078.91	63,079
Clubhouse Exterior - Decking	2019	2049	30	0	24	1 Total	90,927.53	90,928
Clubhouse Wood Posts - Replacement	2014	2025	5	0	0	1 Total	4,160.00	4,160
Clubhouse Wood Siding - Replacement	1973	2029	30	26	4	11,593 SF	24.71	286,468
Exterior Handrails	2016	2036	20	0	11	1 Total	3,899.13	3,899
Maintenance Shop: Storage Container	2017	2040	23	0	15	1 Total	14,944.39	<u>14,944</u>
Building Components - Total								<u>\$463,478</u>
<b>Grounds Components</b>								
CH Benches - Replacement	2020	2040	20	0	15	10 Each	1,009.26	10,093
Common Area Irrigation Upgrade	2014	2034	20	0	9	1 Total	30,397.64	30,398
Court Benches - Replacement	2020	2030	10	0	5	1 Total	1,939.67	1,940
Drainage Work	2009	2040	30	1	15	1 Total	79,090.38	79,090
Golf Course Irrigation Control System - Maj..	2009	2034	25	0	9	1 Total	90,000.53	90,001
Golf Course Irrigation Control System - Min..	2018	2025	7	0	0	1 Total	5,301.78	5,302
Golf Course Irrigation System Renewal	2009	2041	30	2	16	1 Total	949,934.35	949,934
Maintenance Buildings - Fuel Storage	2015	2040	25	0	15	1 Total	89,977.21	89,977
Sidewalks - Partial Replacement	2024	2026	2	0	1	1 Total	22,000.00	<u>22,000</u>
Grounds Components - Total								<u>\$1,278,734</u>
<b>Contingency</b>								
Insurance Deductible	2023	2025	1	0	0	1 Total	2,500.00	<u>2,500</u>
Contingency - Total								<u>\$2,500</u>
<b>Railings</b>								
Exterior Aluminum Deck Railing - Replace..	2019	2049	30	0	24	1 Total	20,774.00	<u>20,774</u>
Railings - Total								<u>\$20,774</u>
<b>Doors</b>								
Exterior Doors - Repair	2013	2043	30	0	18	1 Total	4,221.42	4,221
Maintenance Building - Garage Door Replac..	2023	2033	10	0	8	1 Total	2,080.00	<u>2,080</u>
Doors - Total								<u>\$6,301</u>

**Summerfield Civic Association**  
Tigard, Oregon  
**Component Summary By Category**

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>Landscaping</b>								
Trees - Removal/Replacement	2017	2025	4	-2	0	1 Total	44,928.00	<u>44,928</u>
Landscaping - Total								\$44,928
<b>Signs</b>								
Entry Point Signs - Renewal	2012	2025	20	-10	0	1 Total	12,130.56	<u>12,131</u>
Signs - Total								\$12,131
<b>Kitchen</b>								
Kitchen Highspeed Dishwasher - Replaceme..	2023	2038	15	0	13	1 Total	6,962.73	6,963
Kitchen Ranges & Hoods - Replacement	2023	2038	15	0	13	4 Total	2,700.02	10,800
Kitchen Refrigerators - Replacement	2023	2038	15	0	13	2 Total	2,160.03	4,320
Kitchen Sink - Replacement	2023	2043	20	0	18	1 Total	1,040.00	<u>1,040</u>
Kitchen - Total								\$23,123
<b>Clubhouse Equipment</b>								
Accordion Room Divider - Ballroom	2021	2041	20	0	16	1 Total	7,799.95	7,800
Accordion Room Divider - Game Room	2021	2041	20	0	16	1 Total	7,799.95	7,800
Ballroom Cabinet	2021	2041	20	0	16	1 Total	4,113.47	4,113
Copy Machine - Replacement	2023	2033	10	0	8	1 Total	7,280.00	7,280
Furnaces - Replacement	2014	2029	15	0	4	1 Total	13,533.16	13,533
HVAC - East Air Conditioners - Replacement	2009	2025	15	1	0	1 Total	72,164.21	72,164
HVAC - ProShop - Replacement	2020	2035	15	0	10	1 Total	12,931.17	12,931
HVAC - West Air Conditioners - Replaceme..	2010	2025	15	0	0	1 Total	72,164.21	72,164
Pro Shop Counter - Replacement	2016	2036	20	0	11	1 Total	10,868.66	10,869
Sound System - Replacement	2011	2025	13	-3	0	1 Total	2,644.15	2,644
Swimming Pool/Golf Screen - Replacement	2016	2026	10	0	1	1 Total	15,291.55	15,292
Water Heaters - Replacement	2007	2025	10	2	0	2 Total	8,742.82	<u>17,486</u>
Clubhouse Equipment - Total								\$244,076
<b>Proshop Equipment</b>								
Pro Shop Compressor - Replacement	2015	2035	20	0	10	1 Total	8,591.27	<u>8,591</u>
Proshop Equipment - Total								\$8,591
<b>Equipment</b>								
AED - Replacement	2024	2032	8	0	7	3 Each	2,080.00	6,240
Benches - Replacement	2015	2025	10	0	0	1 Total	9,089.43	9,089
Golf Course Drinking Fountain	2017	2027	10	0	2	1 Total	2,971.21	2,971
Golf Course Public Golf Sign	2018	2028	10	0	3	1 Total	4,042.60	4,043
Maintenance Building - Furnace	2014	2034	20	0	9	1 Total	5,184.03	5,184
Maintenance Building - Water Heater	2014	2034	20	0	9	1 Total	2,600.00	2,600
Maintenance Building: Restrooms - Renewal	1991	2025	30	0	0	1 Total	24,261.12	24,261

**Summerfield Civic Association**  
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**Component Summary By Category**

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Equipment continued...</i>								
Security System - Maintenance Shop	2012	2027	15	0	2	1 Total	8,995.19	8,995
Security System - Replacement	2019	2025	5	0	0	1 Total	23,276.12	23,276
SmithCo Spray Star 11750	2017	2027	10	0	2	1 Total	47,550.36	47,550
Swimming Pool Emergency Phone - Replace.	2011	2025	10	0	0	1 Total	2,270.34	2,270
Equipment - Total								<u>\$136,480</u>
<b>Windows</b>								
Exterior Windows - Repair	2008	2025	10	1	0	1 Total	10,080.05	10,080
Windows - Total								<u>\$10,080</u>
<b>Inspection</b>								
Building Envelope Inspection - Clubhouse	2023	2028	5	0	3	1 Total	14,040.00	14,040
Inspection - Total								<u>\$14,040</u>
Total Asset Summary								<u>\$5,690,504</u>

**Summerfield Civic Association**  
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**Component Summary By Group**

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>Capital</b>								
AC/DC Arc Welder	2009	2029	20	0	4	1 Total	1,668.85	1,669
ADA Lift	2015	2030	15	0	5	1 Total	63,078.91	63,079
AED - Replacement	2024	2032	8	0	7	3 Each	2,080.00	6,240
Accordion Room Divider - Ballroom	2021	2041	20	0	16	1 Total	7,799.95	7,800
Accordion Room Divider - Game Room	2021	2041	20	0	16	1 Total	7,799.95	7,800
Art Room - Renewal	2016	2026	10	0	1	1 Total	9,887.08	9,887
Ball Screen - Replacement	2007	2025	15	0	0	1 Total	4,320.00	4,320
Ballroom Cabinet	2021	2041	20	0	16	1 Total	4,113.47	4,113
Ballroom/Lakeview Room Tables & Chairs -...	2014	2029	15	0	4	1 Total	21,945.64	21,946
Ballroom: Hanging Lights Replacement	1973	2031	30	28	6	1 Total	16,302.98	16,303
Benches - Replacement	2015	2025	10	0	0	1 Total	9,089.43	9,089
Billiards/Fitness Room - Renewal	2007	2025	10	3	0	1 Total	9,000.05	9,000
Bingo Machine - Replacement	2022	2032	10	0	7	1 Total	9,360.00	9,360
Bingo/Card Room - Chair Replacement	2012	2027	10	5	2	1 Total	3,398.29	3,398
Bingo/Card Room - Renewal	2011	2026	10	5	1	1 Total	3,120.00	3,120
Bunker Renovations Phase 1	2020	2040	20	0	15	1 Total	63,078.91	63,079
Bunker Renovations Phase 2	2021	2041	20	0	16	1 Total	142,454.02	142,454
CH Benches - Replacement	2020	2040	20	0	15	10 Each	1,009.26	10,093
Clubhouse - Roof Replacement	2014	2044	30	0	19	24,300 SF	20.00	486,000
Clubhouse Exterior - Decking	2019	2049	30	0	24	1 Total	90,927.53	90,928
Clubhouse Upstairs Men & Women Restroo..	2022	2032	10	0	7	2 Each	5,616.00	11,232
Clubhouse Wood Siding - Replacement	1973	2029	30	26	4	11,593 SF	24.71	286,468
Common Area Irrigation Upgrade	2014	2034	20	0	9	1 Total	30,397.64	30,398
Conference Room - Renewal	2021	2041	20	0	16	1 Total	10,824.10	10,824
Conference Room Carpet - Replacement	2024	2034	10	0	9	1 Total	5,794.88	5,795
Copy Machine - Replacement	2023	2033	10	0	8	1 Total	7,280.00	7,280
Core Harvester 2006	2006	2025	15	0	0	1 Total	9,000.05	9,000
Court Benches - Replacement	2020	2030	10	0	5	1 Total	1,939.67	1,940
Cushman Truckster 2016	2016	2038	22	0	13	1 Total	31,332.29	31,332
Cyclone Fencing - Replacement	2018	2048	30	0	23	1 Total	101,893.64	101,894
Dakota Topdresser	2000	2025	16	3	0	1 Total	21,600.12	21,600
Downstairs Carpet - Replacement	2024	2034	10	0	9	4,140 SY	8.95	37,071
Downstairs Lobby - Furniture, Fixtures, and ..	2015	2025	10	0	0	1 Total	26,406.15	26,406
Easy Dump Box on Pickup	2015	2025	10	0	0	1 Total	4,320.01	4,320
Entry Point Signs - Renewal	2012	2025	20	-10	0	1 Total	12,130.56	12,131
Equipment Lift	2022	2042	20	0	17	1 Total	42,456.96	42,457
Exercise Equipment - Replacement	2024	2032	8	0	7	1 Total	28,825.71	28,826
Exterior Aluminum Deck Railing - Replac..	2019	2049	30	0	24	1 Total	20,774.00	20,774
Exterior Handrails	2016	2036	20	0	11	1 Total	3,899.13	3,899
Exterior Lighting - Replacement	2000	2025	25	0	0	49 Each	189.24	9,273
Exterior Windows - Repair	2008	2025	10	1	0	1 Total	10,080.05	10,080
Flooring: Upstairs - Replacement	2021	2041	20	0	16	1 Total	81,756.33	81,756

**Summerfield Civic Association**  
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**Component Summary By Group**

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Capital continued...</i>								
Ford F350 Red	2015	2025	10	0	0	1 Total	28,547.20	28,547
Furnaces - Replacement	2014	2029	15	0	4	1 Total	13,533.16	13,533
Golf Course Benches - Replacement	1997	2025	25	0	0	10 Each	810.00	8,100
Golf Course Bridge - Replacement	2000	2025	25	0	0	1 Total	18,923.67	18,924
Golf Course Drinking Fountain	2017	2027	10	0	2	1 Total	2,971.21	2,971
Golf Course Irrigation Control System - Maj..	2009	2034	25	0	9	1 Total	90,000.53	90,001
Golf Course Irrigation System Renewal	2009	2041	30	2	16	1 Total	949,934.35	949,934
Golf Course Public Golf Sign	2018	2028	10	0	3	1 Total	4,042.60	4,043
Golf Maintenance Building Carport	2022	2042	20	0	17	1 Total	4,245.70	4,246
Golf Maintenance Building Chemical Stora..	2022	2042	20	0	17	1 Total	6,760.00	6,760
Greens Roller - Replacement	2016	2026	10	0	1	1 Total	17,252.25	17,252
HVAC - East Air Conditioners - Replacement	2009	2025	15	1	0	1 Total	72,164.21	72,164
HVAC - ProShop - Replacement	2020	2035	15	0	10	1 Total	12,931.17	12,931
HVAC - West Air Conditioners - Replaceme..	2010	2025	15	0	0	1 Total	72,164.21	72,164
Ingersoll Rand Compressor	2010	2025	11	0	0	1 Total	2,097.09	2,097
Interior Stairs: Carpet Replacement	2012	2027	15	0	2	1 Total	5,242.74	5,243
Irrigation Pump Station - Renewal	2020	2045	25	0	20	1 Total	63,078.91	63,079
Jac Green Mower	2021	2028	7	0	3	1 Total	53,688.65	53,689
Jacobsen LF 550	2019	2026	7	0	1	1 Total	79,570.44	79,570
Kitchen - Renovation	2023	2038	15	0	13	1 Total	83,200.00	83,200
Kitchen Floor - Tile Replacement	2023	2038	15	0	13	414 SF	20.80	8,611
Kitchen Highspeed Dishwasher - Replaceme..	2023	2038	15	0	13	1 Total	6,962.73	6,963
Kitchen Ranges & Hoods - Replacement	2023	2038	15	0	13	4 Total	2,700.02	10,800
Kitchen Refrigerators - Replacement	2023	2038	15	0	13	2 Total	2,160.03	4,320
Kitchen Sink - Replacement	2023	2043	20	0	18	1 Total	1,040.00	1,040
Kubota L5740 Tractor	2008	2025	15	0	0	1 Total	41,400.26	41,400
Kubota Mower/Blower	2006	2025	8	5	0	1 Total	44,289.76	44,290
Kubota Tractor/Mower	2018	2046	28	0	21	1 Total	52,152.31	52,152
Las Tec Articulator	2015	2025	9	0	0	1 Total	27,119.84	27,120
Leaf Blower - Buffalo	2013	2025	10	0	0	1 Total	10,197.42	10,197
Lely Spreader	2001	2025	21	3	0	1 Total	5,400.03	5,400
Library - Renewal	2011	2025	10	3	0	1 Total	3,600.04	3,600
MF 1160 Tractor	1998	2025	11	10	0	1 Total	45,000.24	45,000
Main Lobby - Renewal	2023	2033	10	0	8	1 Total	26,000.00	26,000
Maintenance Building - Furnace	2014	2034	20	0	9	1 Total	5,184.03	5,184
Maintenance Building - Garage Door Replac..	2023	2033	10	0	8	1 Total	2,080.00	2,080
Maintenance Building - Water Heater	2014	2034	20	0	9	1 Total	2,600.00	2,600
Maintenance Building: Restrooms - Renewal	1991	2025	30	0	0	1 Total	24,261.12	24,261
Maintenance Building: Wood Fence	2021	2041	20	0	16	300 LF	62.40	18,720
Maintenance Buildings - Fuel Storage	2015	2040	25	0	15	1 Total	89,977.21	89,977
Maintenance Buildings - Roof Replacement	2021	2041	20	0	16	1 Total	36,391.68	36,392
Maintenance Shop: Storage Container	2017	2040	23	0	15	1 Total	14,944.39	14,944

**Summerfield Civic Association**  
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**Component Summary By Group**

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Capital continued...</i>								
Media Center in Lakeview Room - Replace..	2016	2026	10	0	1	1 Total	23,673.28	23,673
Men's Locker Room - Renewal	2007	2025	10	2	0	1 Total	9,000.04	9,000
Mete-R-Matic Topdresser	<i>Unfunded</i>							
Office Area - Renewal	2023	2030	7	0	5	1 Total	7,072.00	7,072
Parking Lighting - Replacement	2000	2025	25	0	0	4 Each	1,261.58	5,046
Parking Lot Asphalt - Overlay	2019	2044	25	0	19	43,000 SF	2.62	112,694
Ping Pong Room - Renewal	2018	2028	10	0	3	1 Total	3,321.56	3,322
Poker Tables/Chairs - Replacement	2017	2032	15	0	7	1 Total	3,344.55	3,345
Pond - Concrete Aprons Renewal	2008	2025	1	10	0	1 Total	60,652.80	60,653
Pond Circulation Pump 5 HP - Replacement	2019	2025	5	0	0	1 Total	4,498.86	4,499
Pond Cleaning	2015	2035	20	0	10	1 Total	91,351.04	91,351
Pond Fountain - #5 Green A	1995	2025	10	18	0	1 Total	7,200.03	7,200
Pond Fountain - #5 Green B	2013	2025	10	0	0	1 Total	5,740.27	5,740
Pond Fountain - #5 Tee	2009	2025	10	0	0	1 Total	7,200.03	7,200
Pond Fountain - #9 Lower	2001	2025	10	8	0	1 Total	7,200.03	7,200
Pond Fountain - #9 Upper	2015	2025	8	0	0	1 Total	4,040.85	4,041
Pool Building & Deck - Renewal	2021	2041	20	0	16	1 Total	81,690.84	81,691
Pool Chemtrol - Replacement	2022	2034	12	0	9	1 Total	8,536.32	8,536
Pool Concrete Deck - Repair	2018	2048	30	0	23	1 Total	4,177.63	4,178
Pool Fence - Replacement	2021	2046	25	0	21	270 LF	79.60	21,492
Pool Filter - Replacement	2014	2026	12	0	1	1 Total	5,469.72	5,470
Pool Filter Sand - Replacement	2017	2025	4	0	0	1 Total	2,523.15	2,523
Pool Furniture - Replacement	2013	2025	10	0	0	1 Total	6,318.81	6,319
Pool Heaters - Replacement	2024	2036	12	0	11	1 Total	14,900.08	14,900
Pool Lighting - Upgrade	2019	2031	12	0	6	1 Total	5,301.78	5,302
Pool Liner & Tile - Replacement	2000	2025	15	4	0	1 Total	64,800.37	64,800
Pool Pump 3 HP - Replacement	1998	2025	12	9	0	1 Total	1,530.02	1,530
Pro Shop Carpet - Replacement	2024	2031	7	0	6	930 SF	1.00	929
Pro Shop Chain Link Fence - Replacement	2011	2041	30	0	16	1 Total	2,303.60	2,304
Pro Shop Compressor - Replacement	2015	2035	20	0	10	1 Total	8,591.27	8,591
Pro Shop Counter - Replacement	2016	2036	20	0	11	1 Total	10,868.66	10,869
Pro Shop Restrooms - Renewal	2022	2032	10	0	7	1 Total	24,261.12	24,261
Reel Grinder	2020	2040	20	0	15	1 Total	82,002.59	82,003
Sand Drag for Greens	2021	2026	5	0	1	1 Total	6,065.28	6,065
Sauna Heaters & Controls - Replacement	1973	2025	15	31	0	1 Total	3,690.02	3,690
Security System - Maintenance Shop	2012	2027	15	0	2	1 Total	8,995.19	8,995
Security System - Replacement	2019	2025	5	0	0	1 Total	23,276.12	23,276
SmithCo Spray Star 11750	2017	2027	10	0	2	1 Total	47,550.36	47,550
Soil Reliever Aerator	2006	2025	13	6	0	1 Total	45,000.24	45,000
Sound System - Replacement	2011	2025	13	-3	0	1 Total	2,644.15	2,644
Speed Bumps - Renewal	<i>Unfunded</i>							
Swimming Pool Emergency Phone - Replace..	2011	2025	10	0	0	1 Total	2,270.34	2,270

**Summerfield Civic Association**  
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**Component Summary By Group**

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Capital continued...</i>								
Swimming Pool Gates - Replacement	2020	2040	20	0	15	1 Total	7,569.47	7,569
Swimming Pool/Golf Screen - Replacement	2016	2026	10	0	1	1 Total	15,291.55	15,292
Tennis Court Fence - Replacement	1993	2040	30	17	15	480 LF	62.99	30,237
Tennis Courts - Replacement	2020	2035	15	0	10	1 Total	88,310.48	88,310
Toro 3020 Sand Pro Rake	2015	2026	11	0	1	1 Total	23,400.14	23,400
Toro Reelmaster Mower - Replacement	2013	2028	15	0	3	1 Total	34,857.18	34,857
Toro Tee Mower	2015	2025	10	0	0	1 Total	39,894.71	39,895
Upstairs Carpet - Replacement	2012	2027	15	0	2	1,000 SY	86.40	86,403
Upstairs Hallway - Renewal	2011	2026	15	0	1	1 Total	5,400.03	5,400
Utility Room - Vinyl Flooring	2011	2026	15	0	1	484 SF	8.90	4,309
Utility Vehicle - Workman	2021	2041	20	0	16	1 Total	37,946.81	37,947
Water Heaters - Replacement	2007	2025	10	2	0	2 Total	8,742.82	17,486
Window Blinds - Ballroom Replacement	2021	2036	15	0	11	1 Total	20,378.73	20,379
Window Blinds - Lobby	2022	2032	10	0	7	1 Total	3,639.17	3,639
Women's Locker Room - Renewal	2008	2025	15	0	0	1 Total	9,000.04	9,000
Capital - Total								<u>\$5,095,280</u>
<b>Non-Capital</b>								
Brick Wall	2015	2025	1	3	0	1 Total	214,103.99	214,104
Building Envelope Inspection - Clubhouse	2023	2028	5	0	3	1 Total	14,040.00	14,040
Cart Path - Maintenance	2024	2030	6	0	5	82,500 SF	0.52	42,900
Cart Path - Sealing	2024	2029	5	0	4	1 Total	18,720.00	18,720
Clubhouse Exterior - Paint	2019	2029	10	0	4	11,593 SF	5.72	66,312
Clubhouse Wood Posts - Replacement	2014	2025	5	0	0	1 Total	4,160.00	4,160
Downstairs Game Rooms - Paint	2021	2031	10	0	6	1 Total	1,819.58	1,820
Downstairs Pro-Shop - Paint	2011	2025	10	3	0	1 Total	3,032.64	3,033
Downstairs Rooms - Paint	2011	2025	10	0	0	1 Total	10,917.50	10,918
Drainage Work	2009	2040	30	1	15	1 Total	79,090.38	79,090
Exterior Doors - Repair	2013	2043	30	0	18	1 Total	4,221.42	4,221
Golf Course Irrigation Control System - Min..	2018	2025	7	0	0	1 Total	5,301.78	5,302
Insurance Deductible	2023	2025	1	0	0	1 Total	2,500.00	2,500
Maintenance Buildings - Paint	2021	2031	10	0	6	1 Total	12,130.56	12,131
Parking Lot Asphalt - Seal Coat	2024	2029	5	0	4	43,000 SF	0.31	13,416
Sidewalks - Partial Replacement	2024	2026	2	0	1	1 Total	22,000.00	22,000
Trees - Removal/Replacement	2017	2025	4	-2	0	1 Total	44,928.00	44,928
Upstairs Ballroom - Paint	2021	2031	10	0	6	1 Total	10,189.67	10,190
Upstairs Lobby and Rooms - Paint	2022	2032	10	0	7	1 Total	25,440.48	25,440
Non-Capital - Total								<u>\$595,224</u>
Total Asset Summary								<u>\$5,690,504</u>



**Summerfield Civic Association**  
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**Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2025</b>	
Ball Screen - Replacement	4,320
Benches - Replacement	9,089
Billiards/Fitness Room - Renewal	9,000
Brick Wall	214,104
Clubhouse Wood Posts - Replacement	4,160
Core Harvester 2006	9,000
Dakota Topdresser	21,600
Downstairs Lobby - Furniture, Fixtures, and Equipment Replacement	26,406
Downstairs Pro-Shop - Paint	3,033
Downstairs Rooms - Paint	10,918
Easy Dump Box on Pickup	4,320
Entry Point Signs - Renewal	12,131
Exterior Lighting - Replacement	9,273
Exterior Windows - Repair	10,080
Ford F350 Red	28,547
Golf Course Benches - Replacement	8,100
Golf Course Bridge - Replacement	18,924
Golf Course Irrigation Control System - Minor Upgrade	5,302
HVAC - East Air Conditioners - Replacement	72,164
HVAC - West Air Conditioners - Replacement	72,164
Ingersoll Rand Compressor	2,097
Insurance Deductible	2,500
Kubota L5740 Tractor	41,400
Kubota Mower/Blower	44,290
Las Tec Articulator	27,120
Leaf Blower - Buffalo	10,197
Lely Spreader	5,400
Library - Renewal	3,600
MF 1160 Tractor	45,000
Maintenance Building: Restrooms - Renewal	24,261
Men's Locker Room - Renewal	9,000
Parking Lighting - Replacement	5,046
Pond - Concrete Aprons Renewal	60,653
Pond Circulation Pump 5 HP - Replacement	4,499
Pond Fountain - #5 Green A	7,200

**Summerfield Civic Association**  
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**Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2025 continued...</i></b>	
Pond Fountain - #5 Green B	5,740
Pond Fountain - #5 Tee	7,200
Pond Fountain - #9 Lower	7,200
Pond Fountain - #9 Upper	4,041
Pool Filter Sand - Replacement	2,523
Pool Furniture - Replacement	6,319
Pool Liner & Tile - Replacement	64,800
Pool Pump 3 HP - Replacement	1,530
Sauna Heaters & Controls - Replacement	3,690
Security System - Replacement	23,276
Soil Reliever Aerator	45,000
Sound System - Replacement	2,644
Swimming Pool Emergency Phone - Replacement	2,270
Toro Tee Mower	39,895
Trees - Removal/Replacement	44,928
Water Heaters - Replacement	17,486
Women's Locker Room - Renewal	9,000
<b>Total for 2025</b>	<b><u>\$1,132,441</u></b>
<b>Replacement Year 2026</b>	
Art Room - Renewal	10,283
Bingo/Card Room - Renewal	3,245
Greens Roller - Replacement	17,942
Jacobsen LF 550	82,753
Media Center in Lakeview Room - Replacement	24,620
Pool Filter - Replacement	5,689
Sand Drag for Greens	6,308
Sidewalks - Partial Replacement	22,880
Swimming Pool/Golf Screen - Replacement	15,903
Toro 3020 Sand Pro Rake	24,336
Upstairs Hallway - Renewal	5,616
Utility Room - Vinyl Flooring	4,481
<b>Total for 2026</b>	<b><u>\$224,056</u></b>

**Summerfield Civic Association**  
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**Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2027</b>	
Bingo/Card Room - Chair Replacement	3,676
Golf Course Drinking Fountain	3,214
Interior Stairs: Carpet Replacement	5,671
Security System - Maintenance Shop	9,729
SmithCo Spray Star 11750	51,430
Upstairs Carpet - Replacement	93,454
<b>Total for 2027</b>	<b>\$167,173</b>
<b>Replacement Year 2028</b>	
Building Envelope Inspection - Clubhouse	15,793
Golf Course Public Golf Sign	4,547
Jac Green Mower	60,392
Ping Pong Room - Renewal	3,736
Sidewalks - Partial Replacement	24,747
Toro Reelmaster Mower - Replacement	39,210
<b>Total for 2028</b>	<b>\$148,426</b>
<b>Replacement Year 2029</b>	
AC/DC Arc Welder	1,952
Ballroom/Lakeview Room Tables & Chairs - Replacement	25,673
Cart Path - Sealing	21,900
Clubhouse Exterior - Paint	77,576
Clubhouse Wood Siding - Replacement	335,127
Furnaces - Replacement	15,832
Parking Lot Asphalt - Seal Coat	15,695
Pool Filter Sand - Replacement	2,952
Trees - Removal/Replacement	52,559
<b>Total for 2029</b>	<b>\$549,265</b>
<b>Replacement Year 2030</b>	
ADA Lift	76,745
Cart Path - Maintenance	52,194
Clubhouse Wood Posts - Replacement	5,061
Court Benches - Replacement	2,360

**Summerfield Civic Association**  
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**Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2030 continued...</i></b>	
Office Area - Renewal	8,604
Pond Circulation Pump 5 HP - Replacement	5,474
Security System - Replacement	28,319
Sidewalks - Partial Replacement	26,766
<b>Total for 2030</b>	<b><u>\$205,524</u></b>
<b>Replacement Year 2031</b>	
Ballroom: Hanging Lights Replacement	20,628
Downstairs Game Rooms - Paint	2,302
Maintenance Buildings - Paint	15,349
Pool Lighting - Upgrade	6,708
Pro Shop Carpet - Replacement	1,175
Sand Drag for Greens	7,675
Upstairs Ballroom - Paint	12,893
<b>Total for 2031</b>	<b><u>\$66,731</u></b>
<b>Replacement Year 2032</b>	
AED - Replacement	8,211
Bingo Machine - Replacement	12,317
Clubhouse Upstairs Men & Women Restrooms - Equipment/Fixtures Replacement	14,781
Exercise Equipment - Replacement	37,933
Golf Course Irrigation Control System - Minor Upgrade	6,977
Poker Tables/Chairs - Replacement	4,401
Pro Shop Restrooms - Renewal	31,926
Sidewalks - Partial Replacement	28,950
Upstairs Lobby and Rooms - Paint	33,478
Window Blinds - Lobby	4,789
<b>Total for 2032</b>	<b><u>\$183,763</u></b>
<b>Replacement Year 2033</b>	
Building Envelope Inspection - Clubhouse	19,215
Copy Machine - Replacement	9,963
Jacobsen LF 550	108,898
Kubota Mower/Blower	60,614

**Summerfield Civic Association**  
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**Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2033 continued...</i></b>	
Main Lobby - Renewal	35,583
Maintenance Building - Garage Door Replacement	2,847
Pond Fountain - #9 Upper	5,530
Pool Filter Sand - Replacement	3,453
Trees - Removal/Replacement	61,487
<b>Total for 2033</b>	<b><u>\$307,589</u></b>
<b>Replacement Year 2034</b>	
Cart Path - Sealing	26,644
Common Area Irrigation Upgrade	43,265
Conference Room Carpet - Replacement	8,248
Downstairs Carpet - Replacement	52,764
Golf Course Irrigation Control System - Major Upgrade	128,099
Las Tec Articulator	38,600
Maintenance Building - Furnace	7,378
Maintenance Building - Water Heater	3,701
Parking Lot Asphalt - Seal Coat	19,095
Pool Chemtrol - Replacement	12,150
Sidewalks - Partial Replacement	31,313
<b>Total for 2034</b>	<b><u>\$371,257</u></b>
<b>Replacement Year 2035</b>	
Benches - Replacement	13,455
Billiards/Fitness Room - Renewal	13,322
Clubhouse Wood Posts - Replacement	6,158
Downstairs Lobby - Furniture, Fixtures, and Equipment Replacement	39,088
Downstairs Pro-Shop - Paint	4,489
Downstairs Rooms - Paint	16,161
Easy Dump Box on Pickup	6,395
Exterior Windows - Repair	14,921
Ford F350 Red	42,257
HVAC - ProShop - Replacement	19,141
Jac Green Mower	79,472
Leaf Blower - Buffalo	15,095

**Summerfield Civic Association**  
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**Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2035 continued...</i></b>	
Library - Renewal	5,329
Men's Locker Room - Renewal	13,322
Pond Circulation Pump 5 HP - Replacement	6,659
Pond Cleaning	135,222
Pond Fountain - #5 Green A	10,658
Pond Fountain - #5 Green B	8,497
Pond Fountain - #5 Tee	10,658
Pond Fountain - #9 Lower	10,658
Pool Furniture - Replacement	9,353
Pro Shop Compressor - Replacement	12,717
Security System - Replacement	34,454
Swimming Pool Emergency Phone - Replacement	3,361
Tennis Courts - Replacement	130,721
Toro Tee Mower	59,054
Water Heaters - Replacement	25,883
<b>Total for 2035</b>	<b>\$746,499</b>
<b>Replacement Year 2036</b>	
Art Room - Renewal	15,221
Bingo/Card Room - Renewal	4,803
Cart Path - Maintenance	66,043
Exterior Handrails	6,003
Greens Roller - Replacement	26,559
Ingersoll Rand Compressor	3,228
MF 1160 Tractor	69,276
Media Center in Lakeview Room - Replacement	36,444
Pool Heaters - Replacement	22,938
Pro Shop Counter - Replacement	16,732
Sand Drag for Greens	9,337
Sidewalks - Partial Replacement	33,868
Swimming Pool/Golf Screen - Replacement	23,541
Window Blinds - Ballroom Replacement	31,372
<b>Total for 2036</b>	<b>\$365,364</b>

**Summerfield Civic Association**  
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**Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2037</b>	
Bingo/Card Room - Chair Replacement	5,441
Golf Course Drinking Fountain	4,757
Office Area - Renewal	11,322
Pool Filter Sand - Replacement	4,040
Pool Pump 3 HP - Replacement	2,450
SmithCo Spray Star 11750	76,130
Toro 3020 Sand Pro Rake	37,464
Trees - Removal/Replacement	71,931
<b>Total for 2037</b>	<b>\$213,535</b>
<b>Replacement Year 2038</b>	
Building Envelope Inspection - Clubhouse	23,378
Cushman Truckster 2016	52,171
Golf Course Public Golf Sign	6,731
Kitchen - Renovation	138,534
Kitchen Floor - Tile Replacement	14,338
Kitchen Highspeed Dishwasher - Replacement	11,593
Kitchen Ranges & Hoods - Replacement	17,983
Kitchen Refrigerators - Replacement	7,193
Ping Pong Room - Renewal	5,531
Pool Filter - Replacement	9,107
Pro Shop Carpet - Replacement	1,546
Sidewalks - Partial Replacement	36,632
Soil Reliever Aerator	74,929
Sound System - Replacement	4,403
<b>Total for 2038</b>	<b>\$404,069</b>
<b>Replacement Year 2039</b>	
Cart Path - Sealing	32,417
Clubhouse Exterior - Paint	114,831
Golf Course Irrigation Control System - Minor Upgrade	9,181
Parking Lot Asphalt - Seal Coat	23,232
<b>Total for 2039</b>	<b>\$179,661</b>

**Summerfield Civic Association**  
Tigard, Oregon  
**Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2040</b>	
AED - Replacement	11,238
Ball Screen - Replacement	7,780
Bunker Renovations Phase 1	113,602
CH Benches - Replacement	18,176
Clubhouse Wood Posts - Replacement	7,492
Core Harvester 2006	16,209
Court Benches - Replacement	3,493
Drainage Work	142,437
Exercise Equipment - Replacement	51,913
HVAC - East Air Conditioners - Replacement	129,964
HVAC - West Air Conditioners - Replacement	129,964
Jacobsen LF 550	143,302
Kubota L5740 Tractor	74,560
Maintenance Buildings - Fuel Storage	162,044
Maintenance Shop: Storage Container	26,914
Pond Circulation Pump 5 HP - Replacement	8,102
Pool Liner & Tile - Replacement	116,702
Reel Grinder	147,682
Sauna Heaters & Controls - Replacement	6,646
Security System - Replacement	41,919
Sidewalks - Partial Replacement	39,621
Swimming Pool Gates - Replacement	13,632
Tennis Court Fence - Replacement	54,454
Women's Locker Room - Renewal	16,209
<b>Total for 2040</b>	<b><u>\$1,484,053</u></b>
<b>Replacement Year 2041</b>	
Accordion Room Divider - Ballroom	14,609
Accordion Room Divider - Game Room	14,609
Ballroom Cabinet	7,704
Bunker Renovations Phase 2	266,814
Conference Room - Renewal	20,273
Dakota Topdresser	40,457
Downstairs Game Rooms - Paint	3,408
Flooring: Upstairs - Replacement	153,128



**Summerfield Civic Association**  
Tigard, Oregon  
**Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2041 continued...</i></b>	
Golf Course Irrigation System Renewal	1,779,209
Kubota Mower/Blower	82,954
Maintenance Building: Wood Fence	35,062
Maintenance Buildings - Paint	22,720
Maintenance Buildings - Roof Replacement	68,161
Pond Fountain - #9 Upper	7,568
Pool Building & Deck - Renewal	153,005
Pool Filter Sand - Replacement	4,726
Pro Shop Chain Link Fence - Replacement	4,315
Sand Drag for Greens	11,360
Trees - Removal/Replacement	84,149
Upstairs Ballroom - Paint	19,085
Upstairs Hallway - Renewal	10,114
Utility Room - Vinyl Flooring	8,070
Utility Vehicle - Workman	71,074
<b>Total for 2041</b>	<b>\$2,882,576</b>
<b>Replacement Year 2042</b>	
Bingo Machine - Replacement	18,232
Cart Path - Maintenance	83,565
Clubhouse Upstairs Men & Women Restrooms - Equipment/Fixtures Replacement	21,879
Equipment Lift	82,702
Golf Maintenance Building Carport	8,270
Golf Maintenance Building Chemical Storage Shed	13,168
Interior Stairs: Carpet Replacement	10,212
Jac Green Mower	104,580
Pro Shop Restrooms - Renewal	47,258
Security System - Maintenance Shop	17,522
Sidewalks - Partial Replacement	42,854
Upstairs Carpet - Replacement	168,305
Upstairs Lobby and Rooms - Paint	49,556
Window Blinds - Lobby	7,089
<b>Total for 2042</b>	<b>\$675,191</b>

**Summerfield Civic Association**  
Tigard, Oregon  
**Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2043</b>	
Building Envelope Inspection - Clubhouse	28,442
Copy Machine - Replacement	14,748
Exterior Doors - Repair	8,552
Kitchen Sink - Replacement	2,107
Las Tec Articulator	54,940
Main Lobby - Renewal	52,671
Maintenance Building - Garage Door Replacement	4,214
Pool Lighting - Upgrade	10,740
Toro Reelmaster Mower - Replacement	70,614
<b>Total for 2043</b>	<b>\$247,029</b>
<b>Replacement Year 2044</b>	
Ballroom/Lakeview Room Tables & Chairs - Replacement	46,236
Cart Path - Sealing	39,440
Clubhouse - Roof Replacement	1,023,929
Conference Room Carpet - Replacement	12,209
Downstairs Carpet - Replacement	78,103
Furnaces - Replacement	28,512
Office Area - Renewal	14,900
Parking Lot Asphalt - Overlay	237,430
Sidewalks - Partial Replacement	46,351
<b>Total for 2044</b>	<b>\$1,527,110</b>
<b>Replacement Year 2045</b>	
ADA Lift	138,214
Benches - Replacement	19,916
Billiards/Fitness Room - Renewal	19,720
Clubhouse Wood Posts - Replacement	9,115
Downstairs Lobby - Furniture, Fixtures, and Equipment Replacement	57,859
Downstairs Pro-Shop - Paint	6,645
Downstairs Rooms - Paint	23,922
Easy Dump Box on Pickup	9,466
Entry Point Signs - Renewal	26,580
Exterior Windows - Repair	22,087

**Summerfield Civic Association**  
Tigard, Oregon  
**Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2045 continued...</i></b>	
Ford F350 Red	62,550
Irrigation Pump Station - Renewal	138,214
Leaf Blower - Buffalo	22,344
Library - Renewal	7,888
Men's Locker Room - Renewal	19,720
Pond Circulation Pump 5 HP - Replacement	9,858
Pond Fountain - #5 Green A	15,776
Pond Fountain - #5 Green B	12,578
Pond Fountain - #5 Tee	15,776
Pond Fountain - #9 Lower	15,776
Pool Filter Sand - Replacement	5,529
Pool Furniture - Replacement	13,845
Pro Shop Carpet - Replacement	2,034
Security System - Replacement	51,001
Swimming Pool Emergency Phone - Replacement	4,975
Toro Tee Mower	87,414
Trees - Removal/Replacement	98,443
Water Heaters - Replacement	38,313
<b>Total for 2045</b>	<b><u>\$955,556</u></b>
<b>Replacement Year 2046</b>	
Art Room - Renewal	22,530
Bingo/Card Room - Renewal	7,110
Golf Course Irrigation Control System - Minor Upgrade	12,082
Greens Roller - Replacement	39,314
Kubota Tractor/Mower	118,843
Lely Spreader	12,305
Media Center in Lakeview Room - Replacement	53,946
Pool Chemtrol - Replacement	19,452
Pool Fence - Replacement	48,976
Sand Drag for Greens	13,821
Sidewalks - Partial Replacement	50,133
Swimming Pool/Golf Screen - Replacement	34,846
<b>Total for 2046</b>	<b><u>\$433,359</u></b>

**Summerfield Civic Association**  
Tigard, Oregon  
**Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2047</b>	
Bingo/Card Room - Chair Replacement	8,054
Golf Course Drinking Fountain	7,042
Ingersoll Rand Compressor	4,970
Jacobsen LF 550	188,575
MF 1160 Tractor	106,647
Poker Tables/Chairs - Replacement	7,926
SmithCo Spray Star 11750	112,690
<b>Total for 2047</b>	<b>\$435,904</b>
<b>Replacement Year 2048</b>	
AED - Replacement	15,380
Building Envelope Inspection - Clubhouse	34,605
Cart Path - Maintenance	105,736
Cyclone Fencing - Replacement	251,139
Exercise Equipment - Replacement	71,047
Golf Course Public Golf Sign	9,964
Ping Pong Room - Renewal	8,187
Pool Concrete Deck - Repair	10,297
Pool Heaters - Replacement	36,724
Sidewalks - Partial Replacement	54,224
Toro 3020 Sand Pro Rake	57,675
<b>Total for 2048</b>	<b>\$654,977</b>
<b>Replacement Year 2049</b>	
AC/DC Arc Welder	4,278
Cart Path - Sealing	47,985
Clubhouse Exterior - Decking	233,075
Clubhouse Exterior - Paint	169,978
Exterior Aluminum Deck Railing - Replacement	53,250
Jac Green Mower	137,620
Kubota Mower/Blower	113,528
Parking Lot Asphalt - Seal Coat	34,389
Pond Fountain - #9 Upper	10,358
Pool Filter Sand - Replacement	6,468

**Summerfield Civic Association**  
Tigard, Oregon  
**Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2049 continued...</b>	
Pool Pump 3 HP - Replacement	3,922
Trees - Removal/Replacement	115,164
<b>Total for 2049</b>	<b>\$930,015</b>
<b>Replacement Year 2050</b>	
Clubhouse Wood Posts - Replacement	11,090
Court Benches - Replacement	5,171
Exterior Lighting - Replacement	24,719
Golf Course Benches - Replacement	21,593
Golf Course Bridge - Replacement	50,447
HVAC - ProShop - Replacement	34,472
Parking Lighting - Replacement	13,453
Pond Circulation Pump 5 HP - Replacement	11,993
Pool Filter - Replacement	14,581
Security System - Replacement	62,050
Sidewalks - Partial Replacement	58,648
Tennis Courts - Replacement	235,421
<b>Total for 2050</b>	<b>\$543,641</b>
<b>Replacement Year 2051</b>	
Downstairs Game Rooms - Paint	5,045
Maintenance Buildings - Paint	33,632
Office Area - Renewal	19,607
Sand Drag for Greens	16,816
Soil Reliever Aerator	124,762
Sound System - Replacement	7,331
Upstairs Ballroom - Paint	28,251
Window Blinds - Ballroom Replacement	56,499
<b>Total for 2051</b>	<b>\$291,942</b>
<b>Replacement Year 2052</b>	
Bingo Machine - Replacement	26,988
Clubhouse Upstairs Men & Women Restrooms - Equipment/Fixtures Replacement	32,386
Las Tec Articulator	78,196

**Summerfield Civic Association**  
Tigard, Oregon  
**Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2052 continued...</i></b>	
Pro Shop Carpet - Replacement	2,677
Pro Shop Restrooms - Renewal	69,954
Sidewalks - Partial Replacement	63,434
Upstairs Lobby and Rooms - Paint	73,354
Window Blinds - Lobby	10,493
<b>Total for 2052</b>	<b>\$357,483</b>
<b>Replacement Year 2053</b>	
Building Envelope Inspection - Clubhouse	42,102
Copy Machine - Replacement	21,831
Golf Course Irrigation Control System - Minor Upgrade	15,898
Kitchen - Renovation	249,492
Kitchen Floor - Tile Replacement	25,822
Kitchen Highspeed Dishwasher - Replacement	20,879
Kitchen Ranges & Hoods - Replacement	32,386
Kitchen Refrigerators - Replacement	12,955
Main Lobby - Renewal	77,966
Maintenance Building - Garage Door Replacement	6,237
Pool Filter Sand - Replacement	7,566
Trees - Removal/Replacement	134,726
<b>Total for 2053</b>	<b>\$647,861</b>
<b>Replacement Year 2054</b>	
Cart Path - Maintenance	133,790
Cart Path - Sealing	58,381
Common Area Irrigation Upgrade	94,800
Conference Room Carpet - Replacement	18,072
Downstairs Carpet - Replacement	115,612
Jacobsen LF 550	248,152
Maintenance Building - Furnace	16,167
Maintenance Building - Water Heater	8,108
Parking Lot Asphalt - Seal Coat	41,840
Sidewalks - Partial Replacement	68,610
<b>Total for 2054</b>	<b>\$803,534</b>

**Summerfield Civic Association**

Tigard, Oregon

**Detail Report**

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<b>AC/DC Arc Welder</b>		1 Total	@ \$1,668.85
Asset ID	1155	Asset Actual Cost	\$1,668.85
	Capital	Percent Replacement	100%
Category	Golf Course Equipment	Future Cost	\$1,952.31
Placed in Service	January 2009		
Useful Life	20		
Replacement Year	2029		
Remaining Life	4		

This provision is for the purchase of an AC/DC Arc Welder.

According to the Association, the AC/DC Arc Welder was replaced in 2009 for \$954.

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

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<b>ADA Lift</b>		1 Total	@ \$63,078.91
Asset ID	1221	Asset Actual Cost	\$63,078.91
	Capital	Percent Replacement	100%
Category	Building Components	Future Cost	\$76,745.14
Placed in Service	January 2015		
Useful Life	15		
Replacement Year	2030		
Remaining Life	5		

This component funds as for the replacement of the ADA lift.

The cost and useful life are based on information from a similar Association

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<b>AED - Replacement</b>		3 Each	@ \$2,080.00
Asset ID	1222	Asset Actual Cost	\$6,240.00
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$8,211.41
Placed in Service	January 2024		
Useful Life	8		
Replacement Year	2032		
Remaining Life	7		

This provision is for the replacement of the AED. According to the Association, there are 3. Two were purchased in 2020 and one was purchased in 2019.

**Summerfield Civic Association**  
Tigard, Oregon  
**Detail Report**

*AED - Replacement continued...*

All three were replaced in 2024 for \$6,000.

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

<b>Accordion Room Divider - Ballroom</b>		1 Total	@ \$7,799.95
Asset ID	1254	Asset Actual Cost	\$7,799.95
	Capital	Percent Replacement	100%
Category	Clubhouse Equipment	Future Cost	\$14,609.16
Placed in Service	January 2021		
Useful Life	20		
Replacement Year	2041		
Remaining Life	16		

This provision is for the replacement of the accordion room divider in the ball room.

The useful life is based on information provided by the Association.

Per the Association, this was replaced in 2021 for \$6,430.

<b>Accordion Room Divider - Game Room</b>		1 Total	@ \$7,799.95
Asset ID	1255	Asset Actual Cost	\$7,799.95
	Capital	Percent Replacement	100%
Category	Clubhouse Equipment	Future Cost	\$14,609.16
Placed in Service	January 2021		
Useful Life	20		
Replacement Year	2041		
Remaining Life	16		

This provision is for the replacement of the accordion room divider in the game room.

The useful life is based on information provided by the Association.

Per the Association, this was replaced in 2021 for \$6,430.



**Summerfield Civic Association**

Tigard, Oregon

**Detail Report**

**Art Room - Renewal**

Asset ID	1020	1 Total	@ \$9,887.08
	Capital	Asset Actual Cost	\$9,887.08
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2016	Future Cost	\$10,282.57
Useful Life	10		
Replacement Year	2026		
Remaining Life	1		

This provision is for the renewal of the art room located upstairs. Renewal of the art room includes, but is not limited to, painting, replacing, and/or repairing of the following:

- 8 Tables
- 18 Chairs
- Cabinets
- Coat Rack
- 2 Peg Boards
- 1 Overhead Mirror
- 11 Painting Easels
- Sink
- Small Book Case
- 4 Windows

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

*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.*

The Association will need to obtain bids for this work.

**Summerfield Civic Association**

Tigard, Oregon

**Detail Report**

**Ball Screen - Replacement**

Asset ID	1078	1 Total	@ \$4,320.00
Category	Capital	Asset Actual Cost	\$4,320.00
Placed in Service	Golf Course Equipment	Percent Replacement	100%
Useful Life	January 2007	Future Cost	\$4,320.00
Replacement Year	15		
Remaining Life	2025		
	0		

This provision is for the replacement of the ball screen on 3 holes of the golf course. According to Rick, this equipment was replaced in 2007 at a cost of \$4,800, which was split between the Association and Tigard Church of God.

The next replacement should include replacement of the support poles. This cost is not included in the study.

The cost and useful life assumptions are based on information provided by the Association.

The Association will need to obtain bids for this work.

**Ballroom Cabinet**

Asset ID	1256	1 Total	@ \$4,113.47
Category	Capital	Asset Actual Cost	\$4,113.47
Placed in Service	Clubhouse Equipment	Percent Replacement	100%
Useful Life	January 2021	Future Cost	\$7,704.45
Replacement Year	20		
Remaining Life	2041		
	16		

This provision is for the replacement of the cabinet in the ballroom.

The useful life is based on information provided by the Association.

Per the Association, this was replaced in 2021 for \$3,391.

**Summerfield Civic Association**

Tigard, Oregon

**Detail Report**

**Ballroom/Lakeview Room Tables & Chairs - Replacement**

Asset ID	1191	1 Total	@ \$21,945.64
Category	Capital	Asset Actual Cost	\$21,945.64
Placed in Service	Interior Furnishings	Percent Replacement	100%
Useful Life	January 2014	Future Cost	\$25,673.30
Replacement Year	15		
Remaining Life	2029		
	4		

This provision provides funding for the replacement of tables and chairs in the Ballroom and Lakeview Room.

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

In 2013, the Association requested Ballroom/Lakeview Room Chairs be combined with Ballroom/Lakeview Tables for a total of \$15,000.

Per the Association, the tables and chairs were replaced in 2014.

**Ballroom: Hanging Lights Replacement**

Asset ID	1204	1 Total	@ \$16,302.98
Category	Capital	Asset Actual Cost	\$16,302.98
Placed in Service	Lighting	Percent Replacement	100%
Useful Life	January 1973	Future Cost	\$20,628.47
Adjustment	30		
Replacement Year	28		
Remaining Life	2031		
	6		

This provision provides funding to replace the hanging lights in the ballroom.

Schwindt & Company estimated 14 lights.

According to the Association, this will be done as a part of the Ballroom upgrade in 2021

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

The Association will need to obtain bids for this work.

The cost was provided by the Association.

**Summerfield Civic Association**

Tigard, Oregon

**Detail Report**

**Benches - Replacement**

		1 Total	@ \$9,089.43
Asset ID	1181	Asset Actual Cost	\$9,089.43
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$9,089.43
Placed in Service	January 2015		
Useful Life	10		
Replacement Year	2025		
Remaining Life	0		

This provision is for the replacement of benches.

According to the Association, this component occurred in 2010 for \$1,620.

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

In 2015, the Association noted there were 7 benches. The Association replaced the benches for \$6,368 with a life expectancy of 10 years.

**Billiards/Fitness Room - Renewal**

		1 Total	@ \$9,000.05
Asset ID	1032	Asset Actual Cost	\$9,000.05
	Capital	Percent Replacement	100%
Category	Interior Furnishings	Future Cost	\$9,000.05
Placed in Service	January 2007		
Useful Life	10		
Adjustment	3		
Replacement Year	2025		
Remaining Life	0		

This provision is for the renewal of the billiard and fitness room located downstairs. Renewal of the billiard room includes, but is not limited, to painting, replacing, and/or repairing of the following:

- 1 Pool Table (Resurfacing)
- 4 Chairs
- 2 Chalk Boards
- Miscellaneous Billiard Equipment
- Fitness Equipment

The cost and useful life assumptions are based on estimates established on RS Means and/or

**Summerfield Civic Association**

Tigard, Oregon

**Detail Report**

*Billiards/Fitness Room - Renewal continued...*

the National Estimator.

*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.*

The Association will need to obtain bids for this work.

In 2024, the Association spent \$19,125 on the fitness room.

**Bingo Machine - Replacement**

Asset ID	1267	1 Total	@ \$9,360.00
Category	Capital	Asset Actual Cost	\$9,360.00
Placed in Service	Interior Furnishings	Percent Replacement	100%
Useful Life	January 2022	Future Cost	\$12,317.12
Replacement Year	10		
Remaining Life	2032		
	7		

This provision is for the replacement of the bingo machine and screen.

- Bingo Display Board
- Bingo Ball Machine

In 2022, the bingo machine and screen were replaced for \$8,505.

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

*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.*

The Association will need to obtain bids for this work.

**Summerfield Civic Association**

Tigard, Oregon

**Detail Report**

**Bingo/Card Room - Chair Replacement**

Asset ID	1197	1 Total	@ \$3,398.29
Category	Capital	Asset Actual Cost	\$3,398.29
Placed in Service	Interior Furnishings	Percent Replacement	100%
Useful Life	January 2012	Future Cost	\$3,675.59
Adjustment	10		
Replacement Year	5		
Remaining Life	2027		
	2		

This provision is for the replacement of chairs in the bingo/card room.

In 2012, the Association provided that chairs were replaced for \$2,210.84.

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

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.

The Association will need to obtain bids for this work.

**Bingo/Card Room - Renewal**

Asset ID	1019	1 Total	@ \$3,120.00
Category	Capital	Asset Actual Cost	\$3,120.00
Placed in Service	Interior Furnishings	Percent Replacement	100%
Useful Life	January 2011	Future Cost	\$3,244.80
Adjustment	10		
Replacement Year	5		
Remaining Life	2026		
	1		

This provision is for the renewal of the bingo/card room located on the upstairs of the clubhouse. Renewal of the bingo/card room includes, but is not limited to, painting, replacing, and/or repairing of the following:

- 19 Tables
- Coat Rack
- 6 Windows

## Summerfield Civic Association

Tigard, Oregon

### Detail Report

#### *Bingo/Card Room - Renewal continued...*

- 2 Ceiling Fans
- Room Divider
- 4 Lights

In 2011, the bingo/card room was renewed as part of the clubhouse renovations.

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

*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.*

The Association will need to obtain bids for this work.

#### Brick Wall

Asset ID	1207	1 Total	@ \$214,103.99
Category	Non-Capital	Asset Actual Cost	\$214,103.99
Placed in Service	Fencing/Security	Percent Replacement	100%
Useful Life	January 2015	Future Cost	\$214,103.99
Adjustment	1		
Replacement Year	3		
Remaining Life	2025		
	0		

This provision is for repairs to the brick wall in 2018.

In 2011, the Association provided that parts of the brick wall are leaning and the Association will remedy the issue, which may include removal and replacement in those areas. The Association will have a structural engineer inspect the brick wall on the overall condition.

In 2012, the Association provided that the brick wall was repaired for \$5,000. The Association will continue to repair the wall on an annual basis.

In 2015, the Association indicated that the brick wall repair and/or analysis will cost approximately \$150,000.

**Summerfield Civic Association**

Tigard, Oregon

**Detail Report**

**Building Envelope Inspection - Clubhouse**

Asset ID	1239	1 Total	@ \$14,040.00
Category	Non-Capital	Asset Actual Cost	\$14,040.00
Placed in Service	Inspection	Percent Replacement	100%
Useful Life	January 2023	Future Cost	\$15,793.09
Replacement Year	5		
Remaining Life	2028		
	3		

This provision funds for a building envelope inspection to the exterior of the building.

The Association had a BEI in 2018 for \$4,275 and in 2023 for \$15,000. The 2023 inspection includes the electrical, plumbing, and HVAC.

This was done in 2023 for \$13,475.

**Bunker Renovations Phase 1**

Asset ID	1244	1 Total	@ \$63,078.91
Category	Capital	Asset Actual Cost	\$63,078.91
Placed in Service	Golf Course Equipment	Percent Replacement	100%
Useful Life	January 2020	Future Cost	\$113,601.56
Replacement Year	20		
Remaining Life	2040		
	15		

This provision is for the bunker renovations.

According to the Association, this occurred in 2020 for \$50,000.

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

**Bunker Renovations Phase 2**

Asset ID	1252	1 Total	@ \$142,454.02
Category	Capital	Asset Actual Cost	\$142,454.02
Placed in Service	Golf Course Equipment	Percent Replacement	100%
Useful Life	January 2021	Future Cost	\$266,813.71
Replacement Year	20		
Remaining Life	2041		
	16		

This provision is for the bunker renovations.



**Summerfield Civic Association**

Tigard, Oregon

**Detail Report**

*Bunker Renovations Phase 2 continued...*

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

**CH Benches - Replacement**

Asset ID	1251	10 Each	@ \$1,009.26
Category	Capital	Asset Actual Cost	\$10,092.58
Placed in Service	January 2020	Percent Replacement	100%
Useful Life	20	Future Cost	\$18,176.16
Replacement Year	2040		
Remaining Life	15		

This provision is for the replacement of the benches located at the clubhouse.

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

**Cart Path - Maintenance**

Asset ID	1056	82,500 SF	@ \$0.52
Category	Non-Capital	Asset Actual Cost	\$42,900.00
Placed in Service	Streets/Asphalt	Percent Replacement	100%
Useful Life	January 2024	Future Cost	\$52,194.41
Replacement Year	6		
Remaining Life	2030		
	5		

This provision is for the maintenance of the cart paths.

Maintenance of asphalt paving includes the periodic application of an asphalt emulsion sealer or "seal coat". This involves thoroughly cleaning of all pavements, filling surface cracks, patching locally damaged pavement surfaces, and then applying the emulsion sealer.

In 2011, the Association provided that a section of the cart path was done for \$3,400.

This was done in 2024 for \$40,150.

This work should be performed by a licensed paving contractor.

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

The measurements were provided by the Association.

**Summerfield Civic Association**

Tigard, Oregon

**Detail Report**

**Cart Path - Sealing**

Asset ID	1217	1 Total	@ \$18,720.00
Category	Non-Capital	Asset Actual Cost	\$18,720.00
Placed in Service	Streets/Asphalt	Percent Replacement	100%
Useful Life	August 2024	Future Cost	\$21,899.75
Replacement Year	5		
Remaining Life	2029		
	4		

This provision is to seal the cart path.

This work should be performed by a licensed paving contractor.

The cart paths were sealed in August 2017 for \$10,500. The Association provided a cost of \$15,000 and an estimated useful life of 5 years.

This was done in 2024 for \$18,000.

**Clubhouse - Roof Replacement**

Asset ID	1037	24,300 SF	@ \$20.00
Category	Capital	Asset Actual Cost	\$486,000.00
Placed in Service	Roofing	Percent Replacement	100%
Useful Life	January 2014	Future Cost	\$1,023,928.70
Replacement Year	30		
Remaining Life	2044		
	19		

This provision funds for the replacement of the roof shingles and related flashings. This procedure includes removal and disposal of the old roofing and replacement of the waterproof barrier sheet beneath the shingles.

Schwindt & Company estimated 24,300 square feet of roofing.

This work should be performed by a qualified roofing contractor.

The estimated useful life information was provided by Myhre Group Architects.

The cost is based on a per square foot estimate provided by Clow Roofing and Siding. This cost does not include any work needed to remove the air conditioning units located on the roof. The Association should obtain an estimate for this work and this component should be updated at that time.

In 2012, Steve Mayberry (the Association's maintenance provider) provided that the air

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**Detail Report**

*Clubhouse - Roof Replacement continued...*

conditioning units on the roof do not need to be removed during the roof replacement.

In 2013, the Association estimated \$264,000 in costs including a full roof replacement, flashings, vents, and a new HVAC equipment platform and enclosure, and estimated the useful life of the new roof at 30 years. This work occurred in 2014.

**Clubhouse Exterior - Decking**

Asset ID	1045	1 Total	@ \$90,927.53
	Capital	Asset Actual Cost	\$90,927.53
Category	Building Components	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	\$233,074.91
Useful Life	30		
Replacement Year	2049		
Remaining Life	24		

This provision is for the replacement of the exterior decking located around the clubhouse. The decking is made of cement and is supported by wooden beams.

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

Schwindt & Company estimated 2,844 square feet of the concrete deck.

**Clubhouse Exterior - Paint**

Asset ID	1044	11,593 SF	@ \$5.72
	Non-Capital	Asset Actual Cost	\$66,311.96
Category	Painting	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	\$77,575.61
Useful Life	10		
Replacement Year	2029		
Remaining Life	4		

This provision is for the periodic painting, staining, and sealing of the exterior siding, railings, and related building components every 10 years. This will include painting all exterior trim, doors, and millwork.

According to the Association, the building was painted in 2008 at a cost of \$17,875.

Schwindt & Company estimated 11,593 square feet of wood siding and overhangs.

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**Detail Report**

*Clubhouse Exterior - Paint continued...*

It is recommended that a qualified painting contractor should be retained to perform this work, and it should include renewal of all exterior caulking and sealants which serve a waterproofing function.

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

**Clubhouse Upstairs Men & Women Restrooms - Equipment/Fixtures Replacement**

Asset ID	1184	2 Each	@ \$5,616.00
Category	Capital	Asset Actual Cost	\$11,232.00
Placed in Service	Interior Furnishings	Percent Replacement	100%
Useful Life	January 2022	Future Cost	\$14,780.55
Replacement Year	10		
Remaining Life	2032		
	7		

This provision is to replace equipment and fixtures in the men and women’s restrooms located upstairs in the clubhouse on an as needed basis.

According to the Association, the men and women restrooms were renovated in 2011 as part of the clubhouse renovation.

This was done in 2022 for \$9,200.

The estimated cost is based on information provided by the Association.

The estimated useful life assumption is based on accepted industry estimates as established by RS Means (RSM), The National Construction Estimator (NCE), and/or Fannie Mae.

**Clubhouse Wood Posts - Replacement**

Asset ID	1265	1 Total	@ \$4,160.00
Category	Non-Capital	Asset Actual Cost	\$4,160.00
Placed in Service	Building Components	Percent Replacement	100%
Useful Life	January 2014	Future Cost	\$4,160.00
Replacement Year	5		
Remaining Life	2025		
	0		

This provision funds for the replacement of the wood support posts for the roof and deck

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**Detail Report**

*Clubhouse Wood Posts - Replacement continued...*

around the clubhouse. The posts should be inspected annually and replaced 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.

**Clubhouse Wood Siding - Replacement**

Asset ID	1205	11,593 SF	@ \$24.71
Category	Capital	Asset Actual Cost	\$286,467.67
Placed in Service	Building Components	Percent Replacement	100%
Useful Life	January 1973	Future Cost	\$335,126.65
Adjustment	30		
Replacement Year	26		
Remaining Life	2029		
	4		

This provision provides funding to replace the wood siding on the clubhouse.

Schwindt & Company estimated 11,593 square feet of wood siding.

The cost is based on a per square foot estimate provided by Clow Roofing and Siding.

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

The Association will need to obtain bids for this work.

**Common Area Irrigation Upgrade**

Asset ID	1209	1 Total	@ \$30,397.64
Category	Capital	Asset Actual Cost	\$30,397.64
Placed in Service	Grounds Components	Percent Replacement	100%
Useful Life	January 2014	Future Cost	\$43,265.32
Replacement Year	20		
Remaining Life	2034		
	9		

This provision provides funding for the irrigation upgrade.

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**Detail Report**

*Common Area Irrigation Upgrade continued...*

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

**Conference Room - Renewal**

Asset ID	1018	1 Total	@ \$10,824.10
Category	Capital	Asset Actual Cost	\$10,824.10
Placed in Service	Interior Furnishings	Percent Replacement	100%
Useful Life	January 2021	Future Cost	\$20,273.34
Replacement Year	20		
Remaining Life	2041		
	16		

This provision is for the replacement of furniture, fixtures, and equipment in the conference room located upstairs. Furniture, fixtures, and equipment in the conference room include, but are not limited, to painting and replacing and/or repairing of the following:

- 4 tables
- 16 chairs
- Cabinets
- Coat rack
- 3 bulletin boards
- 10 light fixtures
- Sink

According to the Association, the conference room was renovated in 2021 for \$8,923.

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

*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.*

The Association will need to obtain bids for this work.

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Tigard, Oregon

**Detail Report**

**Conference Room Carpet - Replacement**

Asset ID	1268	1 Total	@ \$5,794.88
Category	Capital	Asset Actual Cost	\$5,794.88
Placed in Service	Interior Furnishings	Percent Replacement	100%
Useful Life	January 2024	Future Cost	\$8,247.92
Replacement Year	10		
Remaining Life	2034		
	9		

This provision is for the replacement of the conference room carpet.

The estimated useful life assumptions are based on accepted industry estimates as established by RS Means (RSM), The National Construction Estimator (NCE), and/or Fannie Mae.

This was done in 2024 with the for \$5,572.

**Copy Machine - Replacement**

Asset ID	1023	1 Total	@ \$7,280.00
Category	Capital	Asset Actual Cost	\$7,280.00
Placed in Service	Clubhouse Equipment	Percent Replacement	100%
Useful Life	January 2023	Future Cost	\$9,963.18
Replacement Year	10		
Remaining Life	2033		
	8		

This provision is to replace the copy machine next to the office.

The estimated useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The timing of this component was provided by the Association.

The estimated cost is based on information provided by the Association.

In 2023, the Association provided that the copy machine was replaced for \$6,500.

*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**

**Core Harvester 2006**

Asset ID	1144	1 Total	@ \$9,000.05
Category	Capital	Asset Actual Cost	\$9,000.05
Placed in Service	January 2006	Percent Replacement	100%
Useful Life	15	Future Cost	\$9,000.05
Replacement Year	2025		
Remaining Life	0		

This provision is for the replacement of the core harvester.

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

**Court Benches - Replacement**

Asset ID	1246	1 Total	@ \$1,939.67
Category	Capital	Asset Actual Cost	\$1,939.67
Placed in Service	January 2020	Percent Replacement	100%
Useful Life	10	Future Cost	\$2,359.91
Replacement Year	2030		
Remaining Life	5		

This provision is for the replacement of the 4 courts benches.

According to the Association, this occurred in 2020 for \$1,500.

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

**Cushman Truckster 2016**

Asset ID	1127	1 Total	@ \$31,332.29
Category	Capital	Asset Actual Cost	\$31,332.29
Placed in Service	January 2016	Percent Replacement	100%
Useful Life	22	Future Cost	\$52,170.56
Replacement Year	2038		
Remaining Life	13		

This provision is for the replacement of the 2016 Cushman Truckster. This equipment should



**Summerfield Civic Association**

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**Detail Report**

*Cushman Truckster 2016 continued...*

be replaced as needed.

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

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**Cyclone Fencing - Replacement**

Asset ID	1066	1 Total	@ \$101,893.64
Capital		Asset Actual Cost	\$101,893.64
Category	Fencing/Security	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$251,138.83
Useful Life	30		
Replacement Year	2048		
Remaining Life	23		

This provision is for the replacement of the cyclone fence located on the golf course.

According to Rick Sullivan (the onsite maintenance person), there is about 1,289 linear feet of fencing.

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

The Association replaced one section of the fence long hole #2 in 2018 for \$8,200

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**Dakota Topdresser**

Asset ID	1128	1 Total	@ \$21,600.12
Capital		Asset Actual Cost	\$21,600.12
Category	Golf Course Equipment	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$21,600.12
Useful Life	16		
Adjustment	3		
Replacement Year	2025		
Remaining Life	0		

This provision is for the replacement of the Dakota Topdresser.

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

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**Detail Report**

**Downstairs Carpet - Replacement**

		4,140 SY	@ \$8.95
Asset ID	1003	Asset Actual Cost	\$37,071.22
	Capital	Percent Replacement	100%
Category	Interior Furnishings	Future Cost	\$52,763.90
Placed in Service	January 2024		
Useful Life	10		
Replacement Year	2034		
Remaining Life	9		

This provision is for the replacement of the downstairs carpet excluding the pro-shop area.

The estimated area of the carpet is 460 square yards per Schwindt and Company.

The estimated cost is based on information provided by the Association.

The estimated useful life assumptions are based on accepted industry estimates as established by RS Means (RSM), The National Construction Estimator (NCE), and/or Fannie Mae.

This was done in 2024 with the proshop for \$36,553.

**Downstairs Game Rooms - Paint**

		1 Total	@ \$1,819.58
Asset ID	1008	Asset Actual Cost	\$1,819.58
	Non-Capital	Percent Replacement	100%
Category	Painting	Future Cost	\$2,302.35
Placed in Service	January 2021		
Useful Life	10		
Replacement Year	2031		
Remaining Life	6		

This provision is for painting of the downstairs billiard room and table tennis room.

The estimated cost is based on information provided by the Association.

Schwindt & Company estimated 2,479 square feet of painted walls.

The estimated useful life assumption is based on accepted industry estimates as established by RS Means (RSM), The National Construction Estimator (NCE), and/or Fannie Mae.

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**Detail Report**

**Downstairs Lobby - Furniture, Fixtures, and Equipment Replacement**

Asset ID	1036	1 Total	@ \$26,406.15
	Capital	Asset Actual Cost	\$26,406.15
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$26,406.15
Useful Life	10		
Replacement Year	2025		
Remaining Life	0		

This provision funds for the replacement of furniture, fixtures, and equipment in the downstairs lobby. Furniture, fixtures, and equipment include replacing and/or repairing of the following:

- 7 Round Tables
- Pushpin Boards
- 28 Chairs
- 2 Folding Tables
- Television
- Computer Station
- Coffee Nook
- 2 Leather Love Seats
- Leather Couch
- Drinking Water Fountain
- 2 Lamps
- Coffee Table
- 12 Florescent Light Fixtures
- 6 Spot Light Fixtures

According to the Association, the chairs were repaired in 2008.

In 2011, the Association provided that the downstairs lobby was remodel for \$5,198.02.

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

*NOTE: This is a provision for an anticipated expense. Should the Association find that the*

**Summerfield Civic Association**

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**Detail Report**

*Downstairs Lobby - Furniture, Fixtures, and Equipment Replacement continued...*

*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.*

**Downstairs Pro-Shop - Paint**

Asset ID	1007	1 Total	@ \$3,032.64
Category	Non-Capital	Asset Actual Cost	\$3,032.64
Placed in Service	Painting	Percent Replacement	100%
Useful Life	January 2011	Future Cost	\$3,032.64
Adjustment	10		
Replacement Year	3		
Remaining Life	2025		
	0		

This provision is for the painting of the pro-shop located downstairs of the Clubhouse.

The estimated cost is based on information provided by the Association.

According to the Association, the downstairs pro-shop was painted in 2011 for \$2,190.

The estimated useful life assumption is based on accepted industry estimates as established by RS Means (RSM), The National Construction Estimator (NCE), and/or Fannie Mae.

**Downstairs Rooms - Paint**

Asset ID	1187	1 Total	@ \$10,917.50
Category	Non-Capital	Asset Actual Cost	\$10,917.50
Placed in Service	Painting	Percent Replacement	100%
Useful Life	January 2011	Future Cost	\$10,917.50
Adjustment	10		
Replacement Year	2025		
Remaining Life	0		

This provision is for the painting of the downstairs lobby and bathrooms.

The estimated cost is based on information provided by the Association.

In 2011, the Association provided that this component occurred as part of the clubhouse renovation.

The estimated useful life assumption is based on accepted industry estimates as established by RS Means (RSM), The National Construction Estimator (NCE), and/or Fannie Mae.

**Summerfield Civic Association**

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**Detail Report**

**Drainage Work**

Asset ID	1088	1 Total	@ \$79,090.38
Category	Non-Capital	Asset Actual Cost	\$79,090.38
Placed in Service	Grounds Components	Percent Replacement	100%
Useful Life	January 2009	Future Cost	\$142,437.30
Adjustment	30		
Replacement Year	1		
Remaining Life	2040		
	15		

This provision is for drainage work to be completed on the golf course at hole 5. According to the Association, this work occurred in 2009 for \$43,500. The cost and useful life are based on information provided by the Association.

**Easy Dump Box on Pickup**

Asset ID	1135	1 Total	@ \$4,320.01
Category	Capital	Asset Actual Cost	\$4,320.01
Placed in Service	Golf Course Equipment	Percent Replacement	100%
Useful Life	January 2015	Future Cost	\$4,320.01
Adjustment	10		
Replacement Year	2025		
Remaining Life	0		

This provision is for the replacement of the easy dump box on the pickup. The cost and useful life are based on information provided by the Association.

**Entry Point Signs - Renewal**

Asset ID	1192	1 Total	@ \$12,130.56
Category	Capital	Asset Actual Cost	\$12,130.56
Placed in Service	Signs	Percent Replacement	100%
Useful Life	January 2012	Future Cost	\$12,130.56
Adjustment	20		
Replacement Year	-10		
Remaining Life	2025		
	0		

This provision provides funding for the renewal of the entry point signs.

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**Detail Report**

*Entry Point Signs - Renewal continued...*

The Association provided a useful life of 20 years.

In 2012, the Association provided that work was done on the sign for \$8,565. Additional updates to the sign will be done in the future for \$10,000.

**Equipment Lift**

Asset ID	1258	1 Total	@ \$42,456.96
Capital		Asset Actual Cost	\$42,456.96
Category	Golf Course Equipment	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$82,701.93
Useful Life	20		
Replacement Year	2042		
Remaining Life	17		

This provision is for the replacement of the equipment lift in the maintenance building.

The cost and useful life are per the Association.

**Exercise Equipment - Replacement**

Asset ID	1035	1 Total	@ \$28,825.71
Capital		Asset Actual Cost	\$28,825.71
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2024	Future Cost	\$37,932.67
Useful Life	8		
Replacement Year	2032		
Remaining Life	7		

This provision is for the replacement of exercise equipment.

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

*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.*

The Association will need to obtain bids for this work.

In 2024, the Association spent \$31,944.

**Summerfield Civic Association**

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**Detail Report**

**Exterior Aluminum Deck Railing - Replacement**

Asset ID	1174	1 Total	@ \$20,774.00
Category	Capital	Asset Actual Cost	\$20,774.00
Placed in Service	Railings	Percent Replacement	100%
Useful Life	December 2019	Future Cost	\$53,250.08
Replacement Year	30		
Remaining Life	2049		
	24		

This provision is for the replacement of the exterior deck railing.

In 2012, the Association provided that the railings were replaced for \$12,550 by Black Diamond Homes.

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

During Schwindt & Company's 2012 site visit, there were approximately 316 linear feet of wood railings. In 2019 they changed to aluminum.

**Exterior Doors - Repair**

Asset ID	1169	1 Total	@ \$4,221.42
Category	Non-Capital	Asset Actual Cost	\$4,221.42
Placed in Service	Doors	Percent Replacement	100%
Useful Life	January 2013	Future Cost	\$8,551.83
Replacement Year	30		
Remaining Life	2043		
	18		

This provision is for the repair of the doors on the clubhouse.

The cost was provided by the Association in 2012.

The useful life was provided by the Association in 2010.

During Schwindt & Company's 2012 site visit, there were 18 glass doors.

**Summerfield Civic Association**

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**Detail Report**

**Exterior Handrails**

Asset ID	1228	1 Total	@ \$3,899.13
Category	Capital	Asset Actual Cost	\$3,899.13
Placed in Service	Building Components	Percent Replacement	100%
Useful Life	January 2016	Future Cost	\$6,002.53
Replacement Year	20		
Remaining Life	2036		
	11		

This provision is for the replacement of the exterior handrails.

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

**Exterior Lighting - Replacement**

Asset ID	1046	49 Each	@ \$189.24
Category	Capital	Asset Actual Cost	\$9,272.68
Placed in Service	Lighting	Percent Replacement	100%
Useful Life	January 2000	Future Cost	\$9,272.68
Replacement Year	25		
Remaining Life	2025		
	0		

This provision is for the replacement of the exterior light fixtures.

The estimated cost was provided by the Association.

The estimated useful life was provided by the Myhre Group Architects.

During Schwindt & Company's 2012 site visit, there were 49 exterior lights.

**Exterior Windows - Repair**

Asset ID	1101	1 Total	@ \$10,080.05
Category	Capital	Asset Actual Cost	\$10,080.05
Placed in Service	Windows	Percent Replacement	100%
Useful Life	January 2008	Future Cost	\$10,080.05
Adjustment	10		
Replacement Year	1		
Remaining Life	2025		
	0		

This provision is for the repair of the windows on the clubhouse.



**Summerfield Civic Association**

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**Detail Report**

*Exterior Windows - Repair continued...*

The Association should consider having an energy study performed to determine if window replacement would save money on heating and cooling.

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

During Schwindt & Company's 2012 site visit, there were 30 windows.

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**Flooring: Upstairs - Replacement**

Asset ID	1028	1 Total	@ \$81,756.33
	Capital	Asset Actual Cost	\$81,756.33
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2021	Future Cost	\$153,128.08
Useful Life	20		
Replacement Year	2041		
Remaining Life	16		

This provision is for the replacement of the upstairs flooring.

Schwindt & Company estimated 954 square feet of flooring.

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

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**Ford F350 Red**

Asset ID	1120	1 Total	@ \$28,547.20
	Capital	Asset Actual Cost	\$28,547.20
Category	Golf Course Equipment	Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$28,547.20
Useful Life	10		
Replacement Year	2025		
Remaining Life	0		

This provision is for the replacement of the red Ford F350.

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

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**Detail Report**

**Furnaces - Replacement**

Asset ID	1047	1 Total	@ \$13,533.16
Capital		Asset Actual Cost	\$13,533.16
Category	Clubhouse Equipment	Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$15,831.88
Useful Life	15		
Replacement Year	2029		
Remaining Life	4		

This provision is for the replacement of the 9 furnaces in the clubhouse.

The cost is based on information provided by the Association. The useful life is based on information from Columbia Heating.

**Golf Course Benches - Replacement**

Asset ID	1061	10 Each	@ \$810.00
Capital		Asset Actual Cost	\$8,100.04
Category	Golf Course Equipment	Percent Replacement	100%
Placed in Service	January 1997	Future Cost	\$8,100.04
Useful Life	25		
Replacement Year	2025		
Remaining Life	0		

This provision is for the replacement of the benches located at the golf course tees.

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

**Golf Course Bridge - Replacement**

Asset ID	1250	1 Total	@ \$18,923.67
Capital		Asset Actual Cost	\$18,923.67
Category	Golf Course Equipment	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$18,923.67
Useful Life	25		
Replacement Year	2025		
Remaining Life	0		

This provision is for the replacement of the cart path bridge by the ponds.

The cost and useful life are based on a similar Association.

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**Detail Report**

**Golf Course Drinking Fountain**

Asset ID	1235	1 Total	@ \$2,971.21
Category	Capital	Asset Actual Cost	\$2,971.21
Placed in Service	Equipment	Percent Replacement	100%
Useful Life	September 2017	Future Cost	\$3,213.66
Replacement Year	10		
Remaining Life	2027		
	2		

This provision funds for the replacement of the golf course drinking fountain.

The drinking fountain was replaced in September 2017 for \$2,187. The Association provided an estimated useful life of 10 years.

**Golf Course Irrigation Control System - Major Upgrade**

Asset ID	1085	1 Total	@ \$90,000.53
Category	Capital	Asset Actual Cost	\$90,000.53
Placed in Service	Grounds Components	Percent Replacement	100%
Useful Life	January 2009	Future Cost	\$128,098.82
Replacement Year	25		
Remaining Life	2034		
	9		

This provision is to upgrade the control system that services the irrigation at the golf course.

The system consists of a Dell computer with Nimbus 2 software, Rain Bird maxi interface module, Rain Bird Freedom radio control base unit, 2 Kenwood handheld radios with keypads, and 9 Rain Bird Part Controllers.

The cost and useful life are based on information provided by the Association. This assumes the irrigation replacement occurred in 2009.

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**Detail Report**

**Golf Course Irrigation Control System - Minor Upgrade**

Asset ID	1087	1 Total	@ \$5,301.78
Category	Non-Capital	Asset Actual Cost	\$5,301.78
Placed in Service	Grounds Components	Percent Replacement	100%
Useful Life	January 2018	Future Cost	\$5,301.78
Replacement Year	7		
Remaining Life	2025		
	0		

This provision is for minor upgrades to the control system servicing the irrigation at the golf course.

The system consists of a Dell computer with Nimbus 2 software, Rain Bird maxi interface module, Rain Bird Freedom radio control base unit, 2 Kenwood handheld radios with keypads, and 9 Rain Bird Part Controllers.

According to the Association, a minor upgrade was approved in 2018 at the cost of \$4,000.

The cost and useful life are based on information provided by the Association. This assumes the irrigation replacement occurred in 2009.

**Golf Course Irrigation System Renewal**

Asset ID	1161	1 Total	@ \$949,934.35
Category	Capital	Asset Actual Cost	\$949,934.35
Placed in Service	Grounds Components	Percent Replacement	100%
Useful Life	January 2009	Future Cost	\$1,779,209.21
Adjustment	30		
Replacement Year	2		
Remaining Life	2041		
	16		

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

Rick estimated \$500,000 to \$600,000 for the irrigation system upgrades.

According to the Association, this component occurred in 2009.

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

**Summerfield Civic Association**

Tigard, Oregon

**Detail Report**

**Golf Course Public Golf Sign**

Asset ID	1237	1 Total	@ \$4,042.60
Capital		Asset Actual Cost	\$4,042.60
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$4,547.38
Useful Life	10		
Replacement Year	2028		
Remaining Life	3		

This provision funds for the replacement of the golf course public golf sign.

According to the Association, this was done in 2018 for \$3,050

The cost was provided by the Association.

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

**Golf Maintenance Building Carport**

Asset ID	1259	1 Total	@ \$4,245.70
Capital		Asset Actual Cost	\$4,245.70
Category	Golf Course Equipment	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$8,270.19
Useful Life	20		
Replacement Year	2042		
Remaining Life	17		

This provision is for the replacement of the carport at the golf maintenance building.

The cost and useful life are per the Association.

**Golf Maintenance Building Chemical Storage Shed**

Asset ID	1257	1 Total	@ \$6,760.00
Capital		Asset Actual Cost	\$6,760.00
Category	Golf Course Equipment	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$13,167.81
Useful Life	20		
Replacement Year	2042		
Remaining Life	17		

This provision is for the replacement of the golf course chemical storage shed.

**Summerfield Civic Association**

Tigard, Oregon

**Detail Report**

*Golf Maintenance Building Chemical Storage Shed continued...*

The cost and useful life are per the Association.

**Greens Roller - Replacement**

Asset ID	1214	1 Total	@ \$17,252.25
Capital		Asset Actual Cost	\$17,252.25
Category	Golf Course Equipment	Percent Replacement	100%
Placed in Service	January 2016	Future Cost	\$17,942.34
Useful Life	10		
Replacement Year	2026		
Remaining Life	1		

This component funds for a greens roller.

The cost is per the Association.

The useful life estimate is per Stark Street Lawn and Garden.

**HVAC - East Air Conditioners - Replacement**

Asset ID	1048	1 Total	@ \$72,164.21
Capital		Asset Actual Cost	\$72,164.21
Category	Clubhouse Equipment	Percent Replacement	100%
Placed in Service	January 2009	Future Cost	\$72,164.21
Useful Life	15		
Adjustment	1		
Replacement Year	2025		
Remaining Life	0		

This provision is for the replacement of the air conditioners located on the roof on the east side of the clubhouse.

According to the Association, one HVAC unit was replaced in 2009 for \$8,775 from Columbia Heating & Cooling. There are 3 or 4 HVAC units on the east side.

The cost is based on information provided by the Association. The useful life based on information provided by Columbia Heating.

**Summerfield Civic Association**

Tigard, Oregon

**Detail Report**

**HVAC - ProShop - Replacement**

Asset ID	1248	1 Total	@ \$12,931.17
Capital		Asset Actual Cost	\$12,931.17
Category	Clubhouse Equipment	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	\$19,141.29
Useful Life	15		
Replacement Year	2035		
Remaining Life	10		

This provision is for the replacement of the air conditioners located on in the proshop/lower level.

According to the Association, this occurred in 2020 for \$10,000.

The cost is based on information provided by the Association. The useful life based on information provided by Columbia Heating.

**HVAC - West Air Conditioners - Replacement**

Asset ID	1175	1 Total	@ \$72,164.21
Capital		Asset Actual Cost	\$72,164.21
Category	Clubhouse Equipment	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$72,164.21
Useful Life	15		
Replacement Year	2025		
Remaining Life	0		

This provision is for the replacement of the air conditioners located on the west side of the roof of the clubhouse. One air conditioner was replaced.

According to the Association, this occurred in 2010 for \$10,395.

The cost is based on information provided by the Association. The useful life based on information provided by Columbia Heating.

**Summerfield Civic Association**

Tigard, Oregon

**Detail Report**

**Ingersoll Rand Compressor**

Asset ID	1148	1 Total	@ \$2,097.09
Category	Capital	Asset Actual Cost	\$2,097.09
Placed in Service	Golf Course Equipment	Percent Replacement	100%
Useful Life	January 2010	Future Cost	\$2,097.09
Replacement Year	11		
Remaining Life	2025		
	0		

This provision is for the replacement of the Ingersoll Rand compressor.

This equipment should be replaced as needed.

According to the Association, this occurred in 2010 for \$1,200.

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

**Insurance Deductible**

Asset ID	1266	1 Total	@ \$2,500.00
Category	Non-Capital	Asset Actual Cost	\$2,500.00
Placed in Service	Contingency	Percent Replacement	100%
Useful Life	January 2023	Future Cost	\$2,500.00
Replacement Year	1		
Remaining Life	2025		
	0		

This provision is for the insurance deductible in the event a claim is made.

**Interior Stairs: Carpet Replacement**

Asset ID	1173	1 Total	@ \$5,242.74
Category	Capital	Asset Actual Cost	\$5,242.74
Placed in Service	Interior Furnishings	Percent Replacement	100%
Useful Life	December 2012	Future Cost	\$5,670.55
Replacement Year	15		
Remaining Life	2027		
	2		

This provision is for the replacement of carpets on the interior stairs.

According to the Association, the carpets on the interior stairs were new in 2011 as part of the clubhouse renovation.



**Summerfield Civic Association**

Tigard, Oregon

**Detail Report**

*Interior Stairs: Carpet Replacement continued...*

In 2012, the Association provided that the carpet was installed with residential carpets instead of commercial. The carpets will be replaced in 2012 to commercial carpet. Schwindt & Company estimated 162 square feet of carpet.

The cost is an estimate provided by the Association.

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

*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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**Irrigation Pump Station - Renewal**

Asset ID	1077	1 Total	@ \$63,078.91
Capital		Asset Actual Cost	\$63,078.91
Category	Golf Course Equipment	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	\$138,213.66
Useful Life	25		
Replacement Year	2045		
Remaining Life	20		

This provision is for the renewal of the irrigation pump station.

According to Rick, the station was installed in 1997 at a cost of \$49,976.

According to the Association, this occurred in 2020 for \$50,000.

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

In 2013, the Association spent \$4,059.75 to replace the Irrigation Pump VDR.

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**Jac Green Mower**

Asset ID	1068	1 Total	@ \$53,688.65
Capital		Asset Actual Cost	\$53,688.65
Category	Golf Course Equipment	Percent Replacement	100%
Placed in Service	January 2021	Future Cost	\$60,392.43
Useful Life	7		
Replacement Year	2028		
Remaining Life	3		

This provision is for the replacement of the Jac Green mower.

**Summerfield Civic Association**  
Tigard, Oregon  
**Detail Report**

*Jac Green Mower continued...*

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

<b>Jacobsen LF 550</b>			1 Total	@ \$79,570.44
Asset ID	1137		Asset Actual Cost	\$79,570.44
	Capital		Percent Replacement	100%
Category	Golf Course Equipment		Future Cost	\$82,753.26
Placed in Service	January 2019			
Useful Life	7			
Replacement Year	2026			
Remaining Life	1			

This provision is for the replacement of the Jacobsen LF 550 Fairway Mower. The cost and useful life are based on information provided by the Association. In 2011, the mower was replaced for \$46,670. Per the Association, the mower will be a priority component in 2019.

<b>Kitchen - Renovation</b>			1 Total	@ \$83,200.00
Asset ID	1183		Asset Actual Cost	\$83,200.00
	Capital		Percent Replacement	100%
Category	Interior Furnishings		Future Cost	\$138,534.11
Placed in Service	January 2023			
Useful Life	15			
Replacement Year	2038			
Remaining Life	13			

This provision is for the renovation of the kitchen. Renewal of the kitchen includes, but is not limited, to replacing and/or repairing the following:

- 8 Light Fixtures
- Can Opener
- Cabinets
- Dishes
- 2 Microwaves

**Summerfield Civic Association**  
 Tigard, Oregon  
**Detail Report**

*Kitchen - Renovation continued...*

- 1 Emergency Light
- Counters

According to the Association, the kitchen was renovated in 2023 for \$179,000. This includes replacement of appliances.

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

*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.*

The Association will need to obtain bids for this work.

Kitchen Floor - Tile Replacement		414 SF	@ \$20.80
Asset ID	1012	Asset Actual Cost	\$8,611.20
	Capital	Percent Replacement	100%
Category	Interior Furnishings	Future Cost	\$14,338.28
Placed in Service	January 2023		
Useful Life	15		
Replacement Year	2038		
Remaining Life	13		

This provision is for the replacement of the tile flooring in the kitchen.

According to the Association, the kitchen floor was replaced in 2023 as part of the clubhouse renovation.

Schwindt & Company estimated 414 square feet of tile flooring.

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.

**Summerfield Civic Association**

Tigard, Oregon

**Detail Report**

**Kitchen Highspeed Dishwasher - Replacement**

Asset ID	1171	1 Total	@ \$6,962.73
	Capital	Asset Actual Cost	\$6,962.73
Category	Kitchen	Percent Replacement	100%
Placed in Service	January 2023	Future Cost	\$11,593.45
Useful Life	15		
Replacement Year	2038		
Remaining Life	13		

This provision is for replacement of the dishwashers located in the kitchen.

The estimated cost is based on recent information from the Association.

The estimated useful life assumption is based on accepted industry estimates as established by RS Means (RSM), The National Construction Estimator (NCE), and/or Fannie Mae.

**Kitchen Ranges & Hoods - Replacement**

Asset ID	1011	4 Total	@ \$2,700.02
	Capital	Asset Actual Cost	\$10,800.07
Category	Kitchen	Percent Replacement	100%
Placed in Service	January 2023	Future Cost	\$17,982.90
Useful Life	15		
Replacement Year	2038		
Remaining Life	13		

This provision is for the replacement of 4 ranges located in the kitchen.

The estimated cost is based on recent information from Sears.

The estimated useful life assumption is based on accepted industry estimates as established by RS Means (RSM), The National Construction Estimator (NCE), and/or Fannie Mae.

The Association will need to obtain bids for this work.

**Summerfield Civic Association**

Tigard, Oregon

**Detail Report**

**Kitchen Refrigerators - Replacement**

Asset ID	1024	2 Total	@ \$2,160.03
Capital		Asset Actual Cost	\$4,320.06
Category	Kitchen	Percent Replacement	100%
Placed in Service	January 2023	Future Cost	\$7,193.21
Useful Life	15		
Replacement Year	2038		
Remaining Life	13		

This provision is for replacement of the 2 refrigerators located in the kitchen.

The estimated useful life assumption is based on accepted industry estimates as established by RS Means and/or The National Construction Estimator.

The estimated cost is based on information provided by the Association.

**Kitchen Sink - Replacement**

Asset ID	1010	1 Total	@ \$1,040.00
Capital		Asset Actual Cost	\$1,040.00
Category	Kitchen	Percent Replacement	100%
Placed in Service	January 2023	Future Cost	\$2,106.85
Useful Life	20		
Replacement Year	2043		
Remaining Life	18		

This provision is for the replacement of the sink located in the kitchen.

The estimated cost is based on recent information from Sears.

The estimated useful life assumption is based on accepted industry estimates as established by RS Means (RSM), The National Construction Estimator (NCE), and/or Fannie Mae.

*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.*

The Association will need to obtain bids for this work.

**Summerfield Civic Association**

Tigard, Oregon

**Detail Report**

**Kubota L5740 Tractor**

Asset ID	1159	1 Total	@ \$41,400.26
Capital		Asset Actual Cost	\$41,400.26
Category	Golf Course Equipment	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	\$41,400.26
Useful Life	15		
Replacement Year	2025		
Remaining Life	0		

This provision is for the replacement of the Kubota L5740 tractor.

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

**Kubota Mower/Blower**

Asset ID	1141	1 Total	@ \$44,289.76
Capital		Asset Actual Cost	\$44,289.76
Category	Golf Course Equipment	Percent Replacement	100%
Placed in Service	January 2006	Future Cost	\$44,289.76
Useful Life	8		
Adjustment	5		
Replacement Year	2025		
Remaining Life	0		

This provision is for the replacement of the Kubota mower and blower.

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

**Kubota Tractor/Mower**

Asset ID	1172	1 Total	@ \$52,152.31
Capital		Asset Actual Cost	\$52,152.31
Category	Golf Course Equipment	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$118,843.01
Useful Life	28		
Replacement Year	2046		
Remaining Life	21		

This provision is for the replacement of the Kubota tractor and mower.

According to the Association, they replaced their MF250 tractor and loader for a Kubota tractor and mower for \$39,347.

**Summerfield Civic Association**

Tigard, Oregon

**Detail Report**

*Kubota Tractor/Mower continued...*

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

**Las Tec Articulator**

Asset ID	1110	1 Total	@ \$27,119.84
Capital		Asset Actual Cost	\$27,119.84
Category	Golf Course Equipment	Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$27,119.84
Useful Life	9		
Replacement Year	2025		
Remaining Life	0		

This provision is for the replacement of the Les Tec Articulator.

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

**Leaf Blower - Buffalo**

Asset ID	1124	1 Total	@ \$10,197.42
Capital		Asset Actual Cost	\$10,197.42
Category	Golf Course Equipment	Percent Replacement	100%
Placed in Service	January 2013	Future Cost	\$10,197.42
Useful Life	10		
Replacement Year	2025		
Remaining Life	0		

This provision is for the replacement of the Buffalo leaf blower.

This equipment should be replaced as needed.

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

**Summerfield Civic Association**

Tigard, Oregon

**Detail Report**

**Lely Spreader**

Asset ID	1117	1 Total	@ \$5,400.03
Capital		Asset Actual Cost	\$5,400.03
Category	Golf Course Equipment	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$5,400.03
Useful Life	21		
Adjustment	3		
Replacement Year	2025		
Remaining Life	0		

This provision is for the replacement of the Lely spreader.

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

**Library - Renewal**

Asset ID	1021	1 Total	@ \$3,600.04
Capital		Asset Actual Cost	\$3,600.04
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2011	Future Cost	\$3,600.04
Useful Life	10		
Adjustment	3		
Replacement Year	2025		
Remaining Life	0		

This provision is for the renewal of the library located upstairs. Renewal of the book nook includes, but is not limited to, painting and replacing/repairing of the following:

- 4 Blue Chairs
- 19 Book Cases
- Coat Rack
- 12 Light Fixtures
- Sorting Cart
- 1 Table with Drawers
- Step Ladder
- Coffee Table
- 5 Windows



**Summerfield Civic Association**

Tigard, Oregon

**Detail Report**

*Library - Renewal continued...*

According to the Association, the library was renovated in 2011 as part of the clubhouse renovation.

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

*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.*

The Association will need to obtain bids for this work.

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<b>MF 1160 Tractor</b>		1 Total	@ \$45,000.24
Asset ID	1147	Asset Actual Cost	\$45,000.24
	Capital	Percent Replacement	100%
Category	Golf Course Equipment	Future Cost	\$45,000.24
Placed in Service	January 1998		
Useful Life	11		
Adjustment	10		
Replacement Year	2025		
Remaining Life	0		

This provision is for the replacement of the MF 1160 tractor.

This equipment should be replaced as needed.

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

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<b>Main Lobby - Renewal</b>		1 Total	@ \$26,000.00
Asset ID	1001	Asset Actual Cost	\$26,000.00
	Capital	Percent Replacement	100%
Category	Interior Furnishings	Future Cost	\$35,582.80
Placed in Service	January 2023		
Useful Life	10		
Replacement Year	2033		
Remaining Life	8		

This provision funds for the renewal of the main lobby. The main lobby refurbishing will include replacement and/or repair of the following:

- 6 Couches

**Summerfield Civic Association**  
 Tigard, Oregon  
**Detail Report**

*Main Lobby - Renewal continued...*

- 1 Coffee Table
- 3 Tables
- 6 Rolling Chairs
- 6 Lamps
- Desk
- 17 Planters
- 8 Mirrors
- 23 Ceiling Light Fixtures
- 8 Wall Light Fixtures
- Electric Fireplace

According to the Association, the components listed above were replaced in 2023 as part of the clubhouse lobby renovation.

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

*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.*

The Association will need to obtain bids for this work.

Maintenance Building - Furnace			1 Total	@ \$5,184.03
Asset ID	1058	Asset Actual Cost		\$5,184.03
	Capital	Percent Replacement		100%
Category	Equipment	Future Cost		\$7,378.48
Placed in Service	January 2014			
Useful Life	20			
Replacement Year	2034			
Remaining Life	9			

This provision is for the replacement of the furnace located at the maintenance building.

According to the Association, this component occurred in 2014.

The useful life assumption is based on accepted industry estimates as established by RS Means

**Summerfield Civic Association**

Tigard, Oregon

**Detail Report**

*Maintenance Building - Furnace continued...*

and/or The National Construction Estimator. The timing for this component was provided by the Association.

The cost is based on information provided by the Association.

The Association will need to obtain bids for this work.

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**Maintenance Building - Garage Door Replacement**

Asset ID	1055	1 Total	@ \$2,080.00
Category	Capital	Asset Actual Cost	\$2,080.00
Placed in Service	Doors	Percent Replacement	100%
Useful Life	January 2023	Future Cost	\$2,846.62
Replacement Year	10		
Remaining Life	2033		
	8		

This provision is for the replacement of the garage doors on the maintenance building.

The 3 doors were replaced in 2006. This was done in 2023 for \$2,000.

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

The Association will need to obtain bids for this work.

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**Maintenance Building - Water Heater**

Asset ID	1262	1 Total	@ \$2,600.00
Category	Capital	Asset Actual Cost	\$2,600.00
Placed in Service	Equipment	Percent Replacement	100%
Useful Life	January 2014	Future Cost	\$3,700.61
Replacement Year	20		
Remaining Life	2034		
	9		

This provision is for the replacement of the water heater located at the maintenance building.

**Summerfield Civic Association**

Tigard, Oregon

**Detail Report**

*Maintenance Building - Water Heater 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 will need to obtain bids for this work.

**Maintenance Building: Restrooms - Renewal**

Asset ID	1253	1 Total	@ \$24,261.12
Category	Capital	Asset Actual Cost	\$24,261.12
Placed in Service	Equipment	Percent Replacement	100%
Useful Life	January 1991	Future Cost	\$24,261.12
Replacement Year	30		
Remaining Life	2025		
	0		

This provision is for the renewal of the restroom located at the maintenance building.

The useful life assumption is based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The timing for this component was provided by the Association.

The cost is based on information provided by the Association.

The Association will need to obtain bids for this work.

**Maintenance Building: Wood Fence**

Asset ID	1264	300 LF	@ \$62.40
Category	Capital	Asset Actual Cost	\$18,720.00
Placed in Service	Fencing/Security	Percent Replacement	100%
Useful Life	January 2021	Future Cost	\$35,062.21
Replacement Year	20		
Remaining Life	2041		
	16		

This provision is for the replacement of the wood fence at the maintenance building.

**Summerfield Civic Association**

Tigard, Oregon

**Detail Report**

*Maintenance Building: Wood Fence continued...*

Schwindt and Company estimated 300 lineal feet of fencing.

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 will need to obtain bids for this work.

**Maintenance Buildings - Fuel Storage**

Asset ID	1057	1 Total	@ \$89,977.21
Category	Capital	Asset Actual Cost	\$89,977.21
Placed in Service	January 2015	Percent Replacement	100%
Useful Life	25	Future Cost	\$162,043.87
Replacement Year	2040		
Remaining Life	15		

This provision is for the underground storage located at the maintenance building. This storage houses the fuel used for the maintenance machines.

The useful life assumption is based on accepted industry estimates as established by RS Means and/or The National Construction Estimator.

*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.*

The Association will need to obtain bids for this work.

In 2013, the Association provided that the cost is estimated at \$60,000.

**Maintenance Buildings - Paint**

Asset ID	1054	1 Total	@ \$12,130.56
Category	Non-Capital	Asset Actual Cost	\$12,130.56
Placed in Service	January 2021	Percent Replacement	100%
Useful Life	10	Future Cost	\$15,349.03
Replacement Year	2031		
Remaining Life	6		

This provision is to paint the maintenance building.

**Summerfield Civic Association**

Tigard, Oregon

**Detail Report**

*Maintenance Buildings - Paint continued...*

The useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator.

The cost is based on information provided by the Association.

The Association will need to obtain bids for this work.

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**Maintenance Buildings - Roof Replacement**

Asset ID	1053	1 Total	@ \$36,391.68
Category	Capital	Asset Actual Cost	\$36,391.68
Placed in Service	Roofing	Percent Replacement	100%
Useful Life	January 2021	Future Cost	\$68,160.93
Replacement Year	20		
Remaining Life	2041		
	16		

This provision is for the replacement of the roof on the maintenance building.

The useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator.

The cost is based on information provided by the Association.

The Association will need to obtain bids for this work.

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**Maintenance Shop: Storage Container**

Asset ID	1200	1 Total	@ \$14,944.39
Category	Capital	Asset Actual Cost	\$14,944.39
Placed in Service	Building Components	Percent Replacement	100%
Useful Life	November 2017	Future Cost	\$26,914.01
Replacement Year	23		
Remaining Life	2040		
	15		

This provision provides funding to install a covered carport behind the maintenance shop.

**Summerfield Civic Association**

Tigard, Oregon

**Detail Report**

*Maintenance Shop: Storage Container continued...*

Per the Association, this occurred in November 2017 for \$11,000. The Association plans to keep the container for 4 to 5 years and sell it.

**Media Center in Lakeview Room - Replacement**

Asset ID	1229	1 Total	@ \$23,673.28
	Capital	Asset Actual Cost	\$23,673.28
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2016	Future Cost	\$24,620.21
Useful Life	10		
Replacement Year	2026		
Remaining Life	1		

This provision is for the replacement of the media center in the Lakeview room.

This includes the large 90" TV, speakers, rack , DVD player, etc.

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

**Men's Locker Room - Renewal**

Asset ID	1030	1 Total	@ \$9,000.04
	Capital	Asset Actual Cost	\$9,000.04
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$9,000.04
Useful Life	10		
Adjustment	2		
Replacement Year	2025		
Remaining Life	0		

This provision is for the renewal of the men's locker room located downstairs. Renewal of the men's locker room includes, but is not limited to, painting and replacing/repairing of the following:

- 2 Showers
- 2 Toilets
- 2 Urinals

**Summerfield Civic Association**

Tigard, Oregon

**Detail Report**

*Men's Locker Room - Renewal continued...*

- Lockers
- Tile Flooring
- 4 Benches
- 2 Sinks
- Scale

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

*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.*

The Association will need to obtain bids for this work.

**Mete-R-Matic Topdresser**

Asset ID	1112	1 Total
Category	Capital	Asset Actual Cost
Placed in Service	Golf Course Equipment	Future Cost
Useful Life	January 1989	
Replacement Year	1	
Remaining Life	2025	
	0	

This provision is for the replacement of the Mete-R-Matic Topdresser.

According to Rick Sullivan (the on-site maintenance person), this item will not be replaced.

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

**Office Area - Renewal**

Asset ID	1022	1 Total	@ \$7,072.00
Category	Capital	Asset Actual Cost	\$7,072.00
Placed in Service	Interior Furnishings	Percent Replacement	100%
Useful Life	January 2023	Future Cost	\$8,604.17
Replacement Year	7		
Remaining Life	2030		
	5		

This provision is for the renewal of the office area located upstairs. Renewal of the office area



**Summerfield Civic Association**  
Tigard, Oregon  
**Detail Report**

*Office Area - Renewal continued...*

includes but is not limited to painting and replacing and/or repairing of the following:

- 5 Computer Desks
- 2 Adding Machines
- 3 Computer Chairs
- 4 Book Cases
- 2 Desk Jet Printers
- 2 Wall Heaters
- 4 Light Fixtures
- Fax Machine

According to the Association, the equipment listed above was replaced in 2011 as part of the clubhouse renovation.

In 2012, the Association provided that computers was renew for \$3,000. This was done in 2023 for \$6,800.

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

*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.*

The Association will need to obtain bids for this work.

In 2013, The Association spent \$1,023 for computers.

Parking Lighting - Replacement			
Asset ID	1249	4 Each	@ \$1,261.58
Category	Lighting	Asset Actual Cost	\$5,046.33
Placed in Service	January 2000	Percent Replacement	100%
Useful Life	25	Future Cost	\$5,046.33
Replacement Year	2025		
Remaining Life	0		

This provision is for the replacement of the parking light fixtures.

The cost and useful life assumptions are based on estimates established on RS Means and/or

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**Detail Report**

*Parking Lighting - Replacement continued...*

the National Estimator.

The Association will need to obtain bids for this work.

During Schwindt & Company's 2020 site visit, there were 4 lights.

**Parking Lot Asphalt - Overlay**

Asset ID	1043	43,000 SF	@ \$2.62
Category	Capital	Asset Actual Cost	\$112,694.40
Placed in Service	Streets/Asphalt	Percent Replacement	100%
Useful Life	January 2019	Future Cost	\$237,430.10
Replacement Year	25		
Remaining Life	2044		
	19		

This provision funds for the renewal of the asphalt driving and parking surfaces. Renewal of asphalt paving refers to the periodic application of a bituminous asphalt overlay that is typically applied in 1” to 2” thicknesses, depending on the individual project specifications. This overlay is known as a “wearing course” and is designed to renew the life of the pavement for another lifecycle of equal duration to the initial life expectancy of the pavement. The new surface will subsequently be maintained in the same manner as the original asphalt surface.

According to the Association, the parking lot measures 43,000 square feet of asphalt.

This work should be performed by a licensed paving contractor.

All asphalt striping will need to be renewed each time that a seal coat is applied. The component expense includes the cost of this work as well as the seal coating cost.

The estimated cost is based on square foot information provided by Coast Pavement.

The estimated useful life was provided by the Association.

The Association will need to obtain bids for this work.

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**Detail Report**

**Parking Lot Asphalt - Seal Coat**

		43,000 SF	@ \$0.31
Asset ID	1040	Asset Actual Cost	\$13,416.00
	Non-Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$15,694.82
Placed in Service	January 2024		
Useful Life	5		
Replacement Year	2029		
Remaining Life	4		

This provision funds for seal coating of the asphalt surfaces.

Maintenance of asphalt paving includes the periodic application of an asphalt emulsion sealer or "seal coat". This involves thoroughly cleaning all pavements, filling surface cracks, patching locally damaged pavement surfaces, and then applying the emulsion sealer.

According to the Association, the parking lot was seal coated in 2008 at a cost of \$6,750 and measures 43,000 square feet.

All asphalt striping will need to be renewed each time that 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.

The estimated useful life assumption is based on accepted industry estimates as established by RS Means and/or The National Construction Estimator.

In 2012, the Association provided that the asphalt was repaired and painted in 2012 for \$1,200.

In 2014, the work was done for \$25,000.

In 2015, the Association added several more parking spaces, at a cost of \$3,000.

**Ping Pong Room - Renewal**

		1 Total	@ \$3,321.56
Asset ID	1033	Asset Actual Cost	\$3,321.56
	Capital	Percent Replacement	100%
Category	Interior Furnishings	Future Cost	\$3,736.31
Placed in Service	January 2018		
Useful Life	10		
Replacement Year	2028		
Remaining Life	3		

This provision is for the renewal of the ping pong room located downstairs. Renewal of the

**Summerfield Civic Association**

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**Detail Report**

*Ping Pong Room - Renewal continued...*

ping pong room includes, but is not limited to painting and replacing/repairing of the following:

- 2 Ping Pong Tables
- Miscellaneous ping pong Equipment
- 7 Light Fixtures

Per the Association, the ping pong tables were replaced in 2018 for \$2,506.

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

*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.*

The Association will need to obtain bids for this work.

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**Poker Tables/Chairs - Replacement**

Asset ID	1230	1 Total	@ \$3,344.55
Category	Capital	Asset Actual Cost	\$3,344.55
Placed in Service	Interior Furnishings	Percent Replacement	100%
Useful Life	September 2017	Future Cost	\$4,401.19
Replacement Year	15		
Remaining Life	2032		
	7		

This provision is for the replacement of the poker tables and chairs.

The useful life is based on information from the Association.

Per the Association, the poker tables and chairs were replaced in September 2017 for \$2,461.80.

**Summerfield Civic Association**

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**Detail Report**

**Pond - Concrete Aprons Renewal**

Asset ID	1069	1 Total	@ \$60,652.80
Category	Capital	Asset Actual Cost	\$60,652.80
Placed in Service	Recreation/Pool	Percent Replacement	100%
Useful Life	January 2008	Future Cost	\$60,652.80
Adjustment	1		
Replacement Year	10		
Remaining Life	2025		
	0		

This provision is for the renewal of the concrete aprons around the ponds. According to Rick Sullivan (the onsite maintenance person), the area around pond #5 is beginning to settle and crack. Additional rocks will be needed to help control erosion.

The cost was provided by the Association.

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

**Pond Circulation Pump 5 HP - Replacement**

Asset ID	1075	1 Total	@ \$4,498.86
Category	Capital	Asset Actual Cost	\$4,498.86
Placed in Service	Golf Course Equipment	Percent Replacement	100%
Useful Life	January 2019	Future Cost	\$4,498.86
Adjustment	5		
Replacement Year	2025		
Remaining Life	0		

This provision is for the replacement of the pond circulation pump. According to Rick Sullivan (the onsite maintenance person), this is a 5 HP 3 phase Gould sewerage pump that runs constantly.

In 2007, the pump was replaced at a cost of \$2,000.

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

In 2013 the Association reported the pump was replaced for \$3,000, with a 5 year life.

In 2018, per the Association, this work is a priority in 2019 and is expected to cost around \$5,000.

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**Detail Report**

**Pond Cleaning**

Asset ID	1067	1 Total	@ \$91,351.04
Capital		Asset Actual Cost	\$91,351.04
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$135,221.86
Useful Life	20		
Replacement Year	2035		
Remaining Life	10		

This provision is for dredging the pond.

According to Rick Sullivan (the onsite maintenance person), pond #9 (the lower pond) was dredged in 1991 at a cost of \$6,150. He expects the cost of today's dredging to be much higher.

The Association is having a diver inspect the level of silt. This component should be updated at that time.

The useful life is based on information provided by the Association.

In 2015, the Association cleaned the pond for a cost of \$64,000.

**Pond Fountain - #5 Green A**

Asset ID	1107	1 Total	@ \$7,200.03
Capital		Asset Actual Cost	\$7,200.03
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 1995	Future Cost	\$7,200.03
Useful Life	10		
Adjustment	18		
Replacement Year	2025		
Remaining Life	0		

This provision is for the replacement of the West Otterbine Fountain located on the golf course at 5 Green A.

This equipment should be replaced as needed.

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

Per a request by the Association, this component is moved out to 2023.

**Summerfield Civic Association**

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**Detail Report**

**Pond Fountain - #5 Green B**

Asset ID	1116	1 Total	@ \$5,740.27
	Capital	Asset Actual Cost	\$5,740.27
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2013	Future Cost	\$5,740.27
Useful Life	10		
Replacement Year	2025		
Remaining Life	0		

This provision is for the replacement of the Upper Aquamaster with controls at #5 Green B.  
The cost and useful life are based on information provided by the Association.

**Pond Fountain - #5 Tee**

Asset ID	1106	1 Total	@ \$7,200.03
	Capital	Asset Actual Cost	\$7,200.03
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2009	Future Cost	\$7,200.03
Useful Life	10		
Replacement Year	2025		
Remaining Life	0		

This provision is for the replacement of the East Otterbine Fountain located at #5 Tee.  
This component should be replaced as needed.  
According to the Association, this component occurred in 2009.  
The cost and useful life are based on information from the Association.

**Pond Fountain - #9 Lower**

Asset ID	1115	1 Total	@ \$7,200.03
	Capital	Asset Actual Cost	\$7,200.03
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2001	Future Cost	\$7,200.03
Useful Life	10		
Adjustment	8		
Replacement Year	2025		
Remaining Life	0		

This provision is for the replacement of the Lower Aquamaster w/ controls at #9 Lower.

**Summerfield Civic Association**

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**Detail Report**

*Pond Fountain - #9 Lower continued...*

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

**Pond Fountain - #9 Upper**

Asset ID	1108	1 Total	@ \$4,040.85
Capital		Asset Actual Cost	\$4,040.85
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$4,040.85
Useful Life	8		
Replacement Year	2025		
Remaining Life	0		

This provision is for the replacement of the West Bank Aquamaster with controls at #9 Upper.

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

**Pool Building & Deck - Renewal**

Asset ID	1100	1 Total	@ \$81,690.84
Capital		Asset Actual Cost	\$81,690.84
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2021	Future Cost	\$153,005.40
Useful Life	20		
Replacement Year	2041		
Remaining Life	16		

This provision is for the renewal of the pool building and deck. Restrooms will be added when the renewal occurs.

According to the Association, this occurred in 2021 for \$67,434.

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



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**Detail Report**

**Pool Chemtrol - Replacement**

Asset ID	1261	1 Total	@ \$8,536.32
	Capital	Asset Actual Cost	\$8,536.32
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	September 2022	Future Cost	\$12,149.84
Useful Life	12		
Replacement Year	2034		
Remaining Life	9		

This provision is for the replacement of the pool chemtrol.

This was done in 2022 for \$7,600.

**Pool Concrete Deck - Repair**

Asset ID	1232	1 Total	@ \$4,177.63
	Capital	Asset Actual Cost	\$4,177.63
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$10,296.66
Useful Life	30		
Replacement Year	2048		
Remaining Life	23		

This provision is for the repair of the pool concrete deck.

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

**Pool Fence - Replacement**

Asset ID	1166	270 LF	@ \$79.60
	Capital	Asset Actual Cost	\$21,492.43
Category	Fencing/Security	Percent Replacement	100%
Placed in Service	January 2021	Future Cost	\$48,976.27
Useful Life	25		
Replacement Year	2046		
Remaining Life	21		

This provision is for the replacement of the fence that surrounds the swimming pool.

Schwindt and Company estimated 270 linear feet of fence.

The cost and useful life assumptions are based on accepted industry estimates as established

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**Detail Report**

*Pool Fence - Replacement continued...*

by RS Means and/or The National Construction Estimator.

The Association will need to obtain bids for this work.

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**Pool Filter - Replacement**

Asset ID	1096	1 Total	@ \$5,469.72
Category	Capital	Asset Actual Cost	\$5,469.72
Placed in Service	Recreation/Pool	Percent Replacement	100%
Useful Life	January 2014	Future Cost	\$5,688.51
Replacement Year	12		
Remaining Life	2026		
	1		

This provision is for the replacement of the pool filter.

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

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**Pool Filter Sand - Replacement**

Asset ID	1231	1 Total	@ \$2,523.15
Category	Capital	Asset Actual Cost	\$2,523.15
Placed in Service	Recreation/Pool	Percent Replacement	100%
Useful Life	March 2017	Future Cost	\$2,523.15
Replacement Year	4		
Remaining Life	2025		
	0		

This provision is for the replacement of the pool filter sand.

The useful life is based on information provided by the Association.

The sand filter was replaced in March 2017 for \$1,507.

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**Detail Report**

**Pool Furniture - Replacement**

Asset ID	1099	1 Total	@ \$6,318.81
Category	Capital	Asset Actual Cost	\$6,318.81
Placed in Service	Recreation/Pool	Percent Replacement	100%
Useful Life	January 2013	Future Cost	\$6,318.81
Replacement Year	10		
Remaining Life	2025		
	0		

This provision is for the replacement of the pool furniture.

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

**Pool Heaters - Replacement**

Asset ID	1097	1 Total	@ \$14,900.08
Category	Capital	Asset Actual Cost	\$14,900.08
Placed in Service	Recreation/Pool	Percent Replacement	100%
Useful Life	April 2024	Future Cost	\$22,937.99
Replacement Year	12		
Remaining Life	2036		
	11		

This provision is for the replacement of the pool heaters. There are 2 heaters.

The useful life is based on information provided by the Association.

In 2012, the Association provided that the pool heaters will be replaced in 2012 for \$7,000.

This was done in 2024 for \$14,327.

**Pool Lighting - Upgrade**

Asset ID	1242	1 Total	@ \$5,301.78
Category	Capital	Asset Actual Cost	\$5,301.78
Placed in Service	Recreation/Pool	Percent Replacement	100%
Useful Life	January 2019	Future Cost	\$6,708.45
Replacement Year	12		
Remaining Life	2031		
	6		

This provision is for the upgrade of the pool lighting.

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**Detail Report**

*Pool Lighting - Upgrade continued...*

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

**Pool Liner & Tile - Replacement**

Asset ID	1098	1 Total	@ \$64,800.37
Category	Capital	Asset Actual Cost	\$64,800.37
Placed in Service	Recreation/Pool	Percent Replacement	100%
Useful Life	January 2000	Future Cost	\$64,800.37
Adjustment	15		
Replacement Year	4		
Remaining Life	2025		
	0		

This provision is to reline and tile the pool.

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

**Pool Pump 3 HP - Replacement**

Asset ID	1095	1 Total	@ \$1,530.02
Category	Capital	Asset Actual Cost	\$1,530.02
Placed in Service	Recreation/Pool	Percent Replacement	100%
Useful Life	January 1998	Future Cost	\$1,530.02
Adjustment	12		
Replacement Year	9		
Remaining Life	2025		
	0		

This provision is for the replacement of the 3 HP pool pump.

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

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**Detail Report**

**Pro Shop Carpet - Replacement**

Asset ID	1027	930 SF	@ \$1.00
Capital		Asset Actual Cost	\$928.51
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2024	Future Cost	\$1,174.86
Useful Life	7		
Replacement Year	2031		
Remaining Life	6		

This provision is for the replacement of the pro-shop carpet.

The estimated area of the carpet is 930 square feet per Schwindt & Company.

The estimated useful life assumptions are based on accepted industry estimates as established by RS Means (RSM), The National Construction Estimator (NCE), and/or Fannie Mae.

Per the Association, carpet insert was added in 2017 for the high traffic area. A full replacement will occur in 2020 for \$10,000.

This was done in 2024 with the downstairs for \$36,553.

**Pro Shop Chain Link Fence - Replacement**

Asset ID	1189	1 Total	@ \$2,303.60
Capital		Asset Actual Cost	\$2,303.60
Category	Fencing/Security	Percent Replacement	100%
Placed in Service	January 2011	Future Cost	\$4,314.60
Useful Life	30		
Replacement Year	2041		
Remaining Life	16		

This provision provides funding for the replacement of the chain link fence that was installed in 2011 at the Pro Shop.

According to the Association, the fence was installed for \$1,455.

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

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**Detail Report**

**Pro Shop Compressor - Replacement**

Asset ID	1084	1 Total	@ \$8,591.27
	Capital	Asset Actual Cost	\$8,591.27
Category	Proshop Equipment	Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$12,717.18
Useful Life	20		
Replacement Year	2035		
Remaining Life	10		

This provision is for the replacement of the pro shop compressor.

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

**Pro Shop Counter - Replacement**

Asset ID	1226	1 Total	@ \$10,868.66
	Capital	Asset Actual Cost	\$10,868.66
Category	Clubhouse Equipment	Percent Replacement	100%
Placed in Service	January 2016	Future Cost	\$16,731.79
Useful Life	20		
Replacement Year	2036		
Remaining Life	11		

This provision is for the replacement of the pro shop counter.

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

**Pro Shop Restrooms - Renewal**

Asset ID	1165	1 Total	@ \$24,261.12
	Capital	Asset Actual Cost	\$24,261.12
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$31,925.98
Useful Life	10		
Replacement Year	2032		
Remaining Life	7		

This provision is for the renewal of the exterior restrooms by the pro shop and the pool.

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

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**Detail Report**

*Pro Shop Restrooms - Renewal continued...*

The Association will need to obtain bids for this work.

*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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<b>Reel Grinder</b>		1 Total	@ \$82,002.59
Asset ID	1245	Asset Actual Cost	\$82,002.59
	Capital	Percent Replacement	100%
Category	Golf Course Equipment	Future Cost	\$147,682.02
Placed in Service	January 2020		
Useful Life	20		
Replacement Year	2040		
Remaining Life	15		

This provision is a reel grinder.

According to the Association, this occurred in 2020 for \$65,000.

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

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<b>Sand Drag for Greens</b>		1 Total	@ \$6,065.28
Asset ID	1156	Asset Actual Cost	\$6,065.28
	Capital	Percent Replacement	100%
Category	Golf Course Equipment	Future Cost	\$6,307.89
Placed in Service	January 2021		
Useful Life	5		
Replacement Year	2026		
Remaining Life	1		

This provision is for the replacement of the sand drag for greens.

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

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**Detail Report**

**Sauna Heaters & Controls - Replacement**

Asset ID	1039	1 Total	@ \$3,690.02
Category	Capital	Asset Actual Cost	\$3,690.02
Placed in Service	Recreation/Pool	Percent Replacement	100%
Useful Life	January 1973	Future Cost	\$3,690.02
Adjustment	15		
Replacement Year	31		
Remaining Life	2025		
	0		

This provision is for the replacement of the sauna heater and related controls.

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

According to the Association, the sauna is not used much.

*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.*

**Security System - Maintenance Shop**

Asset ID	1182	1 Total	@ \$8,995.19
Category	Capital	Asset Actual Cost	\$8,995.19
Placed in Service	Equipment	Percent Replacement	100%
Useful Life	January 2012	Future Cost	\$9,729.20
Replacement Year	15		
Remaining Life	2027		
	2		

This provision is to replace the security system in the maintenance shop.

The useful life is based on estimates provided from a similar component of the Association's reserve study.

Per the Association, this component occurred in 2012 for \$5,852.



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Tigard, Oregon

**Detail Report**

**Security System - Replacement**

Asset ID	1016	1 Total	@ \$23,276.12
Category	Capital	Asset Actual Cost	\$23,276.12
Placed in Service	Equipment	Percent Replacement	100%
Useful Life	January 2019	Future Cost	\$23,276.12
Replacement Year	5		
Remaining Life	2025		
	0		

This provision is for the replacement of the security system.

The useful life is based on information provided by the Association.

Per the Association, the security system was replaced for \$18,000 in 2019. This include the access control. In 2021 an upgrade was done for \$4,270.

**Sidewalks - Partial Replacement**

Asset ID	1049	1 Total	@ \$22,000.00
Category	Non-Capital	Asset Actual Cost	\$22,000.00
Placed in Service	Grounds Components	Percent Replacement	100%
Useful Life	September 2024	Future Cost	\$22,880.00
Replacement Year	2		
Remaining Life	2026		
	1		

This provision is for the partial replacement of the sidewalk every 2 years.

According to the Association, sidewalk repairs were done in 2010 for \$1,360, in 2012 for \$6,900.50 and in September 2017 for \$30,000.

The useful life is based on information provided by the Association.

Sidewalk inspection and repairs occurred in 2019 for \$40,000. This was reduced to \$15,000 in 2020. In 2021, \$4,725 was spent. In 2024, \$22,000 was spent.

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**Detail Report**

**SmithCo Spray Star 11750**

Asset ID	1234	1 Total	@ \$47,550.36
Category	Capital	Asset Actual Cost	\$47,550.36
Placed in Service	Equipment	Percent Replacement	100%
Useful Life	October 2017	Future Cost	\$51,430.47
Replacement Year	10		
Remaining Life	2027		
	2		

This provision funds for the replacement of the Broyhill Sprayer and the Cushman Truckster.

Per the Association, these equipment were replaced in October 2017 for \$35,000. They provided an estimated cost of \$35,000.

**Soil Reliever Aerator**

Asset ID	1136	1 Total	@ \$45,000.24
Category	Capital	Asset Actual Cost	\$45,000.24
Placed in Service	Golf Course Equipment	Percent Replacement	100%
Useful Life	January 2006	Future Cost	\$45,000.24
Adjustment	13		
Replacement Year	6		
Remaining Life	2025		
	0		

This provision is for the replacement of the soil reliever aerator.

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

**Sound System - Replacement**

Asset ID	1029	1 Total	@ \$2,644.15
Category	Capital	Asset Actual Cost	\$2,644.15
Placed in Service	Clubhouse Equipment	Percent Replacement	100%
Useful Life	January 2011	Future Cost	\$2,644.15
Adjustment	13		
Replacement Year	-3		
Remaining Life	2025		
	0		

This provision is for the replacement of the sound system that is located in the ball room.

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**Detail Report**

*Sound System - Replacement continued...*

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

In 2011, the sound system was replaced for \$1,550.85. This information was provided by the Association.

**Speed Bumps - Renewal**

Asset ID	1051	1 Total
Category	Capital	Asset Actual Cost
Placed in Service	Streets/Asphalt	Future Cost
Useful Life	January 2006	
Replacement Year	25	
Remaining Life	2031	
	6	

This provision is for the renewal of the speed bumps located on the property.

According to the Association the city is responsible for this work.

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

**Swimming Pool Emergency Phone - Replacement**

Asset ID	1188	1 Total	@ \$2,270.34
Category	Capital	Asset Actual Cost	\$2,270.34
Placed in Service	Equipment	Percent Replacement	100%
Useful Life	January 2011	Future Cost	\$2,270.34
Replacement Year	10		
Remaining Life	2025		
	0		

This provision is for the replacement of the emergency phone located at the swimming pool.

In 2011, the Association purchased the emergency phone for \$1,434.

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

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**Detail Report**

**Swimming Pool Gates - Replacement**

Asset ID	1247	1 Total	@ \$7,569.47
Category	Capital	Asset Actual Cost	\$7,569.47
Placed in Service	Recreation/Pool	Percent Replacement	100%
Useful Life	January 2020	Future Cost	\$13,632.19
Replacement Year	20		
Remaining Life	2040		
	15		

This provision is for the replacement of the swimming pool gates.

According to the Association, this occurred in 2020 for \$6,000.

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

**Swimming Pool/Golf Screen - Replacement**

Asset ID	1227	1 Total	@ \$15,291.55
Category	Capital	Asset Actual Cost	\$15,291.55
Placed in Service	Clubhouse Equipment	Percent Replacement	100%
Useful Life	January 2016	Future Cost	\$15,903.21
Replacement Year	10		
Remaining Life	2026		
	1		

This provision is for the replacement of the swimming pool golf screen.

The useful life is based on information from the Association.

**Tennis Court Fence - Replacement**

Asset ID	1168	480 LF	@ \$62.99
Category	Capital	Asset Actual Cost	\$30,236.54
Placed in Service	Fencing/Security	Percent Replacement	100%
Useful Life	January 1993	Future Cost	\$54,454.31
Adjustment	30		
Replacement Year	17		
Remaining Life	2040		
	15		

This provision is for the replacement of the tennis court fence.

**Summerfield Civic Association**

Tigard, Oregon

**Detail Report**

*Tennis Court Fence - Replacement continued...*

Schwindt and Company estimated 480 linear feet of fencing.

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 will need to obtain bids for this work.

**Tennis Courts - Replacement**

Asset ID	1090	1 Total	@ \$88,310.48
Category	Capital	Asset Actual Cost	\$88,310.48
Placed in Service	Recreation/Pool	Percent Replacement	100%
Useful Life	January 2020	Future Cost	\$130,721.08
Replacement Year	15		
Remaining Life	2035		
	10		

This provision is to redo the tennis courts.

According to the Association, the tennis courts were resurfaced in 2015.

The cost and useful life are based on information from the Association. The Association will need to obtain bid for this work.

According to the Association, this occurred in 2020 for \$70,000.

**Toro 3020 Sand Pro Rake**

Asset ID	1105	1 Total	@ \$23,400.14
Category	Capital	Asset Actual Cost	\$23,400.14
Placed in Service	Golf Course Equipment	Percent Replacement	100%
Useful Life	January 2015	Future Cost	\$24,336.14
Replacement Year	11		
Remaining Life	2026		
	1		

This provision is for the replacement of the Toro 3020 Sand Pro rake.

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

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Tigard, Oregon

**Detail Report**

**Toro Reelmaster Mower - Replacement**

Asset ID	1211	1 Total	@ \$34,857.18
Category	Capital	Asset Actual Cost	\$34,857.18
Placed in Service	Golf Course Equipment	Percent Replacement	100%
Useful Life	January 2013	Future Cost	\$39,209.59
Replacement Year	15		
Remaining Life	2028		
	3		

This component funds for the replacement of the Toro Reelmaster mower for the golf course. The cost and useful life estimates are per the Association.

**Toro Tee Mower**

Asset ID	1103	1 Total	@ \$39,894.71
Category	Capital	Asset Actual Cost	\$39,894.71
Placed in Service	Golf Course Equipment	Percent Replacement	100%
Useful Life	January 2015	Future Cost	\$39,894.71
Replacement Year	10		
Remaining Life	2025		
	0		

This provision is for the replacement of the Toro tee mower. The cost and useful life are based on information provided by the Association.

**Trees - Removal/Replacement**

Asset ID	1052	1 Total	@ \$44,928.00
Category	Non-Capital	Asset Actual Cost	\$44,928.00
Placed in Service	Landscaping	Percent Replacement	100%
Useful Life	January 2017	Future Cost	\$44,928.00
Adjustment	4		
Replacement Year	-2		
Remaining Life	2025		
	0		

This provision is for the removal of trees throughout the property. The useful life is based on information provided by the Association. According to the Association, this component occurred in 2010 for \$5,290.

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**Detail Report**

*Trees - Removal/Replacement continued...*

Tree removal and replacement was completed in October 2017 for \$10,000. Additional tree removal and replacement will occur in 2018 for \$15,000 per the Association.

**Upstairs Ballroom - Paint**

Asset ID	1006	1 Total	@ \$10,189.67
Category	Non-Capital	Asset Actual Cost	\$10,189.67
Placed in Service	Painting	Percent Replacement	100%
Useful Life	January 2021	Future Cost	\$12,893.18
Replacement Year	10		
Remaining Life	2031		
	6		

This provision is to paint the upstairs ballroom.

The estimated cost is based on information provided by the Association.

According to the Association, this was done in 2021 for \$8,400.

The estimated useful life assumption is based on accepted industry estimates as established by RS Means (RSM), The National Construction Estimator (NCE), and/or Fannie Mae.

**Upstairs Carpet - Replacement**

Asset ID	1002	1,000 SY	@ \$86.40
Category	Capital	Asset Actual Cost	\$86,403.20
Placed in Service	Interior Furnishings	Percent Replacement	100%
Useful Life	January 2012	Future Cost	\$93,453.70
Replacement Year	15		
Remaining Life	2027		
	2		

This provision is for the replacement of the upstairs carpet.

According to the Association, the upstairs carpet was replaced in 2011 as part of the clubhouse renovation.

In 2012, the Association provided that there were defects in the carpet resulting in reinstallation. The total cost was \$25,000. The Association will receive \$15,000 from the designer and contractor in a 3-year payment plan.

The estimated area is 1,000 square yards per Schwindt and Company.

**Summerfield Civic Association**

Tigard, Oregon

**Detail Report**

*Upstairs Carpet - Replacement continued...*

The estimated cost is based on information provided by the Association.

The estimated useful life assumptions are based on accepted industry estimates as established by RS Means (RSM), The National Construction Estimator (NCE), and/or Fannie Mae.

**Upstairs Hallway - Renewal**

Asset ID	1017	1 Total	@ \$5,400.03
Category	Capital	Asset Actual Cost	\$5,400.03
Placed in Service	Interior Furnishings	Percent Replacement	100%
Useful Life	January 2011	Future Cost	\$5,616.03
Replacement Year	15		
Remaining Life	2026		
	1		

This provision is for the renewal of the upstairs hallway to the right of the offices that divide the bingo room and book nook with the art and conference rooms. Renewal of the hallway includes replacement/repair of any light fixtures and drinking water fountains.

According to the Association, the components discussed above were replaced in 2011 as part of the clubhouse renovation.

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

*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.*

The Association will need to obtain bids for this work.

**Upstairs Lobby and Rooms - Paint**

Asset ID	1005	1 Total	@ \$25,440.48
Category	Non-Capital	Asset Actual Cost	\$25,440.48
Placed in Service	Painting	Percent Replacement	100%
Useful Life	January 2022	Future Cost	\$33,477.94
Replacement Year	10		
Remaining Life	2032		
	7		

This provision is for the painting of the upstairs lobby, conference room, art room, bingo



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**Detail Report**

*Upstairs Lobby and Rooms - Paint continued...*

room, and book nook.

The estimated cost is based on information provided by the Association.

According to the Association, the areas listed above were painted in 2011 as part of the clubhouse renovation.

This was done in 2022 for \$22,650.

Schwindt & Company estimated 2,479 square feet of painted walls in the lobby.

The estimated useful life assumptions are based on accepted industry estimates as established by RS Means (RSM), The National Construction Estimator (NCE), and/or Fannie Mae.

**Utility Room - Vinyl Flooring**

Asset ID	1203	484 SF	@ \$8.90
Category	Capital	Asset Actual Cost	\$4,308.76
Placed in Service	Interior Furnishings	Percent Replacement	100%
Useful Life	January 2011	Future Cost	\$4,481.11
Replacement Year	15		
Remaining Life	2026		
	1		

This provision is for the replacement of the vinyl flooring in the utility room.

According to the Association, the utility room floors were replaced in 2011 as part of the clubhouse renovation.

Schwindt & Company estimated 484 square feet of vinyl flooring.

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.

**Summerfield Civic Association**

Tigard, Oregon

**Detail Report**

**Utility Vehicle - Workman**

Asset ID	1132	1 Total	@ \$37,946.81
Category	Capital	Asset Actual Cost	\$37,946.81
Placed in Service	Golf Course Equipment	Percent Replacement	100%
Useful Life	January 2021	Future Cost	\$71,073.67
Replacement Year	20		
Remaining Life	2041		
	16		

This provision is for the replacement of the workman utility vehicle.

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

**Water Heaters - Replacement**

Asset ID	1015	2 Total	@ \$8,742.82
Category	Capital	Asset Actual Cost	\$17,485.64
Placed in Service	Clubhouse Equipment	Percent Replacement	100%
Useful Life	January 2007	Future Cost	\$17,485.64
Adjustment	10		
Replacement Year	2		
Remaining Life	2025		
	0		

This provision is for the replacement of the 2 water heaters that were purchased in 2007.

The estimated cost is based on recent information from Sears.

The estimated useful life assumptions are based on accepted industry estimates as established by RS Means (RSM), The National Construction Estimator (NCE), and/or Fannie Mae.

The Association will need to obtain bids for this work.

**Summerfield Civic Association**

Tigard, Oregon

**Detail Report**

**Window Blinds - Ballroom Replacement**

Asset ID	1163	1 Total	@ \$20,378.73
	Capital	Asset Actual Cost	\$20,378.73
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2021	Future Cost	\$31,372.11
Useful Life	15		
Replacement Year	2036		
Remaining Life	11		

This provision is for the replacement of the window blinds.

The window blinds were replaced in January 2017 for \$8,450. The Association provided a budgeted cost of \$15,000 and an estimated useful life of 15 years.

**Window Blinds - Lobby**

Asset ID	1260	1 Total	@ \$3,639.17
	Capital	Asset Actual Cost	\$3,639.17
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$4,788.90
Useful Life	10		
Replacement Year	2032		
Remaining Life	7		

This provision is for the replacement of the window blind in the clubhouse lobby.

The cost and useful life are per the Association.

**Women's Locker Room - Renewal**

Asset ID	1034	1 Total	@ \$9,000.04
	Capital	Asset Actual Cost	\$9,000.04
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	\$9,000.04
Useful Life	15		
Replacement Year	2025		
Remaining Life	0		

This provision is for the renewal of the women's locker room located downstairs. Renewal of the women's locker room includes, but is not limited, to painting and replacing and/or repairing of the following:

**Summerfield Civic Association**  
Tigard, Oregon  
**Detail Report**

*Women's Locker Room - Renewal continued...*

- 2 Showers
- 2 Toilets
- Lockers
- Scale
- Tile Flooring
- 4 Benches
- 2 Sinks

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

*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.*

The Association will need to obtain bids for this work.

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Tigard, Oregon

**Category Detail Index**

Asset ID	Description	Replacement	Page
<b>Streets/Asphalt</b>			
1056	Cart Path - Maintenance	2030	57 of 136
1217	Cart Path - Sealing	2029	58 of 136
1043	Parking Lot Asphalt - Overlay	2044	98 of 136
1040	Parking Lot Asphalt - Seal Coat	2029	99 of 136
1051	Speed Bumps - Renewal	2031	115 of 136
<b>Roofing</b>			
1037	Clubhouse - Roof Replacement	2044	58 of 136
1053	Maintenance Buildings - Roof Replacement	2041	94 of 136
<b>Painting</b>			
1044	Clubhouse Exterior - Paint	2029	59 of 136
1008	Downstairs Game Rooms - Paint	2031	66 of 136
1007	Downstairs Pro-Shop - Paint	2025	68 of 136
1187	Downstairs Rooms - Paint	2025	68 of 136
1054	Maintenance Buildings - Paint	2031	93 of 136
1006	Upstairs Ballroom - Paint	2031	119 of 136
1005	Upstairs Lobby and Rooms - Paint	2032	120 of 136
<b>Fencing/Security</b>			
1207	Brick Wall	2025	55 of 136
1066	Cyclone Fencing - Replacement	2048	65 of 136
1264	Maintenance Building: Wood Fence	2041	92 of 136
1166	Pool Fence - Replacement	2046	105 of 136
1189	Pro Shop Chain Link Fence - Replacement	2041	109 of 136
1168	Tennis Court Fence - Replacement	2040	116 of 136
<b>Lighting</b>			
1204	Ballroom: Hanging Lights Replacement	2031	51 of 136
1046	Exterior Lighting - Replacement	2025	72 of 136
1249	Parking Lighting - Replacement	2025	97 of 136
<b>Recreation/Pool</b>			
1069	Pond - Concrete Aprons Renewal	2025	101 of 136

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**Category Detail Index**

Asset ID	Description	Replacement	Page
<i>Recreation/Pool Continued...</i>			
1067	Pond Cleaning	2035	102 of 136
1107	Pond Fountain - #5 Green A	2025	102 of 136
1116	Pond Fountain - #5 Green B	2025	103 of 136
1106	Pond Fountain - #5 Tee	2025	103 of 136
1115	Pond Fountain - #9 Lower	2025	103 of 136
1108	Pond Fountain - #9 Upper	2025	104 of 136
1100	Pool Building & Deck - Renewal	2041	104 of 136
1261	Pool Chemtrol - Replacement	2034	105 of 136
1232	Pool Concrete Deck - Repair	2048	105 of 136
1096	Pool Filter - Replacement	2026	106 of 136
1231	Pool Filter Sand - Replacement	2025	106 of 136
1099	Pool Furniture - Replacement	2025	107 of 136
1097	Pool Heaters - Replacement	2036	107 of 136
1242	Pool Lighting - Upgrade	2031	107 of 136
1098	Pool Liner & Tile - Replacement	2025	108 of 136
1095	Pool Pump 3 HP - Replacement	2025	108 of 136
1039	Sauna Heaters & Controls - Replacement	2025	112 of 136
1247	Swimming Pool Gates - Replacement	2040	116 of 136
1090	Tennis Courts - Replacement	2035	117 of 136
<b>Interior Furnishings</b>			
1020	Art Room - Renewal	2026	49 of 136
1191	Ballroom/Lakeview Room Tables & Chairs - Repla..	2029	51 of 136
1032	Billiards/Fitness Room - Renewal	2025	52 of 136
1267	Bingo Machine - Replacement	2032	53 of 136
1197	Bingo/Card Room - Chair Replacement	2027	54 of 136
1019	Bingo/Card Room - Renewal	2026	54 of 136
1184	Clubhouse Upstairs Men & Women Restrooms - Eq..	2032	60 of 136
1018	Conference Room - Renewal	2041	62 of 136
1268	Conference Room Carpet - Replacement	2034	63 of 136
1003	Downstairs Carpet - Replacement	2034	66 of 136
1036	Downstairs Lobby - Furniture, Fixtures, and Equip..	2025	67 of 136
1035	Exercise Equipment - Replacement	2032	70 of 136
1028	Flooring: Upstairs - Replacement	2041	73 of 136

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<i>Interior Furnishings Continued...</i>			
1173	Interior Stairs: Carpet Replacement	2027	80 of 136
1183	Kitchen - Renovation	2038	82 of 136
1012	Kitchen Floor - Tile Replacement	2038	83 of 136
1021	Library - Renewal	2025	88 of 136
1001	Main Lobby - Renewal	2033	89 of 136
1229	Media Center in Lakeview Room - Replacement	2026	95 of 136
1030	Men's Locker Room - Renewal	2025	95 of 136
1022	Office Area - Renewal	2030	96 of 136
1033	Ping Pong Room - Renewal	2028	99 of 136
1230	Poker Tables/Chairs - Replacement	2032	100 of 136
1027	Pro Shop Carpet - Replacement	2031	109 of 136
1165	Pro Shop Restrooms - Renewal	2032	110 of 136
1002	Upstairs Carpet - Replacement	2027	119 of 136
1017	Upstairs Hallway - Renewal	2026	120 of 136
1203	Utility Room - Vinyl Flooring	2026	121 of 136
1163	Window Blinds - Ballroom Replacement	2036	123 of 136
1260	Window Blinds - Lobby	2032	123 of 136
1034	Women's Locker Room - Renewal	2025	123 of 136
<b>Golf Course Equipment</b>			
1155	AC/DC Arc Welder	2029	47 of 136
1078	Ball Screen - Replacement	2025	50 of 136
1244	Bunker Renovations Phase 1	2040	56 of 136
1252	Bunker Renovations Phase 2	2041	56 of 136
1144	Core Harvester 2006	2025	64 of 136
1127	Cushman Truckster 2016	2038	64 of 136
1128	Dakota Topdresser	2025	65 of 136
1135	Easy Dump Box on Pickup	2025	69 of 136
1258	Equipment Lift	2042	70 of 136
1120	Ford F350 Red	2025	73 of 136
1061	Golf Course Benches - Replacement	2025	74 of 136
1250	Golf Course Bridge - Replacement	2025	74 of 136
1259	Golf Maintenance Building Carport	2042	77 of 136
1257	Golf Maintenance Building Chemical Storage Shed	2042	77 of 136

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1148	Ingersoll Rand Compressor	2025	80 of 136
1077	Irrigation Pump Station - Renewal	2045	81 of 136
1068	Jac Green Mower	2028	81 of 136
1137	Jacobsen LF 550	2026	82 of 136
1159	Kubota L5740 Tractor	2025	86 of 136
1141	Kubota Mower/Blower	2025	86 of 136
1172	Kubota Tractor/Mower	2046	86 of 136
1110	Las Tec Articulator	2025	87 of 136
1124	Leaf Blower - Buffalo	2025	87 of 136
1117	Lely Spreader	2025	88 of 136
1147	MF 1160 Tractor	2025	89 of 136
1112	Mete-R-Matic Topdresser	2025	96 of 136
1075	Pond Circulation Pump 5 HP - Replacement	2025	101 of 136
1245	Reel Grinder	2040	111 of 136
1156	Sand Drag for Greens	2026	111 of 136
1136	Soil Reliever Aerator	2025	114 of 136
1105	Toro 3020 Sand Pro Rake	2026	117 of 136
1211	Toro Reelmaster Mower - Replacement	2028	118 of 136
1103	Toro Tee Mower	2025	118 of 136
1132	Utility Vehicle - Workman	2041	122 of 136
<b>Building Components</b>			
1221	ADA Lift	2030	47 of 136
1045	Clubhouse Exterior - Decking	2049	59 of 136
1265	Clubhouse Wood Posts - Replacement	2025	60 of 136
1205	Clubhouse Wood Siding - Replacement	2029	61 of 136
1228	Exterior Handrails	2036	72 of 136
1200	Maintenance Shop: Storage Container	2040	94 of 136
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1251	CH Benches - Replacement	2040	57 of 136
1209	Common Area Irrigation Upgrade	2034	61 of 136
1246	Court Benches - Replacement	2030	64 of 136



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1085	Golf Course Irrigation Control System - Major Upgr..	2034	75 of 136
1087	Golf Course Irrigation Control System - Minor Upg..	2025	76 of 136
1161	Golf Course Irrigation System Renewal	2041	76 of 136
1057	Maintenance Buildings - Fuel Storage	2040	93 of 136
1049	Sidewalks - Partial Replacement	2026	113 of 136
<b>Contingency</b>			
1266	Insurance Deductible	2025	80 of 136
<b>Railings</b>			
1174	Exterior Aluminum Deck Railing - Replacement	2049	71 of 136
<b>Doors</b>			
1169	Exterior Doors - Repair	2043	71 of 136
1055	Maintenance Building - Garage Door Replacement	2033	91 of 136
<b>Landscaping</b>			
1052	Trees - Removal/Replacement	2025	118 of 136
<b>Signs</b>			
1192	Entry Point Signs - Renewal	2025	69 of 136
<b>Kitchen</b>			
1171	Kitchen Highspeed Dishwasher - Replacement	2038	84 of 136
1011	Kitchen Ranges & Hoods - Replacement	2038	84 of 136
1024	Kitchen Refrigerators - Replacement	2038	85 of 136
1010	Kitchen Sink - Replacement	2043	85 of 136
<b>Clubhouse Equipment</b>			
1254	Accordion Room Divider - Ballroom	2041	48 of 136
1255	Accordion Room Divider - Game Room	2041	48 of 136
1256	Ballroom Cabinet	2041	50 of 136
1023	Copy Machine - Replacement	2033	63 of 136

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1047	Furnaces - Replacement	2029	74 of 136
1048	HVAC - East Air Conditioners - Replacement	2025	78 of 136
1248	HVAC - ProShop - Replacement	2035	79 of 136
1175	HVAC - West Air Conditioners - Replacement	2025	79 of 136
1226	Pro Shop Counter - Replacement	2036	110 of 136
1029	Sound System - Replacement	2025	114 of 136
1227	Swimming Pool/Golf Screen - Replacement	2026	116 of 136
1015	Water Heaters - Replacement	2025	122 of 136
<b>Proshop Equipment</b>			
1084	Pro Shop Compressor - Replacement	2035	110 of 136
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1222	AED - Replacement	2032	47 of 136
1181	Benches - Replacement	2025	52 of 136
1235	Golf Course Drinking Fountain	2027	75 of 136
1237	Golf Course Public Golf Sign	2028	77 of 136
1058	Maintenance Building - Furnace	2034	90 of 136
1262	Maintenance Building - Water Heater	2034	91 of 136
1253	Maintenance Building: Restrooms - Renewal	2025	92 of 136
1182	Security System - Maintenance Shop	2027	112 of 136
1016	Security System - Replacement	2025	113 of 136
1234	SmithCo Spray Star 11750	2027	114 of 136
1188	Swimming Pool Emergency Phone - Replacement	2025	115 of 136
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1101	Exterior Windows - Repair	2025	72 of 136
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1239	Building Envelope Inspection - Clubhouse	2028	56 of 136
	Total Funded Assets	158	
	Total Unfunded Assets	<u>2</u>	
	Total Assets	160	

# Additional Disclosures

## Levels of Service

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

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

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

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

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

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

- Life and Valuation Estimates
- Fund Status
- Funding Plan

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

- Component inventory
- Life and valuation estimates
- Funding Plan

## Terms and Definitions

**Adequate Reserves:** A replacement reserve fund and stable and equitable multiyear [funding plan](#) that together provide for the reliable and timely execution of the association's major repair and replacement projects as defined herein without reliance on additional supplemental funding.

**Capital Improvements:** Additions to the association's common area that previously did not exist. While these components should be added to the reserve study for future replacement, the cost of construction or

installation cannot be taken from the reserve fund.

**Cash Flow Method (also known as pooling):** A method of developing a reserve funding plan where funding of reserves is designed to offset the annual expenditures from the reserve fund.

*To determine the selected funding plan, different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.*

**Common Area:** The areas identified in the community association's master deed or declarations of covenant easements and restrictions that the association is obligated to maintain and replace or based on a well-established association precedent.

**Community Association:** A nonprofit entity that exists to preserve the nature of the community and protect the value of the property owned by members. Membership in the community association is mandatory and automatic for all owners. All owners pay mandatory lien-based assessments that fund the operation of the association and maintain the common area or elements, as defined in the governing documents. The community association is served and lead by an elected board of trustees or directors.

**Components:** The individually listed projects within the physical analysis which are determined for inclusion using the process described within the component inventory. These components form the building blocks for the reserve study. **Components are selected to be included in the reserve study based on the following three-part test:**

1. The association has the obligation to maintain or replace the existing element.
2. The need and schedule for this project can be reasonably anticipated.
3. The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs.

**Component Inventory:** The task of selecting and quantifying reserve components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, review of association precedents, and discussion with appropriate representative(s) of the association.

The Reserve Specialist, in coordination with the client, will determine the methodology for including these components in the study. Typical evaluation techniques for consideration include:

- Inclusion of long-life components with funding in the study.
- Addition of long-life components with funding at the time when they fall within the 30-year period from the date of study preparation.
- Identification of long-life components in the component inventory even when they are not yet being funded in the 30-year funding plan.

**Component Method** (also known as Straight Line): A method of developing a reserve funding plan where the total funding is based on the sum of funding for the individual components.

**Condition Assessment:** The task of evaluating the current condition of the component based on observed or reported characteristics. The assessment is limited to a visual, non-invasive evaluation.

**Effective Age:** The difference between [useful life](#) and estimated [remaining useful life](#). Not always equivalent to chronological age since some components age irregularly. Used primarily in computations.

**Financial Analysis:** The portion of a reserve study in which the current status of the reserves (measured as cash

or [percent funded](#)) and a recommended reserve funding plan are derived, and the projected reserve income and expense over a period of time are presented. The financial analysis is one of the two parts of a reserve study. A minimum of 30 years of income and expense are to be considered.

**Fully Funded:** 100 percent funded. When the actual (or projected) [reserve balance](#) is equal to the fully funded balance.

**Fully Funded Balance (FFB):** An indicator against which the actual (or projected) reserve balance can be compared. The reserve balance that is in direct proportion to the fraction of life “used up” of the current repair or [replacement cost](#). This number is calculated for each component, and then summed for an association total.

FFB = Current Cost X Effective Age/Useful Life

*Example: For a component with a \$10,000 current replacement cost, a 10-year useful life, and effective age of 4 years, the fully funded balance would be \$4,000.*

**Fund Status:** The status of the reserve fund reported in terms of cash or [percent funded](#). The Association appears to be adequately funded as the threshold method, reducing the potential risk of special assessment.

### **Funding Goals:**

The three funding goals listed below range from the most aggressive to most conservative:

#### **Baseline Funding**

Establishing a reserve funding goal of allowing the reserve cash balance to approach but never fall below zero during the cash flow projection. This is the funding goal with the greatest risk of being prepared to fund future repair and replacement of major components, **and it is not recommended** as a long-term solution/plan.

Baseline funding may lead to project delays, the need for a [special assessment](#), and/or a line of credit for the community to fund needed repairs and replacement of major components.

#### **Threshold Funding**

Establishing a reserve funding goal of keeping the [reserve balance](#) above a specified dollar or percent funded amount. Depending on the threshold selected, this funding goal may be weaker or stronger than “fully funded” with respective higher risk or less risk of cash problems. In determining the threshold, many variables should be considered, including things such as

investment risk tolerance, community age, building type, components that are not readily inspected, and components with a [remaining useful life](#) of more than 30 years.

#### **Full Funding**

Setting a reserve funding goal to attain and maintain reserves at or near 100 percent funded. Fully funded is when the actual or projected reserve balance is equal to the fully funded balance.

*It should be noted that, in certain jurisdictions, there may be statutory funding requirements that would dictate the funding requirements. In all cases, these standards are considered the minimum to be referenced.*

**Funding Plan:** An association’s plan to provide income to a reserve fund to offset anticipated expenditures from that fund. The plan must be a minimum of 30 years of projected income and expenses.

**Funding Principles:** A funding plan addressing these principles. These funding principles are the basis for the recommendations included within the reserve study:

- Sufficient funds when required.
- Stable funding rate over the years.
- Equitable funding rate over the years.
- Fiscally responsible.

**Initial Year:** The first fiscal year in the financial analysis or funding plan.

**Life Estimates:** The task of estimating [useful life](#) and [remaining useful life](#) of the reserve components.

**Life Cycle Cost:** The ongoing cost of deterioration which must be offset in order to maintain and replace common area components at the end of their useful life. Note that the cost of preventive maintenance and corrective maintenance determined through periodic structural inspections (if required) are included in the calculation of life cycle costs and often result in overall net lower life cycle costs.

**Maintenance:** Maintenance is the process of maintaining or preserving something, or the state of being maintained. Maintenance is often defined in three ways: preventive maintenance, corrective maintenance, and deferred maintenance. Maintenance projects commonly fall short of “replacement” but may pass the defining test of a reserve component and be appropriate for reserve funding.

Maintenance types are categorized below:

**Preventive Maintenance:** Planned maintenance carried out proactively at predetermined intervals, aimed at reducing the performance degradation of the component such that it can attain, at minimum, its estimated useful life.

**Deferred Maintenance:** Maintenance which is not performed and leads to premature deterioration to the common areas due to lack of preventive maintenance.

*This results in a reduction in the remaining useful life of the reserve components and the potential of inadequate funding. Typically, deferred maintenance creates a need for corrective maintenance.*

**Corrective Maintenance:** Maintenance performed following the detection of a problem, with the goal of remediating the condition such that the intended function and life of the component or system is restored, preserved, or enhanced.

*Many corrective maintenance projects could be prevented with a proactive, preventive maintenance program. Note that when the scope is minor, these projects may fall below the threshold of cost significance and thus are handled through the operational budget. In other cases, the cost and timing should be included within the reserve study.*

**Percent Funded:** The ratio, at a particular point in time clearly identified as either the beginning or end of the association’s fiscal year, of the actual (or projected) [reserve balance](#) to the fully funded balance, expressed as a percentage.

*While percent funded is an indicator of an association’s reserve fund size, it should be viewed in the context of how it is changing due to the association’s reserve funding plan, in light of the association’s risk tolerance and is not by itself a measure of “adequacy.”*

**Periodic Structural Inspection:** [Structural system](#) inspections aimed at identifying issues when they become evident.

*Additional information and recommendations are included within the Condominium Safety Public Policy Report.*

**Physical Evaluation:** The portion of the reserve study where the component inventory, condition assessment, and life and [valuation estimate](#) tasks are performed. This represents one of the two parts of the reserve study.

**Preventive Maintenance Schedule:** A summary of the preventive maintenance tasks included within a maintenance manual which should be performed such that the useful lives of the components are attained or exceeded. This schedule should include both the timing and the estimated cost of the task(s).

**Remaining Useful Life (RUL):** Also referred to as “remaining life” (RL). The estimated time, in years, that a component can be expected to serve its intended function, presuming timely preventive maintenance. Projects expected to occur in the initial year have zero remaining useful life.

**Replacement Cost:** The cost to replace, repair, or restore the component to its original functional condition during that particular year, including all related expenses (including but not limited to shipping, engineering, design, permits, installation, disposal, etc.).

**Reserve Balance:** Actual or projected funds, clearly identified as existing either at the beginning or end of the association’s fiscal year, which will be used to fund reserve component expenditures. The source of this information should be disclosed within the reserve study.

*Also known as beginning balance, reserves, reserve accounts, or cash reserves. This balance is based on information provided and not audited.*

**Reserve Study:** A reserve study is a budget planning tool which identifies the components that a community association is responsible to maintain or replace, the current status of the reserve fund, and a stable and equitable funding plan to offset the anticipated future major common area expenditures.

This limited evaluation is conducted for budget and cash flow purposes. Tasks outside the scope of a reserve study include, but are not limited to, design review, construction evaluation, intrusive or destructive testing, preventive maintenance plans, and structural or safety evaluations.

**Reserve Study Provider:** An individual who prepares reserve studies. In many instances, the reserve study provider will possess a specialized designation such as the Reserve Specialist® (RS) designation administered by Community Associations Institute (CAI). This designation indicates that the provider has shown the necessary skills to perform a reserve study that conforms to these standards. In some instances, qualifications in excess of the RS designation will be required if supplemental subject matter expertise is required.

**Reserve Study Provider Firm:** A company that prepares reserve studies as one of its primary business activities.

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

1. The regular and continuous absence from principal office premises from which professional services are rendered; except for performance of field work or presence in a field office maintained exclusively for a specific project;
2. The failure to personally inspect or review the work of subordinates where necessary and

appropriate;

3. The rendering of a limited, cursory or perfunctory review of plans or projects in lieu of an appropriate detailed review; and

4. The failure to personally be available on a reasonable basis or with adequate advance notice for consultation and inspection where circumstances require personal availability.

**Site Visit:** A visual assessment of the accessible areas of the components included within the reserve study.

*The site visit includes tasks such as, but not limited to, on-site visual observations, a review of the association's design and governing documents, review of association precedents, and discussion with appropriate representative(s) of the association.*

**Special Assessment:** A temporary assessment levied on the members of an association in addition to regular assessments. Note that special assessments are often regulated by governing documents or local statutes.

*Special assessments, when used to make up for unplanned reserve fund shortfalls, may be an indicator of deferred maintenance, improper reserve project planning, and unforeseen catastrophes and accidents, as well as other surprises.*

**Structural System:** The structural components within a building that, by contiguous interconnection, form a path by which external and internal forces, applied to the building, are delivered to the ground. This is generally a combination of structural beams, columns, and bracing and is not included within the reserve study, although it is reviewed as part of the recommended periodic structural inspections.

*It is important to recognize that individual structural components which are not a part of the structural system, such as decks, balconies, and podium deck components may be included for reserve funding if they otherwise satisfy the three-part test.*

**Useful Life (UL):** The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed presuming proactive, planned, preventive maintenance.

*Best practice is that a component's Useful Life should reflect the actual preventive maintenance being performed (or not performed).*

**Valuation Estimates:** The task of estimating the current repair or [replacement costs](#) for the reserve components.