Eagle Crest Master Association Facilities 2026
RA Reserve Study Summary

Report Date	November 1, 2025
Budget Year Beginning	January 1, 2026
Budget Year Ending	December 31, 2026

Report Parameters

Inflation	4.00%
Interest Rate on Reserve Deposit	3.00%
2026 Beginning Balance	$850,000

Contribution Increases are shown as follows:

2026: $100,000, up from the $95,281 assumed for 2026 in the 2025 Reserve Study. The assumption of asphalt grind/new instead of overlay impacts the reserve fund projection.
2027 - 2055: Projecting 5% Annual Contribution (2025 study assumed 6%)

Reserve Study presented to Board:	November 21, 2025
Reserve Study Accepted by Board:	November 21, 2025
Expenditures Approved by Board:	Pending Q1 2026 for Planned

Eagle Crest Master Association Facilities 2026
Redmond, Oregon
RA Cash Flow Projection - AFM 5% Annual

Report Date November 01, 2025
Beginning Fiscal Year January 01, 2026

Beginning Balance: $850,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2026	1,853,695	100,000	16,185	410,496	555,689	1,086,198	51%
2027	1,554,785	105,000	11,575	274,850	397,414	919,768	43%
2028	1,616,976	110,250	12,105	104,153	415,616	949,837	44%
2029	1,681,655	115,762	4,470	382,386	153,462	697,787	22%
2030	1,748,921	121,551	7,102	38,268	243,848	796,250	31%
2031	1,818,878	127,628	9,574	52,344	328,706	888,427	37%
2032	1,891,633	134,010	9,024	161,907	309,832	878,180	35%
2033	1,967,299	140,710	12,566	31,686	431,422	1,007,181	43%
2034	2,045,990	147,746	13,490	129,509	463,148	1,045,395	44%
2035	2,127,830	155,133	15,956	86,429	547,807	1,140,102	48%
2036	2,212,943	162,889	17,840	116,027	612,509	1,213,526	50%
2037	2,301,461	171,034	20,652	95,156	709,039	1,317,532	54%
2038	2,393,519	179,586	19,241	247,246	660,620	1,275,656	52%
2039	2,340,852	188,565	23,085	79,692	792,577	1,388,640	57%
2040	2,434,486	197,993	28,539	39,270	979,839	1,564,724	63%
2041	2,531,866	207,893	30,767	162,157	1,056,342	1,628,627	65%
2042	2,633,140	218,287	37,124	37,166	1,274,587	1,819,097	70%
2043	2,738,466	229,202	43,043	69,010	1,477,822	1,997,272	74%
2044	2,848,005	240,662	36,458	503,202	1,251,741	1,748,897	72%
2045	2,961,925	252,695	40,648	149,488	1,395,596	1,862,251	75%
2046	3,080,402	265,330	47,810	67,249	1,641,487	2,075,702	79%
2047	3,203,618	278,596	33,503	803,327	1,150,259	1,540,527	75%
2048	3,331,763	292,526	40,913	79,006	1,404,693	1,745,929	80%
2049	3,465,033	307,152	46,123	174,424	1,583,544	1,869,350	85%
2050	3,603,634	322,510	42,759	480,744	1,468,070	1,693,967	87%
2051	3,747,780	338,635	51,352	94,961	1,763,096	1,924,198	92%
2052	3,897,691	355,567	52,720	361,324	1,810,060	1,897,070	95%
2053	4,053,599	373,346	58,061	248,024	1,993,442	2,010,727	99%
2054	4,215,742	392,013	69,710	61,773	2,393,392	2,334,459	103%
2055	4,384,372	411,614	80,066	136,141	2,748,931	2,606,101	105%

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

GENERAL NOTES REGARDING ASSETS

2026: Cost of assets was inflated at 3.0% unless use of recent actual costs was appropriate.
2025: Cost of assets was inflated at 3.7% unless use of recent actual costs was appropriate.
2024: Cost of assets was inflated at 4% unless use of recent actual costs was appropriate.
2023: Cost of assets was inflated at 8% unless use of recent actual costs was appropriate.
2022: Cost of assets was inflated at 3.5% unless use of recent actual costs was appropriate.
2021: Cost of assets was inflated at 3.2% unless use of recent actual costs was appropriate.
2020: Cost of assets was inflated at 2.8% unless use of recent actual costs was appropriate.
2019: Cost of assets was inflated at 2.8% unless use of recent actual costs was appropriate.
2018: Cost of assets was inflated at 2.8% unless use of recent actual costs was appropriate.
Cline Butte Utilities (CBU) sold assets to Oregon Water Utilities (OWU) June of 2017. OWU is utility system manager pursuant to systems management agreement with ECMA.
2017: Cost of assets was inflated at 3.0% unless use of recent actual costs was appropriate.
2016: Cost of assets was inflated at 3.0% unless use of recent actual costs was appropriate.
2015: Cost of assets was inflated at 2.8% unless use of recent actual costs was appropriate.
2014: Cost of assets was inflated 2% unless use of recent actual costs was appropriate.
2013: Cost of assets was inflated 2% unless use of recent actual costs was appropriate.
2012: Cost of assets was inflated 4% unless use of recent actual costs was appropriate.
2011 and 2010: Cost of assets not inflated as in prior years.

Equestrian Center: Prior to the 2022 Reserve Study update, the assets included for replacement at the Equestrian Center were limited to the very basics given there was no plan for ongoing facility use. The 2022 study included new assets to address improvements to the building to make it suitable for habitation and functional as an office or meeting space.

2023 Update: Building interior remodel/refurbish completed, and certain exterior components replaced or repaired. Metal roof was repainted, not replaced. Parial siding replacement (south side) done; other sides repaired and repainted. All interior and exterior doors replaced; vinyl windows installed. Deck replaced; beams repaired.Interior lighting replaced with LED, and interior electrical was replaced including low voltage cabling for internet access.

2024 Update: ECM leased office space beginning in 2023. Plans for 2024 include adding two a/c units. Update 2025 study as needed.

2025 Update: No a/c units installed in 2024.

Golf Course Assets: All assets relating to the ECMA Golf Course and Irrigation assets were unfunded in 2013 and removed from study in 2016. These assets are included in the Golf Course Reserve Study.

Paving: Overlay and Seal Coat scheduling was updated in 2015 to provide consistency within the Reserve Study on the lives of these assets. Roadways were adjusted, if needed, to have an 18 year Useful Life for each Overlay and a 6 year Useful Life for each Seal Coat. Seal Coating is therefore scheduled to occur twice in between each Overlay. See prior years Reserve Studies for history on Overlay and Seal Coat scheduling.

2023 Update: Seal coat work scheduled for 2022 is now rescheduled to Fall 2023. Overlay life has been extended accordingly. **Request contractor quote in 2023 for road and path in-grind/paving as opposed to another overlay, and evaluate seal coat and overlay plan.**

2024: Quote and recommendation pending at time of study.

2025: Estimated cost of in-grind/paving is $32/SY compared to $13.90/SY for overlay. **Maintain overlay assumption for 2025 study pending further review by management and contractor.**

Septic Tank Pumps: Cost estimate reflects costs for high head Pump, Electrical labor and OWU installation labor.

Septic Tank Vaults: Life adjusted from 10 years to 30 years effective with the 2010 study update and based on recommendation of CBU.

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

GENERAL NOTES continued...

General Notes Regarding Assets continued...

Septic Tank Screens: Added to the study effective with the 2010 study update based on recommendation of CBU.

Septic Tanks: Cost updated in 2016 based on estimates received from Latham Construction. Cost includes excavation, removal and disposal, permits, landscape repairs, re-wiring and re-piping as needed.

2023 Update: OWU price list used for updating cost estimates for pump, vault, screen. OWU advises significant cost increases for equipment and materials, higher than the assumed inflation increase.

Trail Repair: Trail Repair was added to the study in 2012. Includes assumed costs for repair and replacement of the river trail sections with improvements (eg. retaining wall, bridge, railings, benches). Cost updated in 2013 for the Trail Repair, Middle Section from 2012 placeholder of $18,000 (based on 10 year life) to $4,500 (based on a 3 year life cycle) per Trailwerks.

ASPHALT STREETS and PARKING

Falcon Crest, East End, Asphalt Rebuild-1X

	2019	2038	89,130	18	1	12	142,700	2971 @	30.00

Asset ID: 1194

Sports Center to River Run Event Center, including Loop Road.

History

Date	Cost	Vendor	Notes
9/2019	$31,195	Tri-County	Includes: Grind butt joints at take off and landings, side streets, approaches, clean and tack existing surfaces, install 2 inches overlay

2026: Assume a grind and new asphalt instead of overlay. Cost estimate based on Tri County Paving actual cost in VROA streets, less parking, curbs, striping. **Need cost estimate. This is a one-time assumption**

Falcon Crest, East End, Overlay 2019 2053 42,545 18 16 27 122,672 2971 @ 14.32

Asset ID: 1070

Sports Center to River Run Event Center, including Loop Road.

History

Date	Cost	Vendor	Notes
9/2019	$31,195	Tri-County	Includes: Grind butt joints at take off and landings, side streets, approaches, clean and tack existing surfaces, install 2 inches overlay

2026: The assumed grind and new asphalt instead of overlay is assumed for 2038. Subsequent asphalt work is assumed as overlay.

Falcon Crest, East End, Seal Coat 2012 2026 6,046 6 8 0 6,046 2935 @ 2.06

Asset ID: 1071

Sports Center to River Run Event Center, including Loop Road.

2010: Adjusted life to be completed with mid-section of Falcon Crest in 2012.
2012: NW Asphalt Sealing
2026: Extend to 2026 per ECM.

Falcon Crest, Midsection, Asphalt Rebuild-1X

	2009	2026	242,010	18	-1	0	242,010	8067 @	30.00

Asset ID: 1195

Equestrian area to Sports Center.
2026: Assume a grind and new asphalt instead of overlay. Cost estimate based on Tri County Paving actual cost in VROA streets, less parking, curbs, striping. **Need cost estimate. This is a one-time expense.**

Description	Date In Service	Replacement Date	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
ASPHALT STREETS and PARKING continued...									
Falcon Crest, Midsection, Overlay	2009	2044	115,519	18	17	18	234,021	8067 @	14.32
Asset ID: 1069									
Equestrian area to Sports Center. 2026: The assumed grind and new asphalt instead of overlay is assumed for 2026. Subsequent asphalt work is assumed as overlay.									
Falcon Crest, Midsection, Seal Coat	2020	2032	16,537	6	0	6	20,925	8067 @	2.05
Asset ID: 1068									
Equestrian area to Sports Center. Adjusted life due to assumed Overlay in 2009. 2012: NW Asphalt Sealing									

History

Date	Cost	Vendor	Notes
9/2019	$1459	Tri County	Includes: Crack seal only, weather hard stop until May of 2020.
5/2020	$11,694	Tri County	Street seal coat application

2020: Asset replacement expected spring of 2020. Verify completion and update vendor history notes per invoice for the 2021 Study Update.

Falcon Crest, West End, Asphalt Rebuild-1X	2009	2026	116,700	18	-1	0	116,700	3890 @	30.00
Asset ID: 1196									
Entry to Equestrian Road. 2026: Assume a grind and new asphalt instead of overlay. Cost estimate based on Tri County Paving actual cost in VROA streets, less parking, curbs, striping. **Need cost estimate. This is a one-time expense.**									
Falcon Crest, West End, Overlay	2009	2044	55,705	18	17	18	112,848	3890 @	14.32
Asset ID: 1072									
2026: The assumed grind and new asphalt instead of overlay is assumed for 2026. Subsequent asphalt work is assumed as overlay.Entry to Equestrian Road.									
Falcon Crest, West End, Seal Coat	2020	2032	7,974	6	0	6	10,090	3890 @	2.05
Asset ID: 1073									
Entry to Equestrian Road Adjusted life due to assumed Overlay in 2009. 2012: NW Asphalt Sealing									

History

Date	Cost	Vendor	Notes
9/2019	$1,123	Tri County	Includes: Crack seal only, weather hard stop until May of 2020.
5/2020	$2,924	Tri County	Street seal coat application

2020: Asset replacement expected spring of 2020. Verify completion and update vendor history notes per invoice for the 2021 Study Update.

Description	Date In Service	Replacement Date	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
ASPHALT STREETS and PARKING continued...									
Maintenance Road, Overlay	2010	2029	28,734	18	1	3	32,322	2008 @	14.31

Asset ID: 1082

History

Date	Cost	Vendor	Notes
6/2010	$8.75	Knife River	2029 Square Yards

2008: Adjusted life per recommendation of ECMI and condition observed.
Quantity includes road to recycling station only. Parking lot and driveway to maintenance building included in ECMA Golf Course Study.
2023: Life adjusted +1 to sync with 2023 seal coat schedule.
2024: Quantity increased to include the parking area in addition to the road. Parking area to be removed from golf course study. New quantity based on Tri County Paving work in 2023.
2026: Continue to assume overlay only.

Maintenance Road, Seal Coat	2023	2035	4,116	6	0	9	5,859	2008 @	2.05

Asset ID: 1083

Adjusted life due to scheduled overlay in 2010.

2014: Updated pricing to $1.40 based on actual cost in 2014 from Tri-County Paving
2023: Seal coat work planned for 2022, rescheduled to 2023.

History

Date	Cost	Vendor	Notes
8/2023	$4,757	Tri County Paving	Included crack seal and parking area.

2024: Quantity increased to include the parking area in addition to the road. Parking area to be removed from golf course study. New quantity based on Tri County Paving work in 2023.

Mountain Quail to Robin Court, Overlay	2012	2032	76,129	18	2	6	96,328	5320 @	14.31

Asset ID: 1066

History

Date	Cost	Vendor	Notes
6/2012	$43,885	Tri- County	Revised quantity from 6011 yds to 5320 per Tri-County

2026: Assume a grind and new asphalt instead of overlay. Cost estimate based on Tri County Paving actual cost in VROA streets, less parking, curbs, striping. **Need cost estimate.**

Mountain Quail to Robin Court, Seal Coat	2019	2026	10,959	6	1	0	10,959	5320 @	2.06

Asset ID: 1163

Assumed Overlay in 2012.

History

Date	Cost	Vendor	Notes
8/2019	$7,182	Tri-County	Vendor current pricing not updated to account for unknown future price increase

2019: Asset not completed in 2018 as anticipated, now scheduled for 2019 per ECM.
2026: Seal coat decision pending water line replacement decision.

Description	Date In Service	Replacement Date	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
ASPHALT STREETS and PARKING continued...									
Parking Lot, Pool, Overlay	2008	2029	2,375	18	3	3	2,672	166 @	14.31
Asset ID: 1030									
Includes walkpaths to pool (38 sq yds). Completed in 2008 with VROA streets and walkpaths. 2022: Life adjusted +2 to sync with 2022 seal coat schedule. 2023: Life adjusted +3 to sync with 2023 seal coat schedule. 2024: Reduced quantity to match TCP invoice for 2023 seal coat work from 205 to 166 sy. 2026: Continue to assume overlay only.									
Parking Lot, Pool, Seal Coat	2023	2035	748	6	0	9	1,065	166 @	4.51
Asset ID: 1031									
Includes walkpaths to pool (38 sq yds). 2021: Asset replacement pushed one year to 2021 per ECM. 2022: Asset pushed one year to 2022 per ECM. 2023: Seal coat work planned for 2022 rescheduled to 2023. 2024: Increase estimated cost to include re-striping. Reduced quantity to match TCP invoice from 205 to 166 sy. Unit cost increase due to amount of striping needed in this parking area.									
History									
Date: 8/2023 — Cost: $673.60 — Vendor: Tri County Paving — Notes: Included crack seal ($60) and re-srtriping ($360).									
Pro Shop Entry Road, Overlay	2008	2027	17,244	18	1	1	17,933	1205 @	14.31
Asset ID: 1074									
History									
Date: 6/2008 — Cost: $33,814 — Vendor: Knife River — Notes: For both entry road and parking lot									
2021: Adjusted life +1 to occur 6 years after seal coat. 2026: Continue to assume overlay only.									
Pro Shop Entry Road, Seal Coat	2021	2033	2,486	6	0	7	3,272	1205 @	2.06
Asset ID: 1075									
Adjusted Life due to Overlay done in 2008. 2014: Actual cost includes Cracksealing of 450 lf @ $.85lf, re-striping in amount of $165, 10,850 sf of seal coat at .10 psf (1205 sy @ $.90sy), total of $1.36 sy. Adjusted price to $1.40 sy. Work performed by Tri-County Paving 2021: Asset replacement pushed one year to 2021 per ECM.									
History									
Date: 2021 — Cost: $1,108 — Vendor: Tri County Paving — Notes: Crack seal (326 LF) and seal coat application (779.55 SY)									
Red Tail Hawk Drive, Overlay	2008	2029	77,560	18	3	3	87,245	5420 @	14.31
Asset ID: 1077									
History									
Date: 2008 — Cost: $35,610 — Vendor: Knife River — Notes: 4748 sy @ $7.5/sq yd									
Date: — Cost: $ 1,800 — Vendor: Knife River — Notes: Raise Valve cans									
2022: Life adjusted +1 to occur 6 years after seal coat. 2023: Life adjusted +1 to sync with 2023 seal coat schedule.									

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

ASPHALT STREETS and PARKING continued...

Red Tail Hawk Drive, Overlay continued...

2026: Continue to assume overlay only.

Red Tail Hawk Drive, Seal Coat 2023 2035 11,173 6 0 9 15,902 5420 @ 2.06

Asset ID: 1076

Adjusted life due to Overlay done in 2008.

2012: NW Asphalt Sealing
2021: Asset replacement pushed one year to 2021 per ECM.
2022: Asset replacement pushed one year to 2022 per ECM.
2023: Seal coat work planned for 2022, rescheduled to 2023.

History

Date	Cost	Vendor	Notes
8/2023	$9,364	Tri Coutny Paving	Includes crack seal ($922) and re-striping ($150)

Ridge Hawk Court, Overlay 2008 2029 33,972 18 3 3 38,214 2374 @ 14.31

Asset ID: 1081

Street to VROA units

History

Date	Cost	Vendor	Notes
2008	$16,185	Knife River	2158sq @ $7.5/sq yd
	$ 680	Knife River	Prep work

2021: Adjusted life +1 to occur 6 years after seal coat.
2022: Life adjusted +1 to occur 6 years after seal coat.
2023: Life adjusted +1 to sync with 2023 seal coat schedule.
2026: Continue to assume overlay only.

Ridge Hawk Court, Seal Coat 2023 2035 5,578 6 0 9 7,940 2374 @ 2.35

Asset ID: 1080

Street only to VROA units

2012: NW Asphalt Sealing
2021: Asset replacement pushed one year to 2021 per ECM.
2022: Asset replacement pushed one year to 2022 per ECM.
2023: Seal coat work planned for 2022, rescheduled to 2023.

History

Date	Cost	Vendor	Notes
8/2023	$5012	Tri CountyPaving	Includes crack seal ($1229) and re-striping ($150).

Thunderbird Court, Overlay 2009 2027 25,472 18 0 1 26,491 1780 @ 14.31

Asset ID: 1078

Thunderbird Court main road to gate, includes parking area for restrooms.

2012: Adjusted life to be on the same schedule as Ridge Hawk Court and Red Tail Hawk Drive.
2016: Updated quantities based on sealcoat worked performed by Tri County Paving in 2015 at Thunderbird Court.
2026: Continue to assume overlay only.

Description	Date In Service	Replacement Date	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
ASPHALT STREETS and PARKING continued...									
Thunderbird Court, Seal Coat	2021	2033	3,673	6	0	7	4,833	1780 @	2.06

Asset ID: 1079

Thunderbird Court to EH plat boundry.

2012: NW Asphalt Sealing
2016: Updated quantities (from 1466 sy) and costs based on actual work performed in 2015 by Tri County Paving. Cost includes 376 lineal feet of crack sealing at .55 ft and restriping cost of $215. Blended cost for an average unit price.

History

Date	Cost	Vendor	Notes
2021	$2,340	Tri County Paving	Crack seal (430 LF) and seal coat (1,780 SY) application.

ASPHALT WALKPATHS

Walkpath overlay prices per yard are reflected at higher rates that street sealcoating and overlay pricing due to smaller quantities and more handwork involved than in street work. Seal coat price reflects 2017 cost history.

2014: Pricing obtained is as follows: Overlay work @ 11.50 sq yd, did not include cracksealing or striping. Sealcoating @ $1.44 sy, dni path damage or stenciling. No changes to estimated costs in Study in 2014.
2018: See asset notes for seal coat price adjustments.
2026: Cost estimate assumes overlay. **Recommend discussion with paving contractor and management company to determine overlay or grind for next treatment.**

Walkpath, Cline Falls Road in, Overlay	2010	2029	14,421	18	1	3	16,222	777 @	18.56

Asset ID: 1100

2024: Quantity updated from 624 to 777 SY based on Tri County Paving seal coat invoice in 2023.

Walkpath, Cline Falls Road in, Seal Coat	2023	2035	2,075	6	0	9	2,953	777 @	2.67

Asset ID: 1101

History

Date	Cost	Vendor	Notes
7/2017	$699	Tri-County	1 Coat applied on existing, contractor invoice does not include crack seal.
9/2023	$1,946	Tri-County	Includes crack seal ($456) and re-striping ($300). Cline Falls Rd in to Stop sign.

2017: Asset pushed to 2017 per ECM at October 16' meeting
2018: An estimated assitional $.40 added for possible future crack seal. Quantity updated per contractor's invoice.
2024: Quantity revised from 624 to 777 SY based on Tri County Paving seal coat invoice.

Walkpath, Falcon Crest to Robin Court, Overlay	2008	2029	47,003	18	3	3	52,872	2532 @	18.56

Asset ID: 1087

History

Date	Cost	Vendor	Notes
5/2008	$9.85	Knife River	Cost includes tree root removal of 2545sy (.85 sq/yd)

May 2008: Quantity changed based on measurement from Knife River when overlay was done.

Description	Date In Service	Replacement Date	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
ASPHALT WALKPATHS continued...									
Walkpath, Falcon Crest to Robin Court, Seal Coat	2023	2035	5,544	6	0	9	7,891	2532 @	2.19

Asset ID: 1113

Life adjusted due to assumed Overlay in 2026

History

Date	Cost	Vendor	Notes
7/2017	$2,278	Tri-County	1 Coat applied on existing, contractor invoice does not include crack seal.
9/2023	$5,037	Tri-County	Includes crack sealing ($763) and re-striping ($400).

2017: Asset pushed to 2017 per ECM at October 16' meeting
2018: An estimated assitional $.40 added for possible future crack seal. Quantity updated per contractor's invoice.

Walkpath, Original Bike Paths, Overlay	2010	2029	85,838	18	1	3	96,556	4624 @	18.56

Asset ID: 1084

History

Date	Cost	Vendor	Notes
8/2010	$69,450	Knife River	

2008: Adjusted life due to recommendation of ECMI that paths be overlayed vs slurry in 2010.
2009: Quantity adjusted from 13,422 sq. yds. to 7600 sq. yds. based on measurement by Knife River. Original study assumed 10' walkpaths. Walkpaths are 8'. Bid cost received from Knife River $76,617.
2024: Quantity adjusted for path from 4-way stop to Swallow Lane based on TCP seal coat work in September 2023. Changed quantity from 11,564 sy to 4,624 sy.

Walkpath, Original Bike Paths, Seal Coat	2023	2035	10,124	6	0	9	14,410	4624 @	2.19

Asset ID: 1085

Assumed Overlay in 2010

History

Date	Cost	Vendor	Notes
7/2017	$10,408	Tri-County	1 Coat applied on existing, contractor invoice does not include crack seal.
9/2023	$8,974	Tri-County	4,624 sy seal coated; includes crack seal ($1,499) and re-striping ($400).

2009: Quantity adjusted from 13,422 sq. yds. to 7600 sq. yds. based on measurement by Knife River. Original study assumed 10' walkpaths. Walkpaths are 8'.
2017: Asset pushed to 2017 per ECM at October 16' meeting
2018: An estimated assitional $.40 added for possible future crack seal. Quantity updated per contractor's invoice.
2024: Quantity adjusted for path from 4-way stop to Swallow Lane based on TCP seal coat work in September 2023. Changed quantity from 11,564 sy to 4,624 sy.

EQUESTRIAN CENTER

Deck & Railing, Equestrian Center	2022	2047	5,998	25	0	21	13,669	1 @	5,998.50

Asset ID: 1181

New asset added to 2022 Reserve Study. Unit cost is estimated based out of total exterior package estimated at $11,500 provided by ECM.

Description	Date In Service	Replacement Date	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
EQUESTRIAN CENTER continued...									
Dishwasher, Equestrian Center	2022	2032	611	10	0	6	773	1 @	610.96
Asset ID: 1190									
2023: New asset in 2022, installed with interior project. Cost estimate provided by Keeton & King Construction.									
Doors, Interior, Equestrian Center	2022	2047	1,800	25	0	21	4,101	1 @	1,799.55
Asset ID: 1186									
New asset added to 2022 Reserve Study. Unit cost is estimated based on financial data provided by ECM.									
Doors/Windows, Exterior, Equestrian Center	2022	2047	6,332	25	0	21	14,429	1 @	6,331.76
Asset ID: 1180									
New asset added to 2022 Reserve Study. Lump sum cost estimate from Keeton & King Construction for exterior doors and new vinyl windows. Package.									
Fence, Arena, Equestrian Center	1998	2028	19,352	30	0	2	20,931	1 @	19,351.67
Asset ID: 1009									
Removed old corral fencing, replaced with metal panels purchased from PES. Actual cost new, installed, inflated annually.									
Fence, New Zealand, East, Equestrian Center	1994	2027	4,336	20	13	1	4,509	615 @	7.05
Asset ID: 1001									
Replaced in 1994. Along Chase property.									
2018: Asset replacement date moved to 2019 per ECM Management. Minor maintenance will be completed from R&M.									
2020: Asset replacement date moved to 2020 per ECM Management. Minor maintenance will be completed from R&M.									
2021: Asset replacement pushed to 2022 per ECM.									
2023: ECM recommends shifting replacement to 2026, and to review if area usage changes.									
2026: No plan for usage change; extend life.									
Fence, New Zealand, North, Equestrian Center	1985	2027	994	20	22	1	1,034	141 @	7.05
Asset ID: 1002									
Continue to repair out of operations.									
2011: Life adjusted per recommendation of EC Management.									
2019: Asset replacement date moved to 2019 per ECM Management. Minor maintenance will be completed from R&M.									
2020: Asset replacement date moved to 2020 per ECM Management. Minor maintenance will be completed from R&M.									
2021: Asset replacement pushed to 2022 per ECM.									
2023: ECM recommends shifting replacement to 2026, and to review if area usage changes.									
2026: No plan for usage change; extend life.									
Fence, Pole, South, Equestrian Center	2020	2030	11,740	20	-10	4	13,734	500 @	23.48
Asset ID: 1003									
2006: Adjusted life by 6 years due to wood product and sprinklers hitting fence. Cost and life estimates based on 3 rail PVC colored ($1.25 per foot added for color) with thick post and thick rails. Assumes R&M will be done on an annual basis out of operating.									
2018: Asset replacement date moved to 2019 per ECM Management.									
2020: Asset replacement date moved to 2020 per ECM Management.									
2021: Rails and rotted posts removed and replaced in March 2020 by Tru-Line Fence $6,978. Life adjusted -10 as only partial									

Description	Date In Service	Replacement Date	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
EQUESTRIAN CENTER continued...									
Fence, Pole, South, Equestrian Center continued... replace in 2020.									
Fence, Pole, West, Equestrian Center	2020	2030	14,440	20	-10	4	16,893	615 @	23.48
Asset ID: 1004									
Replaced in 1994. Will continue to repair as needed from operating. Adjusted life from 12 to 20 years based on information provided by ECMI from Mikes Fence Center (1/20/2006). Cost and life estimates based on 3 rail PVC colored ($1.25 per foot added for color) with thick post and thick rails confirmed costs in 2010 with Mikes Fence Center.									
2018: Asset replacement date moved to 2019 per ECM Management.									
2020: Asset replacement date moved to 2020 per ECM Management.									
2021: Rails and rotted posts removed and replaced in March 2020 by Tru-Line Fence $8,582. Life adjusted -10 due to only partial replace in 2020.									
Gates, 12' X 14'	1986	2027	2,571	25	16	1	2,674	2 @	1,285.34
Asset ID: 1005									
Original Gates. Count/measurement/price per RDA study, inflated annually.									
2009: Life adjusted per recommendation of ECM management to be in sync with 2018 fence.									
2013: Rehung gate on new posts, installed new hardware and re-welded. Cost of $250 paid for by Tenant.									
2018: Asset replacement date moved to 2019 per ECM Management. Minor maintenance will be completed from R&M.									
2020: Asset replacement date moved to 2020 per ECM Management.									
2021: Asset pushed to 2022 per ECM.									
2023: ECM recommends shifting replacement to 2026, and to review if area usage changes.									
2026: **Need to determine location** of "new" vs "original" gates. Arena or field. No plan for usage change. Extend life.									
Gates, 12' X 14'	1994	2027	5,141	25	8	1	5,347	4 @	1,285.34
Asset ID: 1006									
New Gates. Count/measurement/price per RDA study, inflated annually. Changed useful life from 20 to 25 years per ECM recommendation to be in sync with 2018 fence.									
2018: Asset replacement date moved to 2019 per ECM Management.									
2020: Asset replacement date moved to 2020 per ECM Management.									
2021: Asset replacement pushed to 2022 per ECM.									
2023: ECM recommends shifting replacement to 2026, and to review if area usage changes.									
2026: **Need to determine location** of "new" vs "original" gates. Arena or field. No plan for usage change. Extend life.									
Gates, 8' X 4'	1986	2027	7,024	25	16	1	7,305	8 @	878.06
Asset ID: 1007									
Changed useful life in 2006 from 20 to 25 years per ECMI recommendation.									
2009: Life adjusted per recommendation of ECM management to be in sync with 2018 fence.									
2018: Asset replacement date moved to 2019 per ECM Management. Minor maintenance will be completed from R&M.									
2020: Asset replacement date moved to 2020 per ECM Management.									
2021: Asset replacement pushed to 2022 per ECM.									
2023: ECM recommends shifting replacement to 2026, and to review if area usage changes.									
2026: No plan for usage change; extend life.									

Description	Date In Service	Replacement Date	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
EQUESTRIAN CENTER continued...									
Gutters, Equestrian Center	2022	2037	1,111	15	0	11	1,710	1 @	1,110.83
Asset ID: 1155									
2013: Paid by Tenant, Gutters cleaned, repaired, re-attached $400. Adjusted life to be replaced with exterior painting.									
2017: Asset pushed to 2017 per NVCS at October 16' meeting									
2018: Asset not completed in 2017 as anticipated, now scheduled for 2018 per ECM.									
2019: Asset not completed in 2018. Move to 2019 recognizing Board decision pending on equestrian area usage.									
2020: Asset replacement date moved to 2020 per ECM Management.									
2021: Asset replacement pushed one year to 2021 per ECM.									
2022: Asset replacement pushed one year to 2022 per ECM. Unit cost estimated out of total Exterior Package of $21,000 provided by ECM.									
2023: Cost estimated updated based on actual cost per Keeton & King Construction.									
Interior Flooring, Equestrian Center	2022	2034	6,718	12	0	8	9,194	1 @	6,718.33
Asset ID: 1154									
2013: Paid for by Tenant - $2,500 floating floor.									
2022: Unit cost estimate is based out of total Interior package estimate of $12,800 provided by ECM.									
2023: Cost estimate updated based on actual cost provided by Keeton & King (2022 work $5840).									
Interior Improvements, Equestrian C.. *1185 Unfunded*									
Asset ID: 1185									
New asset added to 2022 Reserve Study. Unit cost is estimated based out of total interior package estimated at $6,500 provided by ECM. Components included:									
* Remove front room interior counter									
* Build small coffee station/kitchenette area in front room									
* Add new baseboards/trim to interior									
* Replace/repair interior doors									
2023: Upgrades completed in 2022. See separate assets for next cycle replacements.									
Interior Lighting, Equestrian Center	2022	2042	1,200	20	0	16	2,247	1 @	1,199.70
Asset ID: 1183									
New asset added to 2022 Reserve Study. Unit cost is estimated based out of total interior package estimated at $6,500 provided by ECM.									
2023: Keeton & King actual cost information indicates estimated cost represents the interior work, including electrician, plus a wall heater.									
Lighting, Exterior, Equestrian Center	2022	2042	840	20	0	16	1,573	1 @	839.79
Asset ID: 1182									
New asset added to 2022 Reserve Study. Unit cost is estimated based on financial data provided by ECM.									
2023: Keeton & King actual cost information indicates estimated cost represents the exterior work, including electrician.									
Paint, Exterior, Equestrian Center	2022	2029	3,010	7	0	3	3,385	1520 @	1.98
Asset ID: 1019									
Painted in 2007 by ECMI.									
2017: Asset pushed to 2017 per NVCS at October 16' meeting									
2018: Asset not completed in 2017 as anticipated, now scheduled for 2018 per ECM.									
2019: Asset not completed in 2018. Move to 2019 recognizing Board decision pending on equestrian area usage.									
2020: Asset replacement date moved to 2020 per ECM Management.									
2021: Asset replacement pushed one year to 2021 per ECM.									

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

EQUESTRIAN CENTER continued...

Paint, Exterior, Equestrian Center continued...

2022: Asset replacement pushed one year to 2022 per ECM. Current cost estimated out of total Exterior Package of $21,000 provided by ECM.
2023: Estimated cost reasonable based on actual cost information from Keeton & King Construction for 2022 work. Includes paint metail roof.

Paint, Interior Equestrian Center 2022 2029 4,788 7 0 3 5,386 1520 @ 3.15
Asset ID: 1153

2013: Paid for by Tenant - $1,500 includes wall primed and painted
2021: Asset replacement pushed one year to 2021 per ECM.
2022: Asset replacement pushed one year to 2022 per ECM. Current cost estimate of approximately $4,000 is based out of total Interior package estimate of $12,800 provided by ECM.
2023: Estimated cost reasonable based on actual cost information from Keeton & King Construction for 2022 work. Packaged with exterior/total project.

Posts, Front, Equestrian Center 2022 2042 2,759 20 0 16 5,168 1 @ 2,759.31
Asset ID: 1179

New asset added to 2022 Reserve Study. Unit cost is estimated based on financial data provided by ECM.
2023: Cost estimated confirmed by Keeton & King Construction based on 2022 project work.
NOTE: Posts not new in 2022; Deck/railing new.

Roof, Equestrian Center 1985 2035 5,723 50 0 9 8,146 975 @ 5.87
Asset ID: 1039

Aluminum roof. Measurements and costs per RDA study, inflated annually.

2017: Asset pushed to 2017 per NVCS at October 16' meeting.
2018: Asset not completed in 2017 as anticipated, now scheduled for 2018 per ECM.
2019: Asset not completed in 2018. Move to 2019 recognizing Board decision pending on equestrian area usage.
2020: Asset replacement date moved to 2020 per ECM Management.
2021: Asset replacement pushed one year to 2021 per ECM.
2022: Asset replacement pushed one year to 2022 per ECM. Current cost estimated out of total Exterior Package of $21,000 provided by ECM.
2023: Metal roof cleaned; condition did not warrant replacement in 2022. Adjusted useful life from 30 to 50 years.
2024: Increase cost estimate frp, $4.84 to $5.50 to reflect current construction cost in the region.

Septic Tank Pump, Equestrian Center *1140 Unfunded*
Asset ID: 1140

Added to 2013 study due to tank location found in 2012.
Life adjusted due to standard useful life already exceeded.

2016: Unfunded due to no pump or screen on this tank per CBU staff.

Septic Tank Screen, Equestrian Cent.. *1141 Unfunded*
Asset ID: 1141

Cost reflects screen and installation costs.

2016: Unfunded due to no pump or screen on this tank per CBU staff.

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

EQUESTRIAN CENTER continued...

Septic Tank Vault, Equestrian Center *1142 Unfunded*
Asset ID: 1142

2016: Unfunded due to no pump, screen or vault on this tank per CBU staff.

Septic Tank, Equestrian Center 1986 2026 13,554 36 4 0 13,554 1 @ 13,554.37
Asset ID: 1143

Cost based on cost updated in 2013 with CBU. Additional components, pump, vault, and screen are included in current cost.

2016: Tank size estimated at 1000 gallons. Updated costs based on CBU 2015 estimates of $10,700 for tank, pump, screen, and vault (less pump, screen and vault).
2023: Evaluate need and schedule replacement following plan for building use.
2024: Evaluation pending.
2026: Evaluation pending.

Siding, Equestrian Center 1985 2029 15,602 40 4 3 17,550 1520 @ 10.26
Asset ID: 1051

Added to study in 2001 due to asset approaching 15+ years with an estimated life of 15- 20 years remaining. Estimated costs are based on the local market and reflect tear out and removal, product is Hardi-plank siding.

2017: Asset pushed to 2017 per NVCS at October 16' meeting
2018: Asset not completed in 2017 as anticipated, now scheduled for 2018 per ECM.
2019: Asset not completed in 2018. Move to 2019 recognizing Board decision pending on equestrian area usage.
2020: Asset replacement date moved to 2020 per ECM Management.
2021: Asset replacement pushed one year to 2021 per ECM.
2022: Asset replacement pushed one year to 2022 per ECM. Current cost estimated out of total Exterior Package of $21,000 provided by ECM.
2023: Partial siding replacement in 2022. Re-evaluate the need for future full/partial replacement.NOTE: Siding is NOT Hardi-plank siding. Material used is Breckenridge.
2024: Adjust life to 2030 (adjust to 2029 to sync with exterior painting) based on ECM recommendation.

Sink Kitchen, Equestrian Center 2022 2047 1,200 25 0 21 2,734 1 @ 1,199.70
Asset ID: 1188

2023: New asset in 2023. Cost estimate reasonable based on package interior work information from Keeton & King Construction.

Sink Restroom, Equestrian Center 2022 2047 1,200 25 0 21 2,734 1 @ 1,199.70
Asset ID: 1158

History

Date	Cost	Vendor	Notes
8/2013	$500	Tenant	Includes new bathroom sink. Install not included in $500.

2014: Adjusted useful life so that Sink is due for replacement concurrent with Toilet at next replacement.
2017: Useful Life adjusted to industry standards
2022: Unit cost estimate is based out of total Interior package estimate of $12,800 provided by ECM.
2023: Cost estimate reasonable based on package interior work information from Keeton & King Construction.

Toilet, Restroom, Equestrian Center 2022 2047 840 25 0 21 1,914 1 @ 839.79
Asset ID: 1090

Cost includes toilet, disposal

2013: New sink installed by Tenant $500. Created separate asset component.

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

EQUESTRIAN CENTER continued...

Toilet, Restroom, Equestrian Center continued...

2014: Adjusted life so this asset is due to be upgraded concurrent with ext. paint, siding, gutters and within a reasonable time from the sink installation and interior paint done in 2013.
2015: Updated toilet cost based on Marshall and Swift. Did not match cost to Pool Room fixture cost due to number of fixtures at that facility being replaced at one time. Replacing one toilet would cost more than multiple fixtures on a per fixture basis.
2017: Useful Life adjusted to industry standards
2018: Asset scheduled for 2018 per ECM.
2019: Asset not completed in 2018. Move to 2019 recognizing Board decision pending on equestrian area usage.
2020: Asset replacement date moved to 2020 per ECM Management.
2021: Asset replacement pushed one year to 2021 per ECM.
2022: Asset replacement pushed one year to 2022 per ECM. Unit cost estimate is based out of total Interior package estimate of $12,800 provided by ECM.
2023: Cost estimate reasonable based on package interior information from Keeton & King Construction

Urinal, Restroom, Equestrian Center	2022	2047	840	25	0	21	1,914	1 @	839.79

Asset ID: 1189

2023: New asset in 2022. Shower area was demo'd and urinal installed. Cost estimate reasonable based on package interior information from Keeton & King Construction

Water Heater, 50 Gallon, Equestrian Center	2022	2034	1,800	12	0	8	2,463	1 @	1,799.55

Asset ID: 1008

2008: Cost revised from $1100 to $495 based on bid provided by Crow Plumbing, July 2008.
2009: Cost revised from $495 to $665 based on standard cost.
2018: Asset scheduled for 2018 per ECM.
2019: Asset not completed in 2018. Move to 2019 recognizing Board decision pending on equestrian area usage.
2020: Asset replacement date moved to 2020 per ECM Management.
2021: Asset replacement pushed one year to 2021 per ECM.
2022: Asset replacement pushed one year to 2022 per ECM. Unit cost estimate is based out of total Interior package estimate of $12,800 provided by ECM.
2023: Cost estimate reasonable per Keeton & King Construction.

GROUNDS

Entry, Irrigation System	1986	2027	38,443	25	16	1	39,980	1 @	38,442.74

Asset ID: 1176

2020: Asset added to 2020 Reserve Study based on input from Eagle Crest Management. Current irrigation system is lateral wheel lines existing at the property since 1986. ECM advises if pasture irrigation is to be a continuing activity, an upgrade to irrigation system is needed. Estimated cost ($20K - $40K) provided by Eagle Crest Management with a proposed 2021 replacement date, requesting Association address purchase plans.
2022: Estimated unit cost is considered substantially below quote delivered to ECM in 2021 but unknown as to whether that quote was impacted by 2021 unique inflationary pressures.
2024: Extend to 2027. No plans discussed during 2023.

Entry, Landscape Bark	2023	2026	2,446	3	0	0	2,446	30 @	81.52

Asset ID: 1173

2020: Added to the 2020 Reserve Study based on the ECM landscape contract proposal to ECMA Board Q4 2019. Proposed to refresh the entry landscape bark on a 3 year cycle, 2" depth. In-Service Date assumed based on minimal bark refreshing in 2019

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

GROUNDS continued...

Entry, Landscape Bark continued...

per grounds maintenance contract. Life adjusted to apply first 3 year cycle in 2023 following a major entry revitalization in 2020.

History

Date	Cost	Vendor	Notes
6/2023	$2,290	High Desert Mulching	30cy High Desert Brown

Entry, Landscape Revitalization 2020 2029 16,659 9 0 3 18,739 1 @ 16,658.52
Asset ID: 1175

2020: Asset added to 2020 Reserve Study identifying a need for periodic entry landscape revitalization. Estimated life (following revitalization) estimated at 9 years and 2020 estimated cost provided by Eagle Crest Management. Project scope includes: 2 beds on each side of entry road, 2 beds by entry EC signs, 3 smaller beds along the entry road on either side of the 4 way intersection.

History

Date	Cost	Vendor	Notes
4/2020	$13,000	ECM	New landscaping at front entry

Fence, Pasture, Pole Major Repair 2013 2041 20,041 15 13 15 36,092 1 @ 20,040.75
Asset ID: 1010

History

Date	Cost	Vendor	Notes
6/2013	$13,200	Log & Lumber	Includes new 3 rail/posts, labor & disposal.

Fence, Pasture, Pole Major Replace 1994 2027 71,070 30 3 1 73,913 2300 @ 30.90
Asset ID: 1152

2013: Cost to replace 2,300 lin.ft. of ranch style fencing. Major repair done in 2013.
2023: Extend estimated useful life to 2026 per ECM.
2025: Cost estimate increased to $30/LF; quote needed to confirm cost.
2026: No plan for usage change. Extend life.

Fence, Pasture, Wire 1991 2027 12,816 20 16 1 13,329 1600 @ 8.01
Asset ID: 1011

1320 LF of post/wire fence on east side of front pasture. 483 LF of post/wire fence on south end of front pasture. Adjusted life in 2006 from 15 to 20 years per poles being metal constructed and information provided by ECMI/Del Treon.

2009: Life adjusted to line up with other fence replacement. Condition observed validates adjustment.
2012: Estimate and quantities of $8.300 were provided by Response to Nature dated 11/2/2012.
2013: Adjusted life per ECM due to repairs made in 2013.
2016: Adjusted life per on-site inspection by ECM.
2019: Asset not completed in 2018; replacement decision pending board decision on pasture use.
2020: Asset replacement pushed one year per ECM.
2021: Asset replacement pushed one year to 2021 per ECM.
2022: Asset replacement pushed one year to 2022 per ECM.
2023: Asset replacement pushed two years to 2024 per ECM. R&M adequate at this time. Replacement needed if area usage changes.
2024-2025: Asset replacement pushed forward each year per ECM. R&M adequate at this time. Replacement needed if area usage changes.
2026: No plan for usage change. Extend life.

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

GROUNDS continued...

Fence, Pasture, Wire continued...

Flagpole 25', Event Center 1987 2027 2,842 35 5 1 2,955 1 @ 2,841.52
Asset ID: 1012

Aluminum 30', per United States Flag Store 10/06.

2009: Quantity changed from 3 to 1 based on on-site inspection.
2017: Pushed to 2020 per NVCS at October 16' meeting
2021: Asset replacement pushed one year to 2021 per ECM.
2024: Study assumption of 2026 replacement maintained.
2026: No replacement planned for 2026. Checking for up lighting.

Lighting, Main Entry 2025 2035 6,203 10 0 9 8,829 2 @ 3,101.46
Asset ID: 1160

2013: Separated from main entrance sign asset in 2014. Cost estimate based on lighting proposed for 2014.
2014: Final cost pending at time of study update. Update with actual cost in 2015.
2015: Work completed in 2015, costs updated based on actual expenditures.
2026: Planned with entry sign refurb Fall 2025. Per ECM.

Sign, Speed 2021 2028 3,269 7 0 2 3,536 1 @ 3,269.19
Asset ID: 1178

New asset to 2022 Reserve Study. Asset is a Solar Driver Feedback Sign, Model IQ1200. Includes mounting bracket, SafetyCalm Configuration and Traffic Data Collection Software.

Total cost of sign only: $1,775. Cost of Solar Kit: $950. Combined cost is $2,725, **installation not inluded**. Costs provided by ECM Nov. 2021.
2024: Revise estimated life from 5 to 7 years based on experience with the sign.

Signs, Main Entry 2024 2039 20,600 15 0 13 34,301 2 @ 10,300.00
Asset ID: 1054

Added to study in 2005. Cost includes concrete base sign and lettering installed in 2005.

2013: Separated lighting costs from Sign, created new component for Lighting.
2017: Replacement date adjusted to sequence with asset 1097 (signs, entry, refinish)
2021: ECM plans to replace the yellow concrete monument signs in 2021, ECM estimated cost is approx. $10,250 per wall, to include surface grind, stone veneer, demo & installation plus new signage. Changed 4 year adjustment to 1 year.
2022: Replacement pushed one year to 2022 per ECM.
2023: Project not started at report date. If not started in 2022 change in-service date back to 2004
2024: Project scope indentified fall 2023 and cost estimate secured by ECM. Board decision pending at study draft time.
2025: ECM quoted a refacing project to the Board at Q3 2024 meeting, which was approved subject to color choices. Total cost estimate approximately $18,600 total quoted by Dana Signs. Planned for completion in 2024.

Signs, Main Entry, Refinish *1097 Unfunded*
Asset ID: 1097

Added to study in 2005. Includes refurbishing front entrance signs on a 3 year cycle. Cost estimate from K & S Painting.

2013: Adjusted life per ECM. Not needed in 2013.
2018: Asset not completed fall of 2016 as anticipated, now scheduled for fall of 2017 per ECM.
2019: Refinish schedule revised to 4 year cycle.
2020: Adjusted to sync with a proposed entry landscape revitalization in 2020.
2021: Unfunded. Update asset after signs are rebuilt with cost and life determined.

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

GROUNDS continued...

Signs, Street, Stop, Directional, & Misc.

	2019	2034	49,283	15	0	8	67,447	1 @	49,282.73

Asset ID: 1057

Cost based on actual in 2001. Design change to vinyl in 2001. Includes installation, removal and project management fee. Street signs are: Mountain Quail Drive, Thunderbird Court, Swallow Lane, Blue Heron Drive, Sandpiper Lane, Falcon Crest Drive, Redtail Hawk Drive, Snowgoose Drive, Robin Court

History

Date	Cost	Vendor	Notes
10/2008	$1822.50	Dana Signs	19 signs
8/2019	$10,750	Dana Signs	Paid to date as of 10/2019
5/2020	$765	Dana Signs	7 stop signs & 2 No Dog signs
6/2020	$155	HOA Manager	Labor to install signs

2008: (19) additional signs added:
2017: Asset to be completed per ECM at October 16' meeting
2018: Asset not completed fall of 2016 as anticipated, now scheduled for fall of 2017 per ECM.
2019: Asset not completed, "Date In Service" reset to reflect the previous replacement year
2020: Asset replacement expected fall of 2019. If not completed in 2019 reset Useful Life to 1/1/2001 and Life Adjustment to 5. Update vendor history notes per invoice. Useful life adjusted per ECM.
2021: Not all signs needed replacement. "Emergency Exit" route signage still pending at time of study. Recommend re-evaluating the sign package estimated cost and life based on the 2019-2020 partial replacement.

Trail Repair Middle

	2025	2028	7,108	3	0	2	7,688	1 @	7,108.08

Asset ID: 1138

History

Date	Cost	Vendor	Notes
9/2013		Trailwerks	Confirm costs in 2015 study,costs estimate change since conditions always changing.
9/2022	$875	Treadwerks	Minimal work needed.
6/2025	$3,150	Treadwerks	Remove old pressure treated wood, replace with native rock.

2017: Asset completed in 2016 and useful life reset to start.
2020: Asset replacement expected fall of 2019. If not completed in 2019 reset Useful Life to 6/1/2016. Update vendor history notes per invoice.

Trail Repair South/North

	2025	2028	11,108	3	0	2	12,015	1 @	11,108.34

Asset ID: 1137

Added to 2011 study to include trail repair and rebuilding of the river trail. Includes crib wall rock replacement and re-establishing proper slope. Work done by Trailwerks.

2023: Adjusted life and cost to be more frequent and lower cost.

History

Date	Cost	Vendor	Notes
4/2012	$18,000	Trailwerks	Included crib wall rock replacement and restablishing proper slope.
6/2016	$4,775	Treadwerks	Repair switchbacks and drains, build retaining wall and staircase, cut back trees
9/2022	$7,615	Treadworks	Most work was repairing the bridge; vegetation clearing.
6/2025	$3,150	Treadwerks	Rehab southern switchback on trail; rehab culvert along trail as needed.

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

POOL BUILDING

This pool building is located on Red Tail Hawk Drive.

Benches, Pool Restrooms	2025	2035	620	10	0	9	883	2 @	310.14

Asset ID: 1170

Constructed with Trex Material.

2016: Added to reserve study. Cost includes $125 labor plus and estimated $85 in materials. Benches constructed by ECM.
2026: Planned for Fall 2025 per ECM.

Emergency Phone Cabinet	2022	2032	534	10	0	6	676	1 @	534.06

Asset ID: 1192

2024: Added asset to study.

Fence 6', Pool	2001	2031	17,812	30	0	5	21,672	285 @	62.50

Asset ID: 1027

Measurement per ABH Fencing in 2002. Material change from wood to metal in 2001. Includes 5' gate.
2026: Revise estimated life from 25 to 30 years. Adjust cost estimate to match Resort Sports Center fence.

Fixtures, Partial, Pool Restroom *1187 Unfunded*

Asset ID: 1187

New asset added to 2022 Reserve Study. Cost estimate is a budget approach.
2023: Planned for completion as of date of study. As a one-time project, asset unfunded.

Fixtures, Pool Restroom	2015	2030	5,165	15	0	4	6,042	1 @	5,164.71

Asset ID: 1092

1 - Labor Cost to intstall fixtures	@	$2,392.06	$2,392.06
2 - Sinks	@	$222.70	$445.39
3 - Toilets	@	$438.19	$1,314.58
1 - Urinal	@	$270.11	$270.11
1 - Flush O Meter Valve	@	$635.02	$635.02
1 - Miscellaneous Materials	@	$53.15	$53.15
1 - Property Manager Assistance to Plumber	@	$54.40	$54.40
		Total =	$5,164.71

2016: Updated costs based on actual expenditures for fixtures installed in 2015. Stall dividers were not replaced as scheduled within this component. Created new component for stall dividers so replacement is scheduled separately.
2022: Useful Life adusted from 25 years to 20 years per ECM.
2023: Useful life adjusted further to 15 years, based on usage and condition.

Flooring, Pool Restroom	2020	2035	3,104	15	0	9	4,418	1 @	3,104.23

Asset ID: 1161

2015: Cost includes flooring kit in the amount of $390. Work performed by ECM.

History

Date	Cost	Vendor	Notes
3/2020	$2,500	Conceal, Inc.	Old sealer removed, new bond coat applied, epoxy coating and top coat

2021: The 2020 Reserve Study estimated cost of $1,008 related to a 2015 replacement expense and assumed 15 year life. New cost of $2,500 to remove prior flooring and replace with epoxy floor coat.

Description	Date In Service	Replacement Date	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
POOL BUILDING continued...									
Paint, Exterior, Pool Building	2023	2032	2,136	9	0	6	2,703	1 @	2,136.22

Asset ID: 1022

2009: Cost provided by ECMI
2010: Actual cost of $1,000 by K&S Painting.
2015: Updated costs based on work performed by Bend Painting at a cost of $921. Includes labor costs, materials, pressure washing, scraping and painting.
2021: Asset replacement pushed two years to 2022 per ECM.
2023: Assumed completion in 2022. If not completed, reset in-service date to 2015.
2024: Impact Painting Oct 2023 bid increases cost to $2,000.
2025: Extend useful life to 9 years based on condition and Hardie Plank siding.

Paint, Interior, Pool Building	2023	2028	1,670	5	0	2	1,806	1 @	1,670.06

Asset ID: 1023

2009: Paid for out of R&M.
2013: Revised life to be repainted in 2015 with exterior painting.
2015: Interior paint work performed by Bend Painting at a cost of $847. Additional interior painting and touch up required and performed by ECM.
2021: Asset replacement pushed two years to 2022 per ECM.
2023: Assumed completion in 2022. If not completed, reset in-service date to 2015.

History

Date	Cost	Vendor	Notes
6/2023	$1,392	EC Management	Per bid

Roof, Pool Building	2010	2040	4,461	30	0	14	7,725	760 @	5.87

Asset ID: 1041

Life assumes replacement with Composition ARC 80 or similar material, then adjusted due to currently being a shake roof.

2009: Cost adjusted from 3.08/sq ft to 2.00/sq ft based on industry standards. Includes tear off and disposal.
2010: New 30 year laminated architectural shingle roof replaced. Premium Roof Services - actual cost $2,200 (Includes other work).
2024: Revise cost estimate from $3.75 to $5.50 to represent construction cost in the region.

Septic Tank Pump, Pool	2002	2027	1,844	12	13	1	1,918	1 @	1,843.99

Asset ID: 1047

2015: Cost adjusted based on pump replacement at the Soccer Field Restroom in 2015. Cost includes tank pumping at $260, electrician costs (1 hr @ $50), high head pump @ $568, floats @$91, 1 hour of CBU time at $75.
2017 - 2025: Replacement not needed.
2026: Assume replace with 2027 tank replacement.

Septic Tank Screen, Pool	2002	2027	582	12	13	1	605	1 @	582.07

Asset ID: 1169

Cost reflects screen and installation costs.

2017 - 2024: Replacement not needed.
2026: Assume replace with 2027 tank replacement.

Description	Date In Service	Replacement Date	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
POOL BUILDING continued...									
Septic Tank Vault, Pool	2002	2027	532	30	-5	1	553	1 @	532.09
Asset ID: 1046									
2012: Adjusted life to be replaced w/Septic Tank per CBU. 2023: Cost updated to OWU 10/2022 price list. 2024: Extend life per ECM. 2026: Assume replace with 2027 tank replacement.									
Septic Tank, Pool	1992	2027	15,552	30	5	1	16,174	1 @	15,551.68
Asset ID: 1050									
2016: Updated costs based on estimates from CBU. Cost is for tank removal and replacement with new plus landscape repairs. Total package (with pump, vault, screen) in 2015 is estimated by CBU at $10,700. 2023: Estimated cost increased based on OWU 10/2022 price list for pumps/screen/vaults. Comparable project at RVVE in 2021 cost $21,165 including landscape repair and panel with plug-in generator capability. Assume pool building septic tank does NOT need plug-in generator capability. 2024:Extend life per ECM. 2026: Schedule replacement plan for 2027 per ECM.									
Siding, Pool Building	2010	2050	14,420	40	0	24	36,963	1400 @	10.30
Asset ID: 1053									
Added to study in 2001 due to subject approaching 15+ years with an estimated life of 15- 20 years remaining. 2007: Adjusted life from 35 years to 20 years per the recommendation of ECMI, based on condition of siding. 2009: On site inspection noted siding in need of paint. 2010: Actual cost of $5,893 by Babcock Brothers for replacement of Hardi-Plank Siding. 2024: Revise cost estimate to 9.00/sf to reflect construction cost in the region. Adjust life to sync with exterior painting. 2025: Revise useful life to 40 years based on Hardie Plank material; increase cost estimate to $10/sf based on residing project at other location at Eagle Crest Resor in 2024.									
Signage Pool Building	2022	2026	1,068	5	-1	0	1,068	1 @	1,068.11
Asset ID: 1191									
Added to study in 2024 Cost estimate for sign package is an assumption without details. **Update asset with details for 2025 study.** 2026: Plan for 2026 replacement per ECM.									
Stall Dividers, Pool Restroom	2022	2047	2,720	25	0	21	6,199	3 @	906.80
Asset ID: 1168									
2016: Stall dividers were included in the asset component for Restroom Fixtures. Fixtures were replaced in 2015 but Stall Dividers were not replaced. Stall Dividers were sanded and repainted by ECM staff. Created new component for Stall Dividers so replacement is scheduled separately. Replacement cost based on itemized cost previously shown in study, inflated annually. 2017: Asset pushed to 2020 per ECM at October 16' meeting 2021: Asset replacement pushed two years to 2021 per ECM. 2022: Asset replacement pushed one year to 2022 per ECM. 2023: Planned for completion in 2022. Reset in-service date to 1992 if not completed.									

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

POOL BUILDING continued...

Water Heater, Pool Building 2024 2036 1,923 12 0 10 2,846 1 @ 1,922.60
Asset ID: 1024

50 gallon electric water heater

History

Date	Cost	Vendor	Notes
5/2024	$1550	Tim Stevens Plumbing	50 gallon electric

2021: Asset replacement pushed one year to 2021 per ECM.
2022: Asset replacement pushed one year to 2022 per ECM.
2023: Asset replacement pushed one year to 2023 per ECM.
2024: Replace upon failure. Estimated cost updated, source: Home Blue Contractor Network.

POOL

This pool is located on Red Tail Hawk Drive.

ADA Lift Control Box, Pool 2014 2026 700 10 2 0 700 1 @ 700.00
Asset ID: 1165

New in 2014 and added to Study.
2025: Extend life to 2025 per ECM.
2026: Replace as needed upon failure. Updated estimated cost per ECM.

ADA Lift Cover, Pool *1166 Unfunded*
Asset ID: 1166

New in 2014 and added to Study.

2016: Adjusted Life based on condition reported by ECM and need for premature replacement. If better quality covers cannot be purchased, these will be moved to R&M for annual replacement in 2017. Updated cost per ECM
2017: Unfunded. Future replacement to be from operations R&M.

ADA Lift, Pool 2014 2029 7,532 15 0 3 8,473 1 @ 7,532.12
Asset ID: 1164

New in 2014 and added to Study.
2024: Reduce estimated life from 20 to 15 years. ECM Pools & Spas.

Accessories in Pool 2013 2037 15,196 24 0 11 23,394 1 @ 15,196.03
Asset ID: 1149

History

Date	Cost	Contractor	Notes
4/2013	$10,009	Sunrise Pools	Includes new new skimmers, hand rails, grab rails, auto fill, depth markers, deck anchors, re-plumb skimmers & balance out plumbing.

Chaise Lounges 2018 2027 16,250 6 3 1 16,900 1 @ 16,250.00
Asset ID: 1025

History

Date	Cost	Vendor	Notes
4/2011	$8217	Alumatech	Includes 50 chaise lounges @ $153, 62 chairs @$97
4/2018	$11,898	Alumatech, HOA Manager	Includes: 50 chaise lounges $8,200, 12 dining chairs $804, freight

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

POOL continued...

Chaise Lounges continued...

$2534, labor to install $360

2016: Updated cost to $300 each (chaise lounge price) based on research by ECM, includes freight. The total cost will be assumed to cover a combination of chaise lounges and chair replacements.
2017: Asset pushed to 2017 per ECM at October 16' meeting
2018: Asset not completed in 2017 as anticipated, now scheduled for 2018 per ECM.
2019: Asset price updated per contractor's invoice. Quantity changed to a lump sum.
2024: Adjust life by 1 year to 2025 per ECM Pools & Spas, based on condition assessment.
2025: Adjust life by 1 year to 2026 per ECM based on condition assessment.
2026: Increase price to mirror VROA - Alumatech purchase in 2025 plus estimated freight, inflated. Extend life to 2027 based on condition assessment by ECM.

Chemical Automation System	2020	2027	18,614	7	0	1	19,359	1 @	18,614.18

Asset ID: 1177

New asset added to 2021 study.

2 - Hayward WiFi Transceiver $5,465
4 - Hayward Peristaltic Chemical Feed Pump $277.50
1 - Misc Feeding & Tubing $378
1 - Acid, Carboy $35
1 - Chlorine, Carboy $35
1 - Freight $303
1 - Installation $2,200

Concrete Deck around Pool	2013	2037	20,569	24	0	11	31,665	1 @	20,569.09

Asset ID: 1136

History

Date	Cost	Vendor	Notes
4/2013	$13,548	B & M Construction	Haul and replace concrete decking. Dug out pool skimmers

Cover Reel, Pool	2011	2031	5,371	20	0	5	6,534	1 @	5,370.56

Asset ID: 1033

History

Date	Cost	Vendor	Notes
9/2011	$3,321	Lincoln	Single Shafted Winder 14'

Cover, Pool	2022	2027	4,443	5	0	1	4,621	1 @	4,443.34

Asset ID: 1026

History

Date	Cost	Vendor	Notes
9/2011	$2,325	Lincoln Pool	Insulated floating pool cover
10/2022	$3974		Shipping & handling fee $695 plus disposal/install of $140.

2016: Adjusted Life based on good condition reported by ECM and no replacement needed in 2016 as scheduled.
2018: Asset scheduled for 2018 per ECM.
2019: Asset not completed in 2018 as anticipated, now scheduled for 2019 per ECM.
2020: Asset replacement date moved to 2020 per ECM Management.
2021: Asset planned for replacement at time of study update, fall 2020. If not replaced then reset Date In Service to 1/1/2011 and Life Adjustment to 5.

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

POOL continued...

Cover, Pool continued...

2022: Asset not replaced in 2020, Date in service changed back to 2011 and replacement pushed to 2022.

Fence Lock, Pool 2013 2026 555 5 8 0 555 1 @ 555.42
Asset ID: 1157

History

Date	Cost	Vendor	Notes
6/2013	$285	Onity	Lockset for gate - key pad

2019: Asset not completed in 2018 as anticipated, now scheduled for 2019 per ECM.
2020: Asset replacement date moved to 2020 per ECM Management.
2021: Asset planned for replacement in fall 2020. If not replaced then reset Date In Service to 1/1/13 with Life Adjustment at 3.
2022: Asset not replaced in 2020, date in service changed back to 2013 and replacement pushed to 2022.
2023: Not planned for 2022, new lock system being researched.Trillium RFID quote updated 10/2022 suggests cost will be approx $500, installed, provided done with unit door lock changes.
2024: Lock system project anticipated for 2024 per ECM.
2025: Lock system part of a larger resort project; still pending at time of study and assumed for 2025.
2026: Lock system part of a larger resort project; still pending at time of study and assumed for 2026.

Filter, Pool 2022 2032 3,854 10 0 6 4,877 1 @ 3,854.24
Asset ID: 1028

History

Date	Cost	Vendor	Notes
1/2016	$2688	Sunrise Pools & Patio	Phone (541) 447-4795
5/2022	$3,000	Pool & Spa Services	26" 700 sq ft, HCF cartridge filter installed. Cost included C7030 cartridge element plus cartridge.

2013: Updated costs with ECM.
2016: Cost updated per estimated from ECM.
2023: Change from sand filter to cartridge filter system 2022.

Heater 399 K BTU, Pool 2024 2036 6,705 12 0 10 9,925 1 @ 6,705.06
Asset ID: 1029

History

Date	Cost	Vendor	Notes
4/2013	$4,417	Sunrise Pool	Rheem 399k ASME Cup-Nic Heater. Includes venting needed and labor.
6/2024	$5,505	ECM Pools & Spas	Raypak C-R406A-EP-X ASME Heater

Pump, 2HP, Pool 2006 2026 2,777 12 8 0 2,777 1 @ 2,777.09
Asset ID: 1032

2013: Cost updated with ECM. Costs includes replacement with a vaiable speed pump.
2019: Asset life extended one year to 2019 per ECM plan for replacement.
2020: Asset replacement date moved to 2020 per ECM Management.
2021: Asset planned for replacment in fall 2020. If not replaced then reset Date In Service to 5/1/2006 and Life Adjustment to 3.
2022: Asset not replaced in 2020, date in service changed back to 2006 and replacement pushed to 2022.
2023: Asset replacement date moved to 2023 per ECM Management. Cost estimate reduced to $2500 based on Pool & Spa Services input. Replace upon failure.
2025: ECM advises replaced Fall 2024; invoice pending at time of study.

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

POOL continued...

Pump, 2HP, Pool continued...

2026: ECM advises not replaced in 2024 and to return in-service date to last known replacement (2006) and plan for 2026 replacement.

Resurface, Pool 2020 2028 27,836 8 0 2 30,107 2036 @ 13.67
Asset ID: 1034

Measurements by ECPL in 1992. Actual costs in 2003 of $11,830 includes a 4 year warranty.

History

Date	Cost	Vendor	Notes
5/2011	$14,722	Anderson Poolworks	Prep & resurface with Pebble Sheen, White Diamond
3/2020	$16,313	SPS, Inc.	Prep and resurface pool

2010: Bid received from Anderson Pool. Added $1,200 for lodging request not included in bid.
2020: Asset replacement date moved to 2020 per ECM Management.
2021: Did not reduce estimated cost; 2020 work had economies of scale combined with other projects.
2024: Estimated cost increase to equal the Per/SF cost, inflated, of the spa resurface project.

Shower Drains, Pool Bldg Outdoor 2013 2037 909 24 0 11 1,400 1 @ 909.42
Asset ID: 1150

History

Date	Cost	Vendor	Notes
4/2013	$599	Tim Stevens Plumbing	Replacement of outdoor shower drains and new traps.

Waterline Expansion Joint *1193 Unfunded*
Asset ID: 1193

2024: New asset, one time expense to cut concrete1' off edge of coping line perimeter. Cost estimated by ECM Nov 2023 w/out contractor quote. Estimate based on 158 LF, 4" concrete, approx $12.50/LF.
2025: UNFUND. To be completed Fall 2024. One-time expense.
2026: Keep as unfunded, but work being done in Fall 2025 per ECM.

Waterline Tile Replacement, Pool 2023 2028 10,103 8 -3 2 10,928 150 @ 67.35
Asset ID: 1035

Measurements by ECPL in 1992. Based on actual costs in 2003. Changed useful life from 12 to 8 years to line up with replastering per discussions with ECMI.

History

Date	Cost	Vendor	Notes
5/2011	$6,396	Anderson Poolworks	Removal/replacement of waterline tile
3/2020	$6,038	SPS, Inc.	Removal/replacement of waterline tile
5/2023	$6,680	SPS, Inc.	Removal/replacement of waterline tile (early)

2020: Asset replacment date moved to 2020 per ECM Management.
2021: Did not reduce estimated cost; 2020 work had economies of scale combined with other projects.
2024: Early replacement in 2023 due to concrete expansion issue causing tiles to break or fall off. Assume next replacement with replaster.

SPA

ADA Lift, Spa 2016 2036 7,532 20 0 10 11,149 1 @ 7,532.11
Asset ID: 1171

2017: New asset for 2017 study. See invoice once recieved. 10/18/2016

Description	Date In Service	Replacement Date	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
SPA continued...									
Air Blower, Spa	2006	2026	1,634	10	9	0	1,634	1 @	1,633.76

Asset ID: 1059

Actual cost in 2006: $704.00

2016 - 2025: Replacement not needed.
2026: Replace upon failure. Last cost estimate update in 2016.

Circulating Pump, Spa, 1-1/2 HP	2012	2026	2,777	6	8	0	2,777	1 @	2,777.09

Asset ID: 1060

History

Date	Cost	Vendor	Notes
10/2012	$566	Sunrise Pools	.5 hp Whisper Flow Pump
11/2024:	$679	EC Pools & Spas	Motor only

2019: Asset not completed in 2018 as anticipated, now scheduled for 2019 per ECM.
2020: Asset replacement date moved to 2020 per ECM Management.
2021: Asset planned for replacement in fall 2020. If not replaced the reset Date In Service to 10/15/12 and Life Adjustment to 3.
2022: Asset not replaced in 2020, date in service changed back to 2021, replacement pushed to 2022.
2023: Asset replacement date moved to 2023 per ECM Management. New information provided by Pool & Spa Services--revise pump type from 1/2hp to 1-1/2hp, and increase cost to $2500. Replace upon failure.
2026: ECM advises not replaced in 2024 and to return in-service date to last known replacement (2012) and plan for 2026 replacement.

Filter, Spa	2022	2032	2,333	10	0	6	2,952	1 @	2,332.75

Asset ID: 1061

2009: Life adjusted due to Health Dept stating the filter is too small. Cost provided by ECMI.
2021: Asset planned for replacement in fall 2020. If not replaced then reset Date In Service to 11/1/2010 and Life Adjusted to 1.
2022: Asset not replaced in 2020, date in service changed back to 2010, replacement pushed to 2022.
2023: Change from sand filter to cartridge filter system.

History

Date	Cost	Vendor	Notes
5/2022	$2,100	Pool & Spa Services	PLF 35000 Gal 250 sq ft Aquastar filter installed. Cost included C7030 cartridge element plus cartridge.

Heater, 200K BTU, Spa	2013	2026	3,500	12	1	0	3,500	1 @	3,500.00

Asset ID: 1062

History

Date	Cost	Vendor	Notes
4/2013	$2,707	Sunrise Pools	Includes new Rheem 200K BTU ASME, venting and labor.

2026: Extend life per ECM; replace upon failure. Adjust cost estimate downward to $3500 per ECM.

Jet Pump, Spa, 2HP	2024	2036	2,777	12	0	10	4,111	1 @	2,777.09

Asset ID: 1063

2019: Asset not completed in 2018 as anticipated, now scheduled for 2019 per ECM.
2020: Asset replacement date moved to 2020 per ECM Management.
2021: Asset planned for replacment in fall 2020. If not replaced then reset Date In Service to 1/1/2006 and Life Adjustment to 3.
2022: Asset not replaced in 2020, date in service changed back to 2006, replacement pushed to 2022.
2023: Asset replacement date moved to 2023 per ECM Management. Cost estimate increased per Pool & Spa Services. Replace

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

SPA continued...

Jet Pump, Spa, 2HP continued...

upon failure.
2025: ECM advises replaced Fall 2024; invoice pending.

Resurface, Spa 2020 2028 5,952 8 0 2 6,437 435 @ 13.68
Asset ID: 1064

Measurement by ECPL in 1992.

History

Date	Cost	Vendor	Notes
5/2011	$3560	Anderson Pools	Prep/resurface spa with Pebble Sheen White Diamond
3/2020	$3,556	SPS, Inc.	Prep/resurface spa

Re-plaster schedule:
1997: basic plaster product
2003: replaster, newer product therefore changed useful life from 5 to 8 years. Cost included circulator fittings and step work.
2010: Bid received from Anderson Pool of $3,560. Left cost unchanged due to lodging requested and not included in bid numbers.
2020: Asset replacement date moved to 2020 per ECM Management.
2021: Did not reduce estimated cost; 2020 work had economies of scale combined with other projects.

Waterline Tile Replacement, Spa 2020 2028 2,153 8 0 2 2,329 32 @ 67.29
Asset ID: 1065

Measurement by ECPL in 1992.
Cost per 2003 re-tile, inflated annually. Adjusted life from 12 years to 8 years in 2003.

History

Date	Cost	Vendor	Notes
5/2011	$960.00	Anderson Poolworks	Removal/replacement of spa waterline tile
3/2020	$906	SPS, Inc.	Removal/replacement of spa waterline tile

2020: Asset replacement date moved to 2020 per ECM Management.
2021: Did not reduce estimated cost; 2020 work had economies of scale combined with other projects.
2024: Cost estimate increased to equal Per/SF cost of the pool tile replacement estimate.

SOCCER FIELD

Backstop, Fencing 1996 2026 5,769 24 6 0 5,769 1 @ 5,769.31
Asset ID: 1151

Cost includes 12' high tall chain link fence plus 6' angled chain link canopy. Width is 20' in the center with 10' wide wings on sides. Cost includes installation and removal of old fencing.

2012: Repairs were made out of operating funds.
2021: Asset replacement pushed one year to 2021 per ECM.
2022: Asset replacement pushed one year to 2022 per ECM.
2023: Asset replacement pushed one year to 2023 per ECM.
2024: Replacement under consideration.
2025: Replacement still under consideration as to whether asset is needed at this sport field
2026: Plan to remove backstop; new feature possible. Keep financial placeholder.

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

SOCCER FIELD continued...

Fixtures, Soccer Field Restroom 2013 2028 5,529 15 0 2 5,980 1 @ 5,528.50
Asset ID: 1172

1 - Labor Cost to intstall fixtures	@	$2,545.10	$2,545.10
2 - Sinks	@	$236.93	$473.86
3 - Toilets	@	$478.94	$1,436.82
1 - Urinal	@	$287.37	$287.37
1 - Flush O Meter Valve	@	$670.90	$670.90
1 - Miscellaneous Materials	@	$56.57	$56.57
1 - Property Manager Assistance to Plumber	@	$57.89	$57.89
		Total =	$5,528.50

2016: Updated costs to reflect actual costs of new fixtures installed in the Pool Restrooms in 2015.
2022: Useful Life adjusted from 25 years to 20 years per ECM.
2023: Useful life adjusted further to 15 years based on condition assessment.

Fixtures, Soccer Field Restroom, Par.. *1095 Unfunded*
Asset ID: 1095
2022: New asset added to 2022 Reserve Study. Cost estimate is a budget approach.
2023: Planned for completion as of date of study. As a one-time project, asset unfunded.

Floor Re-Coat, Soccer Field Restroom 2013 2028 2,215 15 0 2 2,396 1 @ 2,215.32
Asset ID: 1156
2013: Epoxy coating applied with a sand broadcast for traction and wear. ConSeal inc.
2014: Updated cost to $1500 per actual cost. Cost includes removal of old coatings and sealer, floor preparation, application of 100% solids UV safe epoxy coating with a sand broadcast for traction and wear plus epoxy top coat with color.

Paint, Exterior, Soccer Field Restroom 2023 2032 2,136 9 0 6 2,703 1 @ 2,136.22
Asset ID: 1096

History

Date	Cost	Vendor	Notes
9/2008	$1,000	K&S Painting	
10/2010	$1,000		Cost estimate provided by ECMI. Assumes siding replaced in 2011.
5/2011	$960	S&S Painting	

2016: Extended life per ECM based on an on-site inspection.
2017: Asset pushed to 2019 per ECM at October 16' meeting
2020: Asset pushed forward to 2020 per ECM.
2021: Asset replacement pushed two years to 2022 per ECM.
2023: Assumed completion in 2022. If not completed, reset in-service date to 2011.
2024: Impact Painting Oct 2023 bid increases cost to $2,000.
2025: Extend useful life to 9 years based on condition and Hardie Plank siding.

Paint, Interior, Soccer Field Restroom 2023 2030 1,366 7 0 4 1,598 1 @ 1,366.40
Asset ID: 1162
2014: Added to study. Interior Paint work done at year end 2013 after study update was completed. Increased pricing due to actual cost by S&S Painting in amount of $685 + $230 in miscellaneous supplies purchased by EC maintenance for painting and other work.
2021: Asset replacement pushed two years to 2022 per ECM.
2023: Assumed completion in 2022. If not completed, reset in-service date to 2013.
History

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

SOCCER FIELD continued...

Paint, Interior, Soccer Field Restroom continued...

Date	Cost	Vendor	Notes
6/2003	$1,139	EC Management	Per bid

Roof, Soccer Field Restroom 2011 2041 3,685 30 0 15 6,636 1 @ 3,684.98
Asset ID: 1045

Useful life reflects composition material.

2011: Premium Roof Services 30 year Certainteed Landmark Asphalt Shingles $1,500.
2024: Increased cost estimate by 50% based on construction cost increases in the region. **Update to add the number of squares for unit pricing for 2025 study.**

Septic Tank Pump, Soccer Field Restroom
2015 2027 1,844 12 0 1 1,918 1 @ 1,843.99
Asset ID: 1048

Located on soccer field.

2015: Work performed by CBU. Includes tank pumping at $260, electrician costs (1 hr @ $50), high head pump @ $568, floats @$91, and 1 hour of CBU time at $75/hr. CBU cleaned screens while on site instead of replacing.
2024: Cost updated based on OWU 10/2022 price list and assumes tank pumping at $320, electrician costs ($75), high head 1/2hp pump at $1,000, floats at $190, 1 hour of OWU time at $75. Inflated.

Septic Tank Screen, Soccer Field Restroom
1996 2027 582 12 19 1 605 1 @ 582.07
Asset ID: 1130

Located on soccer field.
Life adjusted due to standard useful life having been exceeded. Cost includes screen and installation costs.

2015: Screens were inspected and cleaned by CBU when on site for pump replacement, screens were not replaced. Life adjusted by 1 year.
2024: Cost updated to OWU 10/2022 price list. Bio Screen ($449), installation ($75). Inflated.

Septic Tank Vault, Soccer Field Restroom
1996 2027 532 30 1 1 553 1 @ 532.09
Asset ID: 1043

For Soccer Field Restroom
2024: Cost updated to OWU 10/2022 price list. Inflated.

Septic Tank, Soccer Field Restroom 1996 2027 15,552 30 1 1 16,174 1 @ 15,551.68
Asset ID: 1049

Located on soccer field.

2016: Updated costs based on estimates from CBU. Cost is for tank removal and replacement with new plus landscape repairs. Total package (with pump, vault, screen) in 2015 is estimated by CBU at $10,700. Cost is less other septic components, inflated. Life adjusted to align with next pump and screen replacement.
2024: Estimated cost updated based on OWU 10/2022 price list for pumps/screen/vaults, inflated. Comparable project at RVVE in 2021 cost $21,165 including landscape repair and panel with plug-in generator capability. Assume soccer field building septic tank does NOT need plug-in generator capability.

Description	Date In Service	Replacement Date	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
SOCCER FIELD continued...									
Siding, Soccer Field Restroom	2011	2050	7,818	40	-1	24	20,039	759 @	10.30

Asset ID: 1126

History

Date	Cost	Vendor	Notes
5/2011	$3850	Babcock Brothers, Inc.	

2010: Adjusted life to be replaced in 2011 based on condition of siding - several wood pecker holes are noted. Cost estimate provided by Babcock Brothers, Inc. 10/10. Cost includes remove existing siding and haul off debris, install tyvak or tarpaper, new hardi lap siding, rebuild privacy wall and tie to building and installation of new gutter.
2024: Revise estimated life from 30 to 40 years; adjust to sync with exterior paint.
2025: Increase cost estimate to $10/sf based on residing project at other location at Eagle Crest Resort in 2024.

Water Heater, Soccer Field Restroom	2024	2036	1,648	12	0	10	2,439	1 @	1,648.00

Asset ID: 1139

20 Gallon Water Heater

History

Date	Cost	Vendor	Notes
8/2012	$616	Firkus Plumbing	
5/2024	$1,490	Tim Stevenes Plumbing	20 gallon

2024: Estimated cost updated. Source: Home Blue Contractor Network.

Eagle Crest Master Association Facilities 2026
Redmond, Oregon
RA Annual Expenditures per Year

Description	Quantity	Expenditures
Replacement Year 2026		
ASPHALT STREETS and PARKING		
Falcon Crest, East End, Seal Coat	2935 sq yd	6,046
Falcon Crest, Midsection, Asphalt Rebuild	8067 sq yd	242,010
Falcon Crest, West End, Asphalt Rebuild	3890 sq yd	116,700
Mountain Quail to Robin Court, Seal Coat	5320	10,959
ASPHALT STREETS and PARKING - Total:		375,715
EQUESTRIAN CENTER		
Septic Tank, Equestrian Center	1 Lump Sum	13,554
GROUNDS		
Entry, Landscape Bark	30 CY	2,446
POOL BUILDING		
Signage Pool Building	1 Lump Sum	1,068
POOL		
ADA Lift Control Box, Pool	1 Each	700
Fence Lock, Pool	1 Each	555
Pump, 2HP, Pool	1 Each	2,777
POOL - Total:		4,033
SPA		
Air Blower, Spa	1 Each	1,634
Circulating Pump, Spa, 1-1/2 HP	1 Each	2,777
Heater, 200K BTU, Spa	1 Each	3,500
SPA - Total:		7,911
SOCCER FIELD		
Backstop, Fencing	1 Lump Sum	5,769
Total for 2026		**$410,496**
Replacement Year 2027		
ASPHALT STREETS and PARKING		
Pro Shop Entry Road, Overlay	1205 sq yd	17,933
Thunderbird Court, Overlay	1780 sq yd	26,491
ASPHALT STREETS and PARKING - Total:		44,424

Description	Quantity	Expenditures
Replacement Year 2027 continued...		
EQUESTRIAN CENTER		
Fence, New Zealand, East, Equestrian Center	615 ln ft	4,509
Fence, New Zealand, North, Equestrian Center	141 ln ft	1,034
Gates, 12' X 14'	2 Each	2,674
Gates, 12' X 14'	4 Each	5,347
Gates, 8' X 4'	8 Each	7,305
EQUESTRIAN CENTER - Total:		20,869
GROUNDS		
Entry, Irrigation System	1 All	39,980
Fence, Pasture, Pole Major Replace	2300 LF	73,913
Fence, Pasture, Wire	1600 ln ft	13,329
Flagpole 25', Event Center	1 Each	2,955
GROUNDS - Total:		130,177
POOL BUILDING		
Septic Tank Pump, Pool	1 Each	1,918
Septic Tank Screen, Pool	1 Each	605
Septic Tank Vault, Pool	1 Each	553
Septic Tank, Pool	1 Lump Sum	16,174
POOL BUILDING - Total:		19,250
POOL		
Chaise Lounges	1 All	16,900
Chemical Automation System	1 Lump Sum	19,359
Cover, Pool	1 Each	4,621
POOL - Total:		40,880
SOCCER FIELD		
Septic Tank Pump, Soccer Field Restroom	1 Each	1,918
Septic Tank Screen, Soccer Field Restroom	1 Each	605
Septic Tank Vault, Soccer Field Restroom	1 Each	553
Septic Tank, Soccer Field Restroom	1 Lump Sum	16,174
SOCCER FIELD - Total:		19,250
Total for 2027		**$274,850**

Eagle Crest Master Association Facilities 2026
Redmond, Oregon
RA Annual Expenditures per Year

Description	Quantity	Expenditures
Replacement Year 2028		
EQUESTRIAN CENTER		
Fence, Arena, Equestrian Center	1 Lump Sum	20,931
GROUNDS		
Sign, Speed	1 Each	3,536
Trail Repair Middle	1 Lump Sum	7,688
Trail Repair South/North	1 Lump Sum	12,015
GROUNDS - Total:		23,239
POOL BUILDING		
Paint, Interior, Pool Building	1 Lump Sum	1,806
POOL		
Resurface, Pool	2036 sq ft	30,107
Waterline Tile Replacement, Pool	150 ln ft	10,928
POOL - Total:		41,035
SPA		
Resurface, Spa	435 sq ft	6,437
Waterline Tile Replacement, Spa	32 ln ft	2,329
SPA - Total:		8,766
SOCCER FIELD		
Fixtures, Soccer Field Restroom	Calculation	5,980
Floor Re-Coat, Soccer Field Restroom	Calculation	2,396
SOCCER FIELD - Total:		8,376
Total for 2028		**$104,153**
Replacement Year 2029		
ASPHALT STREETS and PARKING		
Maintenance Road, Overlay	2008 sq yd	32,322
Parking Lot, Pool, Overlay	166 sq yds	2,672
Red Tail Hawk Drive, Overlay	5420 sq yd	87,245
Ridge Hawk Court, Overlay	2374 sq yd	38,214
ASPHALT STREETS and PARKING - Total:		160,453

Description	Quantity	Expenditures
Replacement Year 2029 continued...		
ASPHALT WALKPATHS		
Walkpath, Cline Falls Road in, Overlay	777 sq yds	16,222
Walkpath, Falcon Crest to Robin Court, Overlay	2532 sq yd	52,872
Walkpath, Original Bike Paths, Overlay	4624 sq yds	96,556
ASPHALT WALKPATHS - Total:		165,650
EQUESTRIAN CENTER		
Paint, Exterior, Equestrian Center	1520 sq ft	3,385
Paint, Interior Equestrian Center	1520 sq ft	5,386
Siding, Equestrian Center	1520 sq ft	17,550
EQUESTRIAN CENTER - Total:		26,321
GROUNDS		
Entry, Landscape Bark	30 CY	2,751
Entry, Landscape Revitalization	1 All	18,739
GROUNDS - Total:		21,490
POOL		
ADA Lift, Pool	1 Each	8,473
Total for 2029		**$382,386**
Replacement Year 2030		
EQUESTRIAN CENTER		
Fence, Pole, South, Equestrian Center	500 ln ft	13,734
Fence, Pole, West, Equestrian Center	615 ln ft	16,893
EQUESTRIAN CENTER - Total:		30,627
POOL BUILDING		
Fixtures, Pool Restroom	Calculation	6,042
SOCCER FIELD		
Paint, Interior, Soccer Field Restroom	1 Lump Sum	1,598
Total for 2030		**$38,268**
Replacement Year 2031		
GROUNDS		
Trail Repair Middle	1 Lump Sum	8,648

Description	Quantity	Expenditures
Replacement Year 2031 continued...		
Trail Repair South/North	1 Lump Sum	13,515
GROUNDS - Total:		22,163
POOL BUILDING		
Fence 6', Pool	285 ln ft	21,672
Signage Pool Building	1 Lump Sum	1,300
POOL BUILDING - Total:		22,971
POOL		
Cover Reel, Pool	1 Each	6,534
Fence Lock, Pool	1 Each	676
POOL - Total:		7,210
Total for 2031		**$52,344**
Replacement Year 2032		
ASPHALT STREETS and PARKING		
Falcon Crest, East End, Seal Coat	2935 sq yd	7,650
Falcon Crest, Midsection, Seal Coat	8067 sq yd	20,925
Falcon Crest, West End, Seal Coat	3890 sq yd	10,090
Mountain Quail to Robin Court, Overlay	5320 sq yd	96,328
ASPHALT STREETS and PARKING - Total:		134,993
EQUESTRIAN CENTER		
Dishwasher, Equestrian Center	1 Each	773
GROUNDS		
Entry, Landscape Bark	30 CY	3,094
POOL BUILDING		
Emergency Phone Cabinet	1 Each	676
Paint, Exterior, Pool Building	1 Lump Sum	2,703
POOL BUILDING - Total:		3,379
POOL		
Cover, Pool	1 Each	5,622
Filter, Pool	1 Each	4,877
POOL - Total:		10,499

Description	Quantity	Expenditures
Replacement Year 2032 continued...		
SPA		
Circulating Pump, Spa, 1-1/2 HP	1 Each	3,514
Filter, Spa	1 Each	2,952
SPA - Total:		6,466
SOCCER FIELD		
Paint, Exterior, Soccer Field Restroom	1 Lump Sum	2,703
Total for 2032		**$161,907**
Replacement Year 2033		
ASPHALT STREETS and PARKING		
Pro Shop Entry Road, Seal Coat	1205 sq yd	3,272
Thunderbird Court, Seal Coat	1780 sq yd	4,833
ASPHALT STREETS and PARKING - Total:		8,105
POOL BUILDING		
Paint, Interior, Pool Building	1 Lump Sum	2,198
POOL		
Chaise Lounges	1 All	21,384
Total for 2033		**$31,686**
Replacement Year 2034		
EQUESTRIAN CENTER		
Interior Flooring, Equestrian Center	1 Lump Sum	9,194
Water Heater, 50 Gallon, Equestrian Center	1 Each	2,463
EQUESTRIAN CENTER - Total:		11,657
GROUNDS		
Signs, Street, Stop, Directional, & Misc.	1 Lump Sum	67,447
Trail Repair Middle	1 Lump Sum	9,728
Trail Repair South/North	1 Lump Sum	15,203
GROUNDS - Total:		92,377
POOL		
Chemical Automation System	1 Lump Sum	25,475
Total for 2034		**$129,509**

Eagle Crest Master Association Facilities 2026
Redmond, Oregon
RA Annual Expenditures per Year

Description	Quantity	Expenditures
Replacement Year 2035		
ASPHALT STREETS and PARKING		
Maintenance Road, Seal Coat	2008 sq yd	5,859
Parking Lot, Pool, Seal Coat	166 sq yds	1,065
Red Tail Hawk Drive, Seal Coat	5420 sq yd	15,902
Ridge Hawk Court, Seal Coat	2374 sq yd	7,940
ASPHALT STREETS and PARKING - Total:		30,766
ASPHALT WALKPATHS		
Walkpath, Cline Falls Road in, Seal Coat	777 sq yds	2,953
Walkpath, Falcon Crest to Robin Court, Seal Coat	2532 sq yds	7,891
Walkpath, Original Bike Paths, Seal Coat	4624 sq yds	14,410
ASPHALT WALKPATHS - Total:		25,253
EQUESTRIAN CENTER		
Roof, Equestrian Center	975 sq ft	8,146
GROUNDS		
Entry, Landscape Bark	30 CY	3,481
Lighting, Main Entry	2 Each	8,829
Sign, Speed	1 Each	4,653
GROUNDS - Total:		16,963
POOL BUILDING		
Benches, Pool Restrooms	2 Each	883
Flooring, Pool Restroom	1 Lump Sum	4,418
POOL BUILDING - Total:		5,301
Total for 2035		**$86,429**
Replacement Year 2036		
EQUESTRIAN CENTER		
Paint, Exterior, Equestrian Center	1520 sq ft	4,455
Paint, Interior Equestrian Center	1520 sq ft	7,087
EQUESTRIAN CENTER - Total:		11,542
POOL BUILDING		
Signage Pool Building	1 Lump Sum	1,581

Eagle Crest Master Association Facilities 2026
Redmond, Oregon
RA Annual Expenditures per Year

Description	Quantity	Expenditures
Replacement Year 2036 continued...		
Water Heater, Pool Building	1 Each	2,846
POOL BUILDING - Total:		4,427
POOL		
ADA Lift Control Box, Pool	1 Each	1,036
Fence Lock, Pool	1 Each	822
Heater 399 K BTU, Pool	1 Each	9,925
Resurface, Pool	2036 sq ft	41,204
Waterline Tile Replacement, Pool	150 ln ft	14,955
POOL - Total:		67,942
SPA		
ADA Lift, Spa	1 Each	11,149
Air Blower, Spa	1 Each	2,418
Jet Pump, Spa, 2HP	1 Each	4,111
Resurface, Spa	435 sq ft	8,810
Waterline Tile Replacement, Spa	32 ln ft	3,187
SPA - Total:		29,676
SOCCER FIELD		
Water Heater, Soccer Field Restroom	1 Each	2,439
Total for 2036		**$116,027**
Replacement Year 2037		
EQUESTRIAN CENTER		
Gutters, Equestrian Center	1 Lump Sum	1,710
GROUNDS		
Trail Repair Middle	1 Lump Sum	10,943
Trail Repair South/North	1 Lump Sum	17,101
GROUNDS - Total:		28,043
POOL		
Accessories in Pool	1 Lump Sum	23,394
Concrete Deck around Pool	1 Lump Sum	31,665

Description	Quantity	Expenditures
Replacement Year 2037 continued...		
Cover, Pool	1 Each	6,840
Shower Drains, Pool Bldg Outdoor	1 Each	1,400
POOL - Total:		63,299
SOCCER FIELD		
Paint, Interior, Soccer Field Restroom	1 Lump Sum	2,104
Total for 2037		**$95,156**
Replacement Year 2038		
ASPHALT STREETS and PARKING		
Falcon Crest, East End, Asphalt Rebuild	2971 sq yd	142,700
Falcon Crest, Midsection, Seal Coat	8067 sq yd	26,477
Falcon Crest, West End, Seal Coat	3890 sq yd	12,767
Mountain Quail to Robin Court, Seal Coat	5320	17,546
ASPHALT STREETS and PARKING - Total:		199,490
GROUNDS		
Entry, Landscape Bark	30 CY	3,915
Entry, Landscape Revitalization	1 All	26,671
GROUNDS - Total:		30,586
POOL BUILDING		
Paint, Interior, Pool Building	1 Lump Sum	2,674
POOL		
Pump, 2HP, Pool	1 Each	4,446
SPA		
Circulating Pump, Spa, 1-1/2 HP	1 Each	4,446
Heater, 200K BTU, Spa	1 Each	5,604
SPA - Total:		10,050
Total for 2038		**$247,246**
Replacement Year 2039		
ASPHALT STREETS and PARKING		
Pro Shop Entry Road, Seal Coat	1205 sq yd	4,140

Description	Quantity	Expenditures
Replacement Year 2039 continued...		
Thunderbird Court, Seal Coat	1780 sq yd	6,115
ASPHALT STREETS and PARKING - Total:		10,255
GROUNDS		
Signs, Main Entry	2 Each	34,301
POOL BUILDING		
Septic Tank Pump, Pool	1 Each	3,070
Septic Tank Screen, Pool	1 Each	969
POOL BUILDING - Total:		4,040
POOL		
Chaise Lounges	1 All	27,057
SOCCER FIELD		
Septic Tank Pump, Soccer Field Restroom	1 Each	3,070
Septic Tank Screen, Soccer Field Restroom	1 Each	969
SOCCER FIELD - Total:		4,040
Total for 2039		**$79,692**
Replacement Year 2040		
GROUNDS		
Trail Repair Middle	1 Lump Sum	12,309
Trail Repair South/North	1 Lump Sum	19,236
GROUNDS - Total:		31,545
POOL BUILDING		
Roof, Pool Building	760 sq ft	7,725
Total for 2040		**$39,270**
Replacement Year 2041		
ASPHALT STREETS and PARKING		
Maintenance Road, Seal Coat	2008 sq yd	7,413
Parking Lot, Pool, Seal Coat	166 sq yds	1,347
Red Tail Hawk Drive, Seal Coat	5420 sq yd	20,122

Eagle Crest Master Association Facilities 2026
Redmond, Oregon
RA Annual Expenditures per Year

Description	Quantity	Expenditures
Replacement Year 2041 continued...		
Ridge Hawk Court, Seal Coat	2374 sq yd	10,046
ASPHALT STREETS and PARKING - Total:		38,929
ASPHALT WALKPATHS		
Walkpath, Cline Falls Road in, Seal Coat	777 sq yds	3,736
Walkpath, Falcon Crest to Robin Court, Seal Coat	2532 sq yds	9,984
Walkpath, Original Bike Paths, Seal Coat	4624 sq yds	18,233
ASPHALT WALKPATHS - Total:		31,954
GROUNDS		
Entry, Landscape Bark	30 CY	4,404
Fence, Pasture, Pole Major Repair	1 Each	36,092
GROUNDS - Total:		40,497
POOL BUILDING		
Paint, Exterior, Pool Building	1 Lump Sum	3,847
Signage Pool Building	1 Lump Sum	1,924
POOL BUILDING - Total:		5,771
POOL		
Chemical Automation System	1 Lump Sum	33,523
Fence Lock, Pool	1 Each	1,000
POOL - Total:		34,523
SOCCER FIELD		
Paint, Exterior, Soccer Field Restroom	1 Lump Sum	3,847
Roof, Soccer Field Restroom	1 Lump Sum	6,636
SOCCER FIELD - Total:		10,484
Total for 2041		**$162,157**
Replacement Year 2042		
EQUESTRIAN CENTER		
Dishwasher, Equestrian Center	1 Each	1,144
Interior Lighting, Equestrian Center	1 lump Sum	2,247

Description	Quantity	Expenditures
Replacement Year 2042 continued...		
Lighting, Exterior, Equestrian Center	1 lump Sum	1,573
Posts, Front, Equestrian Center	1 lump Sum	5,168
EQUESTRIAN CENTER - Total:		10,132
GROUNDS		
Sign, Speed	1 Each	6,123
POOL BUILDING		
Emergency Phone Cabinet	1 Each	1,000
POOL		
Cover, Pool	1 Each	8,322
Filter, Pool	1 Each	7,219
POOL - Total:		15,541
SPA		
Filter, Spa	1 Each	4,369
Total for 2042		**$37,166**
Replacement Year 2043		
EQUESTRIAN CENTER		
Paint, Exterior, Equestrian Center	1520 sq ft	5,862
Paint, Interior Equestrian Center	1520 sq ft	9,327
EQUESTRIAN CENTER - Total:		15,189
GROUNDS		
Trail Repair Middle	1 Lump Sum	13,846
Trail Repair South/North	1 Lump Sum	21,638
GROUNDS - Total:		35,484
POOL BUILDING		
Paint, Interior, Pool Building	1 Lump Sum	3,253
SOCCER FIELD		
Fixtures, Soccer Field Restroom	Calculation	10,769
Floor Re-Coat, Soccer Field Restroom	Calculation	4,315
SOCCER FIELD - Total:		15,084
Total for 2043		**$69,010**

Eagle Crest Master Association Facilities 2026
Redmond, Oregon
RA Annual Expenditures per Year

Description	Quantity	Expenditures
Replacement Year 2044		
ASPHALT STREETS and PARKING		
Falcon Crest, East End, Seal Coat	2935 sq yd	12,248
Falcon Crest, Midsection, Overlay	8067 sq yd	234,021
Falcon Crest, West End, Overlay	3890 sq yd	112,848
Mountain Quail to Robin Court, Seal Coat	5320	22,201
ASPHALT STREETS and PARKING - Total:		381,319
GROUNDS		
Entry, Landscape Bark	30 CY	4,954
POOL		
ADA Lift, Pool	1 Each	15,259
Resurface, Pool	2036 sq ft	56,390
Waterline Tile Replacement, Pool	150 ln ft	20,467
POOL - Total:		92,116
SPA		
Circulating Pump, Spa, 1-1/2 HP	1 Each	5,626
Resurface, Spa	435 sq ft	12,057
Waterline Tile Replacement, Spa	32 ln ft	4,362
SPA - Total:		22,045
SOCCER FIELD		
Paint, Interior, Soccer Field Restroom	1 Lump Sum	2,768
Total for 2044		**$503,202**
Replacement Year 2045		
ASPHALT STREETS and PARKING		
Pro Shop Entry Road, Overlay	1205 sq yd	36,330
Thunderbird Court, Overlay	1780 sq yd	53,665
ASPHALT STREETS and PARKING - Total:		89,995
GROUNDS		
Lighting, Main Entry	2 Each	13,069
POOL BUILDING		
Benches, Pool Restrooms	2 Each	1,307

Description	Quantity	Expenditures
Replacement Year 2045 continued...		
Fixtures, Pool Restroom	Calculation	10,881
POOL BUILDING - Total:		12,188
POOL		
Chaise Lounges	1 All	34,236
Total for 2045		**$149,488**
Replacement Year 2046		
EQUESTRIAN CENTER		
Interior Flooring, Equestrian Center	1 Lump Sum	14,721
Water Heater, 50 Gallon, Equestrian Center	1 Each	3,943
EQUESTRIAN CENTER - Total:		18,664
GROUNDS		
Trail Repair Middle	1 Lump Sum	15,575
Trail Repair South/North	1 Lump Sum	24,340
GROUNDS - Total:		39,914
POOL BUILDING		
Signage Pool Building	1 Lump Sum	2,340
POOL		
ADA Lift Control Box, Pool	1 Each	1,534
Fence Lock, Pool	1 Each	1,217
POOL - Total:		2,751
SPA		
Air Blower, Spa	1 Each	3,580
Total for 2046		**$67,249**
Replacement Year 2047		
ASPHALT STREETS and PARKING		
Maintenance Road, Overlay	2008 sq yd	65,479
Parking Lot, Pool, Overlay	166 sq yds	5,413
Red Tail Hawk Drive, Overlay	5420 sq yd	176,742

Eagle Crest Master Association Facilities 2026
Redmond, Oregon
RA Annual Expenditures per Year

Description	Quantity	Expenditures
Replacement Year 2047 continued...		
Ridge Hawk Court, Overlay	2374 sq yd	77,414
ASPHALT STREETS and PARKING - Total:		325,048
ASPHALT WALKPATHS		
Walkpath, Cline Falls Road in, Overlay	777 sq yds	32,862
Walkpath, Falcon Crest to Robin Court, Overlay	2532 sq yd	107,109
Walkpath, Original Bike Paths, Overlay	4624 sq yds	195,605
ASPHALT WALKPATHS - Total:		335,576
EQUESTRIAN CENTER		
Deck & Railing, Equestrian Center	1 lump Sum	13,669
Doors, Interior, Equestrian Center	1 lump Sum	4,101
Doors/Windows, Exterior, Equestrian Center	1 lump Sum	14,429
Fence, New Zealand, East, Equestrian Center	615 ln ft	9,880
Fence, New Zealand, North, Equestrian Center	141 ln ft	2,265
Sink Kitchen, Equestrian Center	1 Each	2,734
Sink Restroom, Equestrian Center	1 Each	2,734
Toilet, Restroom, Equestrian Center	1 Each	1,914
Urinal, Restroom, Equestrian Center	1 Each	1,914
EQUESTRIAN CENTER - Total:		53,639
GROUNDS		
Entry, Landscape Bark	30 CY	5,573
Entry, Landscape Revitalization	1 All	37,961
Fence, Pasture, Wire	1600 ln ft	29,205
GROUNDS - Total:		72,739
POOL BUILDING		
Stall Dividers, Pool Restroom	3 Each	6,199
POOL		
Cover, Pool	1 Each	10,125
Total for 2047		**$803,327**
Replacement Year 2048		
POOL BUILDING		
Paint, Interior, Pool Building	1 Lump Sum	3,958

Description	Quantity	Expenditures
Replacement Year 2048 continued...		
Water Heater, Pool Building	1 Each	4,556
POOL BUILDING - Total:		8,514
POOL		
Chemical Automation System	1 Lump Sum	44,114
Heater 399 K BTU, Pool	1 Each	15,890
POOL - Total:		60,005
SPA		
Jet Pump, Spa, 2HP	1 Each	6,581
SOCCER FIELD		
Water Heater, Soccer Field Restroom	1 Each	3,906
Total for 2048		**$79,006**
Replacement Year 2049		
GROUNDS		
Sign, Speed	1 Each	8,058
Signs, Street, Stop, Directional, & Misc.	1 Lump Sum	121,468
Trail Repair Middle	1 Lump Sum	17,519
Trail Repair South/North	1 Lump Sum	27,379
GROUNDS - Total:		174,424
Total for 2049		**$174,424**
Replacement Year 2050		
ASPHALT STREETS and PARKING		
Falcon Crest, East End, Seal Coat	2935 sq yd	15,498
Falcon Crest, Midsection, Seal Coat	8067 sq yd	42,390
Falcon Crest, West End, Seal Coat	3890 sq yd	20,441
Mountain Quail to Robin Court, Overlay	5320 sq yd	195,142
ASPHALT STREETS and PARKING - Total:		273,472
EQUESTRIAN CENTER		
Fence, Pole, South, Equestrian Center	500 ln ft	30,093

Eagle Crest Master Association Facilities 2026
Redmond, Oregon
RA Annual Expenditures per Year

Description	Quantity	Expenditures
Replacement Year 2050 continued...		
Fence, Pole, West, Equestrian Center	615 ln ft	37,015
Paint, Exterior, Equestrian Center	1520 sq ft	7,715
Paint, Interior Equestrian Center	1520 sq ft	12,273
EQUESTRIAN CENTER - Total:		87,095
GROUNDS		
Entry, Landscape Bark	30 CY	6,269
POOL BUILDING		
Flooring, Pool Restroom	1 Lump Sum	7,957
Paint, Exterior, Pool Building	1 Lump Sum	5,476
Siding, Pool Building	1400 sq ft	36,963
POOL BUILDING - Total:		50,396
POOL		
Pump, 2HP, Pool	1 Each	7,119
SPA		
Circulating Pump, Spa, 1-1/2 HP	1 Each	7,119
Heater, 200K BTU, Spa	1 Each	8,972
SPA - Total:		16,090
SOCCER FIELD		
Backstop, Fencing	1 Lump Sum	14,788
Paint, Exterior, Soccer Field Restroom	1 Lump Sum	5,476
Siding, Soccer Field Restroom	759 sq ft	20,039
SOCCER FIELD - Total:		40,303
Total for 2050		**$480,744**
Replacement Year 2051		
ASPHALT STREETS and PARKING		
Pro Shop Entry Road, Seal Coat	1205 sq yd	6,628
Thunderbird Court, Seal Coat	1780 sq yd	9,791
ASPHALT STREETS and PARKING - Total:		16,419
POOL BUILDING		
Septic Tank Pump, Pool	1 Each	4,916

Description	Quantity	Expenditures
Replacement Year 2051 continued...		
Septic Tank Screen, Pool	1 Each	1,552
Signage Pool Building	1 Lump Sum	2,847
POOL BUILDING - Total:		9,315
POOL		
Chaise Lounges	1 All	43,320
Cover Reel, Pool	1 Each	14,317
Fence Lock, Pool	1 Each	1,481
POOL - Total:		59,118
SOCCER FIELD		
Paint, Interior, Soccer Field Restroom	1 Lump Sum	3,643
Septic Tank Pump, Soccer Field Restroom	1 Each	4,916
Septic Tank Screen, Soccer Field Restroom	1 Each	1,552
SOCCER FIELD - Total:		10,110
Total for 2051		**$94,961**
Replacement Year 2052		
EQUESTRIAN CENTER		
Dishwasher, Equestrian Center	1 Each	1,694
Gates, 12' X 14'	2 Each	7,127
Gates, 12' X 14'	4 Each	14,254
Gates, 8' X 4'	8 Each	19,475
Gutters, Equestrian Center	1 Lump Sum	3,080
EQUESTRIAN CENTER - Total:		45,630
GROUNDS		
Entry, Irrigation System	1 All	106,581
Trail Repair Middle	1 Lump Sum	19,707
Trail Repair South/North	1 Lump Sum	30,798
GROUNDS - Total:		157,086
POOL BUILDING		
Emergency Phone Cabinet	1 Each	1,481

Description	Quantity	Expenditures
Replacement Year 2052 continued...		
POOL		
Cover, Pool	1 Each	12,319
Filter, Pool	1 Each	10,686
Resurface, Pool	2036 sq ft	77,174
Waterline Tile Replacement, Pool	150 ln ft	28,011
POOL - Total:		128,190
SPA		
Filter, Spa	1 Each	6,467
Resurface, Spa	435 sq ft	16,501
Waterline Tile Replacement, Spa	32 ln ft	5,970
SPA - Total:		28,938
Total for 2052		**$361,324**
Replacement Year 2053		
ASPHALT STREETS and PARKING		
Falcon Crest, East End, Overlay	2971 sq yd	122,672
Maintenance Road, Seal Coat	2008 sq yd	11,869
Parking Lot, Pool, Seal Coat	166 sq yds	2,157
Red Tail Hawk Drive, Seal Coat	5420 sq yd	32,215
Ridge Hawk Court, Seal Coat	2374 sq yd	16,085
ASPHALT STREETS and PARKING - Total:		184,998
ASPHALT WALKPATHS		
Walkpath, Cline Falls Road in, Seal Coat	777 sq yds	5,982
Walkpath, Falcon Crest to Robin Court, Seal Coat	2532 sq yds	15,985
Walkpath, Original Bike Paths, Seal Coat	4624 sq yds	29,192
ASPHALT WALKPATHS - Total:		51,159
GROUNDS		
Entry, Landscape Bark	30 CY	7,052
POOL BUILDING		
Paint, Interior, Pool Building	1 Lump Sum	4,815
Total for 2053		**$248,024**

Eagle Crest Master Association Facilities 2026
Redmond, Oregon
RA Annual Expenditures per Year

Description	Quantity	Expenditures
Replacement Year 2054		
GROUNDS		
Signs, Main Entry	2 Each	61,773
Total for 2054		**$61,773**
Replacement Year 2055		
GROUNDS		
Lighting, Main Entry	2 Each	19,345
Trail Repair Middle	1 Lump Sum	22,168
Trail Repair South/North	1 Lump Sum	34,643
GROUNDS - Total:		76,155
POOL BUILDING		
Benches, Pool Restrooms	2 Each	1,934
POOL		
Chemical Automation System	1 Lump Sum	58,051
Total for 2055		**$136,141**