



Woodburn Estates & Golf

1776 Country Club Road
Woodburn, Oregon 97071
September 26, 2024

Prepared by:

Tamarra "Tammy" Axton, PRA
Ray Axton

Fiscal Year 2024 RS Version 2

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Reserve Study Professionals Credentialed by
Association of Professional Reserve Analysts (PRA)

WOODBURN ESTATES & GOLF

Executive Summary

Fiscal Year of Report

January 1, 2024 to December 31, 2024

Number of Lots 1510

Parameters

Beginning Balance \$1,451,820.83

Fiscal Year 2024 Suggested Annual Contribution \$278,017.00

Fiscal Year Projected Interest Rate 4.151%

Fiscal Year Inflation Rate 2.89%

Annual Increase To Required Contribution 5.00%

Lowest Cash Balance Over 30 Years (Threshold) \$685,095.00

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Attached herewith is the Reserve Study (physical and financial analysis) for the Association. **Interest from reserve savings accounts must stay in the reserve account(s) and not be used as an offset against annual assessments.**

You are encouraged to thoroughly review this document and its individual reports for conformity to the description of responsibility for the Association's Common Areas and Commonly Maintained Property as those terms are defined in your Declaration of Covenants, Conditions and Restrictions. In addition, please pay close attention to the reserve bank balance estimated to be on hand by your staff. **Any discrepancy in the figure or interest rate can have a significant effect on the Reserve Study and the outcome of the assumptions shown.**

The intention of the Reserve Study is to forecast, as they wear out in future years, the Association's ability to repair, replace, restore or maintain major components with a life expectancy of over one year and an estimated cost of over one thousand dollars. The reports will provide the Association's Board of Directors (Board) the information necessary to make the reserve projection disclosures required by existing statutes, lender's requirements, or the governing documents.

The cost outlined in the Reserve Study is subjective in some areas, therefore we may use costs submitted by the Management or the Board and are for budgetary and planning purposes only. Actual bid costs would depend upon the defined scope of work at the time the repair, replacement or restoration is done, and on actual price levels prevailing at the time the future repair, replacement, or restoration must be done.

The estimates on future repair, replacement and restoration in the Reserve Study will be good faith estimates and projections, based upon the estimated future inflation rate and interest (yield) on the monies set aside which may or may not prove accurate. Consultant submits that the probability that it may project in its Reserve Study, or that the Board could project in its disclosures, future costs or actual future remaining useful lives of components having useful lives extended beyond one year with precision is the functional equivalent of winning the lottery (while it may happen in rare instances by chance, one may not reasonably expect it to happen). As a result, Consultant cannot, and does not, warrant or guaranty its projections. Assumptions on future costs and life expectancies should be reviewed and adjusted on an annualized basis, as current and future cost projections and life expectancies become more uncertain.

This Reserve Study is limited to an off-site, on-site or plan take-off physical analysis of the property, and as such did not disturb the major components. Therefore, all Common Areas and Commonly Maintained Property as those terms are defined in the Declaration for which there is no access without defacement are specifically omitted. However, if sufficient historical data including costs were available that would allow a reasonable projection of future expenditures for any unobserved components, e.g., plumbing, utilities, electrical wiring, those components could be included in the Reserve Study and may require an engineer's report.

Since no destructive testing was undertaken, this Reserve Study, as stated above, does not purport to address any latent and/or patent defects, nor does it address any life expectancies that are abnormally short due either to improper design or installation, or to subsequent improper maintenance. It is assumed that all components are to be reasonably maintained for the remainder of their life expectancy.

The seal to the right of the signatures is evidence that the Reserve Study was performed under the guidelines and policies of the Association of Professional Reserve Analysts.

Sincerely,

Tamarra Axton



Tamarra "Tammy" Axton, PRA
Ray Axton

Association of Professional Reserve Analyst-APRA-(PRA)
Community Association Institute-CAI-Business Partner



EXECUTIVE SUMMARY

At the direction of the Association that recognizes the need for proper reserve planning, we have prepared a Reserve Study (physical and financial analysis) of the Association's Common Areas and Commonly Maintained Property as those terms are defined in the Declaration and submit our findings in this report. The purpose of this Reserve Study is to establish a reasonable yearly reserve contribution necessary to meet future expenditures for major replacements or repairs of the Common Areas and Commonly Maintained Property as those terms may be defined in the Declaration, as amended, and that components have a life expectancy of more than one year and less than thirty years.

All major Common Areas and Commonly Maintained Property as those terms are defined in the Declaration are likely to require capital repair or replacement over the next thirty years. Our analysis considered current and future costs of replacement for the subject Common Areas and Commonly Maintained Property as those terms are defined in the Declaration, the average annual fund balance, interest on invested funds, and anticipated inflation. Based on the investigation and analysis as detailed in the accompanying narrative, the attached *CURRENT ASSESSMENT FUNDING MODEL PROJECTION* report details the average reserve contributions that are recommended to fund the expected capital expenditures of the subject Common Areas and Commonly Maintained Property as those terms are defined in the Declaration over the next thirty years.

We arrived at these recommendations in part by matching the anticipated expenditures noted in the *ANNUAL EXPENDITURE DETAIL* against current fund balances and the annual levels of funding. **Reserve funds would not become depleted within the next thirty years at the levels of funding recommended.**

The *CURRENT ASSESSMENT FUNDING MODEL PROJECTION* enumerates the details regarding recommended annual reserve contributions and projected year-end reserve balances. We recommend, in accordance with state statutes, subsequent yearly off-site updates of this Reserve Study and an on-site physical analysis every five years to confirm that the recommended reserve contributions are appropriate in view of possible changes in the property, components not completed as detailed in the expenditure report, interest rates, inflation rates, costs, and movement of any excess operating funds to the reserve savings accounts as approved by the membership.

It is necessary that regular maintenance of the Common Areas and Commonly Maintained Property as those terms are defined in the Declaration be done to insure maximum useful life and optimum performance of the reserve components. Components of concern include items associated with water intrusion and safety.

The maintenance plan is a cyclical plan that calls for regular maintenance at regular intervals and will list the maintenance activity and the frequency of maintenance as well as a short narrative.

Checklists developed by Reed Construction Data, Inc. can be accessed, photocopied or downloaded from the RS Means web site at www.rsmeans.com/supplement/67346.asp. We strongly urge the Board to use these forms.

NARRATIVE REPORT

The following reports illustrate our recommendations and observations concerning anticipated expenditures, recommended reserve funding and projected fund balances during the next thirty years.

We have not investigated the title to or any liabilities against the property subject to this report.

At the direction of the Association, which recognizes the need for proper reserve planning, we have made a Reserve Study (physical and financial analysis) of this community and submit our findings in this report.

The purpose of this study is to establish a reasonable yearly reserve contribution necessary to meet future expenditures for major replacements or repairs of the Common Areas and Commonly Maintained Property of the Association as those terms are defined in the Declaration as of the beginning of its fiscal year.

Reserves for replacement are estimates of that amount of money that must be put aside to repair or replace major items or building components that will wear out before the entire facility or project wears out.

State law, such as that found in Texas, Nevada, California, Oregon and Washington, clearly establishes the fiduciary duty of "boards" and the necessity for adequate assessments including reserve funds. The legislative intent of these acts is to better protect current owners and future buyers of units in community associations. Reserving funds for future repair or replacement of the shorter-lived building components is also one of the most reliable ways of protecting the future market value of an individual's investment property from the deleterious effects of special assessments.

For the purposes of this study, the detailed cash flow analysis is limited to those components or elements that are likely to require replacement or major rehabilitation during the next thirty-year period. Replacement of an entire planned development or condominium in 50 to 75 years is not a typical event. Preventive maintenance generally extends the useful life of many components. As such, estimating useful lives beyond thirty years from the date of this study is indeterminate and it is recommended that periodic updates of this study be made to consider actual facts and circumstances regarding extended or diminished component lives, inflation, and appreciation of the reserves.

Our investigation included Common Areas and Commonly Maintained Property as those terms are defined in the Declaration as set forth in your Declaration associated with the property of the Association. Excluded from our consideration was all other property, including land, property owned individually by unit or homeowners that is not Commonly Maintained Property, personal property, and intangible assets.

Expenditures relating to the operating budget and apart from reserves are excluded from this reserve analysis. It is our understanding that the operating budget and future operating budgets will provide for the on-going normal maintenance of Common Areas and Commonly Maintained Property as those terms are defined in the Declaration unless specifically identified in the component description on the *DETAIL REPORT BY CATEGORY*.

Our report comprises:

This letter, that sets forth the nature and extent of the investigation, identifies the classes of property considered, and presents the conclusions reached.

An Executive Summary identifies the property, current reserves, recommended reserve funding, and projections concerning reserve funding.

Consideration and Methodology

The purpose of this study is to estimate the amount of yearly reserve contributions necessary to meet future expenditures for major replacements and repairs of the Common Area and Commonly Maintained Property as those terms are defined in the Declaration of the Association without a special assessment. We reviewed the property subject of this investigation and considered the following:

- Local costs of material, equipment and labor combined in the cost factor.
- The current and future costs of replacement or repair for the Common Areas and Commonly Maintained Property as those terms are defined in the Declaration as detailed in the *DETAIL REPORT BY CATEGORY*.
- The cost of removal if required of the worn out components as part of the cost of replacement.
- The anticipated effects of inflation on the amount to be reserved annually.
- The anticipated effects of appreciation of the reserves over time in accord with your average current return or yield on investments. **We were informed all accrued interest on Association investments would be included within the reserve funds.**
- The past and current maintenance practices of your Association and their effects on remaining lives.

We have not considered as part of the reserve contributions the amounts required for yearly maintenance activities.

SUMMARY AND CONCLUSION

This study indicates that based on the anticipated expenditures noted in the ANNUAL EXPENDITURE DETAIL report, the current reserves and annual recommended levels of funding are adequate to avoid future special assessments. Reserves would not become depleted within the next thirty years at current recommended levels of funding.

ASSUMPTIONS, SCOPE, AND LIMITED CONDITIONS

To the best of our knowledge, all data set forth in this report are true and accurate. Although gathered from reliable sources, no guarantee is being made nor liability assumed for the accuracy of any data, opinions, or estimates identified as being furnished by others or ourselves that have been used in formulating this analysis.

No soils analysis or geological studies were ordered or made in conjunction with this report, nor was any water, oil, gas, coal or other subsurface mineral and use rights or conditions investigated.

Any latent defects will not be a part of the Reserve Study. Should we find signs of possible latent defects or problems not within the scope of the Reserve Study, the Association will be notified so that the Association can retain the proper experts. However, the study will not be designed to uncover any possible latent defects, and the absence of any indications to such effect will not be, and should not be construed to be, an indication that there are no defects not so noted, or that we warrant the absence of any such defects.

Substances such as fungi, mold, asbestos, lead paint, urea-formaldehyde foam insulation, termite control substances other chemicals, toxic wastes, radon gas, electro-magnetic radiation or other potentially hazardous materials (on the surface or sub-surface) could, if present, adversely affect the validity of our Reserve Study. Unless otherwise stated in our Reserve Study, the existence of hazardous substances, that may or may not be present on the property, will not be considered nor will there be any inspection for termites. Our opinions are predicated on the assumption that there is no such material on or in the property nor existence of termites. No responsibility is assumed for any such conditions, and you are advised that we are not qualified to detect such substances, quantify the impact, or develop the remedial cost.

The Association needs to review each line item in the reports to be certain corrections are made from information you may possess that we are not aware of. It is assumed in our Reserve Study that no additional work, or expenditures from the reserve funds has occurred since the gathering of the fiscal year data that will impact the balance of the estimated reserve funds. If this is not correct, you need to let us know what extra work was done and how much money will be spent.

This physical analysis was made by individuals generally familiar with real estate and building construction and 33 years of experience preparing reserve studies; however, no invasive testing was performed. Our report does not consider electrical wiring, plumbing or utilities that may be the responsibility of the Association. Accordingly, we do not opine on, nor are we responsible for, the structural integrity of the property, including, but not limited to, its conformity to specific governmental code requirements, such as fire, building safety, earthquake, occupancy, land movement and/or slides, or any physical defects that were not readily apparent in our physical analysis. This Reserve Study is not an engineering study.

The cost outlined in the Reserve Study is subjective in some areas; therefore, we may use costs submitted by the Association that are for budgetary and planning purposes only. Actual bid costs would depend upon the defined scope of work at the time the repair, replacement or restoration is done, and on actual price levels prevailing at the time the future repair, replacement or restoration must be done. The estimates on future repair, replacement and restoration in the Reserve Study will be good faith estimates and projections, based upon the estimated future inflation rate and interest (yield) on the monies set aside which may or may not prove accurate. We submit that the probability that the board may project in its Reserve Study or disclosures, future costs or actual future remaining useful lives of components having useful lives extended beyond one year with precision is the functional equivalent of winning the lottery (while it may happen in rare instances by chance, one may not reasonably expect it to happen). As a result, we cannot, and do not, guaranty its projections. Assumptions on future costs and life expectancies should be reviewed and adjusted on an annualized basis, as current future costs projections and life expectancies become more uncertain.

PROFESSIONAL SERVICE CONDITIONS

The services provided by Reserve Studies by RF© were performed in accordance with our professional practice standards. Our compensation is not contingent in any way upon our conclusions. We assume, without independent verification, the accuracy of all data provided to us. We will act as an independent contractor. All files, work papers or documents developed by us during the course of the engagement will remain our property.

Our report is to be used only for the purposes stated herein. Any use or reliance for any other purpose, by you or third parties, is invalid. You may show our report in its entirety to those third parties that need to review the information contained herein. No reference to our name or our report, in whole or in part, in any document you prepare and/or distribute to third parties may be made without our written consent.

Association shall defend, indemnify, and hold harmless Reserve Studies by RF© and its employees and subagents, who were or are a party or are threatened to be made a party to any threatened, pending, or completed actions, suits, or proceedings, whether civil, criminal, administrative, or investigative by reason of the fact that Reserve Studies by RF©, and its employees and subagents, are or were the authorized representatives of the Association, as to any expense, including attorneys' fees, judgments, fines, and amounts paid in settlement actually and reasonably incurred by Reserve Studies by RF© and its employees and subagents, in connection with such action, suit, or proceeding, if Reserve Studies by RF© and its employees and subagents acted in good faith and in a manner Reserve Studies by RF© and its employees and subagents reasonably believed to be in, or not opposed to, the best interest of the Association, and with respect to any criminal action or proceeding, had no reasonable cause to believe their conduct was unlawful.

We have prepared an initial draft of the study and will make one adjustment to the report upon a written request from the Association within 30 days of the date the initial draft of the study is sent to the Board.

We reserve the right to include your Association's name in our client list, but we will maintain the confidentiality of all conversations, documents provided to us, and the contents of our reports, subject to legal or administrative process or proceedings.

These conditions can only be modified by written documents executed by both parties.

Respectfully submitted,

Tamarra Axton
Tamarra "Tammy" Axton, PRA
Ray Axton

Association of Professional Reserve Analyst-APRA-(PRA)
Community Association Institute-CAI-Business Partner

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| 1408 | Pro Shop - Carpet-Lounge | 2038 | 238 |
| | Total Funded Assets | 275 | |
| | Total Unfunded Assets | <u>17</u> | |
| | Total Assets | 292 | |

**Woodburn Estates & Golf
Base Line Assessment Funding Model Summary**

| | |
|-----------------------|--------------------|
| Report Date | September 26, 2024 |
| Account Number | Level II On-Site |
| Version | 2 (2024) Level II |
| Budget Year Beginning | January 1, 2024 |
| Budget Year Ending | December 31, 2024 |
| Total Units | 1508 |

| <i>Report Parameters</i> | |
|----------------------------------|-------------|
| Inflation | 2.89% |
| Interest Rate on Reserve Deposit | 4.15% |
| 2024 Beginning Balance | \$1,451,821 |

**Current Assessment Funding Model Summary
Cash Flow Time Value Of Money With Minimum Balance**

BUSINESS JUDGEMENT RULE

To avoid personal liability for their actions/decisions, directors must perform their fiduciary duties "with such care, including reasonable inquiry, as an ordinarily prudent person in a like position would use under similar circumstances."

NOTE: The Board MUST (under the new statutes) -

Changes to ORS 94.595 & 100.175 by Senate Bill 963B in 2009

- **(3)(a) The Board of directors of the Association annually shall conduct a Reserve Study or review and update of an existing study to determine reserve account requirements. Subject to subsection (8) of this section, after review of the Reserve Study or Reserve Study update, the Board of directors may, without any action of owners:**
 - (A) Adjust the amount of payments as indicated by the study or update; and**
 - (B) Provide for other reserve items that the Board of directors, in its discretion, may deem appropriate.**

**Woodburn Estates & Golf
Base Line Assessment Funding Model Summary**

(b) The Reserve Study shall:

(A) Identify all items for which reserves are or will be established;

(B) Include the estimated remaining useful life of each item as of the date of the Reserve Study; and

(C) Include for each item, as applicable, an estimated cost of maintenance and repair and replacement at the end of the item's useful life.

(8)(a) Except as provided under paragraph (b) of this section, unless the Board of directors under subsection (3) of this section determines that the reserve account will be adequately funded for the following year, the Board of directors or the owners may not vote to eliminate funding a reserve account required under this section or under the declaration or bylaws.

(b) Following the turnover meeting described in ORS 94.609 & ORS 100.210 on an annual basis, the Board of directors, with the approval of all owners, may elect not to fund the reserve account for the following year. (Daniel Zimmeroff Attorney-Barker Martin)

- **This Reserve Study is for budget and planning purposes and identifies the status of the reserve fund and schedules the anticipated major commonly owned item replacements.**

This Reserve Study will also estimate the expected useful life and remaining useful life of the building and site components or systems and will provide an estimate replacement or refurbishment cost for those components or systems. Major components or systems may include, but are not limited to, painting, gutters and downspouts, mailboxes, roofing, siding, windows, doors, paving, mechanical equipment, common area furnishings and amenities and other commonly owned systems or items.

- **The scope of work identified within our contract is to provide the Association with an "On-Site (Level II) updated Reserve Study which includes:**
 - **Component/System Inventory**
 - **Expected Useful Life and Remaining Useful Life Estimates**
 - **Condition Assessment (based upon on-site visual observations)**
 - **Component/System Replacement Schedule and Estimated Pricing**

Woodburn Estates & Golf
Base Line Assessment Funding Model Summary

- **Identify Current Reserve Account Balance**
- **30 Year Funding Plan**

- **How to Use a Reserve Study**

The documents included within the Reserve Study are intended to be used as guidelines and estimates. It is nearly impossible to know exactly when a building component system will fail; however, an estimation of useful life based on similar product history and professional experience is used to estimate the time of replacement and associated costs. All costs included within this Reserve Study should be used as budgeting figures. For exact pricing, a qualified, licensed contractor should be contacted to provide a bid for any anticipated replacements.

The replacement schedule lists all known components and systems that are anticipated to "wear out" or fail within 30 years. Items which are anticipated to be replaced or repaired in the current year are not included within the Reserve Study as those items should already be budgeted for and scheduled to be replaced or repaired.

On the reserve schedule, review which items are anticipated to fail in the near future and keep a close eye on them. It is always better to replace items prior to failure to eliminate the opportunity for surrounding components or associated systems to be affected. Be cognizant of items scheduled for replacement or repair within 2-3 years of the current year. Remember, items listed are scheduled based on history and replacement or repair is scheduled as an estimate. Items commonly fail sooner or later than the estimated date.

- **Disclosures**

- **General – Woodburn Estates and Golf and Reserve Studies by RF have no professional or personal involvements with each other, other than the scope of work identified in the Reserve Study contract. This relationship cannot be perceived as a conflict of interest.**
- **Physical Analysis - On-site observations were limited to visual observations only. Destructive testing (invasive testing) was not performed. Any items that were not clearly visible at the time of the site observation were not viewed, and therefore were not included in the drafting of this reserve study, **nor is the reserve study a safety inspection (report).****
- **Measurements - Measuring and inventory were identified via a combination of on-site physical**

Woodburn Estates & Golf
Base Line Assessment Funding Model Summary

measurements, previous Reserve Study and/or drawing take-offs. Drawing sets (if used) were provided by the property manager or Declarant for our use relating only to the Reserve Study scope of work.

- **Completeness – Reserve Studies by RF, in its limited review, has found no material issues which, if not disclosed, would cause a distortion of the Association's situation as this is a budget and planning tool study and not a building assessment or building envelope study.**
- **Reliance on Client Data - Data received from property management, Association representatives and/or Declarant is deemed reliable by RF. Such data may include financial information, physical deficiencies or physical conditions, quantity of physical assets, or historical issues.**
- **Scope - The Reserve Study is a reflection of information provided to the Consultant and assembled for the Association's use, not for the purpose of performing an audit, quality/forensic analysis, or background checks of historical records.**
- **Reserve Balance - The actual or projected (estimated) total presented in this Reserve Study is based upon information provided or collected and was not audited.**
- **Reserve Projects -Information provided or collected for the purpose of this Reserve Study will be considered reliable and should not be considered a project audit or quality inspection.**
- **Adjustments to Reserve Study - Should components suggested by Consultant be removed from the Reserve Study or any life cycles or costs other than current bids, engineering construction standards, or current component history be used in this Reserve Study the Client accepts full responsibility for the results of the Reserve Study and is not warranted by Consultant.**
- **Information Provided - Quantity, design and material information included in this report was provided in part by the Association and is subject to course of construction changes.**
- **Limitations on Inventory -The following items, but not limited to, may not be included in the physical analysis because they have a useful life greater than 30 years. Grading/drainage, foundations/footings, party walls, perimeter walls, beams, girders to the exterior surfaces, sub floors, unfinished floors, concrete stair surfaces, windows, doors, plumbing system, flues (chimneys), exterior doors and door frames, window frames, air delivery or return systems, ducts, chutes, conduits, pipes, plumbing, sanitary sewage and storm drains, wire, telephone, cable, central television system, sprinklers systems and internet lines.**

Woodburn Estates & Golf
Base Line Assessment Funding Model Summary

- **Warranty or Guaranty - This Reserve Study and its recommendations should not be construed in any way to constitute a warranty or guaranty regarding the current or future performance of the components. Components will be replaced as required, not necessarily in their expected replacement year.**
- **Annual Updates - Often times there can be a significant expenditure in those years that exceeds the life of the Reserve Study. Hence, annual updates should be done to allow adjustments in the reserve contribution each year if required.**
- **Tax Consequences - The tax consequences are not considered in this Reserve Study due to the uncertainty of all factors affecting net taxable income and the election of the tax form to be filed.**
- **If applicable, we recommend a building envelope (water intrusion) inspection every twelve years and a roofing inspection every six years (not funded in the reserve).**
- **House Bill 955 (HB 955), in Oregon since 1/1/2006, specifically calls for the provision of a Reserve Study, Reserve Study update, maintenance plan and reserve summary. ORS 94.595 states that: "The Board of directors of the Association annually shall conduct a Reserve Study, or review and update an existing Reserve Study to determine the Reserve Study requirements". In addition, ORS 94.595 (3)(B)(c) and ORS 100.175 (3)(C)(c) further require that a Reserve Study Update be done each year.**
- **House Bill 2665 (Chapter 409, Oregon Laws 2007) revises portions on SB 955 by removing the requirement for a maintenance plan from the Reserve Study and makes it a separate requirement. Also, after 9/27/2007 HB 2665 no longer requires that owners be provided a reserve summary of the Reserve Study or any revisions thereto.**
- **Further House Bill 2665 makes windows and unit access doors, except for glazing and screening, general common elements, unless Declaration provides otherwise, (Sec 5).**

- **NOTE: Management or the Board shall notify the Reserve Study provider if the windows and doors are the responsibility of the Association and if so, will be added to the next update of the**

**Woodburn Estates & Golf
Base Line Assessment Funding Model Summary**

Reserve Study. Management or the Association to provide the count of windows and doors including type and size.

- **Preparation of a Reserve Study**

Data is collected from many sources to prepare a Reserve Study and a variety of document reviews, interviews, and site observations are required to adequately fulfill our duties as a reserve provider. The following sources and methods were utilized in preparation of this Reserve Study document:

- **Property Management Personnel Interviews**
- **As built Plans and Specifications Document Reviews**
- **On-site Observations (if applicable)**
- **In-house company consultations with accredited RS and PRA personnel**
- **Discussions with Engineering or Architectural Consultants**
- **RS Means Facilities Maintenance & Repair Cost Data**
- **Interviewing General Contractor Consultants**
- **A tabular list of commonly owned items has been developed and given a current condition grade, expected useful life, and remaining useful life. A portion of that data will determine in what year it is estimated the component should be replaced.**
- **Property Information**
- **Original Starting Date of Reserve Study - Unless otherwise indicated, we have used January 1, 1962 to begin aging the original components in this Reserve Study.**
- **Number of Units/Lots and Location - This Association is a total of 1510 lots, Community Center, Restaurant, Golf Course and RV Storage located in Woodburn, Oregon.**
- **Date of Last Reserve Study (if applicable) - The last on-site physical analysis done by Reserve Studies by RF was completed on February 7, 2023.**
- **NOTE: All interest accrued from reserve savings account(s) must remain in the reserve.**

**Woodburn Estates & Golf
Base Line Assessment Funding Model Summary**

savings account(s) and not used as an off-set for operating expenses.

- **Funding Required - A minimum balance of \$278,071.00 has been used over the thirty years of this Reserve Study. Typically, we would show an average annual reserve assessment per Unit/Lot. This Association's assessment is based on a percent of home sales to reach 100% funding within the thirty years of the Reserve Study and an annual increase of 5%.**

The industry standards for percent funded are:

0% to 29% - Poor

30% to 69% - Fair

70% to 100% - Good

This Association is 26% funded on 12/31/2024 as it relates to being fully funded.

Base Line Funding Model Summary of Calculations

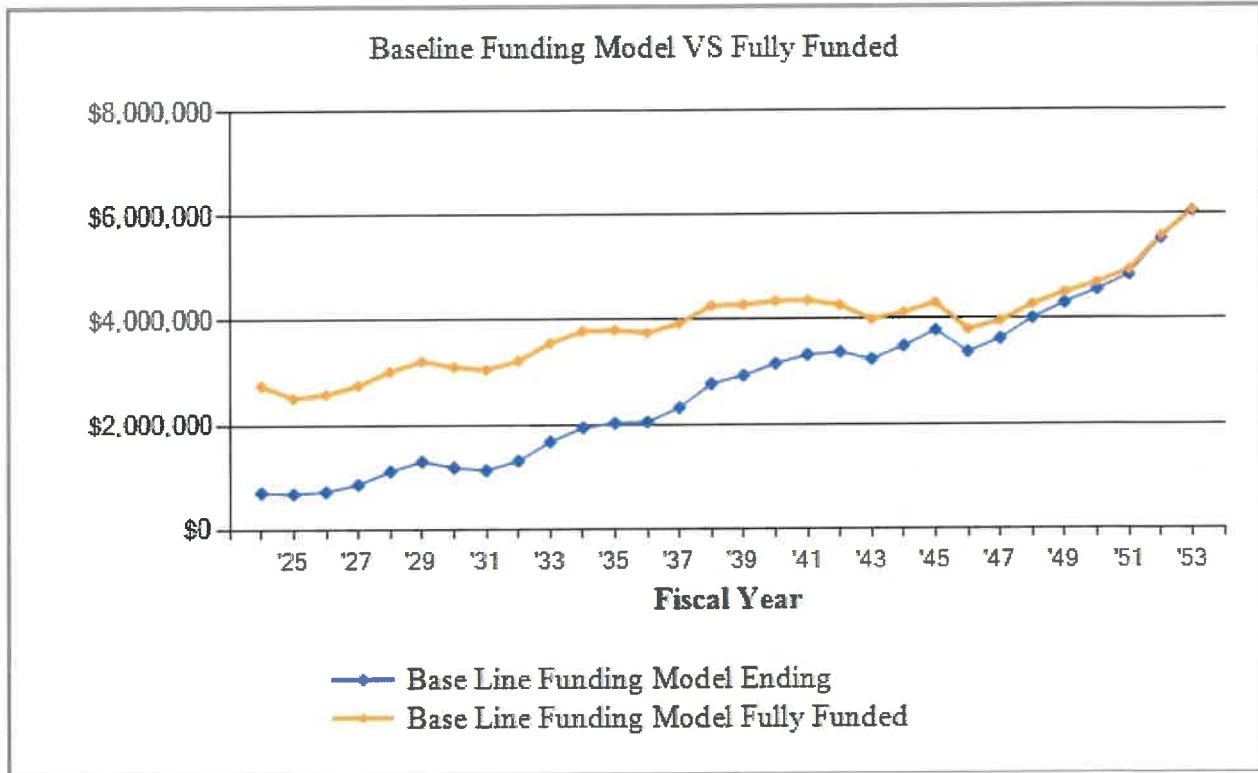
| | |
|-------------------------------------|--------------------|
| Required Annual Contribution | \$278,017.00 |
| <i>\$184.36 per unit annually</i> | |
| Average Net Annual Interest Earned | <u>\$28,233.74</u> |
| Total Annual Allocation to Reserves | \$306,250.74 |
| <i>\$203.08 per unit annually</i> | |

Woodburn Estates & Golf
Base Assessment Funding Model Projection

Beginning Balance: \$1,451,821

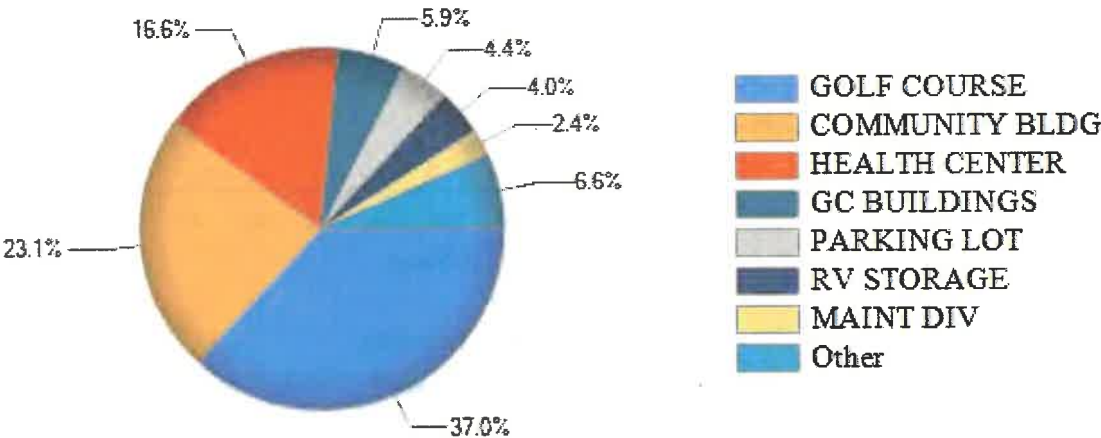
| Year | Current Cost | Annual Contribution | Annual Interest | Annual Expenditures | Projected Ending Reserves | Fully Funded Reserves | Percent Funded |
|------|--------------|---------------------|-----------------|---------------------|---------------------------|-----------------------|----------------|
| 2024 | 5,243,217 | 278,017 | 28,234 | 1,049,671 | 708,401 | 2,753,645 | 26% |
| 2025 | 4,877,222 | 291,918 | 27,305 | 342,529 | 685,095 | 2,513,381 | 27% |
| 2026 | 5,015,100 | 306,514 | 28,863 | 296,280 | 724,191 | 2,586,095 | 28% |
| 2027 | 5,156,963 | 321,839 | 34,373 | 217,964 | 862,440 | 2,752,691 | 31% |
| 2028 | 5,302,926 | 337,931 | 44,195 | 135,695 | 1,108,871 | 3,018,095 | 37% |
| 2029 | 5,453,107 | 354,828 | 51,614 | 220,278 | 1,295,035 | 3,213,938 | 40% |
| 2030 | 5,607,628 | 372,569 | 47,051 | 534,121 | 1,180,535 | 3,107,066 | 38% |
| 2031 | 5,766,615 | 391,198 | 44,804 | 492,376 | 1,124,161 | 3,050,195 | 37% |
| 2032 | 5,930,196 | 410,758 | 52,017 | 281,803 | 1,305,133 | 3,218,850 | 41% |
| 2033 | 6,098,506 | 431,296 | 66,529 | 133,715 | 1,669,242 | 3,555,858 | 47% |
| 2034 | 6,271,679 | 452,860 | 77,339 | 258,970 | 1,940,471 | 3,784,326 | 51% |
| 2035 | 6,449,857 | 475,503 | 80,765 | 470,309 | 2,026,430 | 3,804,679 | 53% |
| 2036 | 6,633,184 | 499,279 | 81,596 | 560,023 | 2,047,281 | 3,751,181 | 55% |
| 2037 | 6,821,809 | 524,243 | 92,464 | 344,015 | 2,319,972 | 3,930,353 | 59% |
| 2038 | 7,015,886 | 550,455 | 110,605 | 205,892 | 2,775,140 | 4,269,849 | 65% |
| 2039 | 7,215,571 | 577,977 | 116,676 | 542,321 | 2,927,473 | 4,285,230 | 68% |
| 2040 | 7,421,028 | 606,876 | 125,732 | 505,400 | 3,154,681 | 4,354,170 | 72% |
| 2041 | 7,632,422 | 608,090 | 132,415 | 572,823 | 3,322,363 | 4,368,756 | 76% |
| 2042 | 7,849,925 | 609,306 | 134,458 | 692,503 | 3,373,624 | 4,274,605 | 79% |
| 2043 | 8,073,715 | 610,525 | 128,955 | 877,546 | 3,235,558 | 4,001,440 | 81% |
| 2044 | 8,303,971 | 611,746 | 139,133 | 495,498 | 3,490,939 | 4,135,981 | 84% |
| 2045 | 8,540,882 | 612,969 | 150,962 | 467,145 | 3,787,726 | 4,318,743 | 88% |
| 2046 | 8,784,640 | 614,195 | 134,472 | 1,162,414 | 3,373,979 | 3,806,731 | 89% |
| 2047 | 9,035,443 | 615,424 | 144,466 | 509,142 | 3,624,727 | 3,968,707 | 91% |
| 2048 | 9,293,494 | 616,655 | 160,096 | 384,570 | 4,016,907 | 4,280,372 | 94% |
| 2049 | 9,559,002 | 617,888 | 171,822 | 495,514 | 4,311,103 | 4,503,609 | 96% |
| 2050 | 9,832,183 | 619,124 | 181,665 | 553,815 | 4,558,077 | 4,690,515 | 97% |
| 2051 | 10,113,260 | 620,362 | 193,011 | 528,682 | 4,842,767 | 4,926,389 | 98% |
| 2052 | 10,402,460 | 621,603 | 220,884 | 143,136 | 5,542,118 | 5,584,157 | 99% |
| 2053 | 10,700,017 | 622,846 | 241,576 | 345,266 | 6,061,274 | 6,072,301 | 100% |

Woodburn Estates & Golf
Base Line Funding Model & Fully Funded Comparison Chart



The Current Assessment Funding Model is based on the current annual assessment, parameters, and reserve fund balance. Because it is calculated using the current annual assessment, it will give the accurate projection of how well the association is funded for the next 30 years of planned reserve expenditures.

Asset Current Cost by Category



Woodburn Estates & Golf
Woodburn, Oregon 97071
Component Summary

| Description | Future Cost | Useful Life | Remaining Life | Adjustment | Distribution | Required Contribution | Ideally Funded |
|---|-----------------|----------------|-------------------|------------|--------------|--------------------------|-------------------|
| GC BUILDINGS | | | | | | | |
| GC Bldg - Crew Bldg - Gutters & Do.. | 2,791 | 24 | 16 | | 0 | 59.71 | 590 |
| GC Bldg - Crew Building - Concrete .. | <i>unfunded</i> | | | | | | |
| GC Bldg - Crew Building - Electrical .. | 45,717 | 40 | 6 | 9 | 0 | 3,244.90 | 33,815 |
| GC Bldg - Crew Building - Heater | 4,381 | 15 | 14 | | 0 | 112.02 | 196 |
| GC Bldg - Crew Building - Paint | 2,520 | 8 | 0 | | 2,520 | 161.46 | 2,520 |
| GC Bldg - Crew Building - Roof | 14,634 | 30 | 22 | | 0 | 198.42 | 2,085 |
| GC Bldg - Crew Building - Siding | <i>unfunded</i> | | | | | | |
| GC Bldg - Crew Building - Windows | 17,744 | 30 | 22 | | 0 | 240.59 | 2,528 |
| GC Bldg - Crew Building: Doors - R.. | 2,044 | 30 | 14 | | 0 | 52.26 | 732 |
| GC Bldg - Crew Building: Door - Op.. | 1,079 | 20 | 4 | | 0 | 119.85 | 770 |
| GC Bldg - Hayes St. Restroom - Floor | 1,418 | 75 | 13 | | 0 | 39.92 | 809 |
| GC Bldg - Hayes St. Restroom - Paint | 825 | 8 | 0 | | 825 | 52.86 | 825 |
| GC Bldg - Hayes St. Restroom - Roof | 1,376 | 24 | 16 | | 0 | 29.44 | 291 |
| GC Bldg - King Way Restroom - Floor | 1,418 | 75 | 13 | | 0 | 39.92 | 809 |
| GC Bldg - King Way Restroom - Paint | 825 | 8 | 0 | | 825 | 52.86 | 825 |
| GC Bldg - King Way Restroom - Roof | 872 | 24 | 0 | 38 | 872 | 20.49 | 872 |
| GC Bldg - Mechanic Shop - Electrica.. | 60,787 | 40 | 16 | 19 | 0 | 1,300.43 | 28,084 |
| GC Bldg - Mechanic Shop - Gutters .. | 3,157 | 24 | 16 | | 0 | 67.55 | 667 |
| GC Bldg - Mechanic Shop - Paint | 4,020 | 8 | 0 | | 4,020 | 257.57 | 4,020 |
| GC Bldg - Mechanic Shop - Roof | 16,241 | 30 | 22 | | 0 | 220.22 | 2,314 |
| GC Bldg - Mechanic Shop - Siding | 26,991 | 30 | 22 | | 0 | 365.97 | 3,846 |
| GC Bldg - Mechanic Shop - Windows | 6,367 | 30 | 22 | | 0 | 86.34 | 907 |
| GC Bldg - Mechanic Shop: Door - O.. | 2,005 | 20 | 4 | | 0 | 222.64 | 1,431 |
| GC Bldg - Mechanic Shop: Doors - .. | 6,601 | 30 | 14 | | 0 | 168.79 | 2,363 |
| GC Bldg - Mechanic Shop: Floor - C.. | <i>unfunded</i> | | | | | | |
| GC Bldg - Pump - Well - 75 HP - No.. | 104,407 | 40 | 30 | | 0 | 857.79 | 11,104 |
| GC Bldg - Pump - Well - 75 HP - So.. | 18,925 | 40 | 35 | | 0 | 117.80 | 873 |
| GC Bldg - Pump House - North - Ele.. | 7,888 | 40 | 16 | 19 | 0 | 168.74 | 3,644 |
| GC Bldg - Pump House - North - Floor | <i>unfunded</i> | | | | | | |
| GC Bldg - Pump House - North - Gut.. | 1,285 | 24 | 16 | | 0 | 27.49 | 272 |
| GC Bldg - Pump House - North - Pai.. | 1,200 | 8 | 0 | | 1,200 | 76.89 | 1,200 |
| GC Bldg - Pump House - North - Roof | 3,091 | 24 | 15 | | 0 | 72.13 | 756 |
| GC Bldg - Pump House - North - Sidi.. | 6,986 | 30 | 17 | | 0 | 137.51 | 1,865 |
| GC Bldg - Pump House - North - Well | 15,000 | 60 | 0 | | 15,000 | 155.20 | 15,000 |
| GC Bldg - Pump House - South - Ele.. | 7,888 | 40 | 16 | 19 | 0 | 168.74 | 3,644 |
| GC Bldg - Pump House - South - Floor | <i>unfunded</i> | | | | | | |
| GC Bldg - Pump House - South - Pai.. | 1,200 | 8 | 0 | | 1,200 | 76.89 | 1,200 |
| GC Bldg - Pump House - South - Roof | 3,272 | 30 | 17 | | 0 | 64.41 | 874 |
| GC Bldg - Pump House - South - Sidi.. | 6,987 | 30 | 17 | | 0 | 137.55 | 1,865 |
| GC Bldg - Pump House - South - Well | 40,949 | 60 | 12 | 13 | 0 | 1,276.79 | 24,309 |
| GC Bldg - Utilities - Private | <u>68,125</u> | 30 | 20 | | <u>0</u> | <u>1,064.32</u> | <u>12,845</u> |
| GC BUILDINGS - Total | \$511,018 | | | | \$26,462 | \$11,516 | \$170,751 |

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Component Summary

| Description | Future Cost | Useful Life | Remaining Life | Adjustment | Distribution | Required Contribution | Ideally Funded |
|--|-----------------|-------------|----------------|------------|--------------|-----------------------|----------------|
| HEALTH CENTER | | | | | | | |
| Health Center - Paint | 22,500 | 8 | 0 | | 22,500 | 1,441.61 | 22,500 |
| Health Center - Siding | <i>unfunded</i> | | | | | | |
| Health Center - Approved 2024 Project | 500,000 | 2 | 0 | | 500,000 | 0.00 | 500,000 |
| Health Center - Electrical Supply Syst.. | 35,000 | 40 | 6 | 9 | 0 | 2,484.20 | 30,714 |
| Health Center - Exercise Room - Floo.. | 19,701 | 15 | 9 | | 0 | 874.34 | 6,098 |
| Health Center - Fitness Equipment | 6,982 | 5 | 0 | | 6,982 | 700.33 | 6,982 |
| Health Center - Gutters & Downspouts | 434 | 20 | 14 | | 0 | 11.08 | 87 |
| Health Center - HVAC - Exercise Ro.. | 60,690 | 20 | 14 | | 0 | 1,551.79 | 12,218 |
| Health Center - HVAC - Locker Roo.. | 68,016 | 22 | 18 | 2 | 0 | 1,236.09 | 10,182 |
| Health Center - HVAC - Pool | 124,426 | 15 | 32 | 23 | 0 | 912.54 | 7,895 |
| Health Center - Hayward Sand Filter .. | 727 | 10 | 2 | | 549 | 30.33 | 549 |
| Health Center - Hayward Sand Filter .. | 687 | 10 | 0 | | 687 | 35.68 | 687 |
| Health Center - Heater - Pool | 10,962 | 14 | 3 | | 0 | 1,657.05 | 7,907 |
| Health Center - Heater - Spa | 5,175 | 14 | 3 | | 0 | 782.31 | 3,733 |
| Health Center - Pool - Coping | 22,728 | 10 | 2 | | 17,176 | 948.46 | 17,176 |
| Health Center - Pool - Pumps | 12,923 | 10 | 9 | | 0 | 573.52 | 1,000 |
| Health Center - Pool - Resurface | 35,899 | 10 | 11 | 43 | 0 | 1,248.13 | 20,794 |
| Health Center - Pool Decking | <i>unfunded</i> | | | | | | |
| Health Center - Spa - Chemical Monit.. | 2,938 | 10 | 0 | 1 | 2,938 | 152.70 | 2,938 |
| Health Center - Spa - Pumps | 10,000 | 8 | 5 | | 0 | 869.88 | 3,750 |
| Health Center - Spa - Resurface | 15,152 | 10 | 2 | | 11,450 | 632.31 | 11,450 |
| Health Center - Spa - Tile | 33,578 | 20 | 12 | | 0 | 1,046.97 | 9,542 |
| Health Center - Water Heater - Locke.. | 4,444 | 15 | 6 | | 0 | 315.43 | 2,248 |
| Health Center - Windows | 56,843 | 30 | 22 | | 0 | 770.73 | 8,099 |
| HEALTH CENTER - Total | \$1,049,806 | | | | \$562,282 | \$18,276 | \$686,550 |
| RV STORAGE | | | | | | | |
| RV Storage Lot - Alarm Security Syst.. | 26,819 | 20 | 7 | | 0 | 1,597.32 | 14,280 |
| RV Storage Lot - Card Reader System | 2,684 | 10 | 5 | | 0 | 233.44 | 1,164 |
| RV Storage Lot - Drainage - Improve.. | 50,559 | 30 | 13 | | 0 | 1,423.42 | 19,782 |
| RV Storage Lot - Electrical Supply S.. | 41,418 | 40 | 6 | 9 | 0 | 2,939.72 | 30,635 |
| RV Storage Lot - Fence - Chain Link | 6,722 | 10 | 5 | | 0 | 584.76 | 2,915 |
| RV Storage Lot - Foundation-Pole Ba.. | <i>unfunded</i> | | | | | | |
| RV Storage Lot - Gate - Sliding Elect.. | 9,062 | 20 | 5 | | 0 | 788.25 | 5,894 |
| RV Storage Lot - Gravel & Grading | 46,300 | 5 | 1 | 8 | 41,538 | 1,435.60 | 41,538 |
| RV Storage Lot - Gutters & Downspo.. | 2,948 | 20 | 12 | | 0 | 91.93 | 838 |
| RV Storage Lot - Paint - Chemical B.. | 659 | 8 | 0 | | 659 | 42.24 | 659 |
| RV Storage Lot - Paint - Security Bui.. | 630 | 8 | 0 | | 630 | 40.36 | 630 |
| RV Storage Lot - Roof - Chemical Bu.. | 3,510 | 24 | 16 | | 0 | 75.09 | 742 |
| RV Storage Lot - Roof - NE Storage .. | 26,290 | 24 | 16 | | 0 | 562.43 | 5,555 |
| RV Storage Lot - Roof - Security Bui.. | 2,808 | 24 | 16 | | 0 | 60.07 | 593 |
| RV Storage Lot - Siding - Chemical .. | 3,735 | 24 | 16 | | 0 | 79.91 | 789 |

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|--|----------------|----------------|-------------------|------------|---------------|--------------------------|-------------------|
| <i>RV STORAGE continued...</i> | | | | | | | |
| RV Storage Lot - Siding - NE Storage.. | 47,323 | 24 | 16 | | 0 | 1,012.38 | 9,999 |
| RV Storage Lot - Siding - Security B.. | <u>3,565</u> | 24 | 16 | | <u>0</u> | <u>76.27</u> | <u>753</u> |
| RV STORAGE - Total | \$275,033 | | | | \$42,828 | \$11,043 | \$136,768 |
| GAZEBO | | | | | | | |
| Gazebo - Chairs | 302 | 5 | 0 | 2 | 302 | 30.31 | 302 |
| Gazebo - Floor | 16,689 | 50 | 7 | | 0 | 994.01 | 11,758 |
| Gazebo - Grill, Vent, Burners | 8,875 | 30 | 0 | 1 | 8,875 | 171.41 | 8,875 |
| Gazebo - Roof | 6,462 | 15 | 0 | 6 | 6,462 | 231.21 | 6,462 |
| Gazebo - Tables | 1,862 | 24 | 0 | | 1,862 | 43.75 | 1,862 |
| Gazebo - Utilities | <u>10,000</u> | 30 | 0 | | <u>10,000</u> | <u>193.13</u> | <u>10,000</u> |
| GAZEBO - Total | \$44,190 | | | | \$27,501 | \$1,664 | \$39,259 |
| COMMUNITY BLDG | | | | | | | |
| Community Bldg - Auditoriam - HV.. | 26,957 | 15 | 7 | | 0 | 1,605.53 | 11,777 |
| Community Bldg - Auditorium - AD.. | 48,926 | 20 | 12 | | 0 | 1,525.51 | 13,903 |
| Community Bldg - Auditorium - Auto.. | 9,670 | 30 | 22 | | 0 | 131.11 | 1,378 |
| Community Bldg - Auditorium - Carp.. | 15,137 | 10 | 5 | | 0 | 1,316.74 | 6,564 |
| Community Bldg - Auditorium - Dro.. | 8,060 | 20 | 13 | | 0 | 226.91 | 1,948 |
| Community Bldg - Auditorium - Flat .. | 114,030 | 15 | 8 | | 0 | 5,817.00 | 42,368 |
| Community Bldg - Auditorium - Foye.. | 2,327 | 5 | 0 | | 2,327 | 233.44 | 2,327 |
| Community Bldg - Auditorium - Furn.. | 13,868 | 15 | 8 | | 0 | 707.44 | 5,153 |
| Community Bldg - Auditorium - Furn.. | 11,637 | 5 | 0 | | 11,637 | 1,167.22 | 11,637 |
| Community Bldg - Auditorium - Roof.. | 4,287 | 4 | 0 | 2 | 4,287 | 533.45 | 4,287 |
| Community Bldg - Auditorium - Woo.. | 73,914 | 20 | 2 | -3 | 0 | 17,109.96 | 61,606 |
| Community Bldg - Brick - Tuck Point.. | 47,249 | 60 | 2 | | 43,144 | 103.84 | 43,144 |
| Community Bldg - Carpet-Hallways | 5,547 | 8 | 3 | | 0 | 838.45 | 3,183 |
| Community Bldg - Carpet-Library | 5,547 | 8 | 3 | | 0 | 838.45 | 3,183 |
| Community Bldg - Concrete - Flatwo.. | 7,260 | 5 | 6 | 17 | 0 | 515.28 | 4,450 |
| Community Bldg - Concrete - Sidewa.. | 3,630 | 10 | 6 | 12 | 0 | 257.64 | 2,225 |
| Community Bldg - Craft Room - Floo.. | 6,264 | 20 | 0 | 3 | 6,264 | 173.01 | 6,264 |
| Community Bldg - Dining Hall - Bin.. | 12,743 | 15 | 11 | | 0 | 443.06 | 2,484 |
| Community Bldg - Dining Hall - Dro.. | 2,884 | 20 | 13 | | 0 | 81.21 | 697 |
| Community Bldg - Dining Hall - Floor | 33,706 | 20 | 13 | | 0 | 948.95 | 8,146 |
| Community Bldg - Dining Hall - Foy.. | 5,818 | 5 | 0 | | 5,818 | 583.61 | 5,818 |
| Community Bldg - Dining Hall - Furn.. | 14,930 | 15 | 8 | | 0 | 761.61 | 5,547 |
| Community Bldg - Dining Hall - Mag.. | 1,933 | 25 | 6 | | 0 | 137.19 | 1,238 |
| Community Bldg - Doors - Interior | 26,756 | 25 | 6 | | 0 | 1,899.09 | 17,140 |
| Community Bldg - Electrical Supply .. | 60,139 | 20 | 19 | | 0 | 1,012.02 | 1,750 |
| Community Bldg - Exterior Wall - In.. | 38,681 | 45 | 10 | | 0 | 1,511.92 | 22,627 |
| Community Bldg - Fire Suppression .. | 374,172 | 50 | 49 | | 0 | 1,158.32 | 1,853 |
| Community Bldg - Folding Partition | 25,000 | 20 | 0 | 1 | 25,000 | 690.51 | 25,000 |

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|--|-----------------|----------------|-------------------|------------|--------------|--------------------------|-------------------|
| <i>COMMUNITY BLDG continued...</i> | | | | | | | |
| Community Bldg - General Repairs | 2,000 | 5 | 0 | | 2,000 | 200.61 | 2,000 |
| Community Bldg - Gutters & Downs.. | 3,276 | 20 | 12 | | 0 | 102.14 | 931 |
| Community Bldg - HVAC - Blue Roo.. | 3,866 | 15 | 1 | | 3,507 | 100.89 | 3,507 |
| Community Bldg - HVAC - Craft Ro.. | 7,020 | 20 | 4 | 15 | 0 | 779.48 | 5,548 |
| Community Bldg - HVAC - Dining H.. | 14,510 | 15 | 7 | | 0 | 864.24 | 6,340 |
| Community Bldg - HVAC - Library | 6,083 | 15 | 0 | 24 | 6,083 | 217.66 | 6,083 |
| Community Bldg - HVAC - Pool Hall | 7,020 | 20 | 4 | 10 | 0 | 779.48 | 5,429 |
| Community Bldg - HVAC - TC & Lo.. | 16,928 | 15 | 9 | | 0 | 751.27 | 5,240 |
| Community Bldg - HVAC - West Wi.. | 15,164 | 15 | 14 | | 0 | 387.72 | 678 |
| Community Bldg - Infrastructure Wir.. | 11,871 | 10 | 3 | | 0 | 1,794.41 | 7,629 |
| Community Bldg - Irrigation - Sprink.. | 41,418 | 20 | 6 | 14 | 0 | 2,939.72 | 28,749 |
| Community Bldg - Kitchen - Applian.. | 3,491 | 15 | 0 | | 3,491 | 124.91 | 3,491 |
| Community Bldg - Kitchen - Miscella.. | 5,818 | 15 | 0 | | 5,818 | 208.19 | 5,818 |
| Community Bldg - Kitchen Flooring | 4,069 | 25 | 9 | | 0 | 180.59 | 2,015 |
| Community Bldg - Living Room - Ca.. | 5,239 | 6 | 1 | | 4,243 | 387.38 | 4,243 |
| Community Bldg - NEC Telephone S.. | 5,000 | 6 | 0 | 4 | 5,000 | 354.89 | 5,000 |
| Community Bldg - Paint - Exterior | 81,427 | 15 | 7 | | 0 | 4,849.79 | 35,576 |
| Community Bldg - Paint - Interior | 33,868 | 10 | 16 | 10 | 0 | 724.55 | 4,294 |
| Community Bldg - Pool Hall - Equip.. | 8,283 | 15 | 0 | 1 | 8,283 | 296.37 | 8,283 |
| Community Bldg - Pool Hall - Floori.. | 6,264 | 15 | 0 | 32 | 6,264 | 224.13 | 6,264 |
| Community Bldg - Pool Hall - Magne.. | 2,570 | 35 | 16 | | 0 | 54.98 | 884 |
| Community Bldg - Pool Hall - Paneli.. | 5,818 | 15 | 0 | 32 | 5,818 | 208.19 | 5,818 |
| Community Bldg - Restroom - Office.. | 26,336 | 20 | 12 | | 0 | 821.16 | 7,484 |
| Community Bldg - Restroom - Wome.. | 29,911 | 20 | 13 | | 0 | 842.09 | 7,228 |
| Community Bldg - Roof - Composition | 224,422 | 30 | 17 | | 0 | 4,417.72 | 59,916 |
| Community Bldg - Roof - Insulation | 38,681 | 45 | 10 | | 0 | 1,511.92 | 22,627 |
| Community Bldg - Security System | 33,877 | 10 | 4 | | 0 | 3,761.67 | 18,137 |
| Community Bldg - Siding | <i>unfunded</i> | | | | | | |
| Community Bldg - Siding - Brick - Cl.. | 1,204 | 12 | 0 | 43 | 1,204 | 52.84 | 1,204 |
| Community Bldg - Water Heaters | 12,923 | 10 | 9 | | 0 | 573.52 | 1,000 |
| Community Bldg - West Wing - Men'.. | 33,040 | 14 | 1 | 4 | 30,328 | 686.71 | 30,328 |
| Community Bldg - West Wing - Wo.. | 29,932 | 14 | 1 | 4 | 27,475 | 622.12 | 27,475 |
| Community Bldg - Windows | 117,233 | 30 | 22 | | 0 | 1,589.56 | 16,704 |
| COMMUNITY BLDG - Total | \$1,839,633 | | | | \$207,992 | \$73,739 | \$663,619 |
| RESTAURANT | | | | | | | |
| Restaurant - Appliances & Equipment | 10,000 | 5 | 4 | | 0 | 1,110.38 | 2,000 |
| Restaurant - Automated Exterior Doors | 10,410 | 30 | 22 | | 0 | 141.15 | 1,483 |
| Restaurant - Carpet | 5,982 | 6 | 1 | | 4,845 | 442.27 | 4,845 |
| Restaurant - Flooring - Carpet | 6,663 | 6 | 5 | 4 | 0 | 579.61 | 2,889 |
| Restaurant - Furniture | 14,446 | 10 | 5 | | 0 | 1,256.60 | 6,264 |
| Restaurant - HVAC | 9,971 | 15 | 5 | | 0 | 867.36 | 5,765 |

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Component Summary

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|--|-----------------|----------------|-------------------|------------|--------------|--------------------------|-------------------|
| <i>RESTAURANT continued...</i> | | | | | | | |
| Restaurant - HVAC | 7,904 | 15 | 6 | | 0 | 561.00 | 3,997 |
| Restaurant - HVAC | 13,478 | 15 | 7 | | 0 | 802.76 | 5,889 |
| Restaurant - HVAC | 13,478 | 15 | 7 | | 0 | 802.76 | 5,889 |
| Restaurant - HVAC | 20,565 | 15 | 12 | | 0 | 641.21 | 2,922 |
| Restaurant - Siding | <i>unfunded</i> | | | | | | |
| RESTAURANT - Total | \$112,897 | | | | \$4,845 | \$7,205 | \$41,942 |
| GOLF COURSE | | | | | | | |
| GC - Ace Fuel Tank | 73,782 | 25 | 11 | 30 | 0 | 2,565.25 | 43,145 |
| GC - Asphalt - Overlay - Maintenanc.. | 6,496 | 25 | 3 | -10 | 0 | 981.96 | 4,771 |
| GC - Asphalt - Seal Coat- Maintenanc.. | 2,868 | 5 | 3 | 10 | 0 | 433.59 | 2,107 |
| GC - Asphalt: Overlay-Golf Path-A | 610,999 | 25 | 19 | | 0 | 10,281.80 | 85,342 |
| GC - Asphalt: Overlay-Golf Path-B | 162,931 | 25 | 20 | | 0 | 2,545.48 | 18,432 |
| GC - Ball Washer | 2,543 | 30 | 9 | | 0 | 112.87 | 1,378 |
| GC - Buffalo Blower | 8,458 | 15 | 3 | 5 | 0 | 1,278.51 | 6,600 |
| GC - Chain Link Fence - Maintenanc.. | 37,704 | 40 | 26 | | 0 | 393.62 | 6,291 |
| GC - Construction - 01 | 14,313 | 18 | 0 | 3 | 14,313 | 434.40 | 14,313 |
| GC - Construction - 02 | 14,313 | 18 | 0 | 4 | 14,313 | 434.40 | 14,313 |
| GC - Construction - 03 | 14,313 | 18 | 0 | 2 | 14,313 | 434.40 | 14,313 |
| GC - Construction - 04 | 20,729 | 18 | 13 | | 0 | 583.60 | 3,976 |
| GC - Construction - 05 | 14,313 | 18 | 0 | | 14,313 | 434.40 | 14,313 |
| GC - Construction - 06 | 14,313 | 18 | 0 | -1 | 14,313 | 434.40 | 14,313 |
| GC - Construction - 07 | 14,313 | 18 | 0 | -2 | 14,313 | 434.40 | 14,313 |
| GC - Construction - 08 | 4,655 | 18 | 0 | | 4,655 | 141.27 | 4,655 |
| GC - Construction - 09 | 23,186 | 18 | 13 | | 0 | 652.78 | 4,447 |
| GC - Construction - 10 | 14,313 | 18 | 0 | -4 | 14,313 | 434.40 | 14,313 |
| GC - Construction - 11 | 23,186 | 18 | 13 | | 0 | 652.78 | 4,447 |
| GC - Construction - 12 | 14,313 | 18 | 0 | -5 | 14,313 | 434.40 | 14,313 |
| GC - Construction - 13 | 14,313 | 18 | 0 | -14 | 14,313 | 434.40 | 14,313 |
| GC - Construction - 14 | 14,313 | 18 | 0 | -7 | 14,313 | 434.40 | 14,313 |
| GC - Construction - 15 | 14,313 | 18 | 0 | -7 | 14,313 | 434.40 | 14,313 |
| GC - Construction - 16 | 14,313 | 18 | 0 | -8 | 14,313 | 434.40 | 14,313 |
| GC - Construction - 17 | 14,313 | 18 | 0 | -9 | 14,313 | 434.40 | 14,313 |
| GC - Construction - 18 | 14,313 | 18 | 0 | -12 | 14,313 | 434.40 | 14,313 |
| GC - Cushman 9110 Three Wheel | 26,000 | 25 | 0 | 6 | 26,000 | 589.33 | 26,000 |
| GC - Cushman Core Harvester | 18,346 | 12 | 7 | 5 | 0 | 1,092.66 | 8,840 |
| GC - Cushman Turf Truckster | 32,617 | 15 | 8 | | 0 | 1,663.91 | 12,119 |
| GC - Electrical Supply System | 35,000 | 40 | 6 | 9 | 0 | 2,484.20 | 30,714 |
| GC - Gates Hydraulic Hose Fabricator | 2,972 | 15 | 6 | 8 | 0 | 210.92 | 1,851 |
| GC - Golf Cart | 51,814 | 20 | 12 | | 0 | 1,615.55 | 14,724 |
| GC - Golf Cart-Batteries | 57,470 | 5 | 1 | | 44,685 | 5,165.56 | 44,685 |
| GC - Golf Lift | 9,906 | 20 | 6 | | 0 | 703.08 | 5,844 |

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|--|-----------------|-------------|----------------|------------|--------------|-----------------------|----------------|
| <i>GOLF COURSE continued...</i> | | | | | | | |
| GC - Gravely 8-Lead Front Brush Ma.. | 13,469 | 20 | 6 | | 0 | 956.01 | 7,947 |
| GC - Greens Roller | 3,759 | 20 | 9 | | 0 | 166.84 | 1,600 |
| GC - Irrigation - HydroCyclone Sand .. | 24,687 | 30 | 20 | | 0 | 385.69 | 4,655 |
| GC - Irrigation System Mainline | 8,470 | 5 | 4 | | 0 | 940.49 | 1,512 |
| GC - Jacobsen 672258 AR331 | 37,894 | 15 | 12 | | 0 | 1,181.53 | 5,384 |
| GC - JacobsonTurfcat 4wd | 32,566 | 20 | 12 | | 0 | 1,015.40 | 9,254 |
| GC - John Deere 2020 Pro Gator - 1 | 21,906 | 18 | 1 | | 20,108 | 455.30 | 20,108 |
| GC - John Deere 220 Greens Mower .. | <i>unfunded</i> | | | | | | |
| GC - John Deere Backhoe 3100D | 71,321 | 30 | 6 | | 0 | 5,062.20 | 48,092 |
| GC - John Deere Gator TX | 23,861 | 18 | 4 | | 0 | 2,649.44 | 16,559 |
| GC - John Deere Mower 3225 Fairwa.. | 56,412 | 15 | 7 | | 0 | 3,359.89 | 24,647 |
| GC - John Deere Mower 3225 Fairwa.. | 56,412 | 15 | 7 | | 0 | 3,359.89 | 24,647 |
| GC - John Deere Tractor 1070 | 35,468 | 20 | 3 | 16 | 0 | 5,361.48 | 29,849 |
| GC - John Deere Tractor 5205 | 37,224 | 20 | 9 | 8 | 0 | 1,652.02 | 19,546 |
| GC - Kubota Tractor MX4800 | 48,918 | 22 | 17 | | 0 | 962.95 | 6,850 |
| GC - Land Pride Flexmower | 19,488 | 12 | 3 | 5 | 0 | 2,945.87 | 14,734 |
| GC - Land Pride RCR 1860 Rotary C.. | 3,639 | 12 | 11 | | 0 | 126.52 | 222 |
| GC - Lely Fertilizer Spreader 3-Point .. | 27,745 | 40 | 1 | 17 | 26,493 | 72.16 | 26,493 |
| GC - Neary 277 Bedknife Grinder | 38,587 | 30 | 23 | 35 | 0 | 488.88 | 12,948 |
| GC - Neary 555 SRI Reel Grinder | <i>unfunded</i> | | | | | | |
| GC - Rood Boss Grader | <i>unfunded</i> | | | | | | |
| GC - Smithco Spray Star 1760 | 60,494 | 20 | 11 | | 0 | 2,103.27 | 19,899 |
| GC - Smithco Star 60 Leaf Sweeper | 35,661 | 18 | 6 | | 0 | 2,531.10 | 20,038 |
| GC - Toro 3100D Sidewinder Mower | 36,377 | 12 | 3 | 5 | 0 | 5,498.96 | 27,503 |
| GC - Toro 3150Q Triplex Mower #1 | 29,518 | 15 | 4 | | 0 | 3,277.60 | 19,315 |
| GC - Toro 3150Q Triplex Mower #2 | 50,000 | 15 | 0 | | 50,000 | 1,789.06 | 50,000 |
| GC - Toro GR 3320 | 51,059 | 15 | 10 | | 0 | 1,995.74 | 12,800 |
| GC - Toro Pro Core 648 #1 | 40,874 | 15 | 11 | | 0 | 1,421.10 | 7,967 |
| GC - Toro Pro Core 648 #2 | 43,357 | 15 | 13 | | 0 | 1,220.67 | 3,992 |
| GC - Toro Vertical Mower Heads | 9,664 | 20 | 1 | 10 | 9,080 | 98.13 | 9,080 |
| GC - Toyota Tacoma | 33,524 | 10 | 1 | | 29,324 | 1,409.54 | 29,324 |
| GC - Ty-Crop MH 400 Fairway Topd.. | 38,213 | 30 | 14 | | 0 | 977.08 | 13,677 |
| GC - Ty-Crop QP 300 Greens - Topd.. | 23,969 | 20 | 8 | 4 | 0 | 1,222.75 | 12,723 |
| GC - Wash Rack: Roof - Metal | 6,005 | 30 | 5 | | 0 | 522.40 | 4,340 |
| GC - Wash Rack: Floor - Concrete | 10,265 | 50 | 25 | | 0 | 114.13 | 2,518 |
| GC - Waste Oil Tank | 734 | 20 | 11 | 5 | 0 | 25.53 | 301 |
| GC: Cart Path Tunnel | 3,362 | 5 | 4 | | 0 | 373.32 | 600 |
| GC: Storm Damage | 105,864 | 5 | 2 | | 4,688 | 23,328.81 | 60,000 |
| GC: Storm Drain System | 21,173 | 5 | 2 | | 12,000 | 1,887.95 | 12,000 |
| GOLF COURSE - Total | \$2,573,986 | | | | \$427,414 | \$121,170 | \$1,111,873 |

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Component Summary

| Description | Future Cost | Useful Life | Remaining Life | Adjustment | Distribution | Required Contribution | Ideally Funded |
|---|------------------|----------------|-------------------|------------|-----------------|--------------------------|-------------------|
| OFFICE | | | | | | | |
| Administration - Computers-Miscella.. | 13,418 | 10 | 5 | | 0 | 1,167.22 | 5,818 |
| Administration - Office Equipment | 16,112 | 5 | 1 | 17 | 14,948 | 257.03 | 14,948 |
| Administration - Office Furniture | 5,676 | 5 | 3 | | 0 | 858.07 | 2,271 |
| Administration - Office-Carpet | 5,676 | 8 | 0 | | 5,676 | 289.57 | 5,676 |
| Administration - Server-Miscellaneous.. | <u>33,180</u> | 10 | 5 | | <u>0</u> | <u>2,886.31</u> | <u>14,388</u> |
| OFFICE - Total | <u>\$74,064</u> | | | | <u>\$20,624</u> | <u>\$5,458</u> | <u>\$43,101</u> |
| CART BARNS | | | | | | | |
| Cart Barn - North - Concrete - Floor | 10,662 | 50 | 3 | | 0 | 1,611.76 | 9,201 |
| Cart Barn - North - Door Operators | 1,841 | 20 | 1 | | 1,700 | 33.37 | 1,700 |
| Cart Barn - North - Doors - Roll Up | 3,973 | 30 | 13 | | 0 | 111.86 | 1,555 |
| Cart Barn - North - Electrical Supply | 5,144 | 20 | 1 | | 4,750 | 93.25 | 4,750 |
| Cart Barn - North - Gutters & Downs.. | 4,588 | 20 | 12 | | 0 | 143.04 | 1,304 |
| Cart Barn - North - Paint - Exterior | 2,000 | 8 | 0 | | 2,000 | 128.14 | 2,000 |
| Cart Barn - North - Roof - Compositi.. | 11,826 | 30 | 23 | | 0 | 149.82 | 1,433 |
| Cart Barn - North - Siding | <i>unfunded</i> | | | | | | |
| Cart Barn - South - Concrete - Floor | 13,709 | 50 | 3 | | 0 | 2,072.27 | 11,830 |
| Cart Barn - South - Door Operators | 1,841 | 20 | 1 | 28 | 1,752 | 7.68 | 1,752 |
| Cart Barn - South - Doors - Roll Up | 2,823 | 30 | 1 | 18 | 2,686 | 11.78 | 2,686 |
| Cart Barn - South - Electrical Supply | 5,144 | 20 | 1 | | 4,750 | 93.25 | 4,750 |
| Cart Barn - South - Gutters & Downs.. | 4,588 | 20 | 12 | | 0 | 143.04 | 1,304 |
| Cart Barn - South - Paint - Exterior | 2,000 | 8 | 0 | | 2,000 | 128.14 | 2,000 |
| Cart Barn - South - Roof - Compositi.. | 11,826 | 30 | 23 | | 0 | 149.82 | 1,433 |
| Cart Barn - South - Siding | 6,643 | 20 | 1 | 28 | 6,321 | 27.73 | 6,321 |
| Cart Barn - West - Doors - Roll Up | 3,648 | 30 | 10 | | 0 | 142.57 | 1,829 |
| Cart Barn - West - Siding | 8,584 | 30 | 10 | | 0 | 335.53 | 4,304 |
| Cart Barn - West - Concrete - Floor | 19,723 | 50 | 30 | | 0 | 162.04 | 3,356 |
| Cart Barn - West - Door Operators | 1,789 | 20 | 0 | | 1,789 | 49.42 | 1,789 |
| Cart Barn - West - Gutters & Downsp.. | 5,141 | 24 | 16 | | 0 | 109.99 | 1,086 |
| Cart Barn - West - Paint - Exterior | 2,000 | 8 | 0 | | 2,000 | 128.14 | 2,000 |
| Cart Barn - West - Roof - Composition | 5,917 | 30 | 10 | | 0 | 231.27 | 2,967 |
| Cart Barn - West- Electrical Supply | <u>5,144</u> | 20 | 1 | | <u>4,750</u> | <u>93.25</u> | <u>4,750</u> |
| CART BARNS - Total | <u>\$140,553</u> | | | | <u>\$34,498</u> | <u>\$6,157</u> | <u>\$76,100</u> |
| PARKING LOT | | | | | | | |
| Parking Lot - Asphalt - Overlay | 242,413 | 30 | 18 | | 0 | 4,405.50 | 58,063 |
| Parking Lot - Asphalt - Seal Coat | 45,613 | 5 | 0 | 5 | 45,613 | 4,575.28 | 45,613 |
| Parking Lot - Curbing & Parking Bur.. | 2,379 | 10 | 0 | | 2,379 | 123.63 | 2,379 |
| Parking Lot - Fence - Wrought Iron-S.. | <i>unfunded</i> | | | | | | |
| Parking Lot - Flag Pole | 3,207 | 25 | 17 | | 0 | 63.13 | 632 |
| Parking Lot - Lighting - Fixtures and.. | 50,834 | 25 | 17 | | 0 | 1,000.66 | 10,022 |
| Parking Lot - Monument and Entranc.. | <u>3,852</u> | 10 | 0 | 3 | <u>3,852</u> | <u>200.18</u> | <u>3,852</u> |
| PARKING LOT - Total | <u>\$348,298</u> | | | | <u>\$51,844</u> | <u>\$10,368</u> | <u>\$120,561</u> |

Woodburn Estates & Golf
Woodburn, Oregon 97071
Component Summary

| Description | Future Cost | Useful Life | Remaining Life | Adjustment | Distribution | Required Contribution | Ideally Funded |
|--------------------------------------|------------------------|----------------|-------------------|------------|------------------------|--------------------------|------------------------|
| MAINT DIV | | | | | | | |
| MD - HVAC - Maintenance Building | 1,737 | 20 | 15 | | 0 | 40.54 | 283 |
| MD - Hobart Beta Mig 170 Welder | 1,637 | 30 | 3 | | 0 | 247.45 | 1,353 |
| MD - Landa Pressure Washer | 3,315 | 30 | 2 | | 2,922 | 33.49 | 2,922 |
| MD - Maintenance Bldg - Gutters & .. | 4,750 | 20 | 12 | | 0 | 148.11 | 1,350 |
| MD - Maintenance Building - Air Co.. | 994 | 18 | 0 | 3 | 994 | 30.17 | 994 |
| MD - Maintenance Building - Floor | 26,603 | 50 | 24 | | 0 | 315.50 | 6,982 |
| MD - Maintenance Building - Painting | 8,049 | 15 | 7 | | 0 | 479.37 | 3,516 |
| MD - Maintenance Building - Renova.. | 44,603 | 30 | 15 | | 0 | 1,040.93 | 14,546 |
| MD - Maintenance Building - Roof | 10,122 | 24 | 8 | | 0 | 516.37 | 5,373 |
| MD - Maintenance Building - Siding | <i>unfunded</i> | | | | | | |
| MD - Maintenance Building Door - R.. | 4,679 | 30 | 4 | | 0 | 519.50 | 3,618 |
| MD - Maintenance Building Door Op.. | 17,181 | 20 | 1 | 7 | 16,080 | 204.90 | 16,080 |
| MD - Toyota Tacoma | 38,025 | 10 | 3 | | 0 | 5,748.04 | 24,437 |
| MD - Utility Vehicle - Golf Cart | 5,876 | 24 | 12 | | 0 | 183.22 | 2,087 |
| MAINT DIV - Total | <u>\$167,571</u> | | | | <u>\$19,996</u> | <u>\$9,508</u> | <u>\$83,541</u> |
| PRO SHOP | | | | | | | |
| Pro Shop - Carpet-Lounge | 7,588 | 6 | 14 | 13 | 0 | 194.02 | 1,340 |
| Pro Shop - Carpet-Sales | 5,964 | 6 | 0 | 18 | 5,964 | 502.20 | 5,964 |
| Pro Shop - HVAC - Golf Lounge | 7,514 | 15 | 0 | 11 | 7,514 | 268.87 | 7,514 |
| Pro Shop - Paint - Exterior | 1,199 | 8 | 0 | | 1,199 | 76.81 | 1,199 |
| Pro Shop - Point of Sale | 6,877 | 10 | 5 | | 0 | 598.20 | 2,982 |
| Pro Shop - Renovation | 5,986 | 10 | 1 | 25 | 5,652 | 47.15 | 5,652 |
| Pro Shop - Restroom | 6,159 | 14 | 2 | 5 | 5,206 | 118.63 | 5,206 |
| Pro Shop - Siding | <i>unfunded</i> | | | | | | |
| Pro Shop - Windows | 7,840 | 30 | 22 | | 0 | 106.31 | 1,117 |
| PRO SHOP - Total | <u>\$49,128</u> | | | | <u>\$25,535</u> | <u>\$1,912</u> | <u>\$30,974</u> |
| Grand Total: | <u>\$7,186,177</u> | | | | <u>\$1,451,821</u> | <u>\$278,017</u> | <u>\$3,205,040</u> |

**Woodburn Estates & Golf
Annual Expenditure Detail**

| Description | Expenditures |
|---|--------------|
| Replacement Year 2024 | |
| Administration - Office-Carpet | 5,676 |
| Cart Barn - North - Paint - Exterior | 2,000 |
| Cart Barn - South - Paint - Exterior | 2,000 |
| Cart Barn - West - Door Operators | 1,789 |
| Cart Barn - West - Paint - Exterior | 2,000 |
| Community Bldg - Auditorium - Foyer - Furniture | 2,327 |
| Community Bldg - Auditorium - Furniture | 11,637 |
| Community Bldg - Auditorium - Roof - Reseal | 4,287 |
| Community Bldg - Craft Room - Flooring | 6,264 |
| Community Bldg - Dining Hall - Foyer Furniture | 5,818 |
| Community Bldg - Folding Partition | 25,000 |
| Community Bldg - General Repairs | 2,000 |
| Community Bldg - HVAC - Library | 6,083 |
| Community Bldg - Kitchen - Appliances | 3,491 |
| Community Bldg - Kitchen - Miscellaneous | 5,818 |
| Community Bldg - NEC Telephone System | 5,000 |
| Community Bldg - Pool Hall - Equipment | 8,283 |
| Community Bldg - Pool Hall - Flooring | 6,264 |
| Community Bldg - Pool Hall - Paneling | 5,818 |
| Community Bldg - Siding - Brick - Clean & Seal | 1,204 |
| GC - Construction - 01 | 14,313 |
| GC - Construction - 02 | 14,313 |
| GC - Construction - 03 | 14,313 |
| GC - Construction - 05 | 14,313 |
| GC - Construction - 06 | 14,313 |
| GC - Construction - 07 | 14,313 |
| GC - Construction - 08 | 4,655 |
| GC - Construction - 10 | 14,313 |
| GC - Construction - 12 | 14,313 |
| GC - Construction - 13 | 14,313 |
| GC - Construction - 14 | 14,313 |
| GC - Construction - 15 | 14,313 |
| GC - Construction - 16 | 14,313 |
| GC - Construction - 17 | 14,313 |
| GC - Construction - 18 | 14,313 |
| GC - Cushman 9110 Three Wheel | 26,000 |
| GC - Toro 3150Q Triplex Mower #2 | 50,000 |
| GC Bldg - Crew Building - Paint | 2,520 |

**Woodburn Estates & Golf
Annual Expenditure Detail**

| Description | Expenditures |
|--|--------------------|
| <i>Replacement Year 2024 continued...</i> | |
| GC Bldg - Hayes St. Restroom - Paint | 825 |
| GC Bldg - King Way Restroom - Paint | 825 |
| GC Bldg - King Way Restroom - Roof | 872 |
| GC Bldg - Mechanic Shop - Paint | 4,020 |
| GC Bldg - Pump House - North - Paint - Exterior | 1,200 |
| GC Bldg - Pump House - North - Well | 15,000 |
| GC Bldg - Pump House - South - Paint - Exterior | 1,200 |
| Gazebo - Chairs | 302 |
| Gazebo - Grill, Vent, Burners | 8,875 |
| Gazebo - Roof | 6,462 |
| Gazebo - Tables | 1,862 |
| Gazebo - Utilities | 10,000 |
| Health Center - Paint | 22,500 |
| Health Center - Approved 2024 Project | 500,000 |
| Health Center - Fitness Equipment | 6,982 |
| Health Center - Hayward Sand Filter #3 | 687 |
| Health Center - Spa - Chemical Monitoring | 2,938 |
| MD - Maintenance Building - Air Compressor | 994 |
| Parking Lot - Asphalt - Seal Coat | 45,613 |
| Parking Lot - Curbing & Parking Burms | 2,379 |
| Parking Lot - Monument and Entrance Signs | 3,852 |
| Pro Shop - Carpet-Sales | 5,964 |
| Pro Shop - HVAC - Golf Lounge | 7,514 |
| Pro Shop - Paint - Exterior | 1,199 |
| RV Storage Lot - Paint - Chemical Building | 659 |
| RV Storage Lot - Paint - Security Building | 630 |
| Total for 2024 | \$1,049,671 |
| Replacement Year 2025 | |
| Administration - Office Equipment | 16,112 |
| Cart Barn - North - Door Operators | 1,841 |
| Cart Barn - North - Electrical Supply | 5,144 |
| Cart Barn - South - Door Operators | 1,841 |
| Cart Barn - South - Doors - Roll Up | 2,823 |
| Cart Barn - South - Electrical Supply | 5,144 |
| Cart Barn - South - Siding | 6,643 |
| Cart Barn - West- Electrical Supply | 5,144 |
| Community Bldg - HVAC - Blue Room | 3,866 |

**Woodburn Estates & Golf
Annual Expenditure Detail**

| Description | Expenditures |
|--|------------------|
| <i>Replacement Year 2025 continued...</i> | |
| Community Bldg - Living Room - Carpet | 5,239 |
| Community Bldg - West Wing - Men's RR | 33,040 |
| Community Bldg - West Wing - Women's RR | 29,932 |
| GC - Golf Cart-Batteries | 57,470 |
| GC - John Deere 2020 Pro Gator - 1 | 21,906 |
| GC - Lely Fertilizer Spreader 3-Point Mount | 27,745 |
| GC - Toro Vertical Mower Heads | 9,664 |
| GC - Toyota Tacoma | 33,524 |
| MD - Maintenance Building Door Operators | 17,181 |
| Pro Shop - Renovation | 5,986 |
| RV Storage Lot - Gravel & Grading | 46,300 |
| Restaurant - Carpet | 5,982 |
| Total for 2025 | \$342,529 |
| Replacement Year 2026 | |
| Community Bldg - Auditorium - Wood Floor | 73,914 |
| Community Bldg - Brick - Tuck Pointing | 47,249 |
| GC: Storm Damage | 105,864 |
| GC: Storm Drain System | 21,173 |
| Health Center - Hayward Sand Filter #1 | 727 |
| Health Center - Pool - Coping | 22,728 |
| Health Center - Spa - Resurface | 15,152 |
| MD - Landa Pressure Washer | 3,315 |
| Pro Shop - Restroom | 6,159 |
| Total for 2026 | \$296,280 |
| Replacement Year 2027 | |
| Administration - Office Furniture | 5,676 |
| Cart Barn - North - Concrete - Floor | 10,662 |
| Cart Barn - South - Concrete - Floor | 13,709 |
| Community Bldg - Carpet-Hallways | 5,547 |
| Community Bldg - Carpet-Library | 5,547 |
| Community Bldg - Infrastructure Wiring/Wi-Fi | 11,871 |
| GC - Asphalt - Overlay - Maintenance Area | 6,496 |
| GC - Asphalt - Seal Coat- Maintenance Area | 2,868 |
| GC - Buffalo Blower | 8,458 |
| GC - John Deere Tractor 1070 | 35,468 |
| GC - Land Pride Flexmower | 19,488 |

**Woodburn Estates & Golf
Annual Expenditure Detail**

| Description | Expenditures |
|--|------------------|
| <i>Replacement Year 2027 continued...</i> | |
| GC - Toro 3100D Sidewinder Mower | 36,377 |
| Health Center - Heater - Pool | 10,962 |
| Health Center - Heater - Spa | 5,175 |
| MD - Hobart Beta Mig 170 Welder | 1,637 |
| MD - Toyota Tacoma | 38,025 |
| Total for 2027 | \$217,964 |
| Replacement Year 2028 | |
| Community Bldg - Auditorium - Roof - Reseal | 4,804 |
| Community Bldg - HVAC - Craft Room | 7,020 |
| Community Bldg - HVAC - Pool Hall | 7,020 |
| Community Bldg - Security System | 33,877 |
| GC - Irrigation System Mainline | 8,470 |
| GC - John Deere Gator TX | 23,861 |
| GC - Toro 3150Q Triplex Mower #1 | 29,518 |
| GC Bldg - Crew Building: Door - Operator | 1,079 |
| GC Bldg - Mechanic Shop: Door - Operators | 2,005 |
| GC: Cart Path Tunnel | 3,362 |
| MD - Maintenance Building Door - Roll Up | 4,679 |
| Restaurant - Appliances & Equipment | 10,000 |
| Total for 2028 | \$135,695 |
| Replacement Year 2029 | |
| Administration - Computers-Miscellaneous-A | 13,418 |
| Administration - Server-Miscellaneous-B | 33,180 |
| Community Bldg - Auditorium - Carpet | 15,137 |
| Community Bldg - Auditorium - Foyer - Furniture | 2,684 |
| Community Bldg - Auditorium - Furniture | 13,418 |
| Community Bldg - Dining Hall - Foyer Furniture | 6,709 |
| Community Bldg - General Repairs | 2,306 |
| GC - Wash Rack: Roof - Metal | 6,005 |
| Gazebo - Chairs | 348 |
| Health Center - Fitness Equipment | 8,051 |
| Health Center - Spa - Pumps | 10,000 |
| Parking Lot - Asphalt - Seal Coat | 52,596 |
| Pro Shop - Point of Sale | 6,877 |
| RV Storage Lot - Card Reader System | 2,684 |
| RV Storage Lot - Fence - Chain Link | 6,722 |

**Woodburn Estates & Golf
Annual Expenditure Detail**

| Description | Expenditures |
|--|------------------|
| <i>Replacement Year 2029 continued...</i> | |
| RV Storage Lot - Gate - Sliding Electric | 9,062 |
| Restaurant - Flooring - Carpet | 6,663 |
| Restaurant - Furniture | 14,446 |
| Restaurant - HVAC | 9,971 |
| Total for 2029 | \$220,278 |
| | |
| Replacement Year 2030 | |
| Administration - Office Equipment | 18,579 |
| Community Bldg - Concrete - Flatwork | 7,260 |
| Community Bldg - Concrete - Sidewalk | 3,630 |
| Community Bldg - Dining Hall - Magnetic Fire Doors | 1,933 |
| Community Bldg - Doors - Interior | 26,756 |
| Community Bldg - Irrigation - Sprinkler System | 41,418 |
| Community Bldg - NEC Telephone System | 5,000 |
| GC - Electrical Supply System | 35,000 |
| GC - Gates Hydraulic Hose Fabricator | 2,972 |
| GC - Golf Cart-Batteries | 66,268 |
| GC - Golf Lift | 9,906 |
| GC - Gravely 8-Lead Front Brush Machine | 13,469 |
| GC - John Deere Backhoe 3100D | 71,321 |
| GC - Smithco Star 60 Leaf Sweeper | 35,661 |
| GC Bldg - Crew Building - Electrical Supply | 45,717 |
| Health Center - Electrical Supply System | 35,000 |
| Health Center - Water Heater - Locker Room | 4,444 |
| Pro Shop - Carpet-Sales | 7,076 |
| RV Storage Lot - Electrical Supply System | 41,418 |
| RV Storage Lot - Gravel & Grading | 53,389 |
| Restaurant - HVAC | 7,904 |
| Total for 2030 | \$534,121 |
| | |
| Replacement Year 2031 | |
| Community Bldg - Auditoriam - HVAC | 26,957 |
| Community Bldg - HVAC - Dining Hall | 14,510 |
| Community Bldg - Living Room - Carpet | 6,216 |
| Community Bldg - Paint - Exterior | 81,427 |
| GC - Cushman Core Harvester | 18,346 |
| GC - John Deere Mower 3225 Fairway Mower #1 | 56,412 |
| GC - John Deere Mower 3225 Fairway Mower #2 | 56,412 |

**Woodburn Estates & Golf
Annual Expenditure Detail**

| Description | Expenditures |
|--|-------------------------|
| <i>Replacement Year 2031 continued...</i> | |
| GC: Storm Damage | 122,071 |
| GC: Storm Drain System | 24,414 |
| Gazebo - Floor | 16,689 |
| MD - Maintenance Building - Painting | 8,049 |
| RV Storage Lot - Alarm Security System | 26,819 |
| Restaurant - Carpet | 7,097 |
| Restaurant - HVAC | 13,478 |
| Restaurant - HVAC | 13,478 |
| Total for 2031 | <u>\$492,376</u> |
| Replacement Year 2032 | |
| Administration - Office Furniture | 5,676 |
| Administration - Office-Carpet | 5,676 |
| Cart Barn - North - Paint - Exterior | 2,512 |
| Cart Barn - South - Paint - Exterior | 2,512 |
| Cart Barn - West - Paint - Exterior | 2,512 |
| Community Bldg - Auditorium - Flat Roof | 114,030 |
| Community Bldg - Auditorium - Furnace | 13,868 |
| Community Bldg - Auditorium - Roof - Reseal | 5,384 |
| Community Bldg - Dining Hall - Furnace | 14,930 |
| GC - Asphalt - Seal Coat- Maintenance Area | 3,307 |
| GC - Cushman Turf Truckster | 32,617 |
| GC - Ty-Crop QP 300 Greens - Topdresser | 23,969 |
| GC Bldg - Crew Building - Paint | 3,165 |
| GC Bldg - Hayes St. Restroom - Paint | 1,036 |
| GC Bldg - King Way Restroom - Paint | 1,036 |
| GC Bldg - Mechanic Shop - Paint | 5,049 |
| GC Bldg - Pump House - North - Paint - Exterior | 1,507 |
| GC Bldg - Pump House - South - Paint - Exterior | 1,507 |
| Health Center - Paint | 28,260 |
| MD - Maintenance Building - Roof | 10,122 |
| Pro Shop - Paint - Exterior | 1,506 |
| RV Storage Lot - Paint - Chemical Building | 828 |
| RV Storage Lot - Paint - Security Building | 791 |
| Total for 2032 | <u>\$281,803</u> |
| Replacement Year 2033 | |
| Community Bldg - HVAC - TC & Locker Rms | 16,928 |

**Woodburn Estates & Golf
Annual Expenditure Detail**

| Description | Expenditures |
|--|------------------|
| <i>Replacement Year 2033 continued...</i> | |
| Community Bldg - Kitchen Flooring | 4,069 |
| Community Bldg - Water Heaters | 12,923 |
| GC - Ball Washer | 2,543 |
| GC - Greens Roller | 3,759 |
| GC - Irrigation System Mainline | 9,767 |
| GC - John Deere Tractor 5205 | 37,224 |
| GC: Cart Path Tunnel | 3,877 |
| Health Center - Exercise Room - Flooring | 19,701 |
| Health Center - Pool - Pumps | 12,923 |
| Restaurant - Appliances & Equipment | 10,000 |
| Total for 2033 | \$133,715 |
| Replacement Year 2034 | |
| Cart Barn - West - Doors - Roll Up | 3,648 |
| Cart Barn - West - Siding | 8,584 |
| Cart Barn - West - Roof - Composition | 5,917 |
| Community Bldg - Auditorium - Foyer - Furniture | 3,094 |
| Community Bldg - Auditorium - Furniture | 15,472 |
| Community Bldg - Dining Hall - Foyer Furniture | 7,736 |
| Community Bldg - Exterior Wall - Insulation | 38,681 |
| Community Bldg - General Repairs | 2,659 |
| Community Bldg - Roof - Insulation | 38,681 |
| GC - Toro GR 3320 | 51,059 |
| Gazebo - Chairs | 402 |
| Health Center - Fitness Equipment | 9,283 |
| Health Center - Hayward Sand Filter #3 | 913 |
| Health Center - Spa - Chemical Monitoring | 3,907 |
| Parking Lot - Asphalt - Seal Coat | 60,649 |
| Parking Lot - Curbing & Parking Burms | 3,163 |
| Parking Lot - Monument and Entrance Signs | 5,121 |
| Total for 2034 | \$258,970 |
| Replacement Year 2035 | |
| Administration - Office Equipment | 21,423 |
| Community Bldg - Carpet-Hallways | 6,966 |
| Community Bldg - Carpet-Library | 6,966 |
| Community Bldg - Concrete - Flatwork | 8,371 |
| Community Bldg - Dining Hall - Bingo Board | 12,743 |

**Woodburn Estates & Golf
Annual Expenditure Detail**

| Description | Expenditures |
|--|------------------|
| <i>Replacement Year 2035 continued...</i> | |
| GC - Ace Fuel Tank | 73,782 |
| GC - Golf Cart-Batteries | 76,414 |
| GC - Land Pride RCR 1860 Rotary Cutter | 3,639 |
| GC - Smithco Spray Star 1760 | 60,494 |
| GC - Toro Pro Core 648 #1 | 40,874 |
| GC - Toyota Tacoma | 44,575 |
| GC - Waste Oil Tank | 734 |
| Health Center - Pool - Resurface | 35,899 |
| Pro Shop - Renovation | 7,960 |
| RV Storage Lot - Gravel & Grading | 61,563 |
| Restaurant - Flooring - Carpet | 7,905 |
| Total for 2035 | \$470,309 |
| | |
| Replacement Year 2036 | |
| Cart Barn - North - Gutters & Downspouts | 4,588 |
| Cart Barn - South - Gutters & Downspouts | 4,588 |
| Community Bldg - Auditorium - ADA Restrooms | 48,926 |
| Community Bldg - Auditorium - Roof - Reseal | 6,034 |
| Community Bldg - Gutters & Downspouts | 3,276 |
| Community Bldg - NEC Telephone System | 5,000 |
| Community Bldg - Restroom - Office - Mens | 26,336 |
| Community Bldg - Siding - Brick - Clean & Seal | 1,695 |
| GC - Golf Cart | 51,814 |
| GC - Jacobsen 672258 AR331 | 37,894 |
| GC - Jacobson Turfcut 4wd | 32,566 |
| GC Bldg - Pump House - South - Well | 40,949 |
| GC: Storm Damage | 140,760 |
| GC: Storm Drain System | 28,152 |
| Health Center - Hayward Sand Filter #1 | 966 |
| Health Center - Pool - Coping | 30,220 |
| Health Center - Spa - Resurface | 20,147 |
| Health Center - Spa - Tile | 33,578 |
| MD - Maintenance Bldg - Gutters & Downspouts | 4,750 |
| MD - Utility Vehicle - Golf Cart | 5,876 |
| Pro Shop - Carpet-Sales | 8,395 |
| RV Storage Lot - Gutters & Downspouts | 2,948 |
| Restaurant - HVAC | 20,565 |
| Total for 2036 | \$560,023 |

**Woodburn Estates & Golf
Annual Expenditure Detail**

| Description | Expenditures |
|--|------------------|
| Replacement Year 2037 | |
| Administration - Office Furniture | 5,676 |
| Cart Barn - North - Doors - Roll Up | 3,973 |
| Community Bldg - Auditorium - Drop Ceiling | 8,060 |
| Community Bldg - Dining Hall - Drop Ceiling | 2,884 |
| Community Bldg - Dining Hall - Floor | 33,706 |
| Community Bldg - Infrastructure Wiring/Wi-Fi | 15,783 |
| Community Bldg - Living Room - Carpet | 7,375 |
| Community Bldg - Restroom - Womens | 29,911 |
| GC - Asphalt - Seal Coat- Maintenance Area | 3,814 |
| GC - Construction - 04 | 20,729 |
| GC - Construction - 09 | 23,186 |
| GC - Construction - 11 | 23,186 |
| GC - Toro Pro Core 648 #2 | 43,357 |
| GC Bldg - Hayes St. Restroom - Floor | 1,418 |
| GC Bldg - King Way Restroom - Floor | 1,418 |
| Health Center - Spa - Pumps | 10,000 |
| MD - Toyota Tacoma | 50,559 |
| RV Storage Lot - Drainage - Improvement | 50,559 |
| Restaurant - Carpet | 8,420 |
| Total for 2037 | \$344,015 |
| Replacement Year 2038 | |
| Community Bldg - HVAC - West Wing | 15,164 |
| Community Bldg - Security System | 45,044 |
| GC - Irrigation System Mainline | 11,262 |
| GC - Ty-Crop MH 400 Fairway Topdresser | 38,213 |
| GC Bldg - Crew Building - Heater | 4,381 |
| GC Bldg - Crew Building: Doors - Roll Up | 2,044 |
| GC Bldg - Mechanic Shop: Doors - Roll Up | 6,601 |
| GC: Cart Path Tunnel | 4,470 |
| Health Center - Gutters & Downspouts | 434 |
| Health Center - HVAC - Exercise Room | 60,690 |
| Pro Shop - Carpet-Lounge | 7,588 |
| Restaurant - Appliances & Equipment | 10,000 |
| Total for 2038 | \$205,892 |
| Replacement Year 2039 | |
| Administration - Computers-Miscellaneous-A | 17,841 |

**Woodburn Estates & Golf
Annual Expenditure Detail**

| Description | Expenditures |
|--|------------------|
| <i>Replacement Year 2039 continued...</i> | |
| Administration - Server-Miscellaneous-B | 44,118 |
| Community Bldg - Auditorium - Carpet | 20,127 |
| Community Bldg - Auditorium - Foyer - Furniture | 3,568 |
| Community Bldg - Auditorium - Furniture | 17,841 |
| Community Bldg - Dining Hall - Foyer Furniture | 8,921 |
| Community Bldg - General Repairs | 3,066 |
| Community Bldg - HVAC - Library | 9,326 |
| Community Bldg - Kitchen - Appliances | 5,352 |
| Community Bldg - Kitchen - Miscellaneous | 8,921 |
| Community Bldg - Pool Hall - Equipment | 12,699 |
| Community Bldg - Pool Hall - Flooring | 9,604 |
| Community Bldg - Pool Hall - Paneling | 8,921 |
| Community Bldg - West Wing - Men's RR | 49,233 |
| Community Bldg - West Wing - Women's RR | 44,603 |
| GC - Land Pride Flexmower | 27,431 |
| GC - Toro 3100D Sidewinder Mower | 51,204 |
| GC - Toro 3150Q Triplex Mower #2 | 76,660 |
| GC Bldg - Pump House - North - Roof | 3,091 |
| Gazebo - Chairs | 463 |
| Gazebo - Roof | 9,907 |
| Health Center - Fitness Equipment | 10,705 |
| MD - HVAC - Maintenance Building | 1,737 |
| MD - Maintenance Building - Renovation | 44,603 |
| Pro Shop - HVAC - Golf Lounge | 11,521 |
| Pro Shop - Point of Sale | 9,144 |
| RV Storage Lot - Card Reader System | 3,568 |
| RV Storage Lot - Fence - Chain Link | 8,938 |
| Restaurant - Furniture | 19,207 |
| Total for 2039 | \$542,321 |
| Replacement Year 2040 | |
| Administration - Office Equipment | 24,703 |
| Administration - Office-Carpet | 5,676 |
| Cart Barn - North - Paint - Exterior | 3,155 |
| Cart Barn - South - Paint - Exterior | 3,155 |
| Cart Barn - West - Gutters & Downspouts | 5,141 |
| Cart Barn - West - Paint - Exterior | 3,155 |
| Community Bldg - Auditorium - Roof - Reseal | 6,762 |

**Woodburn Estates & Golf
Annual Expenditure Detail**

| Description | Expenditures |
|--|------------------|
| <i>Replacement Year 2040 continued...</i> | |
| Community Bldg - Concrete - Flatwork | 9,653 |
| Community Bldg - Concrete - Sidewalk | 4,826 |
| Community Bldg - HVAC - Blue Room | 5,927 |
| Community Bldg - Paint - Interior | 33,868 |
| Community Bldg - Pool Hall - Magnetic Fire Doors | 2,570 |
| GC - Golf Cart-Batteries | 88,113 |
| GC Bldg - Crew Bldg - Gutters & Downspouts | 2,791 |
| GC Bldg - Crew Building - Paint | 3,975 |
| GC Bldg - Hayes St. Restroom - Paint | 1,301 |
| GC Bldg - Hayes St. Restroom - Roof | 1,376 |
| GC Bldg - King Way Restroom - Paint | 1,301 |
| GC Bldg - Mechanic Shop - Electrical Supply | 60,787 |
| GC Bldg - Mechanic Shop - Gutters & Downspouts | 3,157 |
| GC Bldg - Mechanic Shop - Paint | 6,342 |
| GC Bldg - Pump House - North - Elec Supply | 7,888 |
| GC Bldg - Pump House - North - Gutters & Dnspt | 1,285 |
| GC Bldg - Pump House - North - Paint - Exterior | 1,893 |
| GC Bldg - Pump House - South - Elec Supply | 7,888 |
| GC Bldg - Pump House - South - Paint - Exterior | 1,893 |
| Health Center - Paint | 35,494 |
| Pro Shop - Paint - Exterior | 1,891 |
| Pro Shop - Restroom | 9,178 |
| RV Storage Lot - Gravel & Grading | 70,988 |
| RV Storage Lot - Paint - Chemical Building | 1,040 |
| RV Storage Lot - Paint - Security Building | 994 |
| RV Storage Lot - Roof - Chemical Building | 3,510 |
| RV Storage Lot - Roof - NE Storage Building | 26,290 |
| RV Storage Lot - Roof - Security Building | 2,808 |
| RV Storage Lot - Siding - Chemical Building | 3,735 |
| RV Storage Lot - Siding - NE Storage Building | 47,323 |
| RV Storage Lot - Siding - Security Building | 3,565 |
| Total for 2040 | \$505,400 |
| Replacement Year 2041 | |
| Community Bldg - Roof - Composition | 224,422 |
| GC - Kubota Tractor MX4800 | 48,918 |
| GC Bldg - Pump House - North - Siding | 6,986 |
| GC Bldg - Pump House - South - Roof | 3,272 |

**Woodburn Estates & Golf
Annual Expenditure Detail**

| Description | Expenditures |
|--|------------------|
| <i>Replacement Year 2041 continued...</i> | |
| GC Bldg - Pump House - South - Siding | 6,987 |
| GC: Storm Damage | 162,309 |
| GC: Storm Drain System | 32,462 |
| Health Center - Heater - Pool | 16,335 |
| Health Center - Heater - Spa | 7,712 |
| Parking Lot - Flag Pole | 3,207 |
| Parking Lot - Lighting - Fixtures and Posts | 50,834 |
| Restaurant - Flooring - Carpet | 9,379 |
| Total for 2041 | \$572,823 |
| | |
| Replacement Year 2042 | |
| Administration - Office Furniture | 5,676 |
| Community Bldg - NEC Telephone System | 5,000 |
| GC - Asphalt - Seal Coat- Maintenance Area | 4,398 |
| GC - Buffalo Blower | 12,967 |
| GC - Construction - 01 | 23,903 |
| GC - Construction - 02 | 23,903 |
| GC - Construction - 03 | 23,903 |
| GC - Construction - 05 | 23,903 |
| GC - Construction - 06 | 23,903 |
| GC - Construction - 07 | 23,903 |
| GC - Construction - 08 | 7,773 |
| GC - Construction - 10 | 23,903 |
| GC - Construction - 12 | 23,903 |
| GC - Construction - 13 | 23,903 |
| GC - Construction - 14 | 23,903 |
| GC - Construction - 15 | 23,903 |
| GC - Construction - 16 | 23,903 |
| GC - Construction - 17 | 23,903 |
| GC - Construction - 18 | 23,903 |
| Health Center - HVAC - Locker Rooms | 68,016 |
| MD - Maintenance Building - Air Compressor | 1,660 |
| Parking Lot - Asphalt - Overlay | 242,413 |
| Pro Shop - Carpet-Sales | 9,959 |
| Total for 2042 | \$692,503 |
| | |
| Replacement Year 2043 | |
| Community Bldg - Carpet-Hallways | 8,750 |

**Woodburn Estates & Golf
Annual Expenditure Detail**

| Description | Expenditures |
|--|-------------------------|
| <i>Replacement Year 2043 continued...</i> | |
| Community Bldg - Carpet-Library | 8,750 |
| Community Bldg - Electrical Supply System | 60,139 |
| Community Bldg - Living Room - Carpet | 8,750 |
| Community Bldg - Water Heaters | 17,183 |
| GC - Asphalt: Overlay-Golf Path-A | 610,999 |
| GC - Cushman Core Harvester | 25,823 |
| GC - Irrigation System Mainline | 12,986 |
| GC - John Deere 2020 Pro Gator - 1 | 36,583 |
| GC - Toro 3150Q Triplex Mower #1 | 45,256 |
| GC: Cart Path Tunnel | 5,155 |
| Health Center - Pool - Pumps | 17,183 |
| Restaurant - Appliances & Equipment | 10,000 |
| Restaurant - Carpet | 9,989 |
| Total for 2043 | <u>\$877,546</u> |
| Replacement Year 2044 | |
| Cart Barn - West - Door Operators | 3,163 |
| Community Bldg - Auditorium - Foyer - Furniture | 4,115 |
| Community Bldg - Auditorium - Furniture | 20,573 |
| Community Bldg - Auditorium - Roof - Reseal | 7,579 |
| Community Bldg - Craft Room - Flooring | 11,074 |
| Community Bldg - Dining Hall - Foyer Furniture | 10,286 |
| Community Bldg - Folding Partition | 44,198 |
| Community Bldg - General Repairs | 3,536 |
| GC - Asphalt: Overlay-Golf Path-B | 162,931 |
| GC - Irrigation - HydroCyclone Sand Separator | 24,687 |
| GC Bldg - Utilities - Private | 68,125 |
| Gazebo - Chairs | 534 |
| Health Center - Fitness Equipment | 12,344 |
| Health Center - Hayward Sand Filter #3 | 1,214 |
| Health Center - Spa - Chemical Monitoring | 5,195 |
| Parking Lot - Asphalt - Seal Coat | 80,641 |
| Parking Lot - Curbing & Parking Burms | 4,206 |
| Parking Lot - Monument and Entrance Signs | 6,810 |
| Pro Shop - Carpet-Lounge | 9,003 |
| Restaurant - HVAC | 15,288 |
| Total for 2044 | <u>\$495,498</u> |

**Woodburn Estates & Golf
Annual Expenditure Detail**

| Description | Expenditures |
|--|------------------|
| Replacement Year 2045 | |
| Administration - Office Equipment | 28,485 |
| Cart Barn - North - Door Operators | 3,254 |
| Cart Barn - North - Electrical Supply | 9,095 |
| Cart Barn - South - Door Operators | 3,254 |
| Cart Barn - South - Electrical Supply | 9,095 |
| Cart Barn - South - Siding | 11,744 |
| Cart Barn - West- Electrical Supply | 9,095 |
| Community Bldg - Concrete - Flatwork | 11,131 |
| GC - Gates Hydraulic Hose Fabricator | 4,556 |
| GC - Golf Cart-Batteries | 101,602 |
| GC - Toro Vertical Mower Heads | 17,086 |
| GC - Toyota Tacoma | 59,268 |
| Health Center - Pool - Resurface | 47,732 |
| Health Center - Spa - Pumps | 10,000 |
| Health Center - Water Heater - Locker Room | 6,814 |
| MD - Maintenance Building Door Operators | 30,375 |
| Pro Shop - Renovation | 10,584 |
| RV Storage Lot - Gravel & Grading | 81,856 |
| Restaurant - HVAC | 12,118 |
| Total for 2045 | \$467,145 |
| Replacement Year 2046 | |
| Community Bldg - Auditorium - HVAC | 41,330 |
| Community Bldg - Auditorium - Automated Exterior Doors | 9,670 |
| Community Bldg - Auditorium - Wood Floor | 130,674 |
| Community Bldg - HVAC - Dining Hall | 22,247 |
| Community Bldg - Paint - Exterior | 124,844 |
| Community Bldg - Windows | 117,233 |
| GC - John Deere Gator TX | 39,847 |
| GC - John Deere Mower 3225 Fairway Mower #1 | 86,491 |
| GC - John Deere Mower 3225 Fairway Mower #2 | 86,491 |
| GC Bldg - Crew Building - Roof | 14,634 |
| GC Bldg - Crew Building - Windows | 17,744 |
| GC Bldg - Mechanic Shop - Roof | 16,241 |
| GC Bldg - Mechanic Shop - Siding | 26,991 |
| GC Bldg - Mechanic Shop - Windows | 6,367 |
| GC: Storm Damage | 187,159 |
| GC: Storm Drain System | 37,432 |

**Woodburn Estates & Golf
Annual Expenditure Detail**

| Description | Expenditures |
|--|--------------------|
| <i>Replacement Year 2046 continued...</i> | |
| Health Center - Hayward Sand Filter #1 | 1,285 |
| Health Center - Pool - Coping | 40,182 |
| Health Center - Spa - Resurface | 26,788 |
| Health Center - Windows | 56,843 |
| MD - Maintenance Building - Painting | 12,340 |
| Pro Shop - Windows | 7,840 |
| Restaurant - Automated Exterior Doors | 10,410 |
| Restaurant - HVAC | 20,665 |
| Restaurant - HVAC | 20,665 |
| Total for 2046 | \$1,162,414 |
| Replacement Year 2047 | |
| Administration - Office Furniture | 5,676 |
| Cart Barn - North - Roof - Composition | 11,826 |
| Cart Barn - South - Roof - Composition | 11,826 |
| Community Bldg - Auditorium - Flat Roof | 174,830 |
| Community Bldg - Auditorium - Furnace | 21,262 |
| Community Bldg - Dining Hall - Furnace | 22,890 |
| Community Bldg - Infrastructure Wiring/Wi-Fi | 20,986 |
| GC - Asphalt - Seal Coat- Maintenance Area | 5,071 |
| GC - Cushman Turf Truckster | 50,009 |
| GC - John Deere Tractor 1070 | 62,704 |
| GC - Land Pride RCR 1860 Rotary Cutter | 5,122 |
| GC - Neary 277 Bedknife Grinder | 38,587 |
| MD - Toyota Tacoma | 67,225 |
| Restaurant - Flooring - Carpet | 11,127 |
| Total for 2047 | \$509,142 |
| Replacement Year 2048 | |
| Administration - Office-Carpet | 5,676 |
| Cart Barn - North - Paint - Exterior | 3,963 |
| Cart Barn - South - Paint - Exterior | 3,963 |
| Cart Barn - West - Paint - Exterior | 3,963 |
| Community Bldg - Auditorium - Roof - Reseal | 8,493 |
| Community Bldg - HVAC - Craft Room | 12,411 |
| Community Bldg - HVAC - Pool Hall | 12,411 |
| Community Bldg - HVAC - TC & Locker Rms | 25,954 |
| Community Bldg - NEC Telephone System | 5,000 |

**Woodburn Estates & Golf
Annual Expenditure Detail**

| Description | Expenditures |
|--|------------------|
| <i>Replacement Year 2048 continued...</i> | |
| Community Bldg - Security System | 59,892 |
| Community Bldg - Siding - Brick - Clean & Seal | 2,386 |
| GC - Irrigation System Mainline | 14,974 |
| GC - Smithco Star 60 Leaf Sweeper | 59,553 |
| GC Bldg - Crew Building - Paint | 4,993 |
| GC Bldg - Crew Building: Door - Operator | 1,908 |
| GC Bldg - Hayes St. Restroom - Paint | 1,635 |
| GC Bldg - King Way Restroom - Paint | 1,635 |
| GC Bldg - King Way Restroom - Roof | 1,728 |
| GC Bldg - Mechanic Shop - Paint | 7,965 |
| GC Bldg - Mechanic Shop: Door - Operators | 3,545 |
| GC Bldg - Pump House - North - Paint - Exterior | 2,378 |
| GC Bldg - Pump House - South - Paint - Exterior | 2,378 |
| GC: Cart Path Tunnel | 5,944 |
| Gazebo - Tables | 3,689 |
| Health Center - Paint | 44,580 |
| Health Center - Exercise Room - Flooring | 30,206 |
| MD - Maintenance Building - Floor | 26,603 |
| Pro Shop - Carpet-Sales | 11,816 |
| Pro Shop - Paint - Exterior | 2,375 |
| RV Storage Lot - Paint - Chemical Building | 1,306 |
| RV Storage Lot - Paint - Security Building | 1,248 |
| Restaurant - Appliances & Equipment | 10,000 |
| Total for 2048 | \$384,570 |
| | |
| Replacement Year 2049 | |
| Administration - Computers-Miscellaneous-A | 23,722 |
| Administration - Server-Miscellaneous-B | 58,660 |
| Community Bldg - Auditorium - Carpet | 26,761 |
| Community Bldg - Auditorium - Foyer - Furniture | 4,744 |
| Community Bldg - Auditorium - Furniture | 23,722 |
| Community Bldg - Dining Hall - Foyer Furniture | 11,861 |
| Community Bldg - General Repairs | 4,077 |
| Community Bldg - Living Room - Carpet | 10,381 |
| GC - Cushman 9110 Three Wheel | 53,003 |
| GC - Toro GR 3320 | 78,283 |
| GC - Wash Rack: Floor - Concrete | 10,265 |
| Gazebo - Chairs | 616 |

**Woodburn Estates & Golf
Annual Expenditure Detail**

| Description | Expenditures |
|--|------------------|
| <i>Replacement Year 2049 continued...</i> | |
| Health Center - Fitness Equipment | 14,233 |
| Parking Lot - Asphalt - Seal Coat | 92,986 |
| Pro Shop - Point of Sale | 12,158 |
| RV Storage Lot - Card Reader System | 4,744 |
| RV Storage Lot - Fence - Chain Link | 11,884 |
| RV Storage Lot - Gate - Sliding Electric | 16,020 |
| Restaurant - Carpet | 11,852 |
| Restaurant - Furniture | 25,539 |
| Total for 2049 | \$495,514 |
| Replacement Year 2050 | |
| Administration - Office Equipment | 32,846 |
| Community Bldg - Concrete - Flatwork | 12,835 |
| Community Bldg - Concrete - Sidewalk | 6,417 |
| Community Bldg - Dining Hall - Bingo Board | 19,538 |
| Community Bldg - Irrigation - Sprinkler System | 73,223 |
| Community Bldg - Paint - Interior | 45,032 |
| GC - Chain Link Fence - Maintenance Area | 37,704 |
| GC - Golf Cart-Batteries | 117,158 |
| GC - Golf Lift | 17,513 |
| GC - Gravely 8-Lead Front Brush Machine | 23,813 |
| GC - Toro Pro Core 648 #1 | 62,667 |
| Pro Shop - Carpet-Lounge | 10,681 |
| RV Storage Lot - Gravel & Grading | 94,388 |
| Total for 2050 | \$553,815 |
| Replacement Year 2051 | |
| Community Bldg - Carpet-Hallways | 10,990 |
| Community Bldg - Carpet-Library | 10,990 |
| GC - Jacobsen 672258 AR331 | 58,099 |
| GC - Land Pride Flexmower | 38,612 |
| GC - Toro 3100D Sidewinder Mower | 72,075 |
| GC: Storm Damage | 215,812 |
| GC: Storm Drain System | 43,162 |
| RV Storage Lot - Alarm Security System | 47,414 |
| Restaurant - HVAC | 31,530 |
| Total for 2051 | \$528,682 |

**Woodburn Estates & Golf
Annual Expenditure Detail**

| Description | Expenditures |
|---|------------------|
| Replacement Year 2052 | |
| Administration - Office Furniture | 5,676 |
| Community Bldg - Auditorium - Roof - Reseal | 9,519 |
| GC - Asphalt - Overlay - Maintenance Area | 13,242 |
| GC - Asphalt - Seal Coat- Maintenance Area | 5,847 |
| GC - Toro Pro Core 648 #2 | 66,475 |
| GC - Ty-Crop QP 300 Greens - Topdresser | 42,376 |
| Total for 2052 | \$143,136 |
| Replacement Year 2053 | |
| Community Bldg - HVAC - West Wing | 23,249 |
| Community Bldg - Water Heaters | 22,847 |
| Community Bldg - West Wing - Men's RR | 73,364 |
| Community Bldg - West Wing - Women's RR | 66,464 |
| GC - Greens Roller | 6,646 |
| GC - Irrigation System Mainline | 17,267 |
| GC - John Deere Tractor 5205 | 65,810 |
| GC Bldg - Crew Building - Heater | 6,717 |
| GC: Cart Path Tunnel | 6,854 |
| Health Center - Pool - Pumps | 22,847 |
| Health Center - Spa - Pumps | 10,000 |
| Restaurant - Appliances & Equipment | 10,000 |
| Restaurant - Flooring - Carpet | 13,202 |
| Total for 2053 | \$345,266 |