

CASCADIA COMMONS CONDOMINIUM COMMUNITY

MAINTENANCE PLAN UPDATE

RESERVE STUDY

LEVEL II: UPDATE WITH VISUAL SITE INSPECTION

BUDGET YEAR

January 1, 2023 to December 31, 2023



<https://www.schwindtco.com/>

(503) 227-1165

<u>CASCADIA COMMONS CONDOMINIUM COMMUNITY</u>		
<u>Executive Summary</u>		
<u>Year of Report:</u>		
January 1, 2023 to December 31, 2023		
<u>Number of Units:</u>		
26 Units		
<u>Parameters:</u>		
Beginning Balance: \$137,158		
Year 2023 Suggested Contribution: \$43,263		
Year 2023 Projected Interest Earned: \$832		
Inflation: 4.00%		
Annual Increase to Suggested Contribution: 10.00%		
Lowest Cash Balance Over 30 Years (Threshold): \$64,489		
Average Reserve Assessment per Unit: \$138.66		
Prior Year's Actual Contribution: \$41,600		

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**Cascadia Commons Condominium Community
Maintenance Plan Update
Reserve Study Update – Onsite
Disclosure Information
2023**

We have conducted an onsite reserve study update and maintenance plan update for Cascadia Commons Condominium Community for the year beginning January 1, 2023, in accordance with guidelines established by Community Associations Institute and the American Institute of Certified Public Accountants.

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

In addition to providing the reserve study and maintenance plan, we also provide tax and review/audit services to the Association.

Schwindt & Company believes that every association should have a complete building envelope inspection within 12 months of completion of all construction, and after 5 years of existence. This inspection must be performed by a licensed building envelope inspector. Ongoing inspections of the property should be performed by a licensed inspector, with the exception of a roof inspection which may be performed by a licensed roofing contractor.

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

Increases in Roofing and Painting Costs.

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

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

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

In December 2022, the average annual inflation rate increased to 6.45%. Experts are not sure if this increase is temporary due to supply chain issues or if this will be a long-term increase. At this time, Schwindt and Company is recommending an inflation rate of 4% in reserve studies. We will continue to monitor the inflation rate throughout this period. More information can be found at https://inflationdata.com/Inflation/Inflation_Rate/HistoricalInflation.aspx.

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

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

The Association had a building envelope inspection done by J2 Building Consultants in 2016. In the report, J2 identifies several areas needed repair or maintenance. According to the Association, repairs began in 2017 and full siding repairs were completed in 2021 and will be evaluated every year thereafter, with funds provided to keep the siding in good condition.

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

A site visit was performed in 2009 and 2023. All information regarding the useful lives and costs of reserve components were derived from information provided by the Association, vendors, and various construction pricing and scheduling manuals.

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

Article IV, section 4.3 of the Association's Declaration states, "each unit shall include windows, window frames, exterior and interior doors, door frames."

Article 13.4 of the Association's Declaration states, "the necessary work to maintain, repair, or replace the general common elements, as well as trees and other landscape improvements designated by the Board of Directors, and the necessary work to maintain, repair, or replace the limited common element front porches and stairways shall be the responsibility of the Board of Directors of the Association and shall be carried out as provided in the Bylaws. The necessary work to maintain, repair, or replace the limited common element yards, private decks, patios, and storage areas shall be the responsibility of the unit owners to which such limited common elements appertain, subject to applicable provisions in the Bylaws. The Association will have no responsibility to maintain, repair or replace any part or all of the landscape sprinkling systems located within the general common elements."

Article VII, section 7.1(a) of the Association's Bylaws states, "all maintenance of and repairs to any unit and such unit's accompanying limited common element yards, private decks, patios and storage areas shall be made by the owner of such unit, except that the Association shall be responsible for maintenance and repair of trees and other landscape improvements designated by the Board of Directors as the responsibility of the Association. In addition, each unit owner shall be responsible for the maintenance, repair, or replacement of windows and doors and any plumbing or air conditioning fixtures, lighting fixtures that may be in or connected with his/her unit. The general upkeep of limited common element front porches and stairways shall be the responsibility of the unit owners to which such limited common elements appertain; however, the repair and replacement of such limited common element front porches and stairways shall be the responsibility of the Association and shall be charged to all unit owners as a common expense."

Earthquake insurance deductible is not included in the reserve study.

This study uses information provided by the Association. Factual data may include measurements, component listings and other relevant information. As such, Schwindt and Company accepts no responsibility for such information. Had we performed a level I reserve study, Schwindt and Company would have collected and analyzed such data and would have taken responsibility for the presentation of the reserve study taken as a whole.

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

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

Site visits should not be considered a project audit or quality inspection of the Association's property.

Certain costs outlined in the reserve study are subjective and, as a result, are for planning purposes only. The Association should obtain firm bids at the time of work. Actual costs will depend upon the scope of work as defined at the time the repair, replacement, or restoration is performed. All estimates relating to future work are good faith estimates and projections are based on the estimated inflation rate, which may or may not prove accurate. All future costs and life expectancies should be reviewed and adjusted annually.

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

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

Physical Analysis:

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

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

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

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

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



CASCADIA COMMONS CONDOMINIUM COMMUNITY

MAINTENANCE PLAN UPDATE

BUDGET YEAR

January 1, 2023 to December 31, 2023

Cascadia Commons Condominium Community Executive Summary of Maintenance Plan

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

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

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

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

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

**Cascadia Commons Condominium Community
Maintenance Plan
2023**

Pursuant to Oregon State Statutes Chapters 94 and 100, which require a maintenance plan as an integral part of the reserve study, the maintenance procedures are as follows:

The Board of Directors should refer to this maintenance plan each year when preparing the annual operating budget for the Association to ensure that annual maintenance costs are included in the budget for the years that they are scheduled.

Property Inspection

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

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

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

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

Caulking should be done annually. A provision for this is included in the reserve study.

Frequency: Annually

Building Envelope Inspection

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

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

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

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

of action for their individual situation.

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

Frequency: Every 4 years

Roof Inspection

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

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

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

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

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

Frequency: Refer to roof warranty for frequency

Lighting: Exterior & Common Area Interior – Inspection/Maintenance

Note: Replacement of flickering or burned-out bulbs should be immediate.

Lighting is a crucial element in the provision of safety and security. All lighting systems should be inspected frequently and care must be taken to identify and correct deficiencies.

Various fixture types may be used according to area needs. Lighting systems should be designed to provide maximum, appropriate illumination at minimal energy expenditures. Lighting maintenance processes should include a general awareness of factors that cause malfunctions in lighting systems, such as dirt accumulation and lumen depreciation. It is important to fully wash, rather than dry-wipe, exterior surfaces to reclaim light and prevent further deterioration.

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

Repairs and inspections should be completed by a qualified professional.

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

Frequency: Bi-Weekly

Common House

The common house may experience heavy traffic that can have a dramatic impact on the life expectancy of the equipment. Preventive maintenance is critical. Consult the manufacturers of exercise and weight equipment for specific maintenance. The overall condition of the floors and mats should be reviewed for deficiencies such as excessive wear, stains, tears, and tripping hazards. The overall condition of the following should be reviewed: walls/ceilings, lighting fixture protection, exercise/weight equipment; location of signs and fire safety devices, fire extinguishers, and trash receptacles. Mirrors and glass should be reviewed for cracked/broken surfaces or rough edges.

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

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

Frequency: Monthly

Common House – Kitchen – Review

In condo facilities, common area kitchenettes and dining areas may contain pieces of equipment that can jeopardize life safety if preventive maintenance is neglected. The following monthly checklist includes common cooking equipment and dining furniture.

Review the electrical outlet load for fire safety (per manufacturer and code); check that paper/flammable materials are positioned away from heat sources; insure there is an accessible route, and there is sufficient visibility of emergency exits.

A fire extinguisher review should include: tag currency, placement, housing condition, hose condition, and overall condition.

Equipment, such as dishwashers, stoves, refrigerators, and sinks should undergo review. **Note: Always follow manufacturer's guidelines.** For each item, check overall condition, switches, timer, piping and valves for leaks, wiring, pilots, doors, gaskets, and belts where applicable. Gas connections should be checked.

The flooring systems should be reviewed for deficiencies such as excessive wear, stains, and tripping hazards.

Review the exhaust system for hood function and condition, grease trap function, cleanliness and condition, filter condition, exhaust duct condition, and fan function and condition

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

Frequency: Monthly

Common Play Area – Review

As play areas, surfaces, and equipment vary widely, a general safety and maintenance protocol will be included in the maintenance plan. Management should work with their insurance company to identify additional specific recommendations and should consult manufacturer's specifications. Note deficiencies and required maintenance and repairs after completion of the review.

Generally, in order to maintain a safe playing area, the following should be reviewed: signage visibility and currency; accessible safety/first aid equipment location; fence condition for protruding or loose parts, holes or inoperable gates; and overall condition of grounds for deficiencies such as vandalism, debris buildup, trash, or tripping hazards.

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

Frequency: Monthly

Gas Connections–Review

These maintenance procedures should also be performed on the common area equipment, such as the equipment in the common house. This expense for the common area connections should be included in the Association's operating budget in the year it is to occur.

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

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

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

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

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

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

Frequency: Monthly

Hot Water Heater – Common House (Common Area Only) – Inspection/Maintenance

Maintenance of the hot water heater includes regularly scheduled inspections and maintenance.

The water heater and related components should be checked for water leaks and fuel supply leaks. The water heater and related components should also be checked for proper operation and settings. Filters should be changed and all components serviced as required. The surrounding area should be cleaned at the time of servicing.

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

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

We understand that this expense should be included in the annual operating budget for the Association.

Frequency: Monthly to Annually

Property Entrance - Review

The property entrance is a significant reflection on the development as a whole, and is often the first stop in the development for residents, prospective residents or buyers, and visitors. The area should be consistently, clean, functional and accessible. In addition to serving as a point of initial access, the main entry may feature mailboxes, which should be secure and operational.

Mailboxes: review overall condition and function of locks; proper lubrication of working parts; cleanliness of face plates; security of housing, in compliance with current postal regulations; accuracy and visibility of signage/accessibility of tactile lettering, where required; condition and function of slots and depositories for outgoing mail and packages.

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

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

Frequency: Monthly

Windows and Doors

The performance of and payment for the maintenance and repairs of windows and doors is solely the responsibility of the owners. Owners should be made aware of the consequence of not maintaining their property. A method should be adopted for Owners to report problems.

These maintenance procedures should also be performed on the common area buildings including the Common House. This expense for the common buildings should be included in the Association's operating budget and may be considered part of the annual property inspection.

Exterior window and door casings, sashes, and frames should be inspected annually for twisting, cracking, deterioration, or other signs of distress. Hardware and weather stripping should be checked for proper operation and fit. Gaskets and seals should be reviewed for signs of moisture intrusion. Weep holes should be cleaned. These building envelope components should be repaired and replaced as

necessary.

Frequency: Monthly

Gutter & Downspout

Schwindt and Company recommends that all gutters and downspouts be cleaned, visually inspected and repaired as required every six months in the spring and fall.

This important maintenance procedure will help to ensure that the gutters & downspouts are free-flowing at all times thus preventing the backup of water within the drainage system. Such backup can lead to water ingress issues along the roof edges, around scuppers or other roof penetrations and at sheet metal flashing or transition points that rely on quick and continuous discharge of water from surrounding roof surfaces to maintain a watertight building exterior.

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

Frequency: Semi-Annually, more often if necessary

Bridge Maintenance

Regular maintenance of the Trex foot bridge should include regular inspections, and repairs and replacements of boards, fasteners and railings. Fasteners and railings should be kept secure to ensure safety.

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

Frequency: Annually

Exterior Siding Maintenance – Painting

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

This maintenance provision is for the periodic painting of the exterior Hardi-plank siding. The siding should be cleaned, repaired as required, primed and painted with premium quality exterior house paint in accordance with the siding manufacturer's specifications. The work should be performed by a qualified, licensed painting contractor.

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

Frequency: Every 16 years

Asphalt– Seal Coating

Maintenance of asphalt paving includes the periodic application of an asphalt emulsion sealer or “seal coat” as it is commonly known. This procedure is typically performed every 4-7 years depending on a

variety of factors that can affect the useful life of the sealer.

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

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

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

This work should be performed by a licensed paving contractor.

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

Frequency: Every 5 years

Common House - Interior Paint

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

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

Frequency: Every 12 years

Concrete Pavement

These maintenance procedures should also be performed on the any common area concrete surfaces. This expense for the common area concrete should be included in the Association's operating budget in the year it is to occur.

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

Frequency: Annually

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

CASCADIA COMMONS CONDOMINIUM COMMUNITY

RESERVE STUDY

LEVEL II: UPDATE WITH VISUAL SITE INSPECTION

BUDGET YEAR

January 1, 2023 to December 31, 2023

**Cascadia Commons Condominium Community
Category Detail Index**

Asset ID	Description	Replacement	Page
Roofing			
1021	B&G - Roof - Replacement	2053	53 of 77
Painting			
1017	B&G - Painting, Siding	2036	52 of 77
1019	CH - Painting, Interior	2034	63 of 77
Building Components			
1006	B&G - Chimney Caps	2023	46 of 77
1039	B&G - Siding & Trim: Partial Replacement	2023	54 of 77
1072	B&G - Siding & Trim: Roll Forward	2023	54 of 77
1024	B&G - Stairways	2030	55 of 77
1052	Caulking	2024	63 of 77
1007	Library Balcony - Replacement	2040	68 of 77
Gutters and Downspouts			
1013	Gutters & Downspouts	2044	67 of 77
Streets/Asphalt			
1002	B&G - Asphalt Overlay	2033	44 of 77
1003	B&G - Asphalt Seal Coat I	2023	44 of 77
1004	B&G - Asphalt Seal Coat II	2034	45 of 77
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1009	B&G Grounds - Wood Fence - Southside Driveway	2025	55 of 77
1008	Fence, Chain Link	2032	67 of 77
1059	Hot Tub Fence - Replacement	2025	68 of 77
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1043	CH - Appliances - Dishwasher & Fan	2029	57 of 77
1074	CH - Appliances - Dryer I	2024	57 of 77
1075	CH - Appliances - Dryer II	2025	58 of 77
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Category Detail Index**

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1001	CH - Appliances - Refrigerator	2032	60 of 77
1040	CH - Appliances - Washer I	2023	60 of 77
1041	CH - Appliances - Washer II	2025	61 of 77
1056	CH - Heating/Cooling System	2025	62 of 77
1042	Community - Hot Tub - Replacement	2027	64 of 77
1025	Playground Equipment	2040	70 of 77
1028	Water Heater - Common House	2031	72 of 77
Decks and Railings			
1065	B&G - Non-Concrete Porches & Wooden Railings	2030	51 of 77
1051	Common House Back Patio Walkway	2042	64 of 77
Interior Furnishings			
1010	CH - Flooring - Marmoleum	2025	61 of 77
1068	CH - Flooring - Second Storey	2048	62 of 77
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1050	B&G - Bridge Lighting	2025	45 of 77
1062	B&G - Exterior Lighting - Pole Light - Fixtures	2030	49 of 77
1038	B&G - Exterior Lighting - Poles	2030	49 of 77
1015	Exterior Lighting: CH	2033	66 of 77
1049	Exterior Lighting: Landscape	2024	66 of 77
Grounds Components			
1005	B&G - Bridge Replacement	2031	46 of 77
1020	B&G - Concrete Pavers - CH & Units - Repair	2030	47 of 77
1022	B&G - Concrete Sidewalk/Porches - Repair	2032	48 of 77
1032	B&G - Grounds - Landscaping	2023	50 of 77
1033	B&G - Grounds - Trees - Maintenance	2023	51 of 77
1057	Playground - Cross-cut Wood Chips	2025	69 of 77
1027	Retaining Walls - Repair	2032	70 of 77
1064	Retaining Walls Behind Tri-plex	2047	71 of 77
1058	Storm Catch Basin Clean Out	2023	72 of 77
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Cascadia Commons Condominium Community
Category Detail Index

Asset ID	Description	Replacement	Page
Mailboxes			
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Doors and Windows			
1030	B&G - Common House - Exterior Doors & Windows	2029	47 of 77
1067	Shop - Exterior Doors & Windows	2029	71 of 77
Inspections			
1054	B&G - Electrical Inspection	2028	48 of 77
1077	B&G - Fire Sprinkler System Maintenance	2023	50 of 77
1076	B&G - Plumbing Infrastructure Maintenance	2023	52 of 77
1061	B&G - Plumbing Inspection	2028	53 of 77
1055	Building Envelope Inspection	2023	56 of 77
Contingency			
1073	Community - Contingency Reserve	2024	64 of 77
1037	Community - Insurance Deductible	2023	65 of 77
	Total Funded Assets	60	
	Total Unfunded Assets	<u>0</u>	
	Total Assets	60	

Cascadia Commons Condominium Community Property Description

Cascadia Commons Condominium Community consists of 12 buildings and a total of 26 units located in Portland, Oregon. The housing on the south side of the property was built in approximately the year 2000. The housing on the north side of the bridge is based on apartments built in the 1970's which were stripped down to the studs and rebuilt. The Association shall provide exterior improvements upon each unit, such as paint, maintenance, repair and replacement of roofs, gutters, downspouts, and exterior building surfaces. The individual homeowners are responsible for all maintenance and repair to the interior of their home.

The N. side buildings were built in 1978, except the stand-alone 3-bedroom (4357), and the Common House (4477), which were both built in 2000. The north side of the site was redeveloped in 2000, with new landscape lighting and extensive renovations to the existing N. side buildings, but buildings were neither rewired nor replumbed at that time. There is a sewer easement which dates back to the early 60's. The south side of the property was developed (buildings and infrastructure) in 2001.

All information regarding the useful lives and costs of reserve components were derived from information provided by the Association, vendors, and various construction pricing and scheduling manuals.

This study uses information provided by the Association. Factual data may include measurements, component listings and other relevant information. As such, Schwindt and Company accepts no responsibility for such information. Had we performed a level I reserve study, Schwindt and Company would have collected and analyzed such data and would have taken responsibility for the presentation of the reserve study taken as a whole.

A site visit was performed by Schwindt and Company in 2009 and 2023. Schwindt and Company did not investigate components for defects, materials, design or workmanship. This would ordinarily be considered in a complete building envelope inspection. Our condition assessment considers if the component is wearing as intended. All components are considered to be in fair condition and appear to be wearing as intended unless noted otherwise in the component detail.

Funds are being accumulated in the replacement fund based on estimates of future need for repairs and replacement of common property components. Actual expenditures, investment income and provisions for income taxes however, may vary from estimated amounts and the variations may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet future funding needs.

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

Cascadia Commons Condominium Community
 Portland, Oregon
Cash Flow Method - Threshold Funding Model Summary

Report Date	January 24, 2023
Account Number	2casco
Budget Year Beginning	January 1, 2023
Budget Year Ending	December 31, 2023
Total Units	26

<i>Report Parameters</i>	
Inflation	4.00%
Interest Rate on Reserve Deposit	1.00%
2023 Beginning Balance	\$137,158

**Threshold Funding
 Fully Reserved Model Summary**

- This study utilizes the cash flow method and the threshold funding model, which establishes a reserve funding goal that keeps the reserve balance above a specified dollar or percent funded amount. The threshold method assumes that the threshold method is funded with a positive threshold balance, therefore, "fully reserved".
- The following items were not included in the analysis because they have useful lives greater than 30 years: grading/drainage; foundation/footings; storm drains; telephone, cable, and internet lines.
- This funding scenario begins with a contribution of **\$43,263** in **2023** and increases **10.00%** each year until 2030. In 2030 the contribution is \$84,307 and increases 5.5% for the remaining years of the study. A minimum balance of **\$64,489** is maintained.
- The reserve study cash flow model includes an annual increase in the required contribution over the 30 year period. Since the current Board and membership only has the authority to obligate the Association for the current budget year, the cash flow model relies on the actions of future Boards to adhere to the required increase in the annual reserve contribution. Because of the possibility that future Boards, due to budgetary constraints, are not able to increase the reserve contribution to the required amount to provide for adequate funding, the Association may be at risk in the future of special assessing the members to fund needed expenditures.
- The purpose of this study is to ensure that adequate replacement funds are available when components reach the end of their useful life. Components will be replaced as required, not necessarily in their expected replacement year. This analysis should be updated annually.

Cash Flow Method - Threshold Funding Model Summary of Calculations

Required Monthly Contribution	\$3,605.25
<i>\$138.66 per unit monthly</i>	
Average Net Monthly Interest Earned	<u>\$69.30</u>
Total Monthly Allocation to Reserves	\$3,674.55
<i>\$141.33 per unit monthly</i>	

Cascadia Commons Condominium Community
Portland, Oregon
Cash Flow Method - Threshold Funding Model Projection

Beginning Balance: \$137,158

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2023	43,263	832	77,775	103,478	454,444	23%
2024	47,589	878	41,845	110,100	496,883	22%
2025	52,348	816	57,206	106,058	528,636	20%
2026	57,583	1,149	22,830	141,959	600,265	24%
2027	63,341	1,274	49,437	157,138	650,057	24%
2028	69,675	1,274	68,021	160,066	685,013	23%
2029	76,643	794	122,529	114,974	669,132	17%
2030	84,307	256	135,048	64,489	642,909	10%
2031	92,738	496	65,241	92,482	691,734	13%
2032	102,012	881	59,911	135,465	751,717	18%
2033	112,213	1,317	65,064	183,931	812,579	23%
2034	123,434	1,644	87,027	221,983	857,589	26%
2035	130,223	2,262	67,213	287,256	929,126	31%
2036	137,386	707	291,176	134,173	774,889	17%
2037	144,942	1,597	53,579	227,133	866,040	26%
2038	152,914	2,683	42,713	340,016	976,772	35%
2039	161,324	3,550	73,901	430,989	1,064,319	40%
2040	170,197	4,559	69,197	536,548	1,165,273	46%
2041	179,557	5,797	56,648	665,253	1,288,529	52%
2042	189,433	6,985	72,436	789,235	1,405,720	56%
2043	199,852	8,192	81,908	915,371	1,523,385	60%
2044	210,844	8,936	139,860	995,290	1,591,353	63%
2045	222,440	10,417	78,683	1,149,464	1,731,763	66%
2046	234,674	11,422	139,415	1,256,146	1,820,971	69%
2047	247,581	12,878	108,105	1,408,500	1,952,907	72%
2048	261,198	14,439	112,487	1,571,651	2,093,031	75%
2049	275,564	14,472	280,067	1,581,620	2,071,635	76%
2050	290,720	16,468	99,557	1,789,251	2,244,561	80%
2051	306,710	18,624	101,236	2,013,350	2,430,402	83%
2052	323,579	16,452	550,662	1,802,719	2,164,327	83%
2053	341,376	4,808	1,508,797	640,106	899,524	71%
2054	360,152	7,456	92,736	914,977	1,065,544	86%
2055	379,960	9,520	172,865	1,131,591	1,163,929	97%
2056	400,858	12,637	90,440	1,454,647	1,361,394	107%
2057	422,905	15,610	129,489	1,763,673	1,535,945	115%

Cascadia Commons Condominium Community
 Portland, Oregon
Cash Flow Method - Threshold Funding Model Projection

Beginning Balance: \$137,158

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2058	446,165	17,858	227,394	2,000,301	1,625,847	123%
2059	470,704	21,022	162,289	2,329,738	1,797,653	130%
2060	496,592	21,342	473,915	2,373,757	1,663,263	143%
2061	523,905	24,814	187,104	2,735,371	1,833,243	149%
2062	552,720	28,739	173,574	3,143,256	2,036,015	154%

Cascadia Commons Condominium Community
Portland, Oregon
Component Summary By Category

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Roofing								
B&G - Roof - Replacement	2013	2053	40	0	30	25,792 Total	17.00	438,464
Roofing - Total								\$438,464
Painting								
B&G - Painting, Siding	2020	2036	16	0	13	45,718 Total	3.25	148,583
CH - Painting, Interior	2022	2034	12	0	11	1 Total	33,908.00	33,908
Painting - Total								\$182,491
Building Components								
B&G - Chimney Caps	2001	2023	20	0	0	4 Each	230.50	922
B&G - Siding & Trim: Partial Replacement	2020	2023	1	0	0	45,718 SF	22.00@ 2%	16,696
B&G - Siding & Trim: Roll Forward	2022	2023	1	0	0	1 Total	36,000.00	36,000
B&G - Stairways	2000	2030	30	0	7	374 SF	53.78	20,114
Caulking	2020	2024	4	0	1	1 Total	4,492.80	4,493
Library Balcony - Replacement	2020	2040	20	0	17	44 SF	97.72	4,300
Building Components - Total								\$82,524
Gutters and Downspouts								
Gutters & Downspouts	2020	2044	24	0	21	2,089 LF	16.40	34,260
Gutters and Downspouts - Total								\$34,260
Streets/Asphalt								
B&G - Asphalt Overlay	2001	2033	30	2	10	5,675 SF	2.25	12,769
B&G - Asphalt Seal Coat I	2018	2023	5	0	0	5,675 SF	0.41	2,327
B&G - Asphalt Seal Coat II	2005	2034	5	24	11	5,675 SF	0.41	2,327
Streets/Asphalt - Total								\$17,422
Fencing/Security								
B&G Grounds - Wood Fence - Southside Dr..	2001	2025	25	-1	2	193 LF	78.21@ 50%	7,547
Fence, Chain Link	2001	2032	30	1	9	111 LF	42.97	4,770
Hot Tub Fence - Replacement	2000	2025	20	5	2	1 Total	449.28	449
Fencing/Security - Total								\$12,766
Equipment								
Barbeque Grill	2004	2025	12	9	2	1 Total	2,612.29	2,612
CH - Appliances - Dishwasher & Fan	2001	2029	30	-2	6	1 Total	2,360.12	2,360
CH - Appliances - Dryer I	2011	2024	6	7	1	1 Total	1,500.00	1,500
CH - Appliances - Dryer II	2015	2025	6	4	2	1 Total	1,500.00	1,500
CH - Appliances - Freezer	2015	2025	10	0	2	1 Total	1,000.00	1,000
CH - Appliances - Ovens (2)	2015	2025	10	0	2	2 Each	2,500.00	5,000
CH - Appliances - Range	2018	2028	10	0	5	1 Total	3,421.00	3,421

Cascadia Commons Condominium Community
Portland, Oregon
Component Summary By Category

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Equipment continued...</i>								
CH - Appliances - Range Hood	2022	2032	10	0	9	1 Total	858.00	858
CH - Appliances - Refrigerator	2022	2032	10	0	9	1 Total	2,340.00	2,340
CH - Appliances - Washer I	2023	2023	6	0	0	1 Total	1,098.00	1,098
CH - Appliances - Washer II	2015	2025	6	4	2	1 Total	1,200.00	1,200
CH - Heating/Cooling System	2015	2025	2	8	2	1 Total	1,331.99	1,332
Community - Hot Tub - Replacement	2012	2027	15	0	4	1 Total	8,498.95	8,499
Playground Equipment	2020	2040	20	0	17	1 Total	4,043.52	4,044
Water Heater - Common House	2016	2031	15	0	8	1 Total	2,360.12	2,360
Equipment - Total								<u>\$39,124</u>
Decks and Railings								
B&G - Non-Concrete Porches & Wooden Ra.	2001	2030	30	-1	7	325 SF	88.50	28,762
Common House Back Patio Walkway	2017	2042	25	0	19	1 Total	888.00	888
Decks and Railings - Total								<u>\$29,650</u>
Interior Furnishings								
CH - Flooring - Marmoleum	2001	2025	25	-1	2	627 SF	8.87	5,561
CH - Flooring - Second Storey	2023	2048	25	25	25	1 Total	10,928.00	10,928
Interior Furnishings - Total								<u>\$16,489</u>
Lighting								
B&G - Bridge Lighting	2011	2025	15	-1	2	1 Total	1,268.57	1,269
B&G - Exterior Lighting - Pole Light - Fixtu.	2001	2030	30	-1	7	8 Each	1,550.02	12,400
B&G - Exterior Lighting - Poles	2001	2030	30	-1	7	8 Each	1,750.62	14,005
Exterior Lighting: CH	2018	2033	15	0	10	12 Each	129.81	1,558
Exterior Lighting: Landscape	2001	2024	15	8	1	1 Total	3,369.60	3,370
Lighting - Total								<u>\$32,601</u>
Grounds Components								
B&G - Bridge Replacement	2001	2031	30	0	8	64 LF	138.30	8,851
B&G - Concrete Pavers - CH & Units - Repa.	2001	2030	25	4	7	1,250 SF	11.80@ 30%	4,425
B&G - Concrete Sidewalk/Porches - Repair	2001	2032	30	1	9	4,274 SF	14.92@ 10%	6,377
B&G - Grounds - Landscaping	2022	2023	1	0	0	1 Total	1,100.00	1,100
B&G - Grounds - Trees - Maintenance	2021	2023	2	0	0	1 Total	4,000.00	4,000
Playground - Cross-cut Wood Chips	2020	2025	5	0	2	1 Total	1,123.20	1,123
Retaining Walls - Repair	2001	2032	30	1	9	275 SF	10.76	2,959
Retaining Walls Behind Tri-plex	2017	2047	30	0	24	1 Total	7,316.38	7,316
Storm Catch Basin Clean Out	2019	2023	4	0	0	1 Total	1,392.47	1,392
Wheel Stops	2011	2041	30	0	18	17 Each	72.77	1,237
Grounds Components - Total								<u>\$38,781</u>

Cascadia Commons Condominium Community
 Portland, Oregon
Component Summary By Category

Description	Date in Service	Next Occurrence	Useful	Adjustment Remaining	Units	Unit Cost	Current Cost
Mailboxes							
Mailboxes	2001	2033	30	2 10	2 Each	2,000.00	4,000
Mailboxes - Total							<u>\$4,000</u>
Doors and Windows							
B&G - Common House - Exterior Doors & ..	2001	2029	20	8 6	1 Total	62,500.00	62,500
Shop - Exterior Doors & Windows	2001	2029	20	8 6	1 Total	5,250.00	5,250
Doors and Windows - Total							<u>\$67,750</u>
Inspections							
B&G - Electrical Inspection	1978	2028	50	0 5	1 Total	12,685.67	12,686
B&G - Fire Sprinkler System Maintenance	2023	2023	1	0 0	1 Total	500.00	500
B&G - Plumbing Infrastructure Maintenance	2023	2023	1	0 0	1 Total	2,000.00	2,000
B&G - Plumbing Inspection	1978	2028	50	0 5	1 Total	12,685.67	12,686
Building Envelope Inspection	2016	2023	4	3 0	1 Total	6,739.20	6,739
Inspections - Total							<u>\$34,611</u>
Contingency							
Community - Contingency Reserve	2023	2024	1	1 1	1 Total	10,576.92	10,577
Community - Insurance Deductible	2023	2023	1	0 0	1 Total	5,000.00	5,000
Contingency - Total							<u>\$15,577</u>
Total Asset Summary							<u>\$1,046,512</u>

Cascadia Commons Condominium Community
Portland, Oregon
Component Summary By Group

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Capital								
B&G - Asphalt Overlay	2001	2033	30	2	10	5,675 SF	2.25	12,769
B&G - Bridge Lighting	2011	2025	15	-1	2	1 Total	1,268.57	1,269
B&G - Bridge Replacement	2001	2031	30	0	8	64 LF	138.30	8,851
B&G - Chimney Caps	2001	2023	20	0	0	4 Each	230.50	922
B&G - Common House - Exterior Doors & ..	2001	2029	20	8	6	1 Total	62,500.00	62,500
B&G - Concrete Pavers - CH & Units - Repa.	2001	2030	25	4	7	1,250 SF	11.80@ 30%	4,425
B&G - Electrical Inspection	1978	2028	50	0	5	1 Total	12,685.67	12,686
B&G - Exterior Lighting - Pole Light - Fixtu.	2001	2030	30	-1	7	8 Each	1,550.02	12,400
B&G - Exterior Lighting - Poles	2001	2030	30	-1	7	8 Each	1,750.62	14,005
B&G - Fire Sprinkler System Maintenance	2023	2023	1	0	0	1 Total	500.00	500
B&G - Grounds - Landscaping	2022	2023	1	0	0	1 Total	1,100.00	1,100
B&G - Non-Concrete Porches & Wooden Ra.	2001	2030	30	-1	7	325 SF	88.50	28,762
B&G - Plumbing Infrastructure Maintenance	2023	2023	1	0	0	1 Total	2,000.00	2,000
B&G - Plumbing Inspection	1978	2028	50	0	5	1 Total	12,685.67	12,686
B&G - Roof - Replacement	2013	2053	40	0	30	25,792 Total	17.00	438,464
B&G - Siding & Trim: Partial Replacement	2020	2023	1	0	0	45,718 SF	22.00@ 2%	16,696
B&G - Siding & Trim: Roll Forward	2022	2023	1	0	0	1 Total	36,000.00	36,000
B&G - Stairways	2000	2030	30	0	7	374 SF	53.78	20,114
B&G Grounds - Wood Fence - Southside Dr.	2001	2025	25	-1	2	193 LF	78.21@ 50%	7,547
Barbeque Grill	2004	2025	12	9	2	1 Total	2,612.29	2,612
CH - Appliances - Dishwasher & Fan	2001	2029	30	-2	6	1 Total	2,360.12	2,360
CH - Appliances - Dryer I	2011	2024	6	7	1	1 Total	1,500.00	1,500
CH - Appliances - Dryer II	2015	2025	6	4	2	1 Total	1,500.00	1,500
CH - Appliances - Freezer	2015	2025	10	0	2	1 Total	1,000.00	1,000
CH - Appliances - Ovens (2)	2015	2025	10	0	2	2 Each	2,500.00	5,000
CH - Appliances - Range	2018	2028	10	0	5	1 Total	3,421.00	3,421
CH - Appliances - Range Hood	2022	2032	10	0	9	1 Total	858.00	858
CH - Appliances - Refrigerator	2022	2032	10	0	9	1 Total	2,340.00	2,340
CH - Appliances - Washer I	2023	2023	6	0	0	1 Total	1,098.00	1,098
CH - Appliances - Washer II	2015	2025	6	4	2	1 Total	1,200.00	1,200
CH - Flooring - Marmoleum	2001	2025	25	-1	2	627 SF	8.87	5,561
CH - Flooring - Second Storey	2023	2048	25	25	25	1 Total	10,928.00	10,928
CH - Heating/Cooling System	2015	2025	2	8	2	1 Total	1,331.99	1,332
Common House Back Patio Walkway	2017	2042	25	0	19	1 Total	888.00	888
Community - Hot Tub - Replacement	2012	2027	15	0	4	1 Total	8,498.95	8,499
Exterior Lighting: CH	2018	2033	15	0	10	12 Each	129.81	1,558
Exterior Lighting: Landscape	2001	2024	15	8	1	1 Total	3,369.60	3,370
Fence, Chain Link	2001	2032	30	1	9	111 LF	42.97	4,770
Gutters & Downspouts	2020	2044	24	0	21	2,089 LF	16.40	34,260
Hot Tub Fence - Replacement	2000	2025	20	5	2	1 Total	449.28	449
Library Balcony - Replacement	2020	2040	20	0	17	44 SF	97.72	4,300
Mailboxes	2001	2033	30	2	10	2 Each	2,000.00	4,000

Cascadia Commons Condominium Community
Portland, Oregon
Component Summary By Group

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Capital continued...</i>								
Playground Equipment	2020	2040	20	0	17	1 Total	4,043.52	4,044
Retaining Walls - Repair	2001	2032	30	1	9	275 SF	10.76	2,959
Retaining Walls Behind Tri-plex	2017	2047	30	0	24	1 Total	7,316.38	7,316
Shop - Exterior Doors & Windows	2001	2029	20	8	6	1 Total	5,250.00	5,250
Water Heater - Common House	2016	2031	15	0	8	1 Total	2,360.12	2,360
Wheel Stops	2011	2041	30	0	18	17 Each	72.77	1,237
Capital - Total								<u>\$819,665</u>
Non-Capital								
B&G - Asphalt Seal Coat I	2018	2023	5	0	0	5,675 SF	0.41	2,327
B&G - Asphalt Seal Coat II	2005	2034	5	24	11	5,675 SF	0.41	2,327
B&G - Concrete Sidewalk/Porches - Repair	2001	2032	30	1	9	4,274 SF	14.92@ 10%	6,377
B&G - Grounds - Trees - Maintenance	2021	2023	2	0	0	1 Total	4,000.00	4,000
B&G - Painting, Siding	2020	2036	16	0	13	45,718 Total	3.25	148,583
Building Envelope Inspection	2016	2023	4	3	0	1 Total	6,739.20	6,739
CH - Painting, Interior	2022	2034	12	0	11	1 Total	33,908.00	33,908
Caulking	2020	2024	4	0	1	1 Total	4,492.80	4,493
Community - Contingency Reserve	2023	2024	1	1	1	1 Total	10,576.92	10,577
Community - Insurance Deductible	2023	2023	1	0	0	1 Total	5,000.00	5,000
Playground - Cross-cut Wood Chips	2020	2025	5	0	2	1 Total	1,123.20	1,123
Storm Catch Basin Clean Out	2019	2023	4	0	0	1 Total	1,392.47	1,392
Non-Capital - Total								<u>\$226,846</u>
Total Asset Summary								<u>\$1,046,512</u>

Cascadia Commons Condominium Community
 Portland, Oregon
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2023	
B&G - Asphalt Seal Coat I	2,327
B&G - Chimney Caps	922
B&G - Fire Sprinkler System Maintenance	500
B&G - Grounds - Landscaping	1,100
B&G - Grounds - Trees - Maintenance	4,000
B&G - Plumbing Infrastructure Maintenance	2,000
B&G - Siding & Trim: Partial Replacement	16,696
B&G - Siding & Trim: Roll Forward	36,000
Building Envelope Inspection	6,739
CH - Appliances - Washer I	1,098
Community - Insurance Deductible	5,000
Storm Catch Basin Clean Out	1,392
Total for 2023	\$77,775
Replacement Year 2024	
B&G - Fire Sprinkler System Maintenance	520
B&G - Grounds - Landscaping	1,144
B&G - Plumbing Infrastructure Maintenance	2,080
B&G - Siding & Trim: Partial Replacement	17,364
CH - Appliances - Dryer I	1,560
Caulking	4,673
Community - Contingency Reserve	11,000
Exterior Lighting: Landscape	3,504
Total for 2024	\$41,845
Replacement Year 2025	
B&G - Bridge Lighting	1,372
B&G - Fire Sprinkler System Maintenance	541
B&G - Grounds - Landscaping	1,190
B&G - Grounds - Trees - Maintenance	4,326
B&G - Plumbing Infrastructure Maintenance	2,163
B&G - Siding & Trim: Partial Replacement	18,059
B&G Grounds - Wood Fence - Southside Driveway	8,163
Barbeque Grill	2,825

Cascadia Commons Condominium Community
 Portland, Oregon
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2025 continued...</i>	
CH - Appliances - Dryer II	1,622
CH - Appliances - Freezer	1,082
CH - Appliances - Ovens (2)	5,408
CH - Appliances - Washer II	1,298
CH - Flooring - Marmoleum	6,015
CH - Heating/Cooling System	1,441
Hot Tub Fence - Replacement	486
Playground - Cross-cut Wood Chips	1,215
Total for 2025	\$57,206
Replacement Year 2026	
B&G - Fire Sprinkler System Maintenance	562
B&G - Grounds - Landscaping	1,237
B&G - Plumbing Infrastructure Maintenance	2,250
B&G - Siding & Trim: Partial Replacement	18,781
Total for 2026	\$22,830
Replacement Year 2027	
B&G - Fire Sprinkler System Maintenance	585
B&G - Grounds - Landscaping	1,287
B&G - Grounds - Trees - Maintenance	4,679
B&G - Plumbing Infrastructure Maintenance	2,340
B&G - Siding & Trim: Partial Replacement	19,532
Building Envelope Inspection	7,884
CH - Heating/Cooling System	1,558
Community - Hot Tub - Replacement	9,943
Storm Catch Basin Clean Out	1,629
Total for 2027	\$49,437
Replacement Year 2028	
B&G - Asphalt Seal Coat I	2,831
B&G - Electrical Inspection	15,434
B&G - Fire Sprinkler System Maintenance	608
B&G - Grounds - Landscaping	1,338

Cascadia Commons Condominium Community
 Portland, Oregon
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2028 continued...</i>	
B&G - Plumbing Infrastructure Maintenance	2,433
B&G - Plumbing Inspection	15,434
B&G - Siding & Trim: Partial Replacement	20,313
CH - Appliances - Range	4,162
Caulking	5,466
Total for 2028	\$68,021
Replacement Year 2029	
B&G - Common House - Exterior Doors & Windows	79,082
B&G - Fire Sprinkler System Maintenance	633
B&G - Grounds - Landscaping	1,392
B&G - Grounds - Trees - Maintenance	5,061
B&G - Plumbing Infrastructure Maintenance	2,531
B&G - Siding & Trim: Partial Replacement	21,126
CH - Appliances - Dishwasher & Fan	2,986
CH - Appliances - Washer I	1,389
CH - Heating/Cooling System	1,685
Shop - Exterior Doors & Windows	6,643
Total for 2029	\$122,529
Replacement Year 2030	
B&G - Concrete Pavers - CH & Units - Repair	5,823
B&G - Exterior Lighting - Pole Light - Fixtures	16,318
B&G - Exterior Lighting - Poles	18,430
B&G - Fire Sprinkler System Maintenance	658
B&G - Grounds - Landscaping	1,448
B&G - Non-Concrete Porches & Wooden Railings	37,849
B&G - Plumbing Infrastructure Maintenance	2,632
B&G - Siding & Trim: Partial Replacement	21,971
B&G - Stairways	26,468
CH - Appliances - Dryer I	1,974
Playground - Cross-cut Wood Chips	1,478
Total for 2030	\$135,048

Cascadia Commons Condominium Community
 Portland, Oregon
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2031	
B&G - Bridge Replacement	12,113
B&G - Fire Sprinkler System Maintenance	684
B&G - Grounds - Landscaping	1,505
B&G - Grounds - Trees - Maintenance	5,474
B&G - Plumbing Infrastructure Maintenance	2,737
B&G - Siding & Trim: Partial Replacement	22,850
Building Envelope Inspection	9,223
CH - Appliances - Dryer II	2,053
CH - Appliances - Washer II	1,642
CH - Heating/Cooling System	1,823
Storm Catch Basin Clean Out	1,906
Water Heater - Common House	3,230
Total for 2031	<u>\$65,241</u>
Replacement Year 2032	
B&G - Concrete Sidewalk/Porches - Repair	9,076
B&G - Fire Sprinkler System Maintenance	712
B&G - Grounds - Landscaping	1,566
B&G - Plumbing Infrastructure Maintenance	2,847
B&G - Siding & Trim: Partial Replacement	23,764
CH - Appliances - Range Hood	1,221
CH - Appliances - Refrigerator	3,331
Caulking	6,395
Fence, Chain Link	6,789
Retaining Walls - Repair	4,212
Total for 2032	<u>\$59,911</u>
Replacement Year 2033	
B&G - Asphalt Overlay	18,901
B&G - Fire Sprinkler System Maintenance	740
B&G - Grounds - Landscaping	1,628
B&G - Grounds - Trees - Maintenance	5,921
B&G - Plumbing Infrastructure Maintenance	2,960
B&G - Siding & Trim: Partial Replacement	24,714

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Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2033 continued...</i>	
CH - Heating/Cooling System	1,972
Exterior Lighting: CH	2,306
Mailboxes	5,921
Total for 2033	<u>\$65,064</u>
Replacement Year 2034	
B&G - Asphalt Seal Coat II	3,582
B&G - Fire Sprinkler System Maintenance	770
B&G - Grounds - Landscaping	1,693
B&G - Plumbing Infrastructure Maintenance	3,079
B&G - Siding & Trim: Partial Replacement	25,703
CH - Painting, Interior	52,200
Total for 2034	<u>\$87,027</u>
Replacement Year 2035	
B&G - Fire Sprinkler System Maintenance	801
B&G - Grounds - Landscaping	1,761
B&G - Grounds - Trees - Maintenance	6,404
B&G - Plumbing Infrastructure Maintenance	3,202
B&G - Siding & Trim: Partial Replacement	26,731
Building Envelope Inspection	10,790
CH - Appliances - Freezer	1,601
CH - Appliances - Ovens (2)	8,005
CH - Appliances - Washer I	1,758
CH - Heating/Cooling System	2,133
Playground - Cross-cut Wood Chips	1,798
Storm Catch Basin Clean Out	2,229
Total for 2035	<u>\$67,213</u>
Replacement Year 2036	
B&G - Fire Sprinkler System Maintenance	833
B&G - Grounds - Landscaping	1,832
B&G - Painting, Siding	247,402
B&G - Plumbing Infrastructure Maintenance	3,330

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Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2036 continued...</i>	
B&G - Siding & Trim: Partial Replacement	27,800
CH - Appliances - Dryer I	2,498
Caulking	7,481
Total for 2036	<u>\$291,176</u>
Replacement Year 2037	
B&G - Fire Sprinkler System Maintenance	866
B&G - Grounds - Landscaping	1,905
B&G - Grounds - Trees - Maintenance	6,927
B&G - Plumbing Infrastructure Maintenance	3,463
B&G - Siding & Trim: Partial Replacement	28,912
Barbeque Grill	4,524
CH - Appliances - Dryer II	2,598
CH - Appliances - Washer II	2,078
CH - Heating/Cooling System	2,307
Total for 2037	<u>\$53,579</u>
Replacement Year 2038	
B&G - Fire Sprinkler System Maintenance	900
B&G - Grounds - Landscaping	1,981
B&G - Plumbing Infrastructure Maintenance	3,602
B&G - Siding & Trim: Partial Replacement	30,069
CH - Appliances - Range	6,161
Total for 2038	<u>\$42,713</u>
Replacement Year 2039	
B&G - Asphalt Seal Coat II	4,358
B&G - Fire Sprinkler System Maintenance	936
B&G - Grounds - Landscaping	2,060
B&G - Grounds - Trees - Maintenance	7,492
B&G - Plumbing Infrastructure Maintenance	3,746
B&G - Siding & Trim: Partial Replacement	31,272
Building Envelope Inspection	12,622
CH - Heating/Cooling System	2,495

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Description	Expenditures
<i>Replacement Year 2039 continued...</i>	
Exterior Lighting: Landscape	6,311
Storm Catch Basin Clean Out	2,608
Total for 2039	\$73,901
Replacement Year 2040	
B&G - Bridge Lighting	2,471
B&G - Fire Sprinkler System Maintenance	974
B&G - Grounds - Landscaping	2,143
B&G - Plumbing Infrastructure Maintenance	3,896
B&G - Siding & Trim: Partial Replacement	32,523
Caulking	8,752
Library Balcony - Replacement	8,375
Playground - Cross-cut Wood Chips	2,188
Playground Equipment	7,876
Total for 2040	\$69,197
Replacement Year 2041	
B&G - Fire Sprinkler System Maintenance	1,013
B&G - Grounds - Landscaping	2,228
B&G - Grounds - Trees - Maintenance	8,103
B&G - Plumbing Infrastructure Maintenance	4,052
B&G - Siding & Trim: Partial Replacement	33,823
CH - Appliances - Washer I	2,224
CH - Heating/Cooling System	2,698
Wheel Stops	2,506
Total for 2041	\$56,648
Replacement Year 2042	
B&G - Fire Sprinkler System Maintenance	1,053
B&G - Grounds - Landscaping	2,318
B&G - Plumbing Infrastructure Maintenance	4,214
B&G - Siding & Trim: Partial Replacement	35,176
CH - Appliances - Dryer I	3,160
CH - Appliances - Range Hood	1,808

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Description	Expenditures
<i>Replacement Year 2042 continued...</i>	
CH - Appliances - Refrigerator	4,930
Common House Back Patio Walkway	1,871
Community - Hot Tub - Replacement	17,906
Total for 2042	<u>\$72,436</u>
Replacement Year 2043	
B&G - Chimney Caps	2,020
B&G - Fire Sprinkler System Maintenance	1,096
B&G - Grounds - Landscaping	2,410
B&G - Grounds - Trees - Maintenance	8,764
B&G - Plumbing Infrastructure Maintenance	4,382
B&G - Siding & Trim: Partial Replacement	36,583
Building Envelope Inspection	14,766
CH - Appliances - Dryer II	3,287
CH - Appliances - Washer II	2,629
CH - Heating/Cooling System	2,919
Storm Catch Basin Clean Out	3,051
Total for 2043	<u>\$81,908</u>
Replacement Year 2044	
B&G - Asphalt Seal Coat II	5,302
B&G - Fire Sprinkler System Maintenance	1,139
B&G - Grounds - Landscaping	2,507
B&G - Plumbing Infrastructure Maintenance	4,558
B&G - Siding & Trim: Partial Replacement	38,047
Caulking	10,238
Gutters & Downspouts	78,070
Total for 2044	<u>\$139,860</u>
Replacement Year 2045	
B&G - Fire Sprinkler System Maintenance	1,185
B&G - Grounds - Landscaping	2,607
B&G - Grounds - Trees - Maintenance	9,480
B&G - Plumbing Infrastructure Maintenance	4,740

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Description	Expenditures
<i>Replacement Year 2045 continued...</i>	
B&G - Siding & Trim: Partial Replacement	39,569
CH - Appliances - Freezer	2,370
CH - Appliances - Ovens (2)	11,850
CH - Heating/Cooling System	3,157
Hot Tub Fence - Replacement	1,065
Playground - Cross-cut Wood Chips	2,662
Total for 2045	<u>\$78,683</u>
Replacement Year 2046	
B&G - Fire Sprinkler System Maintenance	1,232
B&G - Grounds - Landscaping	2,711
B&G - Plumbing Infrastructure Maintenance	4,929
B&G - Siding & Trim: Partial Replacement	41,151
CH - Painting, Interior	83,574
Water Heater - Common House	5,817
Total for 2046	<u>\$139,415</u>
Replacement Year 2047	
B&G - Fire Sprinkler System Maintenance	1,282
B&G - Grounds - Landscaping	2,820
B&G - Grounds - Trees - Maintenance	10,253
B&G - Plumbing Infrastructure Maintenance	5,127
B&G - Siding & Trim: Partial Replacement	42,797
Building Envelope Inspection	17,275
CH - Appliances - Washer I	2,815
CH - Heating/Cooling System	3,414
Retaining Walls Behind Tri-plex	18,754
Storm Catch Basin Clean Out	3,569
Total for 2047	<u>\$108,105</u>
Replacement Year 2048	
B&G - Fire Sprinkler System Maintenance	1,333
B&G - Grounds - Landscaping	2,932
B&G - Plumbing Infrastructure Maintenance	5,332

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Description	Expenditures
<i>Replacement Year 2048 continued...</i>	
B&G - Siding & Trim: Partial Replacement	44,509
CH - Appliances - Dryer I	3,999
CH - Appliances - Range	9,120
CH - Flooring - Second Storey	29,132
Caulking	11,977
Exterior Lighting: CH	4,153
Total for 2048	\$112,487
Replacement Year 2049	
B&G - Asphalt Seal Coat II	6,451
B&G - Common House - Exterior Doors & Windows	173,279
B&G - Fire Sprinkler System Maintenance	1,386
B&G - Grounds - Landscaping	3,050
B&G - Grounds - Trees - Maintenance	11,090
B&G - Plumbing Infrastructure Maintenance	5,545
B&G - Siding & Trim: Partial Replacement	46,290
Barbeque Grill	7,242
CH - Appliances - Dryer II	4,159
CH - Appliances - Washer II	3,327
CH - Heating/Cooling System	3,693
Shop - Exterior Doors & Windows	14,555
Total for 2049	\$280,067
Replacement Year 2050	
B&G - Fire Sprinkler System Maintenance	1,442
B&G - Grounds - Landscaping	3,172
B&G - Plumbing Infrastructure Maintenance	5,767
B&G - Siding & Trim: Partial Replacement	48,141
B&G Grounds - Wood Fence - Southside Driveway	21,762
CH - Flooring - Marmoleum	16,036
Playground - Cross-cut Wood Chips	3,239
Total for 2050	\$99,557
Replacement Year 2051	
B&G - Fire Sprinkler System Maintenance	1,499

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Description	Expenditures
<i>Replacement Year 2051 continued...</i>	
B&G - Grounds - Landscaping	3,299
B&G - Grounds - Trees - Maintenance	11,995
B&G - Plumbing Infrastructure Maintenance	5,997
B&G - Siding & Trim: Partial Replacement	50,067
Building Envelope Inspection	20,209
CH - Heating/Cooling System	3,994
Storm Catch Basin Clean Out	4,176
Total for 2051	\$101,236
Replacement Year 2052	
B&G - Fire Sprinkler System Maintenance	1,559
B&G - Grounds - Landscaping	3,431
B&G - Painting, Siding	463,380
B&G - Plumbing Infrastructure Maintenance	6,237
B&G - Siding & Trim: Partial Replacement	52,070
CH - Appliances - Range Hood	2,676
CH - Appliances - Refrigerator	7,298
Caulking	14,011
Total for 2052	\$550,662
Replacement Year 2053	
B&G - Fire Sprinkler System Maintenance	1,622
B&G - Grounds - Landscaping	3,568
B&G - Grounds - Trees - Maintenance	12,974
B&G - Plumbing Infrastructure Maintenance	6,487
B&G - Roof - Replacement	1,422,113
B&G - Siding & Trim: Partial Replacement	54,152
CH - Appliances - Washer I	3,561
CH - Heating/Cooling System	4,320
Total for 2053	\$1,508,797
Replacement Year 2054	
B&G - Asphalt Seal Coat II	7,848
B&G - Fire Sprinkler System Maintenance	1,687

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Description	Expenditures
<i>Replacement Year 2054 continued...</i>	
B&G - Grounds - Landscaping	3,710
B&G - Plumbing Infrastructure Maintenance	6,746
B&G - Siding & Trim: Partial Replacement	56,319
CH - Appliances - Dryer I	5,060
Exterior Lighting: Landscape	11,366
Total for 2054	<u>\$92,736</u>
Replacement Year 2055	
B&G - Bridge Lighting	4,450
B&G - Concrete Pavers - CH & Units - Repair	15,523
B&G - Fire Sprinkler System Maintenance	1,754
B&G - Grounds - Landscaping	3,859
B&G - Grounds - Trees - Maintenance	14,032
B&G - Plumbing Infrastructure Maintenance	7,016
B&G - Siding & Trim: Partial Replacement	58,571
Building Envelope Inspection	23,642
CH - Appliances - Dryer II	5,262
CH - Appliances - Freezer	3,508
CH - Appliances - Ovens (2)	17,540
CH - Appliances - Washer II	4,210
CH - Heating/Cooling System	4,673
Playground - Cross-cut Wood Chips	3,940
Storm Catch Basin Clean Out	4,885
Total for 2055	<u>\$172,865</u>
Replacement Year 2056	
B&G - Fire Sprinkler System Maintenance	1,824
B&G - Grounds - Landscaping	4,013
B&G - Plumbing Infrastructure Maintenance	7,297
B&G - Siding & Trim: Partial Replacement	60,914
Caulking	16,391
Total for 2056	<u>\$90,440</u>
Replacement Year 2057	
B&G - Fire Sprinkler System Maintenance	1,897

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Description	Expenditures
<i>Replacement Year 2057 continued...</i>	
B&G - Grounds - Landscaping	4,174
B&G - Grounds - Trees - Maintenance	15,177
B&G - Plumbing Infrastructure Maintenance	7,589
B&G - Siding & Trim: Partial Replacement	63,351
CH - Heating/Cooling System	5,054
Community - Hot Tub - Replacement	32,248
Total for 2057	\$129,489
Replacement Year 2058	
B&G - Fire Sprinkler System Maintenance	1,973
B&G - Grounds - Landscaping	4,341
B&G - Plumbing Infrastructure Maintenance	7,892
B&G - Siding & Trim: Partial Replacement	65,885
CH - Appliances - Range	13,500
CH - Painting, Interior	133,804
Total for 2058	\$227,394
Replacement Year 2059	
B&G - Asphalt Seal Coat II	9,549
B&G - Fire Sprinkler System Maintenance	2,052
B&G - Grounds - Landscaping	4,514
B&G - Grounds - Trees - Maintenance	16,416
B&G - Plumbing Infrastructure Maintenance	8,208
B&G - Siding & Trim: Partial Replacement	68,520
Building Envelope Inspection	27,657
CH - Appliances - Dishwasher & Fan	9,686
CH - Appliances - Washer I	4,506
CH - Heating/Cooling System	5,466
Storm Catch Basin Clean Out	5,715
Total for 2059	\$162,289
Replacement Year 2060	
B&G - Exterior Lighting - Pole Light - Fixtures	52,925
B&G - Exterior Lighting - Poles	59,774

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Description	Expenditures
<i>Replacement Year 2060 continued...</i>	
B&G - Fire Sprinkler System Maintenance	2,134
B&G - Grounds - Landscaping	4,695
B&G - Non-Concrete Porches & Wooden Railings	122,761
B&G - Plumbing Infrastructure Maintenance	8,536
B&G - Siding & Trim: Partial Replacement	71,261
B&G - Stairways	85,847
CH - Appliances - Dryer I	6,402
Caulking	19,176
Library Balcony - Replacement	18,351
Playground - Cross-cut Wood Chips	4,794
Playground Equipment	17,258
Total for 2060	\$473,915
Replacement Year 2061	
B&G - Bridge Replacement	39,289
B&G - Fire Sprinkler System Maintenance	2,219
B&G - Grounds - Landscaping	4,883
B&G - Grounds - Trees - Maintenance	17,755
B&G - Plumbing Infrastructure Maintenance	8,878
B&G - Siding & Trim: Partial Replacement	74,111
Barbeque Grill	11,595
CH - Appliances - Dryer II	6,658
CH - Appliances - Washer II	5,327
CH - Heating/Cooling System	5,912
Water Heater - Common House	10,476
Total for 2061	\$187,104
Replacement Year 2062	
B&G - Concrete Sidewalk/Porches - Repair	29,438
B&G - Fire Sprinkler System Maintenance	2,308
B&G - Grounds - Landscaping	5,078
B&G - Plumbing Infrastructure Maintenance	9,233
B&G - Siding & Trim: Partial Replacement	77,076
CH - Appliances - Range Hood	3,961

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Description	Expenditures
<i>Replacement Year 2062 continued...</i>	
CH - Appliances - Refrigerator	10,802
Fence, Chain Link	22,019
Retaining Walls - Repair	13,660
Total for 2062	<u>\$173,574</u>

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Detail Report

B&G - Asphalt Overlay

		5,675 SF	@ \$2.25
Asset ID	1002	Asset Actual Cost	\$12,768.75
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$18,900.87
Placed in Service	January 2001		
Useful Life	30		
Adjustment	2		
Replacement Year	2033		
Remaining Life	10		

This component funds for asphalt overlay.

Schwindt & Company estimated 5,675 square feet of asphalt area.

The cost is based on a per square foot estimate provided by a local vendor.

The useful life assumption is based on an estimate established on RS Means and/or the National Estimator. The life of the asphalt has been extended by the Association in 2023.

B&G - Asphalt Seal Coat I

		5,675 SF	@ \$0.41
Asset ID	1003	Asset Actual Cost	\$2,326.75
	Non-Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$2,326.75
Placed in Service	January 2018		
Useful Life	5		
Replacement Year	2023		
Remaining Life	0		

This component funds for asphalt seal coat.

Schwindt & Company estimated 5,675 square feet of asphalt area.

According to the Association, this was done in 2012 for \$1,500 and 2018 for \$1,950.

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

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Detail Report

B&G - Asphalt Seal Coat II

		5,675 SF	@ \$0.41
Asset ID	1004	Asset Actual Cost	\$2,326.75
	Non-Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$3,581.92
Placed in Service	January 2005		
Useful Life	5		
Adjustment	24		
Replacement Year	2034		
Remaining Life	11		

This component funds for asphalt seal coat after the overlay procedure.

Schwindt & Company estimated 5,675 square feet of asphalt area.

According to the Association, this was done in 2012 for \$1,500 and 2018 for \$1,950.

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

B&G - Bridge Lighting

		1 Total	@ \$1,268.57
Asset ID	1050	Asset Actual Cost	\$1,268.57
	Capital	Percent Replacement	100%
Category	Lighting	Future Cost	\$1,372.09
Placed in Service	January 2011		
Useful Life	15		
Adjustment	-1		
Replacement Year	2025		
Remaining Life	2		

This provision funds for replacement of the exterior lighting for the common areas.

Schwindt & Company counted the following lighting fixtures.

9 bridge lights @ \$1,000: \$1,000

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

According to the Association, outside lighting has had shorting problems. \$900 was spent in 2009, and \$700 in 2012.

Cost estimate includes labor and is based on estimates established on RS Means and/or the National Estimator. The Association will need to firm up cost with a bid.

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Detail Report**B&G - Bridge Replacement**

		64 LF	@ \$138.30
Asset ID	1005	Asset Actual Cost	\$8,851.20
	Capital	Percent Replacement	100%
Category	Grounds Components	Future Cost	\$12,113.48
Placed in Service	January 2001		
Useful Life	30		
Replacement Year	2031		
Remaining Life	8		

This component funds for replacement of the walking bridge over the creek area that has a Trex board walking surface and wooden rails with wire.

According to information provided by the Association, the bridge comprises 128 ft. of 4"x4" beam, 360 ft. of railing, four 4' tall, 4"x4" beam light poles, and 256 sq. ft. of Trex.

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

B&G - Chimney Caps

		4 Each	@ \$230.50
Asset ID	1006	Asset Actual Cost	\$922.00
	Capital	Percent Replacement	100%
Category	Building Components	Future Cost	\$922.00
Placed in Service	January 2001		
Useful Life	20		
Replacement Year	2023		
Remaining Life	0		

This component funds for replacement of the sheet metal chimney caps on 11 chimneys.

According to information provided by the Association, there are 11 chimney caps. As of 2023, there are only 4 original caps remaining.

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

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Detail Report

B&G - Common House - Exterior Doors & Windows

			1 Total	@ \$62,500.00
Asset ID	1030	Asset Actual Cost		\$62,500.00
	Capital	Percent Replacement		100%
Category	Doors and Windows	Future Cost		\$79,082.44
Placed in Service	January 2001			
Useful Life	20			
Adjustment	8			
Replacement Year	2029			
Remaining Life	6			

During Schwindt & Company's site visit, there is one entrance door and approximately 72 windows, two sliding doors, 2 "regular" doors and one set of double doors.

Windows: 72 Total x \$750:	\$54,000.00
Sliding Doors: 2 Total x \$2,000:	\$ 4,000.00
Doors: 3 doors x \$1,000:	\$ 3,000.00
Double Doors: 2 doors (1 set) x \$1,500:	<u>\$ 1,500.00</u>
Total Cost:	\$62,500.00

All interior doors in the common house will be funded in the operating budget as needed per Association.

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

B&G - Concrete Pavers - CH & Units - Repair

			1,250 SF	@ \$11.80
Asset ID	1020	Asset Actual Cost		\$4,425.00
	Capital	Percent Replacement		30%
Category	Grounds Components	Future Cost		\$5,823.00
Placed in Service	January 2001			
Useful Life	25			
Adjustment	4			
Replacement Year	2030			
Remaining Life	7			

This provision funds for partial repair of the concrete pavers at the common house and at the individual units. This includes labor and materials to level as well as replace any broken pavers. As of 2023, the Association plans to use volunteer owners for this work.

Schwindt & Company estimated 1,250 square feet of concrete pavers. The Association

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Detail Report

B&G - Concrete Pavers - CH & Units - Repair continued...

adjusted the estimated cost for 2021 to \$4,000.

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

B&G - Concrete Sidewalk/Porches - Repair

		4,274 SF	@ \$14.92
Asset ID	1022	Asset Actual Cost	\$6,376.81
	Non-Capital	Percent Replacement	10%
Category	Grounds Components	Future Cost	\$9,076.19
Placed in Service	January 2001		
Useful Life	30		
Adjustment	1		
Replacement Year	2032		
Remaining Life	9		

This provision funds for repairment of the concrete sidewalk and porches.

Schwindt & Company estimated 2,670 square feet of concrete sidewalk and 1,604 square feet of concrete porches, a total area of 4,274 square feet.

Cost is based on a per square foot estimate provided by a local vendor.

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

B&G - Electrical Inspection

		1 Total	@ \$12,685.67
Asset ID	1054	Asset Actual Cost	\$12,685.67
	Capital	Percent Replacement	100%
Category	Inspections	Future Cost	\$15,434.06
Placed in Service	January 1978		
Useful Life	50		
Replacement Year	2028		
Remaining Life	5		

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

Cascadia Commons Condominium Community
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Detail Report

B&G - Electrical Inspection continued...

updated.

B&G - Exterior Lighting - Pole Light - Fixtures

		8 Each	@ \$1,550.02
Asset ID	1062	Asset Actual Cost	\$12,400.16
	Capital	Percent Replacement	100%
Category	Lighting	Future Cost	\$16,317.76
Placed in Service	January 2001		
Useful Life	30		
Adjustment	-1		
Replacement Year	2030		
Remaining Life	7		

This provision funds for replacement of the exterior pole light fixtures for the common areas.

Schwindt & Company counted the following lighting fixtures.

Eight 8' pole lights @ \$1,380: \$11,040

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

Cost estimate includes labor and is based on estimates established on RS Means and/or the National Estimator.

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

B&G - Exterior Lighting - Poles

		8 Each	@ \$1,750.62
Asset ID	1038	Asset Actual Cost	\$14,004.96
	Capital	Percent Replacement	100%
Category	Lighting	Future Cost	\$18,429.57
Placed in Service	January 2001		
Useful Life	30		
Adjustment	-1		
Replacement Year	2030		
Remaining Life	7		

This provision funds for replacement of the exterior lighting poles for the common areas.

Schwindt & Company counted the following lighting fixtures.

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B&G - Exterior Lighting - Poles continued...

Eight 8' poles @ \$1,380 each: \$ 11,040

The cost is based on information from the Association.

In 2013, the Association requested 4 security lights be added.

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

B&G - Fire Sprinkler System Maintenance

Asset ID	1077	1 Total	@ \$500.00
Category	Capital	Asset Actual Cost	\$500.00
Placed in Service	Inspections	Percent Replacement	100%
Useful Life	January 2023	Future Cost	\$500.00
Replacement Year	1		
Remaining Life	2023		
	0		

Annual provision for maintenance to the fire sprinkler system. To be cumulative over time, if not used, similar to the siding and trim provisions, to begin to provide for future replacement needs.

B&G - Grounds - Landscaping

Asset ID	1032	1 Total	@ \$1,100.00
Category	Capital	Asset Actual Cost	\$1,100.00
Placed in Service	Grounds Components	Percent Replacement	100%
Useful Life	January 2022	Future Cost	\$1,100.00
Replacement Year	1		
Remaining Life	2023		
	0		

This provision is for renovation, removal and replacement of various plantings, including: trees; shrubs; ornamental, edible and native plants; and soil replenishment, and the retaining walls, raised beds and fences supporting them, annually.

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

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B&G - Grounds - Landscaping continued...

According to the Association, \$460 was spent in 2012 and \$400.94 was spent in 2015.

B&G - Grounds - Trees - Maintenance

Asset ID	1033	1 Total	@ \$4,000.00
Category	Non-Capital	Asset Actual Cost	\$4,000.00
Placed in Service	January 2021	Percent Replacement	100%
Useful Life	2	Future Cost	\$4,000.00
Replacement Year	2023		
Remaining Life	0		

This provision is for pruning, and maintenance of any trees in the common areas as needed every 2 years.

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

B&G - Non-Concrete Porches & Wooden Railings

Asset ID	1065	325 SF	@ \$88.50
Category	Capital	Asset Actual Cost	\$28,762.50
Placed in Service	January 2001	Percent Replacement	100%
Useful Life	30	Future Cost	\$37,849.49
Adjustment	-1		
Replacement Year	2030		
Remaining Life	7		

This provision is for the replacement of the non-concrete porches and wooden railings.

According to the Association, there are four such porches and railings attached to the four buildings on the southside, with porches having 325 sq. ft. total, and railings having 45 ft. total. This include the cost of replacing the waterproof membrane just underneath the porch surface.

The porches in the unit buildings are protected from the elements, extending the life of the porches. We recommend the porches, including the waterproof barrier, be inspected annually for signs of damage.

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Detail Report*B&G - Non-Concrete Porches & Wooden Railings continued...*

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

B&G - Painting, Siding

		45,718 Total	@ \$3.25
Asset ID	1017	Asset Actual Cost	\$148,583.50
	Non-Capital	Percent Replacement	100%
Category	Painting	Future Cost	\$247,402.45
Placed in Service	March 2020		
Useful Life	16		
Replacement Year	2036		
Remaining Life	13		

This provision funds for caulking and painting of all 12 buildings on the property.

According to information provided by the Association, there was 45,430 square feet of siding including the common house building. The expansion of 4363 SW 94th Ave added 288 square feet for a total of 45,718.

The Association had all 12 buildings caulked and repainted in 2020 at a cost of \$96,427, and, in consultation with the general contractor, has estimated the useful life of this re-painting as 15 years. The Association has scheduled exteriors painting to follow the 4 year inspections and caulking cycle, at 16 years. The paint should be inspected annually to ensure it is wearing as intended.

B&G - Plumbing Infrastructure Maintenance

		1 Total	@ \$2,000.00
Asset ID	1076	Asset Actual Cost	\$2,000.00
	Capital	Percent Replacement	100%
Category	Inspections	Future Cost	\$2,000.00
Placed in Service	January 2023		
Useful Life	1		
Replacement Year	2023		
Remaining Life	0		

Annual provision for maintenance to plumbing from the street to the individual units, caused by aging pipes, and settling concrete pads and walkways. To be cumulative over time, if not

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B&G - Plumbing Infrastructure Maintenance continued...

used, similar to the siding and trim provisions, to begin to provide for future replacement needs.

B&G - Plumbing Inspection

		1 Total	@ \$12,685.67
Asset ID	1061	Asset Actual Cost	\$12,685.67
	Capital	Percent Replacement	100%
Category	Inspections	Future Cost	\$15,434.06
Placed in Service	January 1978		
Useful Life	50		
Replacement Year	2028		
Remaining Life	5		

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

B&G - Roof - Replacement

		25,792 Total	@ \$17.00
Asset ID	1021	Asset Actual Cost	\$438,464.00
	Capital	Percent Replacement	100%
Category	Roofing	Future Cost	\$1,422,113.04
Placed in Service	January 2013		
Useful Life	40		
Replacement Year	2053		
Remaining Life	30		

This provision funds for replacement of the metal roof.

According to information provided by the Association, there was 25,621 square feet of roofing.

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

In 2013, The association re-roofed with a metal roof and requested the next re-roofing be scheduled for 2053 (40 years). They noted that 171 square feet of roofing was added due to an addition (on 4363 SW 9th Ave). Total roofing: 25,792 square feet.

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Detail Report**B&G - Siding & Trim: Partial Replacement**

Asset ID	1039	45,718 SF	@ \$22.00
Category	Capital	Asset Actual Cost	\$16,696.21
Building Components		Percent Replacement	1.66%
Placed in Service	January 2020	Future Cost	\$16,696.21
Useful Life	1		
Replacement Year	2023		
Remaining Life	0		

This provision funds for partial replacement of the siding, including trim and flashing, as needed, every year, on a contingency basis.

According to information provided by the Association, there is 45,430 square feet of siding including the Common House building. In 2013, the Association noted that an addition (# 4363) increased siding by 288 square feet; for a total of 45,718 square feet.

A full assessment and all needed repairs of the trim, flashing and siding was completed in 2020, prior to the 2020 full caulking and re-painting project, at a cost of \$132,803, by NW Contracting. The Association has decided on a regimen of annual maintenance to keep the envelope in good repair, and is providing an annual (cumulative) allowance for that work.

B&G - Siding & Trim: Roll Forward

Asset ID	1072	1 Total	@ \$36,000.00
Category	Capital	Asset Actual Cost	\$36,000.00
Building Components		Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$36,000.00
Useful Life	1		
Replacement Year	2023		
Remaining Life	0		

This provision funds for partial replacement of the siding, including trim and flashing, as needed, every year, on a contingency basis.

This component is accumulated amount unspent each year that rolls forward.

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B&G - Stairways

		374 SF	@ \$53.78
Asset ID	1024	Asset Actual Cost	\$20,113.72
	Capital	Percent Replacement	100%
Category	Building Components	Future Cost	\$26,468.28
Placed in Service	January 2000		
Useful Life	30		
Replacement Year	2030		
Remaining Life	7		

This provision funds for repairs, maintenance, or replacement of the stairway including risers, railings and labor.

3 of the 4 stairwells are well protected from the elements, extending their life.

According to the Association, the stairways are Trex.

Schwindt & Company estimated 374 square feet of the stairway.

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

B&G Grounds - Wood Fence - Southside Driveway

		193 LF	@ \$78.21
Asset ID	1009	Asset Actual Cost	\$7,547.26
	Capital	Percent Replacement	50%
Category	Fencing/Security	Future Cost	\$8,163.12
Placed in Service	January 2001		
Useful Life	25		
Adjustment	-1		
Replacement Year	2025		
Remaining Life	2		

This component funds for full replacement of the wood fence. Full replacement is based on the expectation that some portions of the fence will have been repaired at nominal cost during the 14 years the life of the asset was extended. The Association plans to pay for half of the cost (shared with neighbors)

The Association estimated the fence to be 58' x 8' + 119' x 6' + 16' x 4'. The fence does not appear to be sealed.

Cost is based on information from the Association. (\$1,120 for materials and \$5,600 for labor)

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B&G Grounds - Wood Fence - Southside Driveway continued...

The Association updated the estimate for 2025 in 2020. There is some expectation that the neighbor will be willing to contribute to the cost of the full replacement.

The useful life estimate is based on information provided by the Association. This has been extended twice, from the original 10 to 25 years.

Barbeque Grill

		1 Total	@ \$2,612.29
Asset ID	1011	Asset Actual Cost	\$2,612.29
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$2,825.45
Placed in Service	January 2004		
Useful Life	12		
Adjustment	9		
Replacement Year	2025		
Remaining Life	2		

This provision funds for replacement of the barbeque grill at the common house.

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

Building Envelope Inspection

		1 Total	@ \$6,739.20
Asset ID	1055	Asset Actual Cost	\$6,739.20
	Non-Capital	Percent Replacement	100%
Category	Inspections	Future Cost	\$6,739.20
Placed in Service	January 2016		
Useful Life	4		
Adjustment	3		
Replacement Year	2023		
Remaining Life	0		

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

Industry specialists recommend a building envelope inspection every 3-5 years.

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Building Envelope Inspection continued...

The Association plans to conduct a Building Envelope Inspection every 4 years, in advance of scheduled caulking and other maintenance also on a 4 year cycle, and to inform future reserve study updates.

CH - Appliances - Dishwasher & Fan		1 Total	@ \$2,360.12
Asset ID	1043	Asset Actual Cost	\$2,360.12
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$2,986.30
Placed in Service	January 2001		
Useful Life	30		
Adjustment	-2		
Replacement Year	2029		
Remaining Life	6		

This provision funds for replacement of dishwasher and hood fan in the common house kitchen.

According to information provided by the Association, there is a stove hood, and dishwasher with a useful life of 10 years. The dishwasher was repaired in 2006 for \$451.35.

The following cost was provided by the Association:

Dishwasher: \$1,600

Hood Fan: \$ 232

Total: \$1,832

CH - Appliances - Dryer I		1 Total	@ \$1,500.00
Asset ID	1074	Asset Actual Cost	\$1,500.00
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$1,560.00
Placed in Service	January 2011		
Useful Life	6		
Adjustment	7		
Replacement Year	2024		
Remaining Life	1		

This provision is for the replacement of the dryer.

Single Bosch.

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

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CH - Appliances - Dryer I continued...

and/or The National Construction Estimator.

The Association should obtain a bid to confirm this estimate.

CH - Appliances - Dryer II		1 Total	@ \$1,500.00
Asset ID	1075	Asset Actual Cost	\$1,500.00
Category	Capital Equipment	Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$1,622.40
Useful Life	6		
Adjustment	4		
Replacement Year	2025		
Remaining Life	2		

This provision is for the replacement of the dryer.

Stackable, Maytag, actual cost was \$700

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

The Association should obtain a bid to confirm this estimate.

CH - Appliances - Freezer		1 Total	@ \$1,000.00
Asset ID	1069	Asset Actual Cost	\$1,000.00
Category	Capital Equipment	Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$1,081.60
Useful Life	10		
Replacement Year	2025		
Remaining Life	2		

This provision funds for replacement of the freezer in the common house kitchen.

The costs of this is based on a 2022 Association review of prices.

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Detail Report**CH - Appliances - Ovens (2)**

		2 Each	@ \$2,500.00
Asset ID	1070	Asset Actual Cost	\$5,000.00
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$5,408.00
Placed in Service	January 2015		
Useful Life	10		
Replacement Year	2025		
Remaining Life	2		

This provision funds for replacement of the 2 ovens in the common house kitchen.

The costs of this is based on a 2022 Association review of prices.

CH - Appliances - Range

		1 Total	@ \$3,421.00
Asset ID	1063	Asset Actual Cost	\$3,421.00
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$4,162.17
Placed in Service	January 2018		
Useful Life	10		
Replacement Year	2028		
Remaining Life	5		

This provision funds for replacement of kitchen range in the common house kitchen.

The following cost was provided by the Association:

Kitchen Range \$2,899

CH - Appliances - Range Hood

		1 Total	@ \$858.00
Asset ID	1071	Asset Actual Cost	\$858.00
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$1,221.20
Placed in Service	January 2022		
Useful Life	10		
Replacement Year	2032		
Remaining Life	9		

This provision funds for replacement of the range hood in the common house kitchen.

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CH - Appliances - Range Hood continued...

The costs of this is based on recent replacement.

CH - Appliances - Refrigerator		1 Total	@ \$2,340.00
Asset ID	1001	Asset Actual Cost	\$2,340.00
Category	Capital Equipment	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$3,330.55
Useful Life	10		
Replacement Year	2032		
Remaining Life	9		

This provision funds for replacement of the refrigerator in the common house kitchen.
 The refrigerator was replaced in 2022 for \$2,340.

CH - Appliances - Washer I		1 Total	@ \$1,098.00
Asset ID	1040	Asset Actual Cost	\$1,098.00
Category	Capital Equipment	Percent Replacement	100%
Placed in Service	January 2023	Future Cost	\$1,098.00
Useful Life	6		
Replacement Year	2023		
Remaining Life	0		

This provision is for the replacement of the washer.
 Single, Maytag, 3.5 CF Commercial Washer, purchased 5/10/23 for \$1,097.97, delivered
 The useful life assumption is based on accepted industry estimates as established by RS Means and/or The National Construction Estimator.
 The Association should obtain a bid to confirm this estimate.

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CH - Appliances - Washer II

		1 Total	@ \$1,200.00
Asset ID	1041	Asset Actual Cost	\$1,200.00
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$1,297.92
Placed in Service	January 2015		
Useful Life	6		
Adjustment	4		
Replacement Year	2025		
Remaining Life	2		

This provision is for the replacement of the washer Stackable, Maytag, actual cost was \$700.

The costs are based on information from the Association.

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

The Association should obtain a bid to confirm this estimate.

CH - Flooring - Marmoleum

		627 SF	@ \$8.87
Asset ID	1010	Asset Actual Cost	\$5,561.49
	Capital	Percent Replacement	100%
Category	Interior Furnishings	Future Cost	\$6,015.31
Placed in Service	January 2001		
Useful Life	25		
Adjustment	-1		
Replacement Year	2025		
Remaining Life	2		

This component funds for replacement of the marmoleum flooring in the common house.

According to information provided by the Association, there is 627 square feet of flooring. The area includes the restroom.

The cost is based on a per square foot estimate provided on <http://www.eco-buildingproducts.com>.

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

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CH - Flooring - Marmoleum continued...

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

CH - Flooring - Second Storey		1 Total	@ \$10,928.00
Asset ID	1068	Asset Actual Cost	\$10,928.00
	Capital	Percent Replacement	100%
Category	Interior Furnishings	Future Cost	\$29,132.26
Placed in Service	February 2023		
Useful Life	25		
Adjustment	25		
Replacement Year	2048		
Remaining Life	25		

This provision is for the replacement of the flooring on the second storey of the common house.

According to the Association, there is 1,100 square feet of vinyl plank flooring.

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

This was installed in 2023 for \$10,928.

CH - Heating/Cooling System		1 Total	@ \$1,331.99
Asset ID	1056	Asset Actual Cost	\$1,331.99
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$1,440.68
Placed in Service	January 2015		
Useful Life	2		
Adjustment	8		
Replacement Year	2025		
Remaining Life	2		

This provision is for the replacement of the common house heat system wall units. According to the Association, they have 14.

2015 - Fan in entryway unit replaced

In 2023, the Association is considering adding 1 heat pump. Operating funds will be used for the installation. If this occurs, the reserve study should be updated to include this component.

The Association plans to replace 1 every 2 years beginning in 2021.

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CH - Painting, Interior

Asset ID	1019	1 Total	@ \$33,908.00
Category	Non-Capital	Asset Actual Cost	\$33,908.00
Placed in Service	Painting	Percent Replacement	100%
Useful Life	December 2022	Future Cost	\$52,199.81
Replacement Year	12		
Remaining Life	2034		
	11		

This provision funds for painting of the interior of the common house.

Schwindt & Company estimated 8,936 square feet of the interior in the common house that needs painting. According to the Association, this was done in 2012 for \$9,400. This was done in 2022 as part of the insurance settlement for \$33,908.

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

The cost includes re-caulking as required.

Caulking

Asset ID	1052	1 Total	@ \$4,492.80
Category	Non-Capital	Asset Actual Cost	\$4,492.80
Placed in Service	Building Components	Percent Replacement	100%
Useful Life	January 2020	Future Cost	\$4,672.51
Replacement Year	4		
Remaining Life	2024		
	1		

This provision is for caulking to be done on a 4 year cycle, after the Building Envelope Inspection is done. The Association had all the buildings re-caulked with the repairs and repainting in 2020. In consultation with NW Contractors, the Association estimates a useful life of 4 years, and will time future repainting to sync with caulking cycle.

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Common House Back Patio Walkway

		1 Total	@ \$888.00
Asset ID	1051	Asset Actual Cost	\$888.00
	Capital	Percent Replacement	100%
Category	Decks and Railings	Future Cost	\$1,870.88
Placed in Service	January 2017		
Useful Life	25		
Replacement Year	2042		
Remaining Life	19		

This provision is for the trex deck that was installed in 2017 for \$616.55.

According to the Association it has a life of 25 years and cost \$700.

Community - Contingency Reserve

		1 Total	@ \$10,576.92
Asset ID	1073	Asset Actual Cost	\$10,576.92
	Non-Capital	Percent Replacement	100%
Category	Contingency	Future Cost	\$11,000.00
Placed in Service	January 2023		
Useful Life	1		
Adjustment	1		
Replacement Year	2024		
Remaining Life	1		

This provision is for a reserve contingency.

Community - Hot Tub - Replacement

		1 Total	@ \$8,498.95
Asset ID	1042	Asset Actual Cost	\$8,498.95
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$9,942.57
Placed in Service	January 2012		
Useful Life	15		
Replacement Year	2027		
Remaining Life	4		

This provision is for the replacement of the hot tub.

The hot tub was purchased in 2012 for \$6,225.

As of 2023, the hot tub failed in 2022 and was removed. The Association is currently

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Community - Hot Tub - Replacement continued...

considering their options.

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

Community - Insurance Deductible		1 Total	@ \$5,000.00
Asset ID	1037	Asset Actual Cost	\$5,000.00
Category	Non-Capital	Percent Replacement	100%
Placed in Service	Contingency	Future Cost	\$5,000.00
Useful Life	January 2023		
Replacement Year	1		
Remaining Life	2023		
	0		

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

Many Associations include the insurance deductible in the reserve study as a component. Generally this amount is \$10,000 but can vary based on insurance coverages.

The insurance deductible component is only included as an expenditure in the first year of the study. This expenditure is not listed again during the 30 year cash flow projection.

Boards have asked if the inclusion of an insurance deductible in the study as a component can increase the suggested annual reserve contribution. As long as the Association has a threshold amount of greater than \$10,000 in the reserve study as a contingency in the first year of the study, the inclusion of the insurance deductible should not affect the suggested reserve contribution. In other words, if the cash flow projection shows an amount greater than \$10,000 as a contingency balance in the reserve cash flow model without the insurance deductible, the inclusion of the insurance component should not affect the suggested reserve contribution.

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Exterior Lighting: CH

		12 Each	@ \$129.81
Asset ID	1015	Asset Actual Cost	\$1,557.72
	Capital	Percent Replacement	100%
Category	Lighting	Future Cost	\$2,305.81
Placed in Service	January 2018		
Useful Life	15		
Replacement Year	2033		
Remaining Life	10		

This provision funds for replacement of the exterior lighting for the common areas.

Schwindt & Company counted the following lighting fixtures.

12 lights connected to Common House @ \$110: \$1,320

According to the Association, the lights were replaced in Dec 2018 at \$110 each (excluding labor)

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

Cost estimate includes labor and is based on estimates established on RS Means and/or the National Estimator.

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

Exterior Lighting: Landscape

		1 Total	@ \$3,369.60
Asset ID	1049	Asset Actual Cost	\$3,369.60
	Capital	Percent Replacement	100%
Category	Lighting	Future Cost	\$3,504.38
Placed in Service	January 2001		
Useful Life	15		
Adjustment	8		
Replacement Year	2024		
Remaining Life	1		

This provision funds for replacement of the exterior lighting for the common areas.

Schwindt & Company counted the following lighting fixtures.

18 landscaping lights @ \$167: \$3,000

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

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Exterior Lighting: Landscape continued...

The cost estimate includes labor and is based on estimates established on RS Means and/or the National Estimator.

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

Fence, Chain Link		111 LF	@ \$42.97
Asset ID	1008	Asset Actual Cost	\$4,769.67
	Capital	Percent Replacement	100%
Category	Fencing/Security	Future Cost	\$6,788.73
Placed in Service	January 2001		
Useful Life	30		
Adjustment	1		
Replacement Year	2032		
Remaining Life	9		

This component funds for replacement of the chain link fence.

According to information provided by the Association, there is 111 linear feet of fencing.

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

Gutters & Downspouts		2,089 LF	@ \$16.40
Asset ID	1013	Asset Actual Cost	\$34,259.60
	Capital	Percent Replacement	100%
Category	Gutters and Downspouts	Future Cost	\$78,069.68
Placed in Service	April 2020		
Useful Life	24		
Replacement Year	2044		
Remaining Life	21		

This provision funds for replacement of the gutters and downspouts. The Association replaced all the gutters and downspouts on all the buildings in 2020 at a cost of \$30,544. In consultation with the General Contractor, and based on past experience, the Association estimates a useful life of 25 years, but is planning for 24-year replacement to align with the 4 year caulking cycle.

According to information provided by the Association, there are 2,089 linear feet of gutters and downspouts.

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Gutters & Downspouts continued...

The May 2020 estimate provided by LeafDrop Gutters, who replaced them earlier in 2020, was for 1,500 linear feet of gutters and 1,500 linear feet of downspouts.

Hot Tub Fence - Replacement		1 Total	@ \$449.28
Asset ID	1059	Asset Actual Cost	\$449.28
	Capital	Percent Replacement	100%
Category	Fencing/Security	Future Cost	\$485.94
Placed in Service	January 2000		
Useful Life	20		
Adjustment	5		
Replacement Year	2025		
Remaining Life	2		

This provision is for the replacement of the hot tub area fence. This is for the materials only. According to the Association, the fenced area measures 50' x 8'.

The cost is based on a 2020 cost estimate for materials only by the Association, which plans to do the replacement work itself, by members.

The useful life assumption is based on a review of the current fence by the Association, in 2020.

Library Balcony - Replacement		44 SF	@ \$97.72
Asset ID	1007	Asset Actual Cost	\$4,299.68
	Capital	Percent Replacement	100%
Category	Building Components	Future Cost	\$8,375.35
Placed in Service	September 2020		
Useful Life	20		
Replacement Year	2040		
Remaining Life	17		

This component funds for replacement of the library balcony. The deck is Trex material. According to information provided by the Association, there is 44 square feet of decking.

The cost and useful life estimates are based on information provided by the Association, which obtained the \$3,800 estimate from NW Contractors. The cost includes rebuilding deck, railings

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Library Balcony - Replacement continued...

and waterproof membrane.

According to the Association, the membrane was inspected in 2020 and in good shape.

Mailboxes

		2 Each	@ \$2,000.00
Asset ID	1016	Asset Actual Cost	\$4,000.00
	Capital	Percent Replacement	100%
Category	Mailboxes	Future Cost	\$5,920.98
Placed in Service	January 2001		
Useful Life	30		
Adjustment	2		
Replacement Year	2033		
Remaining Life	10		

This provision funds for replacement of the mailboxes.

According to information provided by the Association, there is a 16 and a 12 slot plastic mailbox located in the common area.

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

Playground - Cross-cut Wood Chips

		1 Total	@ \$1,123.20
Asset ID	1057	Asset Actual Cost	\$1,123.20
	Non-Capital	Percent Replacement	100%
Category	Grounds Components	Future Cost	\$1,214.85
Placed in Service	August 2020		
Useful Life	5		
Replacement Year	2025		
Remaining Life	2		

This provision is for the replacement of the bark chips for the playground.

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

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Playground Equipment

		1 Total	@ \$4,043.52
Asset ID	1025	Asset Actual Cost	\$4,043.52
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$7,876.37
Placed in Service	August 2020		
Useful Life	20		
Replacement Year	2040		
Remaining Life	17		

This provision funds for replacement of playground equipment.

According to information provided by the Association, playground equipment should have a useful life of 10 years.

According to the Association, the playground structure was replaced for \$1,648 in 2009. The 2020 replacement cost was \$9,447 however the Association plans to save \$3,600 for the next replacement. The replacement will need to be subsidized by member donations. The Association had decided to save for the lower amount.

Retaining Walls - Repair

		275 SF	@ \$10.76
Asset ID	1027	Asset Actual Cost	\$2,959.00
	Capital	Percent Replacement	100%
Category	Grounds Components	Future Cost	\$4,211.58
Placed in Service	January 2001		
Useful Life	30		
Adjustment	1		
Replacement Year	2032		
Remaining Life	9		

This provision funds for the repair of the keylock block retaining walls near the north side parking lot (3 separate walls), the CH back patio, and the shop.

Generally the useful life of this item is greater than 30 years, therefore this is for the repair of this component.

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

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Asset ID	1064	1 Total	@ \$7,316.38
Category	Capital	Asset Actual Cost	\$7,316.38
Placed in Service	January 2017	Percent Replacement	100%
Useful Life	30	Future Cost	\$18,754.11
Replacement Year	2047		
Remaining Life	24		

This provision funds for the keylock block retaining walls behind the tri-plex.

According to the Association there is 88 square feet located behind 4431 ad 4437.

Generally, the useful life of this item is greater than 30 years, therefore this is for the repair of this component.

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

Shop - Exterior Doors & Windows

Asset ID	1067	1 Total	@ \$5,250.00
Category	Capital	Asset Actual Cost	\$5,250.00
Placed in Service	January 2001	Percent Replacement	100%
Useful Life	20	Future Cost	\$6,642.92
Adjustment	8		
Replacement Year	2029		
Remaining Life	6		

According to the Association, there is 1 double door and 5 windows.

Windows: 5 Total x \$750: \$3,750.00

Double Doors: 2 doors (1 set) x \$1,500: \$ 1,500.00

Total Cost: 5,250.00

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

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Storm Catch Basin Clean Out

Asset ID	1058	1 Total	@ \$1,392.47
Category	Non-Capital	Asset Actual Cost	\$1,392.47
Placed in Service	January 2019	Percent Replacement	100%
Useful Life	4	Future Cost	\$1,392.47
Replacement Year	2023		
Remaining Life	0		

This provision is to clean out the storm water catch basin as required by Clean Water Services. The cost and useful life are based on information from the Association.

Water Heater - Common House

Asset ID	1028	1 Total	@ \$2,360.12
Category	Capital	Asset Actual Cost	\$2,360.12
Placed in Service	January 2016	Percent Replacement	100%
Useful Life	15	Future Cost	\$3,229.99
Replacement Year	2031		
Remaining Life	8		

This provision funds for the replacement of the gas water heater in the clubhouse.

According to the Association, there is one water heater.

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

In 2013, the Association requested the useful life be adjusted to 15 years. According to the Association, the water heater and expansion tank were replaced in 2016 for \$1,968.

Wheel Stops

Asset ID	1029	17 Each	@ \$72.77
Category	Capital	Asset Actual Cost	\$1,237.09
Placed in Service	January 2011	Percent Replacement	100%
Useful Life	30	Future Cost	\$2,506.12
Replacement Year	2041		
Remaining Life	18		

This provision funds for replacement of the concrete wheel stops at the parking lot. According

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Wheel Stops continued...

to the Association, 3 were replaced in 2011 and 10 were placed in service in 2013.

Cost is based on a recent replacements.

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

In 2013, the Association spent \$568 on this item and 13 of the 17 were replaced with rubber.

Additional Disclosures

Levels of Service

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

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

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

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

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

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

- Life and Valuation Estimates
- Fund Status
- Funding Plan

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

- Component inventory
- Life and valuation estimates
- Funding Plan

Terms and Definitions

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

CASH FLOW METHOD: A method of developing a reserve *Funding Plan* where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve *Funding Plans* are tested against the anticipated schedule of reserve expenses until the desired *Funding Goal* is achieved.

COMPONENT: The individual line items in the *Reserve Study* developed or updated in the *Physical Analysis*. These elements form the building blocks for the *Reserve Study*. *Components* typically are: 1) association

responsibility; 2) with limited *Useful Life* expectancies; 3) predictable *Remaining Useful Life* expectancies; 4) above a minimum threshold cost, and 5) as required by local codes.

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

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

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

CURRENT REPLACEMENT COST: See *Replacement Cost*.

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

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

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

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

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

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

or

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

FUND STATUS: The status of the reserve fund as compared to an established benchmark such as percent funding. The Association appears to be adequately funded as the threshold method, reducing the potential risk of a special assessment.

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

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

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

FUNDING PRINCIPLES:

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

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

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

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

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

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

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

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

RESERVE STUDY: A budget planning tool that identifies the current status of the reserve fund and a stable and equitable *Funding Plan* to offset the anticipated future major common area expenditures. The *Reserve Study* consists of two parts: the *Physical Analysis* and the *Financial Analysis*.

RESPONSIBLE CHARGE: A reserve specialist in *Responsible Charge* of a *Reserve Study* shall render regular

and effective supervision to those individuals performing services that directly and materially affect the quality and competence rendered by the reserve specialist. A reserve specialist shall maintain such records as are reasonably necessary to establish that the reserve specialist exercised regular and effective supervision of a *Reserve Study* of which he was in *Responsible Charge*. A reserve specialist engaged in any of the following acts or practices shall be deemed not to have rendered the regular and effective supervision required herein:

- The regular and continuous absence from principal office premises from which professional services are rendered, except for the performance of fieldwork or presence in a field office maintained exclusively for a specific project;
- The failure to personally inspect or review the work of subordinates where necessary and appropriate;
- The rendering of a limited, cursory, or perfunctory review of plans or projects in lieu of an appropriate, detailed review;
- The failure to personally be available on a reasonable basis or with adequate advance notice for consultation and inspection where circumstances require personal availability.

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

SURPLUS: An actual or projected *Reserve Balance* greater than the *Fully Funded Balance*.

The opposite would be a *Deficit*.

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