

Reserve Report

City Green Condominium

Order: 5ZGYTZWS9
Address: 1111 N Marshall St Unit 305
Order Date: 09-18-2026
Document not for resale
HomeWiseDocs



RESERVE STUDY

For

Marshall-Cass Condominium Owners Association, Inc.
1111 W. Marshall Street
Milwaukee, WI

Date: May 22, 2023



Address: 1111 N Marshall St Unit 305

Order Date: 09-18-2026

Document not for resale

HomeWiseDocs

Phone: 877.514.8256

Fax: 866.794.9779

WWW.BUILDINGRESERVES.COM



This Reserve Study was:

- Submitted by Building Reserves on: May 22, 2023
- Prepared by: Brittany Eggert, Reserve Specialist
- Professionally Reviewed by: Jon Schreiner, Engineer, Reserve Specialist



The RS (Reserve Specialist) designation is awarded by the Community Associations Institute (CAI) to qualified Reserve Specialists who, through years of specialized experience, can help ensure that community associations and facilities prepare their reserve budget as accurately as possible.



The Reports contain intellectual property that was developed by Building Reserves Inc. and is provided on a confidential basis to only Customer for only Customer's benefit. The Reports are limited to only the express purpose stated herein and may be relied upon only by Customer. The Reports, whether in whole or in part, may not be used for any other purpose, including, without limitation, as a design specification, design engineering study or an appraisal. Without Building Reserves Inc. prior written consent, Customer may not reference Building Reserves Inc. name or the Reports (or any information contained therein, whether in whole or in part) in any document that is reproduced or distributed to third parties without Building Reserves Inc. prior written consent.

Order: 5ZGYTZWS9

Address: 1111 N Marshall St Unit 305

Order Date: 09-18-2026

©2023 Building Reserves. All Rights Reserved.

HomeWiseDocs

RESERVE STUDY UPDATE

It is necessary to update this reserve study in two or three years to ensure an equitable funding plan is in place, since a Reserve Study is a snapshot in time. Many variables can alter the study after it is completed which may result in significant underfunding or overfunding of the reserve account.

Examples of variables that can change the recommended funding are:

- Timing of proposed projects
- Maintenance practices of reserve components
- Changes in interest rates on invested reserves
- Changes in inflationary cost of labor, equipment and materials

**To Request a Reserve Study Update proposal,
Email: PROPOSALS@BUILDINGRESERVES.COM
Call: 877.514.8256**

Client Reference Number: 18743-2022

	Full New Study	Update with Site Inspection	Update without Site Inspection
Full Site Inspection with Condition Assessment	●	●	Not Included
Photographic Inventory & Captions of all Reserve Components	●	●	Not Included
Pre-Inspection Meeting	●	●	Phone Call Only
Reserve Component Inventory List Creation	●	Component List from Prior Report	Component List from Prior Report
Measurements and Quantities of all Reserve Components	●	Measurements from Prior Report	Measurements from Prior Report
Compliant with CAI National Reserve Study Standards	●	●	●
Analysis of all Property Documents	●	●	●
Satellite Image Showing Property Boundaries	●	●	Not Included
Customized Engineering Narrative for all Reserve Components	●	●	Not Included
Customized Funding Plan for Your Property	●	●	●
Number of Independent Budgets / Cash Flows:	●	●	●
30-Year Cash Flow Analysis + 5-Year Cash Flow Division Break-outs	●	●	30-Year Analysis Only
Phone / Email / Video Support with Senior Engineering Team	●	●	●
Building Reserves Exclusive Easy-to-Read PDF Report Layout	●	●	Not Included
2nd Report Version Including / Excluding Assets for Budgeting Comparison	●	●	●
Two Revised Reports at No Additional Cost (upon request, within 6 months)	●	●	Not Included
Excel File - Create unlimited what-if scenarios for free NEW	●	●	●
Priority Rating System - Low Priority, Deferrable, Highly Recommended NEW	●	●	Not Included
Priority Scoring System - View projects sorted in order of high to low priority NEW	●	●	Not Included
Responsibility Matrix NEW	●	●	Not Included
Comparative Reserve Balance Scenarios at Varying Interest Rates NEW	●	●	Not Included



www.BuildingReserves.com
877.514.8256

Order: 5ZGYTZWS9
Address: 1111 N Marshall St Unit 305
Order Date: 09-18-2026
Document not for resale
HomeWiseDocs



1) Report Introduction

Funding Summary	1-1
Property Overview	1-2
What is a Reserve Study?	1-3
Analysis Methods and Funding Strategies	1-4
Financial Parameters	1-4
Recommended Reserve Funding Plan	1-5
Dues Forecast	1-5
Comparative Interest Rate Analysis	1-6
Classification of Reserve Components and Non-Reserve Components	1-7
Responsibility Matrix	1-8

2) Component Priority

Priority Rating System	2-1
Priority Scoring System	2-3

3) Reserve Analysis

Quantity and Cost Projections	3-1
Life Analysis and Condition Assessment	3-3
30-Year Cash Flow Analysis Displaying Years: 1-30	3-5
Division 1: Years 1-5 of Cash Flow Analysis	3-6
Division 2: Years 6-10 of Cash Flow Analysis	3-8
Division 3: Years 11-15 of Cash Flow Analysis	3-10
Division 4: Years 16-20 of Cash Flow Analysis	3-12
Division 5: Years 21-25 of Cash Flow Analysis	3-14
Division 6: Years 26-30 of Cash Flow Analysis	3-16

4) Component Evaluation Framework

EXTERNAL BUILDING COMPONENTS	
Balconies, Metal, Capital Repairs	4-1
Balconies, Metal, Paint Finishes	4-2
Doors, Metal (Inc. Garage Interior), Phased Replacement	4-3
Light Fixtures, Exterior	4-4
Roof, Tower and Top-Level Terraces	4-5
Sealants, Windows, Doors, and Control Joints	4-6
Walls, Aluminum Siding and Trim	4-7
Walls, Masonry, Inspection and Partial Repointing	4-8
Windows and Glass Doors, Common	4-9
Windows, Units, Clip Project	4-10
INTERNAL BUILDING COMPONENTS	
Elevator Cab Finishes	4-11
Exercise Equipment	4-12
Floor Coverings, Carpet	4-13
Floor and Wall Coverings, Tile, Lobby and Rest Rooms	4-14

TABLE OF CONTENTS

	Page
Furnishings, Interior, Phased	4-15
Kitchen Renovations, Community Room	4-16
Light Fixtures, Interior	4-17
Mailboxes	4-18
Paint Finishes, Hallways and Common Rooms	4-19
Rest Rooms, Plumbing Fixtures and Accessories	4-20
Wall Panels, Laminate and Glass	4-21
 SERVICE COMPONENTS	
Boiler, Domestic Hot Water, 399-MBH Input	4-22
Elevators, Traction, Modernization	4-23
Fire Detection, Command Center, Shared at 32%	4-24
Fire Detection, Emergency Devices	4-25
Generator, Emergency, 450-kW, Shared at 32%	4-26
Intercom Panel, FOB, Garage Transponder (Entry Systems)	4-27
Riser Sections and Common Plumbing, Partial Replacement	4-28
Security System, Surveillance, Shared at 32%	4-29
Split Systems	4-30
Tanks, Storage, Domestic Hot Water, 200-Gallons	4-31
Trash Bins	4-32
Trash Compactor	4-33
 SITE COMPONENTS	
Concrete Flatwork and Pavers, Phased Replacement	4-34
Terraces, Garden Level, Waterproof Membrane/Roof, and Garden Plantings, Phased	4-35
 GARAGE COMPONENTS	
Carbon Monoxide Detectors	4-36
Garage Door and Operator	4-37
Exhaust Fan and Louvers, Garage	4-38
Light Fixtures, Garage	4-39
Traffic Membrane	4-40
Unit Heaters, Garage, Phased Replacement	4-41

TABLE OF CONTENTS

Revisions

Revisions will be made to this Reserve Study in agreement with written instruction from the Board of Directors. No additional charge is incurred for the first (2) sets of revisions, if requested in writing and in list format, within (6) months of the shipment date of this report.

Updates

It is necessary to update this reserve study in two or three years to make certain an equitable funding plan is in place since a Reserve Study is a snapshot in time. Many variables can alter the study after it is completed which may result in significant underfunding or overfunding of the reserve account. Examples of variables that can change the recommended funding are:

- Timing of proposed projects
- Maintenance practices of reserve components
- Changes in interest rates on invested reserves
- Changes in inflationary cost of labor, equipment and materials

**To Request a Reserve Study Update proposal,
Email: PROPOSALS@BUILDINGRESERVES.COM
Call: 877.514.8256**

Client Reference Number: 18743-2022

Order: 5ZGYTZWS9
Address: 1111 N Marshall St Unit 305
Order Date: 09-18-2026
Document not for resale
HomeWiseDocs

FUNDING SUMMARY

Current Funding

Current Reserve Status as of:	March 31, 2023
Current Reserve Balance:	\$265,576
Current Annual Reserve Contributions:	\$79,500
Current Reserve Contribution per Unit per Month (Ave.):	\$150.57
Current Total Income	\$256,600
Current Percentage of Total Income to Reserve Account:	30.98%

(Unaudited Cash Status Of the Reserve Fund)

Recommended Funding

Recommended Fund Start as of:	January 1, 2024
Recommended Annual Reserve Contribution:	\$87,800
<i>Per Unit Per Month (Average):</i>	<i>\$166.29</i>
Recommended Special Assessment:	\$0
<i>Per Unit Per Month (Average):</i>	<i>\$0.00</i>
Total Recommended Reserve Contribution:	\$87,800
<i>Per Unit Per Month (Average):</i>	<i>\$166.29</i>

Recommended Adjustment

Recommended Adjustment in Annual Reserve Contribution:	\$8,300
<i>Per Unit per Month (Average):</i>	<i>\$15.72</i>

Total Suggested Annual Reserve Contributions For Next 30-Years

Year	\$	% Adjustment	Year	\$	% Adjustment	Year	\$	% Adjustment
2024	\$87,800	10.4%	2034	\$166,700	4.1%	2044	\$249,100	4.1%
2025	\$97,000	10.5%	2035	\$173,500	4.1%	2045	\$259,300	4.1%
2026	\$107,200	10.5%	2036	\$180,600	4.1%	2046	\$269,900	4.1%
2027	\$118,500	10.5%	2037	\$188,000	4.1%	2047	\$281,000	4.1%
2028	\$130,900	10.5%	2038	\$195,700	4.1%	2048	\$292,500	4.1%
2029	\$136,300	4.1%	2039	\$203,700	4.1%	2049	\$304,500	4.1%
2030	\$141,900	4.1%	2040	\$212,100	4.1%	2050	\$317,000	4.1%
2031	\$147,700	4.1%	2041	\$220,800	4.1%	2051	\$330,000	4.1%
2032	\$153,800	4.1%	2042	\$229,900	4.1%	2052	\$343,500	4.1%
2033	\$160,100	4.1%	2043	\$239,300	4.1%	2053	\$357,600	4.1%

Special Assessment

This recommended funding plan does NOT include any Special Assessment

Order: 5ZGYTZWS9
Address: 1111 N Marshall St Unit 305
Order Date: 09-18-2026
Document not for resale
HomeWiseDocs



PROPERTY OVERVIEW

Client Profile

Client Reference Number:	18743-2022
Type of Study:	Update No-Site-Visit
Date of Non-Invasive Inspection:	N/A
Date of Study Shipment:	May 22, 2023
Fiscal Year Start and End:	Jan 1 - Dec 31

Community Description

Number of Units:	44
Number of Buildings:	1
Year(s) Built:	2005

Building Reserves was contracted to complete a reserve study update without site inspection. All component conditions listed within this report are derived from conversation with the Board and/or management. All photographs within this report are from the prior site inspection, unless otherwise noted.



Order: 52GYTZWS9
Address: 1411 N. Marshall St Unit 305
Order Date: 09-18-2026
Document not for resale
HomeWiseDocs

What Is A Reserve Study? Why Have One Done?

A Reserve Study is a financial plan used to set aside the appropriate amount of money required for capital repairs and replacements for the development's infrastructure and surrounding assets. Reserve studies are one of the most reliable ways of protecting the value of the property's infrastructure and marketability. Reserve Studies help ensure that each homeowner pays their fair share of the property's deterioration, in direct proportion to the amount of time they are owners.

It is best that community associations avoid the use of special assessments or loans to fund major replacements projects. Funding capital repairs and replacements using special assessments and loans is less cost effective than slowly accumulating reserves over time and investing the balance until the funds are needed for major projects.

A Reserve Study: A Multi-Functional Tool

- 1.) Lending institutions often request Reserve Studies during the process of a loan application for the community and/or the individual owners.
- 2.) A Reserve Study contains a detailed inventory of the association's major assets and serves as a management tool for planning, scheduling and coordinating future repairs and replacements.
- 3.) A Reserve Study is an annual disclosure of the financial condition of the association to the current homeowner, and may be used as a "consumer's guide" by potential purchasers.
- 4.) A Reserve Study is a tool that can assist the board in fulfilling its legal and financial obligations of keeping the community in an economically manageable state of repair. If a community is operating on a deficit basis, it cannot guarantee that a special assessment, when needed, will be approved. Therefore, the association cannot guarantee its ability to perform necessary repairs and replacement to major components for which they are responsible.
- 5.) Reserve Studies are an essential tool for your accountant during the preparation of the association's annual audit.

Other Advantages Of Reserve Studies Include:

- Assists in sale of residence
- Preserves community appearance
- Reduces cost of community maintenance
- Minimizes special assessments
- Maintains market value of home
- Equitable use of residence

ANALYSIS METHODS AND FUNDING STRATEGIES

This reserve study utilizes the **Cash Flow Method** to calculate the minimum recommended annual reserve contribution to determine adequate, but not excessive annual reserve contributions. The Cash Flow Method pools all reserve expenditures into one cash flow.

Building Reserves employs the following funding strategies:

- Sufficient reserve funds when required
- Stable reserve contribution rate over future years, whenever possible
- Evenly distributed reserve contributions over future years, whenever possible
- Fiscally responsible

Building Reserves uses level recommended reserve contributions which are increased annually.

- Building Reserves has established recommended reserve contributions, which are adjusted upwards annually to stay ahead of inflationary costs of labor, equipment, and materials. The reserve recommendations help to ensure that the reserve balance is positive, healthy, and above a minimum threshold in each of the next 30 years. This Reserve Study is a budget-planning tool that identifies the current status of the reserve fund and recommends a stable and equitable Reserve Funding Plan to offset anticipated future reserve expenditures.

FINANCIAL PARAMETERS

Interest Rate	3.06%
----------------------	--------------

Based upon the actual weighted-average interest rate of invested reserve fund(s), or the interest rate supplied by the Board of Directors and/or management. We assume that all interest or dividends are reinvested into the reserve fund(s) and are not subject to federal or state taxes.

Inflation Rate	4.10%
-----------------------	--------------

Obtained from averages of national cost indexes as well as Building Reserves' proprietary cost database information.

# of Units	44
-------------------	-----------

Current Total Income	\$	256,600
-----------------------------	-----------	----------------

Obtained from the Annual Budget, provided by the Board of Directors and/or management.

Current Annual Reserve Contribution	\$	79,500
--	-----------	---------------

Obtained from the Annual Budget, provided by the Board of Directors and/or management.

Current Monthly Reserve Contribution	\$	6,625
---	-----------	--------------

Obtained from the Annual Budget, provided by the Board of Directors and/or management.

Current Reserve Balance	\$	265,576
--------------------------------	-----------	----------------

Unaudited reserve balance, obtained from the Board of Directors and/or management.

Reserve Balance Date	3/31/2023
-----------------------------	------------------

Fiscal Year	Jan 1 - Dec 31
--------------------	-----------------------

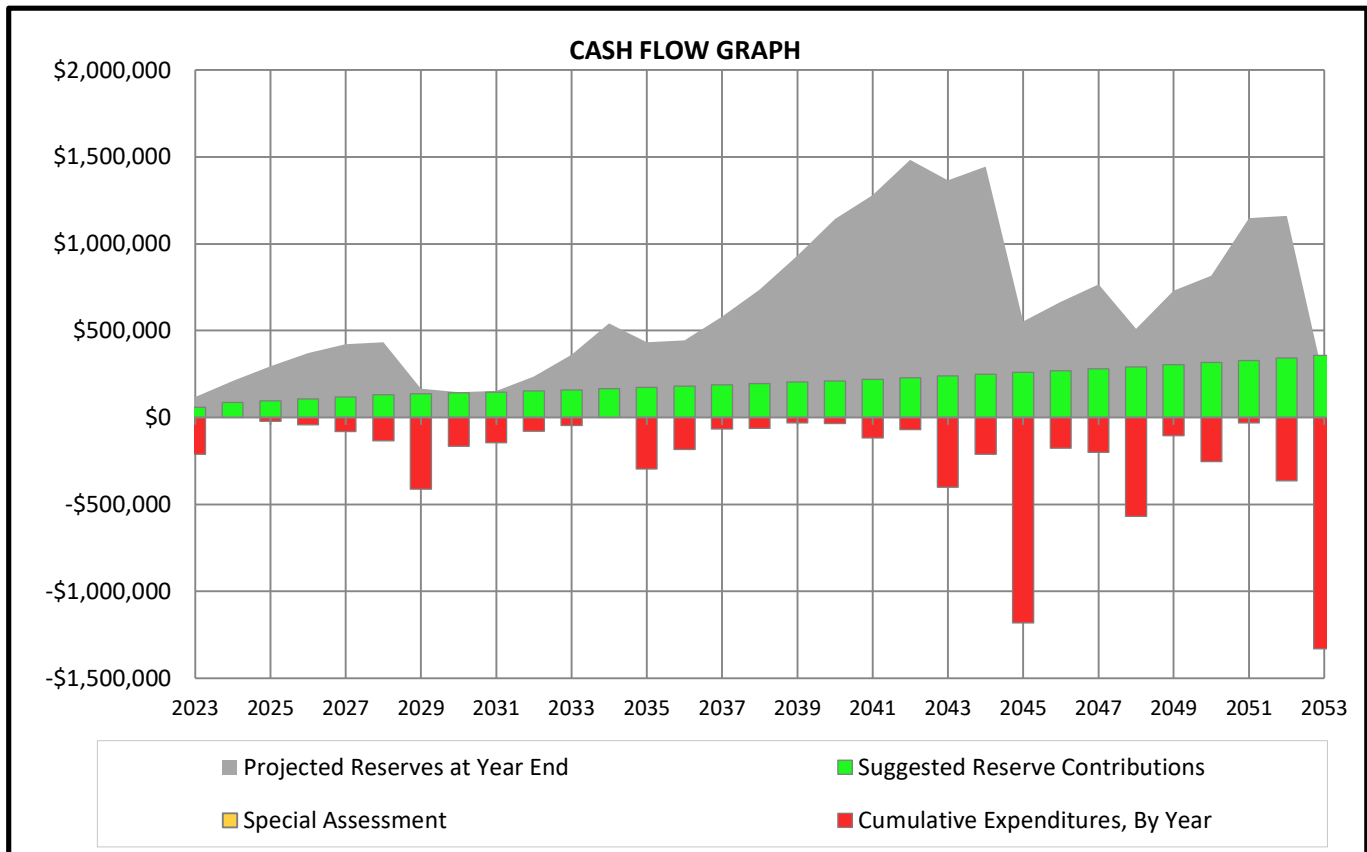
Start Date of Recommended Funding Plan	1/1/2024
---	-----------------

Projected Reserve Balance at Start of Funding Plan	\$	119,199
---	-----------	----------------

Calculated by taking the "Current Reserve Balance" + (Remaining Monthly Reserve Contributions + Remaining Monthly Special/Additional Assessments + Remaining Monthly Estimated Interest Earned - Remaining Expenditures within the portion of the "Fiscal Year" between the "Reserve Balance Date" and the "Start Date of Recommended Funding Plan"

RECOMMENDED RESERVE FUNDING PLAN

Recommended Reserve Funding Plan, Next 30-Years



DUES FORECAST

2023 Funding						
Year	Operating	Operating % Adjustment	Reserve	Reserve % Adjustment	Total	Dues % Adjustment
2023	\$177,100		\$79,500		\$256,600	

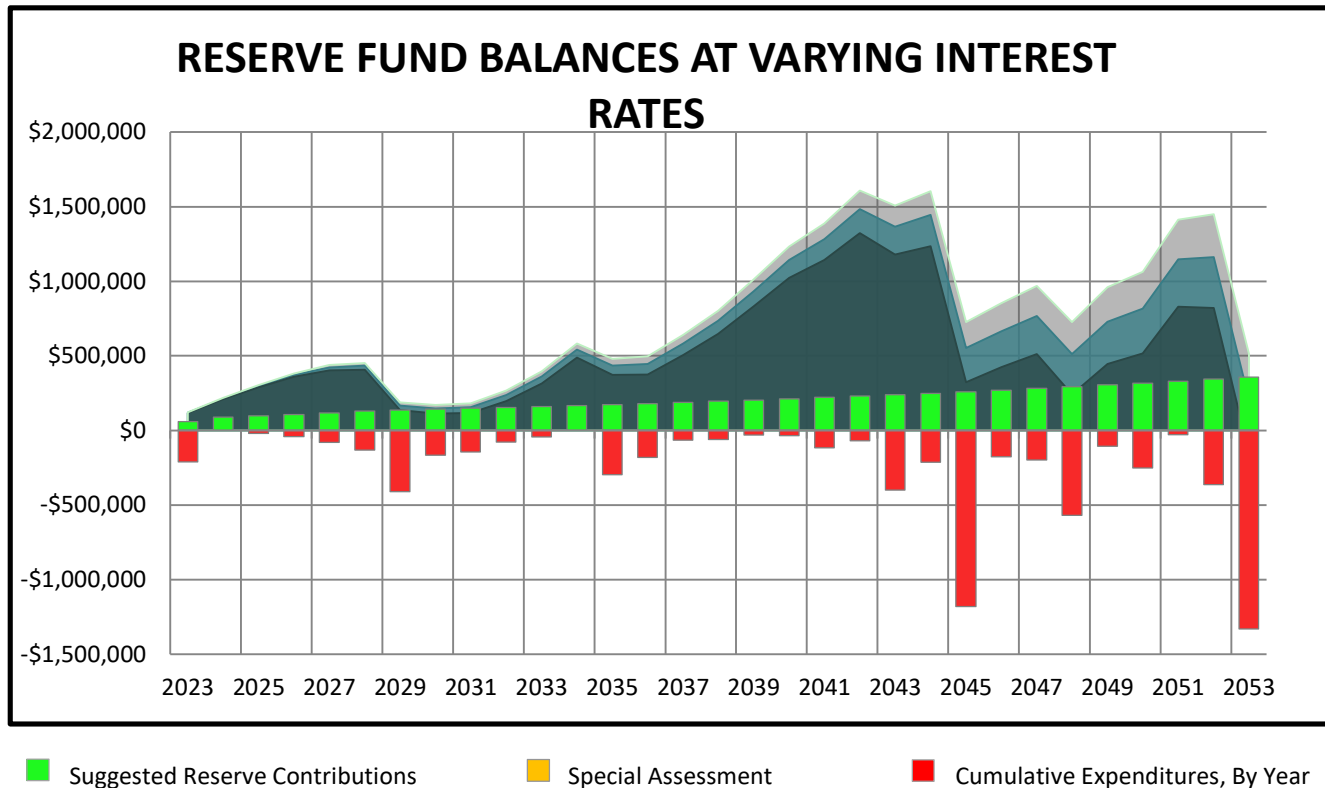
2024 - 2028 Dues Forecast						
Year	Operating	Operating % Adjustment	Reserve	Reserve % Adjustment	Total	Dues % Adjustment
2024	\$184,361	4.1%	\$87,800	10.4%	\$272,161	6.1%
2025	\$191,920	4.1%	\$97,000	10.5%	\$288,920	6.2%
2026	\$199,789	4.1%	\$107,200	10.5%	\$306,989	6.3%
2027	\$207,980	4.1%	\$118,500	10.5%	\$326,480	6.3%
2028	\$216,507	4.1%	\$130,900	10.5%	\$347,407	6.4%

The scope of this Reserve Study is strictly limited to reserve contribution recommendations, and we cannot comment on the need to adjust operating expenses. Our recommendations for reserve contributions are independent of any changes to operating expenses.

Dues projections assume that operating expenses rise at an annual rate of 4.1%. Any changes in the operating budget will affect dues percentage adjustments. Special Assessments, if included in the funding plan, are excluded from dues projections.

How do Interest Rate Fluctuations Affect Reserve Funds?

Fluctuating macro-economic factors, such as varying interest rates, can have a significant impact on the status of an association's reserve funds. Increases or decreases in the interest rate of an association's invested reserve funds, combined with the time-value of money, will affect long-term reserve balances. Higher interest rates typically result in lower recommended reserve contributions, and lower interest rates typically result in higher recommended reserve contributions. The interest rate utilized in this Reserve Study is based upon the actual weighted-average interest rate of invested reserve fund(s), or the interest rate supplied by the Board of Directors and/or management. We assume that all interest or dividends are reinvested into the reserve fund(s) and are not subject to federal or state taxes.



Projected Reserves at Year End, 1.53%

- 30-Year Cumulative Interest: \$242,270

Projected Reserves at Year End, 3.06%

- 30-Year Cumulative Interest: \$598,052
- This interest rate is used as the basis for the recommended cash flow within this report
- This interest rate is based on how reserve funds are currently being invested, or the interest rate provided by the Board of Directors and/or Management

Projected Reserves at Year End, 4.00%

- 30-Year Cumulative Interest: \$902,715

Order: 5ZGYTZWS9
 Address: 1111 N Marshall St Unit 305
 Order Date: 09-18-2026
 Document not for resale
 HomeWiseDocs

Property components are classified as one of the five following categories:

- 1.) Reserve Components
- 2.) Operating Budget Components
- 3.) Long-Lived Components
- 4.) Unit Owner Responsibilities
- 5.) Components Maintained by Others

Reserve Components

Reserve Components are classified as items that are:

- 1.) The Association's responsibility
- 2.) Have a limited useful life
- 3.) Have a remaining expected useful life
- 4.) Have a replacement cost above a minimum threshold
- 5.) Components which are funded from the Association's capital reserve funds

Non-Reserve Components

Operating Budget Components are classified as:

- 1.) Relatively minor expenses which have little effect on Suggested Reserve contributions
- 2.) Components which are funded through the operating budget
- 3.) Components which have a current cost of replacement under **\$4,000**

Long-Lived Components are classified as:

- 1.) Components with estimated remaining useful life beyond 30-Years
- 2.) Components without predictable remaining useful life

Unit Owner Responsibilities are classified as:

- 1.) Components maintained and replaced by the individual unit owners

Components Maintained by Others are classified as:

- 1.) Components maintained and replaced by the local government, the utility service provider or others

RESPONSIBILITY MATRIX

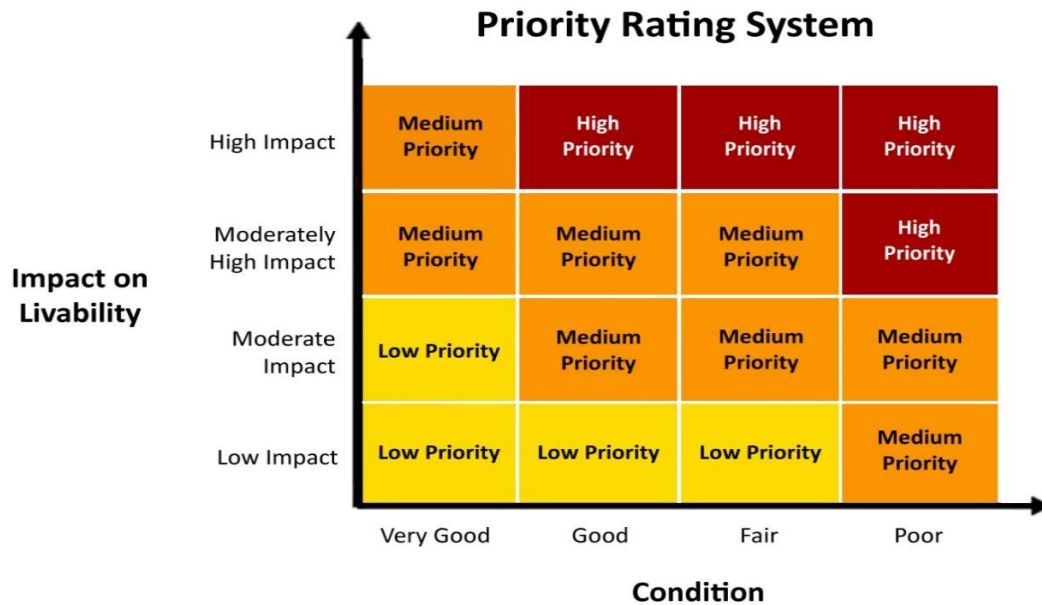
This responsibility matrix is not intended to constitute legal advice. Responsibility classifications used within this report are based upon Building Reserve's interpretation of the association's governing documents and/or directives from association representatives. The association's governing documents are the final authority on defining asset responsibilities and may require professional legal review.

Component Name	Association-Responsibility				
	Reserve	Operating	Long-Lived	Owner	Other
Apartments					X
Appliances, Interim Replacement		X			
Balconies, Metal, Capital Repairs	X				
Balconies, Metal, Paint Finishes	X				
Balconies, Metal, Structural Frames, Replacement			X		
Bench, Exterior		X			
Boiler, Domestic Hot Water, 399-MBH Input	X				
Carbon Monoxide Detectors	X				
Carpet Flooring at Stairwell Interiors (isolated)		X			
Concrete Flatwork and Pavers, Phased Replacement	X				
Concrete Patio between Apartments and City Green Condominium					X
Doors / Windows, Interior, Common			X		
Doors, Metal (Inc. Garage Interior), Phased Replacement	X				
Doors, Serving Individual Unit(s)				X	
Electrical Systems, Common, Complete Replacement			X		
Electrical Systems, Common, Thermoscans and Repairs		X			
Electrical Systems, Serving Individual Unit(s)				X	
Elevator Cab Finishes	X				
Elevator Cab Structure and Shaft Rails			X		
Elevators, Traction, Modernization	X				
Exercise Equipment	X				
Exhaust Fan and Louvers, Garage	X				
Exhaust Fans at Elevator Equipment Room, Rest Rooms, Compactor Room		X			
Fence and Sidewalk to South of Building					X
Fire Detection, Command Center, Shared at 32%	X				
Fire Detection, Emergency Devices	X				
Fire Devices, Smoke Detectors, Serving Individual Unit(s)				X	
Fire Extinguishers		X			
Fire Suppression, Automatic Sprinkler System, Building Interior and Garage			X		
Fire Suppression, Pump and Controller, Shared			X		
Floor and Wall Coverings, Tile, Lobby and Rest Rooms	X				
Floor Coverings, Carpet	X				
Floor Coverings, Resilient, at Trash Chute Rooms		X			
Floor Coverings, Sports Flooring, at Gym		X			
Floor Mats and Recessed Entry Floor Grate		X			
Foundation			X		
Furnishings, Interior, Folding		X			
Furnishings, Interior, Phased	X				
Garage Bike Racks		X			
Garage Carts		X			
Garage Door and Operator	X				
Garage Stairwells					X
Garage, Lower Level					X
Garage, Structural Floor Slab between Lower Level and Marshall-Cass Condominium P					X
Generator, Emergency, 450-kW, Shared at 32%	X				
Gutters and Downspouts, Aluminum		X			
Heating, Ventilation, and Air Conditioning, Serving Individual Unit(s)				X	
Intercom Panel, FOB, Garage Transponder (Entry Systems)	X				
Irrigation System		X			
Ivy Trellis Structures			X		
Kitchen Renovations, Community Room	X				
Landscaping		X			
Light Fixtures, Emergency and Exit		X			
Light Fixtures, Exterior	X				
Light Fixtures, Garage	X				

RESPONSIBILITY MATRIX

This responsibility matrix is not intended to constitute legal advice. Responsibility classifications used within this report are based upon Building Reserve's interpretation of the association's governing documents and/or directives from association representatives. The association's governing documents are the final authority on defining asset responsibilities and may require professional legal review.

Component Name	Association-Responsibility				
	Reserve	Operating	Long-Lived	Owner	Other
Light Fixtures, Interior	X				
Mailboxes	X				
Maintenance Items Normally Funded through the Operating Budget		X			
Mechanical and Utility Areas, Finishes and Fixtures		X			
Paint Finishes, Hallways and Common Rooms	X				
Paint Finishes, Stairwells		X			
Paint Finishes, Touch-Up		X			
Pipes and Plumbing Systems, Serving Individual Unit(s)				X	
Pipes, Riser Sections and Common Plumbing, Maintenance and Repairs		X			
Pipes, Riser Sections and Common Plumbing, Replacement			X		
Pipes, Subsurface Utilities, Common, Inspections and Repairs		X			
Pipes, Subsurface Utilities, Lateral, Sanitary Sewer			X		
Pipes, Subsurface Utilities, Lateral, Water Supply			X		
Pipes, Subsurface Utilities, Mains and Laterals, Gas					X
Pipes, Subsurface Utilities, Mains, Sanitary Sewer, Under Public Streets					X
Pipes, Subsurface Utilities, Mains, Water Supply, Under Public Streets					X
Pipes, Subsurface Utilities, Storm Water					X
Pipes, Utilities, Building Interior, Gas			X		
Pumps		X			
Rest Rooms, Plumbing Fixtures and Accessories	X				
Riser Sections and Common Plumbing, Partial Replacement	X				
Roof Inspections, Preventative Maintenance, and Repairs		X			
Roof, Tower and Top-Level Terraces	X				
Sealants, Windows, Doors, and Control Joints	X				
Security System, Surveillance, Shared at 32%	X				
Shared Expenses, Others' Portions					X
Skylights				X	
Smoke Curtains			X		
Split Systems	X				
Stairwell Exhaust Louvers			X		
Storage Room Interiors			X		
Structural Building Frame			X		
Tanks, Storage, Domestic Hot Water, 200-Gallons	X				
Terraces, Garden Level, Waterproof Membrane/Roof, and Garden Plantings, Phased	X				
Traffic Membrane	X				
Trash Bins	X				
Trash Chute and Doors			X		
Trash Compactor	X				
Underground Tunnels					X
Unit Heaters, Building Interior		X			
Unit Heaters, Garage, Phased Replacement	X				
Unit Interiors				X	
Unit Rooftop Terraces (Pavers, Green Screens, Furnishings, etc.)				X	
Utility Boxes and Meters					X
Valves, Common		X			
Wall Panels, Laminate and Glass	X				
Walls, Aluminum Siding and Trim	X				
Walls, Masonry, Inspection and Partial Repointing	X				
Walls, Masonry, Paint Finishes (Various Areas Covered by Ivy)		X			
Waterproof Membrane Beneath Terraces at 2nd Floor			X		
Window Shades		X			
Windows and Glass Doors, Common	X				
Windows, Complete Replacement, Serving Individual Unit(s)				X	
Windows, Units, Clip Project	X				



Reserve Inventory		Priority Rating, Condition & Impact on Livability Assessment		
Line Item	Reserve Component Listed by Property Class	Priority	Current Condition	Impact on Livability
EXTERNAL BUILDING COMPONENTS				
1	Balconies, Metal, Capital Repairs	Medium Priority	Good	Moderately High Impact
2	Balconies, Metal, Paint Finishes	Medium Priority	Good	Moderate Impact
3	Doors, Metal (Inc. Garage Interior), Phased Replacement	Medium Priority	Fair	Moderately High Impact
4	Light Fixtures, Exterior	Medium Priority	Good	Moderate Impact
5	Roof, Tower and Top-Level Terraces	High Priority	Fair	High Impact
6	Sealants, Windows, Doors, and Control Joints	High Priority	Good	High Impact
7	Walls, Aluminum Siding and Trim	High Priority	Good	High Impact
8	Walls, Masonry, Inspection and Partial Repointing	High Priority	Good	High Impact
9	Windows and Glass Doors, Common	Medium Priority	Good	Moderately High Impact
10	Windows, Units, Clip Project	High Priority	Poor	High Impact
INTERNAL BUILDING COMPONENTS				
11	Elevator Cab Finishes	Low Priority	Good	Low Impact
12	Exercise Equipment	Medium Priority	Fair	Moderate Impact
13	Floor Coverings, Carpet	Low Priority	Fair	Low Impact
14	Floor and Wall Coverings, Tile, Lobby and Rest Rooms	Low Priority	Good	Low Impact
15	Furnishings, Interior, Phased	Low Priority	Good	Low Impact
16	Kitchen Renovations, Community Room	Low Priority	Good	Low Impact
17	Light Fixtures, Interior	Low Priority	Good	Low Impact
18	Mailboxes	Low Priority	Good	Low Impact
19	Paint Finishes, Hallways and Common Rooms	Low Priority	Good	Low Impact
20	Rest Rooms, Plumbing Fixtures and Accessories	Low Priority	Good	Low Impact
21	Wall Panels, Laminate and Glass	Low Priority	Good	Low Impact
SERVICE COMPONENTS				
22	Boiler, Domestic Hot Water, 399-MBH Input	High Priority	Good	High Impact
23	Elevators, Traction, Modernization	High Priority	Good	High Impact
24	Fire Detection, Command Center, Shared at 32%	High Priority	Fair	High Impact
25	Fire Detection, Emergency Devices	High Priority	Good	High Impact
26	Generator, Emergency, 450-kW, Shared at 32%	Medium Priority	Good	Moderately High Impact
27	Intercom Panel, FOB, Garage Transponder (Entry Systems)	Medium Priority	Fair	Moderate Impact
28	Riser Sections and Common Plumbing, Partial Replacement	Medium Priority	Fair	Moderately High Impact
29	Security System, Surveillance, Shared at 32%	Medium Priority	Fair	Moderate Impact

Order: 5ZGK7WVS9
Address: 1111 N Marshall St Unit 305
Order Date: 09-18-2026
Document not for resale
HomeWiseDocs

PRIORITY RATING SYSTEM
CONTINUED

[illegible]

Order: 5ZGYTZWS9
Address: 1111 N Marshall St Unit 305
Order Date: 09-18-2026
Document not for resale
HomeWiseDocs



PRIORITY SCORING SYSTEM

CONDITION - The state of a building system, equipment, or material with regard to its working order, deficiency level or appearance.

1 to 10 Rating: 1 = Poor Condition; 10 = Very Good Condition

Weighted most heavily in the priority score rating

IMPACT ON LIVABILITY - The degree to which a building system, equipment, or material is required in order to maintain owner safety and well-being.

1 to 10 Rating: 1 = Low Impact on Livability; 10 = High Impact on Livability

Weighted to a moderate degree in the priority score rating

DESIRABILITY - The degree to which a building system, equipment, or material is favorable, attractive, or the degree to which intrinsic community value is added.

1 to 10 Rating: 1 = Low Desirability; 10 = High Desirability

Weighted least heavily in the priority score rating

Reserve Inventory		Life Analysis	Condition, Impact on Livability, and Desirability Ratings			Priority
Line Item	Reserve Component Listed by Property Class	Remaining Useful Life	Condition Rating	Impact on Livability Rating	Desirability Rating	Priority Score
18	Mailboxes	17	7	2	3	#VALUE!
20	Rest Rooms, Plumbing Fixtures and Accessories	12	7	2	3	#VALUE!
10	Windows, Units, Clip Project		2	9	8	116
35	Terraces, Garden Level, Waterproof Membrane/Roof, and Garden Plantings, Phased		3	10	8	114
5	Roof, Tower and Top-Level Terraces	6	5	10	9	101
24	Fire Detection, Command Center, Shared at 32%	2	5	10	7	99
23	Elevators, Traction, Modernization	22	6	10	9	94
25	Fire Detection, Emergency Devices	7	6	10	7	92
22	Boiler, Domestic Hot Water, 399-MBH Input	6	6	9	9	89
6	Sealants, Windows, Doors, and Control Joints	8	6	9	7	87
7	Walls, Aluminum Siding and Trim	25	6	9	7	87
8	Walls, Masonry, Inspection and Partial Repointing	8	6	9	7	87
31	Tanks, Storage, Domestic Hot Water, 200-Gallons	16	5	7	6	83
3	Doors, Metal (Inc. Garage Interior), Phased Replacement		4	6	3	82
9	Windows and Glass Doors, Common	25	6	8	7	82
28	Riser Sections and Common Plumbing, Partial Replacement	6	5	7	5	82
27	Intercom Panel, FOB, Garage Transponder (Entry Systems)		4	5	7	81
30	Split Systems	4	5	6	5	77
34	Concrete Flatwork and Pavers, Phased Replacement	6	5	6	5	77
41	Unit Heaters, Garage, Phased Replacement	4	6	7	6	76
1	Balconies, Metal, Capital Repairs	13	7	8	7	75
26	Generator, Emergency, 450-kW, Shared at 32%	22	7	7	6	69
38	Exhaust Fan and Louvers, Garage	17	6	6	4	69
29	Security System, Surveillance, Shared at 32%	5	5	4	6	68
12	Exercise Equipment	3	5	3	7	64
2	Balconies, Metal, Paint Finishes	5	7	5	7	60
13	Floor Coverings, Carpet	3	5	2	7	59
33	Trash Compactor	7	5	3	2	59
37	Garage Door and Operator	13	7	5	6	59
4	Light Fixtures, Exterior	7	6	3	5	55
40	Traffic Membrane	10	9	7	5	54
14	Floor and Wall Coverings, Tile, Lobby and Rest Rooms	12	6	2	6	51
15	Furnishings, Interior, Phased	5	6	2	6	51
16	Kitchen Renovations, Community Room	12	6	2	6	51
17	Light Fixtures, Interior	12	6	2	6	51
11	Elevator Cab Finishes	12	6	2	5	50
19	Paint Finishes, Hallways and Common Rooms	7	6	1	7	47
39	Light Fixtures, Garage	12	6	2	2	47
21	Wall Panels, Laminate and Glass	12	6	1	6	46
36	Carbon Monoxide Detectors	15	10	6	5	42
32	Trash Bins	18	10		1	18

Order: 5ZGYTZWS9
Address: 1111 N Marshall St Unit 305

Order Date: 09-18-2026

Document not for resale
HomeWiseDocs

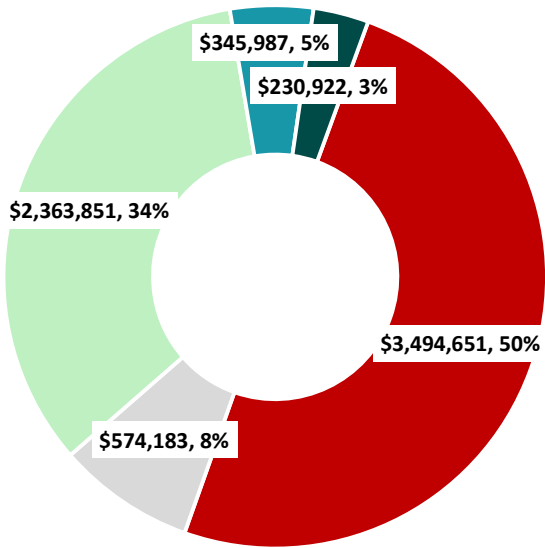


QUANTITY AND COST PROJECTIONS FOR NEXT 30-YEARS

Graph Illustrates Total Future Cost of Replacement By Property Class

Total Future Cost of Replacement, All Property Classes: \$7,009,592

- EXTERNAL BUILDING COMPONENTS
- INTERNAL BUILDING COMPONENTS
- SERVICE COMPONENTS
- SITE COMPONENTS
- GARAGE COMPONENTS



Reserve Inventory		Replacement Quantities			Replacement Costs		
Line Item	Reserve Component Listed by Property Class	Units	Per Phase	Total for 30-Years	Unit Cost	Current Cost Per Phase	Total Future Cost
EXTERNAL BUILDING COMPONENTS							
1	Balconies, Metal, Capital Repairs	Square Feet	3,850	11,550	\$4.30	\$16,555	\$119,494
2	Balconies, Metal, Paint Finishes	Linear Feet	1,270	5,080	\$59.00	\$74,930	\$632,450
3	Doors, Metal (Inc. Garage Interior), Phased Replacement	Each	2	26	\$4,700.00	\$9,400	\$261,876
4	Light Fixtures, Exterior	Each	62	62	\$215.00	\$13,330	\$17,660
5	Roof, Tower and Top-Level Terraces	Square Feet	105	210	\$2,700.00	\$283,500	\$1,307,193
6	Sealants, Windows, Doors, and Control Joints	Linear Feet	8,150	16,300	\$10.00	\$81,500	\$294,442
7	Walls, Aluminum Siding and Trim	Square Feet	5,820	5,820	\$23.00	\$133,860	\$365,527
8	Walls, Masonry, Inspection and Partial Repointing	Square Feet	13,500	54,000	\$1.70	\$22,950	\$188,432
9	Windows and Glass Doors, Common	Square Feet	690	690	\$94.00	\$64,860	\$177,111
10	Windows, Units, Clip Project	Allowance	1	1	\$130,467.00	\$130,467	\$130,467
INTERNAL BUILDING COMPONENTS							
11	Elevator Cab Finishes	Each	2	2	\$20,000.00	\$40,000	\$64,784
12	Exercise Equipment	Each	1	9	\$3,840.00	\$3,840	\$66,258
13	Floor Coverings, Carpet	Square Yards	440	880	\$76.00	\$33,440	\$106,649
14	Floor and Wall Coverings, Tile, Lobby and Rest Rooms	Square Feet	1,500	1,500	\$24.00	\$36,000	\$58,306
15	Furnishings, Interior, Phased	Allowance	0.5	1.5	\$22,000.00	\$11,000	\$60,472
16	Kitchen Renovations, Community Room	Allowance	1	1	\$20,500.00	\$20,500	\$33,202
17	Light Fixtures, Interior	Each	177	177	\$150.00	\$26,550	\$43,000
18	Mailboxes	Each	51	51	\$150.00	\$7,650	\$15,147
19	Paint Finishes, Hallways and Common Rooms	Square Feet	22,000	66,000	\$0.40	\$8,800	\$58,016
20	Rest Rooms, Plumbing Fixtures and Accessories	Each	2	2	\$3,100.00	\$6,200	\$10,042
21	Wall Panels, Laminate and Glass	Square Feet	1,200	1,200	\$30.00	\$36,000	\$58,306
SERVICE COMPONENTS							
22	Boiler, Domestic Hot Water, 399-MBH Input	Each	1	2	\$20,000.00	\$20,000	\$70,126
23	Elevators, Traction, Modernization	Each	2	2	\$190,000.00	\$380,000	\$919,813
24	Fire Detection, Command Center, Shared at 32%	Each	1	2	\$9,600.00	\$9,600	\$33,641
25	Fire Detection, Emergency Devices	System	1	1	\$75,000.00	\$75,000	\$99,361
26	Generator, Emergency, 450-kW, Shared at 32%	Each	1	1	\$64,000.00	\$64,000	\$154,916
27	Intercom Panel, FOB, Garage Transponder (Entry Systems)	Allowance	1	3	\$30,500.00	\$30,500	\$188,044
28	Riser Sections and Common Plumbing, Partial Replacement	Each	51	167	\$1,300.00	\$66,733	\$624,998
29	Security System, Surveillance, Shared at 32%	Each	13	26	\$409.60	\$5,325	\$18,403

CONTINUED

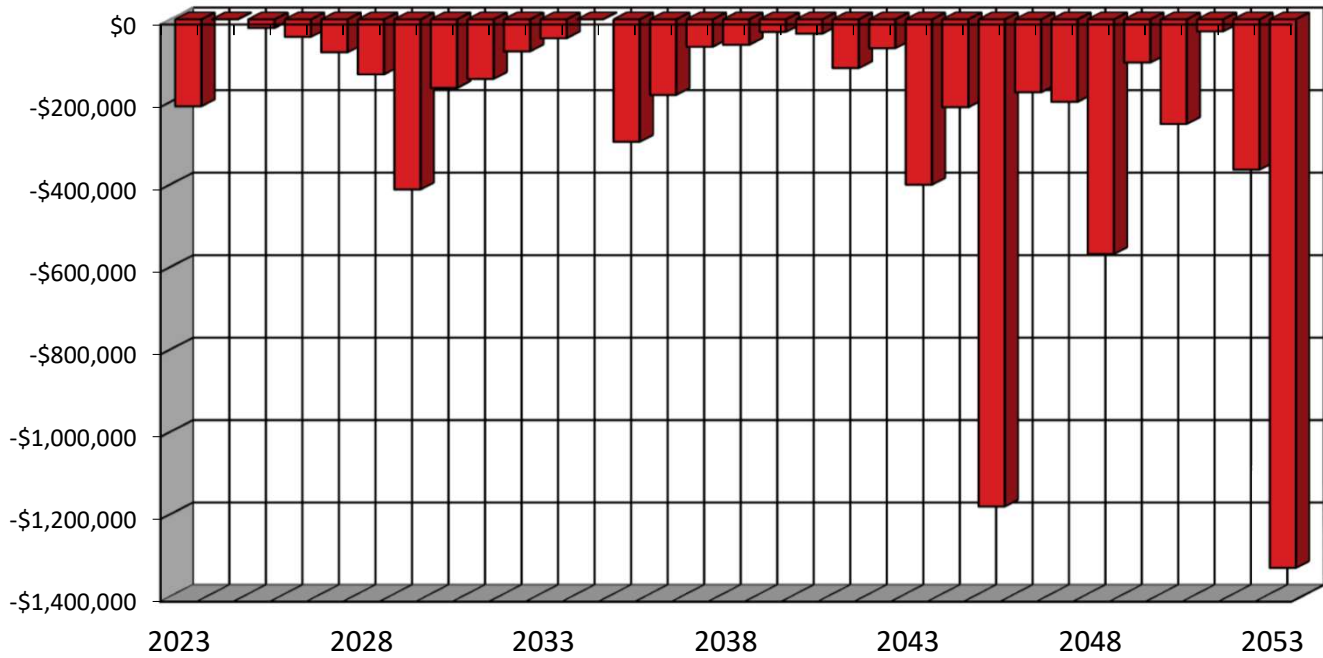
Order: 5ZGYTZWS9

Order Date: 09-18-2026

HomeWiseDocs

LIFE ANALYSIS AND CONDITION ASSESSMENT

Graph Illustrates Reserve Expenses Per Year, Displaying Years 1-30



Reserve Inventory		Life Analysis and Condition Assessment				
Line Item	Reserve Component Listed by Property Class	Useful life	Remaining Useful Life	Estimated 1st Replacement Year	Estimated Current Age	Current Condition
EXTERNAL BUILDING COMPONENTS						
1	Balconies, Metal, Capital Repairs	6 to 14	13	2036	18	Good
2	Balconies, Metal, Paint Finishes	6 to 14	5	2028	3	Good
3	Doors, Metal (Inc. Garage Interior), Phased Replacement	20 to 30		2023	Varies	Fair
4	Light Fixtures, Exterior	20 to 25	7	2030	18	Good
5	Roof, Tower and Top-Level Terraces	20 to 25	6	2029	18	Fair
6	Sealants, Windows, Doors, and Control Joints	10 to 15	8	2031	4	Good
7	Walls, Aluminum Siding and Trim	35 to 40	25	2048	18	Good
8	Walls, Masonry, Inspection and Partial Repointing	6 to 12	8	2031	4	Good
9	Windows and Glass Doors, Common	40 to 45	25	2048	18	Good
10	Windows, Units, Clip Project	N/A		2023	18	Poor
INTERNAL BUILDING COMPONENTS						
11	Elevator Cab Finishes	25 to 30	12	2035	18	Good
12	Exercise Equipment	12 to 18	3	2026	Varies	Fair
13	Floor Coverings, Carpet	8 to 15	3	2026	18	Fair
14	Floor and Wall Coverings, Tile, Lobby and Rest Rooms	25 to 30	12	2035	18	Good
15	Furnishings, Interior, Phased	15 to 20	5	2028	18	Good
16	Kitchen Renovations, Community Room	20 to 30	12	2035	18	Good
17	Light Fixtures, Interior	20 to 25	12	2035	Varies	Good
18	Mailboxes	to 35	17	2040	18	
19	Paint Finishes, Hallways and Common Rooms	8 to 15	7	2030	4	Good
20	Rest Rooms, Plumbing Fixtures and Accessories	30 to 35	12	2035	18	
21	Wall Panels, Laminate and Glass	25 to 30	12	2035	18	Good
SERVICE COMPONENTS						
22	Boiler, Domestic Hot Water, 399-MBH Input	10 to 15	6	2029	8	Good
23	Elevators, Traction, Modernization	to 40	22	2045	18	Good
24	Fire Detection, Command Center, Shared at 32%	15 to 20	2	2025	18	Fair
25	Fire Detection, Emergency Devices	20 to 25	7	2030	18	Good
26	Generator, Emergency, 450-kW, Shared at 32%	30 to 40	22	2045	18	Good
27	Intercom Panel, FOB, Garage Transponder (Entry Systems)	15 to 20		2023	18	Fair
28	Riser Sections and Common Plumbing, Partial Replacement	to 75	6	2029	18	Fair
29	Security System, Surveillance, Shared at 32%	12 to 18	5	2028	Varies	Fair

LIFE ANALYSIS AND CONDITION ASSESSMENT CONTINUED

[illegible]

Order: 5ZGYTZWS9

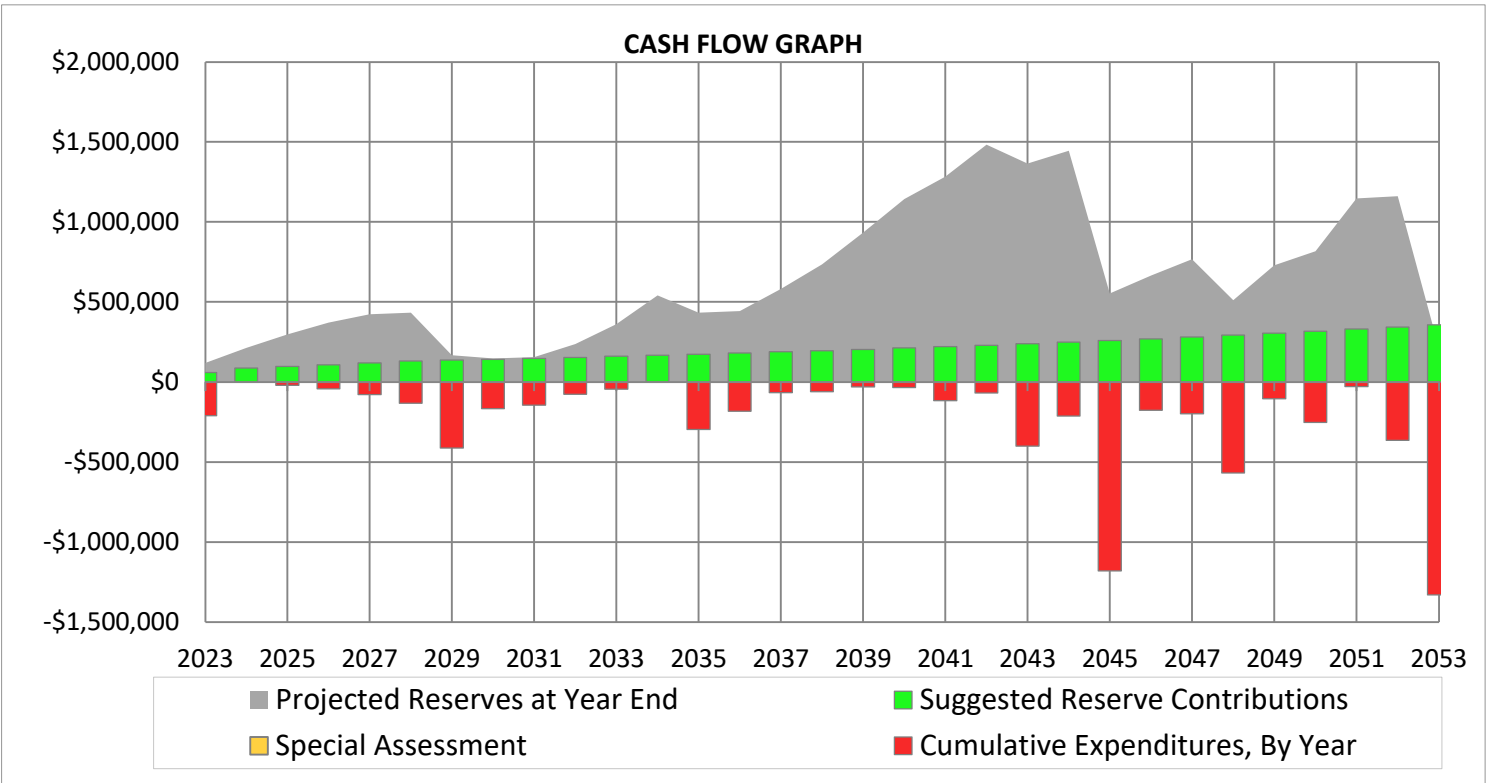
Address: 1111 N Marshall St Unit 305

Order Date: 09-18-2026

Document not for resale

HomeWiseDocs

30-YEAR CASH FLOW ANALYSIS DISPLAYING YEARS: 1-30



NOTE: 2023 includes funding data from
3/31/2023 - End of Fiscal Year

	Start Year	1	2	3	4	5	6	7	8	9	10
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
+ Reserves at Beginning of Year	\$265,576	119,199	211,990	296,056	371,256	422,089	432,746	166,131	146,652	154,845	237,286
+ Suggested Reserve Contribution	\$59,625	87,800	97,000	107,200	118,500	130,900	136,300	141,900	147,700	153,800	160,100
Annual Reserve Adjustment (%)		10.4%	10.5%	10.5%	10.5%	10.5%	4.1%	4.1%	4.1%	4.1%	4.1%
+ Special Assessment	\$0	0	0	0	0	0	0	0	0	0	0
+ Estimated Interest Earned	\$4,365	4,991	7,656	10,056	11,955	12,882	9,025	4,713	4,543	5,909	9,013
+ Cumulative Expenditure, By Year	-\$210,367	0	-20,590	-42,056	-79,622	-133,125	-411,940	-166,092	-144,050	-77,268	-45,583
= Projected Reserves at Year End	\$119,199	211,990	296,056	371,256	422,089	432,746	166,131	146,652	154,845	237,286	360,815

	11	12	13	14	15	16	17	18	19	20
	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
+ Reserves at Beginning of Year	360,815	541,106	432,782	443,648	580,759	734,709	933,419	1,142,448	1,281,988	1,484,014
+ Suggested Reserve Contribution	166,700	173,500	180,600	188,000	195,700	203,700	212,100	220,800	229,900	239,300
Annual Reserve Adjustment (%)	4.1%	4.1%	4.1%	4.1%	4.1%	4.1%	4.1%	4.1%	4.1%	4.1%
+ Special Assessment	0	0	0	0	0	0	0	0	0	0
+ Estimated Interest Earned	13,591	14,676	13,207	15,437	19,823	25,138	31,282	36,535	41,682	42,943
+ Cumulative Expenditure, By Year	0	-296,501	-182,940	-66,327	-61,573	-30,128	-34,353	-117,796	-69,556	-400,571
= Projected Reserves at Year End	541,106	432,782	443,648	580,759	734,709	933,419	1,142,448	1,281,988	1,484,014	1,365,686

	21	22	23	24	25	26	27	28	29	30
	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
+ Reserves at Beginning of Year	1,365,686	1,444,410	552,717	664,396	767,263	510,715	729,437	816,417	1,147,049	1,161,282
+ Suggested Reserve Contribution	249,100	259,300	269,900	281,000	292,500	304,500	317,000	330,000	343,500	357,600
Annual Reserve Adjustment (%)	4.1%	4.1%	4.1%	4.1%	4.1%	4.1%	4.1%	4.1%	4.1%	4.1%
+ Special Assessment	0	0	0	0	0	0	0	0	0	0
+ Estimated Interest Earned	42,347	30,096	18,341	21,574	19,258	18,688	23,295	29,588	34,785	20,658
+ Cumulative Expenditure, By Year	-212,723	-1,181,089	-176,563	-199,707	-568,306	-104,466	-253,315	-28,957	-364,051	-1,329,979
= Projected Reserves at Year End	1,444,410	552,717	664,396	767,263	510,715	729,437	816,417	1,147,049	1,161,282	209,561

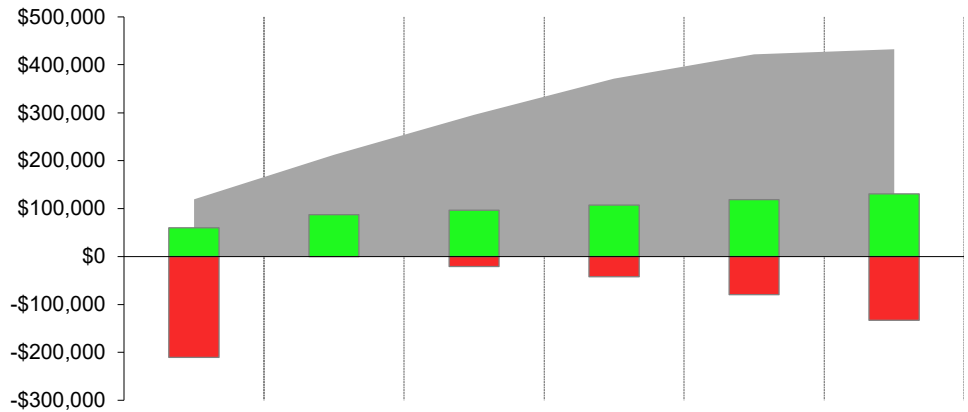
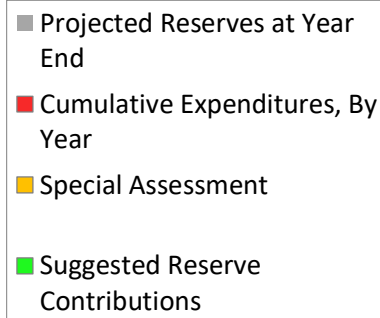
DIVISION 1: YEARS 1-5 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials:

4.10%

Interest Earned on Invested Reserves:

3.06%



		2023	2024	2025	2026	2027	2028
+	Reserves at Beginning of Year	265,576	119,199	211,990	296,056	371,256	422,089
+	Suggested Reserve Contribution	59,625	87,800	97,000	107,200	118,500	130,900
	Annual Reserve Adjustment (%)		10.4%	10.5%	10.5%	10.5%	10.5%
+	Special Assessment						
+	Estimated Interest Earned on Invested Reserves	4,365	4,991	7,656	10,056	11,955	12,882
+	Cumulative Expenses, By Year	-210,367		-20,590	-42,056	-79,622	-133,125
=	Projected Reserves at Year End	119,199	211,990	296,056	371,256	422,089	432,746
Line Item	Reserve Component Listed by Property Class	Year Start	1	2	3	4	5
		2023	2024	2025	2026	2027	2028
	EXTERNAL BUILDING COMPONENTS						
1	Balconies, Metal, Capital Repairs						
2	Balconies, Metal, Paint Finishes						91,603
3	Doors, Metal (Inc. Garage Interior), Phased Replacement	9,400		10,187		11,039	11,492
4	Light Fixtures, Exterior						
5	Roof, Tower and Top-Level Terraces						
6	Sealants, Windows, Doors, and Control Joints						
7	Walls, Aluminum Siding and Trim						
8	Walls, Masonry, Inspection and Partial Repointing						
9	Windows and Glass Doors, Common						
10	Windows, Units, Clip Project	130,467					
	INTERNAL BUILDING COMPONENTS						
11	Elevator Cab Finishes						
12	Exercise Equipment				4,332		4,694
13	Floor Coverings, Carpet				37,724		
14	Floor and Wall Coverings, Tile, Lobby and Rest Rooms						
15	Furnishings, Interior, Phased						13,448
16	Kitchen Renovations, Community Room						
17	Light Fixtures, Interior						
18	Mailboxes						
19	Paint Finishes, Hallways and Common Rooms						
20	Rest Rooms, Plumbing Fixtures and Accessories						
21	Wall Panels, Laminate and Glass						
	SERVICE COMPONENTS						
22	Boiler, Domestic Hot Water, 399-MBH Input						
23	Elevators, Traction, Modernization						
24	Fire Detection, Command Center, Shared at 32%			10,403			
25	Fire Detection, Emergency Devices						
26	Generator, Emergency, 450-kW, Shared at 32%						
27	Intercom Panel, FOB, Garage Transponder (Entry Systems)	30,500					
28	Riser Sections and Common Plumbing, Partial Replacement						
29	Security System, Surveillance, Shared at 32%						6,510

DIVISION 1: YEARS 1-5 OF CASH FLOW ANALYSIS CONTINUED

[illegible]

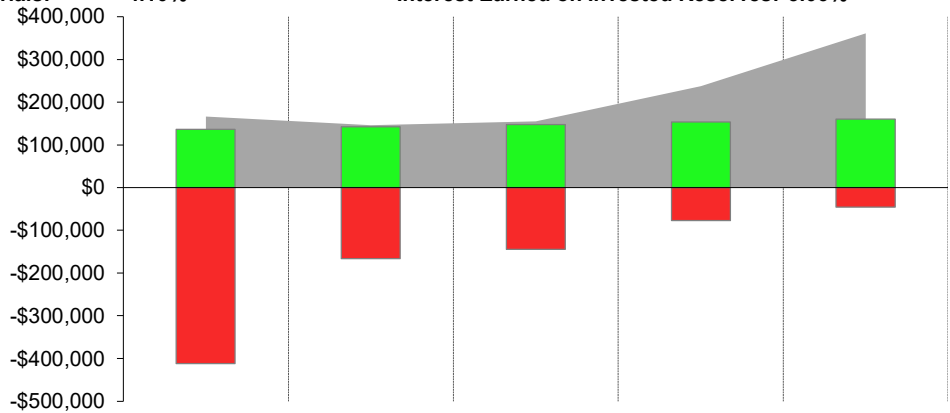
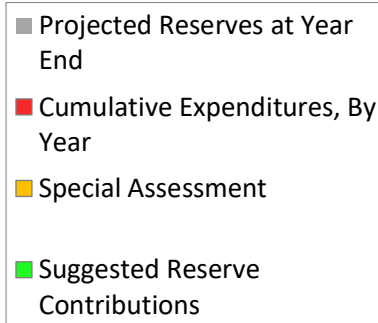
Order: 5ZGYTZWS9
Address: 1111 N Marshall St Unit 305
Order Date: 09-18-2026
Document not for resale
HomeWiseDocs

DIVISION 2: YEARS 6-10 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials:

4.10%

Interest Earned on Invested Reserves: 3.06%



		2029	2030	2031	2032	2033
+	Reserves at Beginning of Year	432,746	166,131	146,652	154,845	237,286
+	Suggested Reserve Contribution	136,300	141,900	147,700	153,800	160,100
	Annual Reserve Adjustment (%)	4.1%	4.1%	4.1%	4.1%	4.1%
+	Special Assessment					
+	Estimated Interest Earned on Invested Reserves	9,025	4,713	4,543	5,909	9,013
+	Cumulative Expenditure, By Year	-411,940	-166,092	-144,050	-77,268	-45,583
=	Projected Reserves at Year End	166,131	146,652	154,845	237,286	360,815
Line Item	Reserve Component Listed by Property Class	6	7	8	9	10
		2029	2030	2031	2032	2033
	EXTERNAL BUILDING COMPONENTS					
1	Balconies, Metal, Capital Repairs					
2	Balconies, Metal, Paint Finishes					
3	Doors, Metal (Inc. Garage Interior), Phased Replacement	11,963	12,453			
4	Light Fixtures, Exterior		17,660			
5	Roof, Tower and Top-Level Terraces	360,792				
6	Sealants, Windows, Doors, and Control Joints			112,399		
7	Walls, Aluminum Siding and Trim					
8	Walls, Masonry, Inspection and Partial Repointing			31,651		
9	Windows and Glass Doors, Common					
10	Windows, Units, Clip Project					
	INTERNAL BUILDING COMPONENTS					
11	Elevator Cab Finishes					
12	Exercise Equipment		5,087			
13	Floor Coverings, Carpet					
14	Floor and Wall Coverings, Tile, Lobby and Rest Rooms					
15	Furnishings, Interior, Phased					
16	Kitchen Renovations, Community Room					
17	Light Fixtures, Interior					
18	Mailboxes					
19	Paint Finishes, Hallways and Common Rooms		11,658			
20	Rest Rooms, Plumbing Fixtures and Accessories					
21	Wall Panels, Laminate and Glass					
	SERVICE COMPONENTS					
22	Boiler, Domestic Hot Water, 399-MBH Input	25,453				
23	Elevators, Traction, Modernization					
24	Fire Detection, Command Center, Shared at 32%					
25	Fire Detection, Emergency Devices		99,361			
26	Generator, Emergency, 450-kW, Shared at 32%					
27	Intercom Panel, FOB, Garage Transponder (Entry Systems)					
28	Riser Sections and Common Plumbing, Partial Replacement		7,279			
29	Security System, Surveillance, Shared at 32%					

DIVISION 2: YEARS 6-10 OF CASH FLOW ANALYSIS CONTINUED

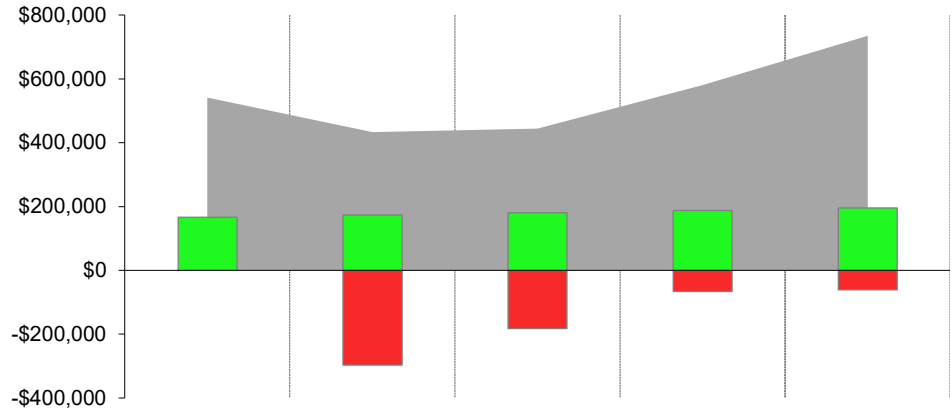
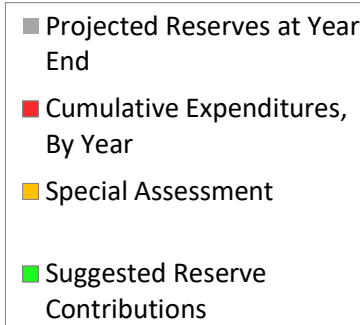
[illegible]

DIVISION 3: YEARS 11-15 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials:

4.10%

Interest Earned on Invested Reserves: 3.06%



		2034	2035	2036	2037	2038
+	Reserves at Beginning of Year	360,815	541,106	432,782	443,648	580,759
+	Suggested Reserve Contribution	166,700	173,500	180,600	188,000	195,700
	Annual Reserve Adjustment (%)	4.1%	4.1%	4.1%	4.1%	4.1%
+	Special Assessment					
+	Estimated Interest Earned on Invested Reserves	13,591	14,676	13,207	15,437	19,823
+	Cumulative Expenditure, By Year		-296,501	-182,940	-66,327	-61,573
=	Projected Reserves at Year End	541,106	432,782	443,648	580,759	734,709
Line Item	Reserve Component Listed by Property Class	11	12	13	14	15
		2034	2035	2036	2037	2038
	EXTERNAL BUILDING COMPONENTS					
1	Balconies, Metal, Capital Repairs			27,912		
2	Balconies, Metal, Paint Finishes			126,333		
3	Doors, Metal (Inc. Garage Interior), Phased Replacement					
4	Light Fixtures, Exterior					
5	Roof, Tower and Top-Level Terraces					
6	Sealants, Windows, Doors, and Control Joints					
7	Walls, Aluminum Siding and Trim					
8	Walls, Masonry, Inspection and Partial Repointing				40,280	
9	Windows and Glass Doors, Common					
10	Windows, Units, Clip Project					
	INTERNAL BUILDING COMPONENTS					
11	Elevator Cab Finishes		64,784			
12	Exercise Equipment				6,740	
13	Floor Coverings, Carpet					
14	Floor and Wall Coverings, Tile, Lobby and Rest Rooms		58,306			
15	Furnishings, Interior, Phased				19,306	
16	Kitchen Renovations, Community Room		33,202			
17	Light Fixtures, Interior		43,000			
18	Mailboxes					
19	Paint Finishes, Hallways and Common Rooms					
20	Rest Rooms, Plumbing Fixtures and Accessories		10,042			
21	Wall Panels, Laminate and Glass		58,306			
	SERVICE COMPONENTS					
22	Boiler, Domestic Hot Water, 399-MBH Input					
23	Elevators, Traction, Modernization					
24	Fire Detection, Command Center, Shared at 32%					
25	Fire Detection, Emergency Devices					
26	Generator, Emergency, 450-kW, Shared at 32%					
27	Intercom Panel, FOB, Garage Transponder (Entry Systems)					55,726
28	Riser Sections and Common Plumbing, Partial Replacement			9,644		
29	Security System, Surveillance, Shared at 32%					

DIVISION 3: YEARS 11-15 OF CASH FLOW ANALYSIS CONTINUED

[illegible]

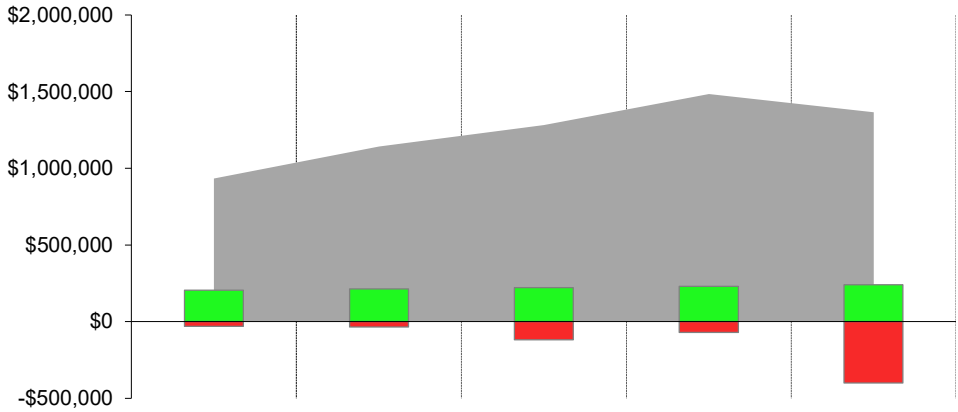
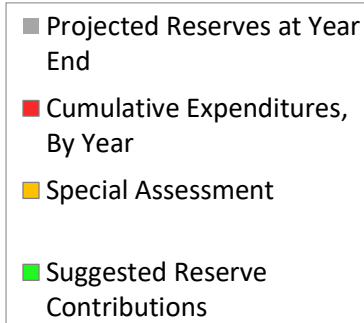
Order: 5ZGYTZWS9
Address: 1111 N Marshall St Unit 305
Order Date: 09-18-2026
Document not for resale
HomeWiseDocs

DIVISION 4: YEARS 16-20 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials:

4.10%

Interest Earned on Invested Reserves: 3.06%



		2039	2040	2041	2042	2043
+	Reserves at Beginning of Year	734,709	933,419	1,142,448	1,281,988	1,484,014
+	Suggested Reserve Contribution	203,700	212,100	220,800	229,900	239,300
	Annual Reserve Adjustment (%)	4.1%	4.1%	4.1%	4.1%	4.1%
+	Special Assessment					
+	Estimated Interest Earned on Invested Reserves	25,138	31,282	36,535	41,682	42,943
+	Cumulative Expenditure, By Year	-30,128	-34,353	-117,796	-69,556	-400,571
=	Projected Reserves at Year End	933,419	1,142,448	1,281,988	1,484,014	1,365,686
Line Item	Reserve Component Listed by Property Class	16	17	18	19	20
		2039	2040	2041	2042	2043
	EXTERNAL BUILDING COMPONENTS					
1	Balconies, Metal, Capital Repairs					
2	Balconies, Metal, Paint Finishes					
3	Doors, Metal (Inc. Garage Interior), Phased Replacement					
4	Light Fixtures, Exterior					
5	Roof, Tower and Top-Level Terraces					
6	Sealants, Windows, Doors, and Control Joints					182,042
7	Walls, Aluminum Siding and Trim					51,262
8	Walls, Masonry, Inspection and Partial Repointing					
9	Windows and Glass Doors, Common					
10	Windows, Units, Clip Project					
	INTERNAL BUILDING COMPONENTS					
11	Elevator Cab Finishes					
12	Exercise Equipment	7,304		7,915		8,577
13	Floor Coverings, Carpet			68,925		
14	Floor and Wall Coverings, Tile, Lobby and Rest Rooms					
15	Furnishings, Interior, Phased					
16	Kitchen Renovations, Community Room					
17	Light Fixtures, Interior					
18	Mailboxes		15,147			
19	Paint Finishes, Hallways and Common Rooms			18,138		
20	Rest Rooms, Plumbing Fixtures and Accessories					
21	Wall Panels, Laminate and Glass					
	SERVICE COMPONENTS					
22	Boiler, Domestic Hot Water, 399-MBH Input					44,673
23	Elevators, Traction, Modernization					
24	Fire Detection, Command Center, Shared at 32%					
25	Fire Detection, Emergency Devices					
26	Generator, Emergency, 450-kW, Shared at 32%					
27	Intercom Panel, FOB, Garage Transponder (Entry Systems)					
28	Riser Sections and Common Plumbing, Partial Replacement					12,776
29	Security System, Surveillance, Shared at 32%					11,894

DIVISION 4: YEARS 16-20 OF CASH FLOW ANALYSIS CONTINUED

[illegible]

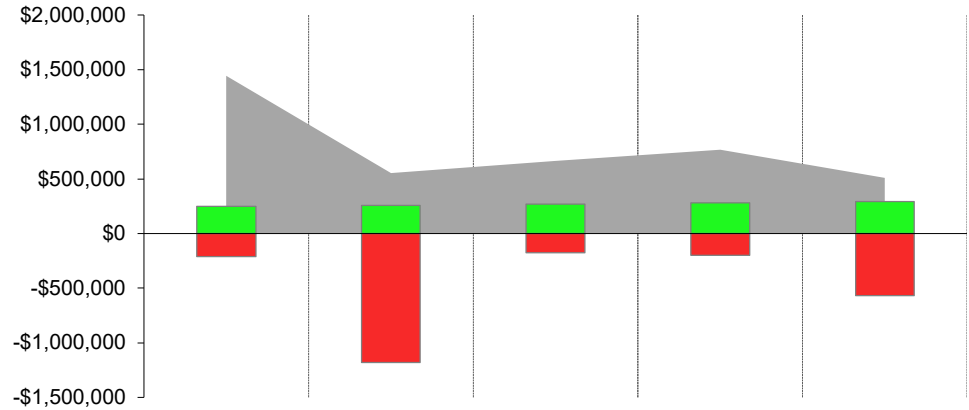
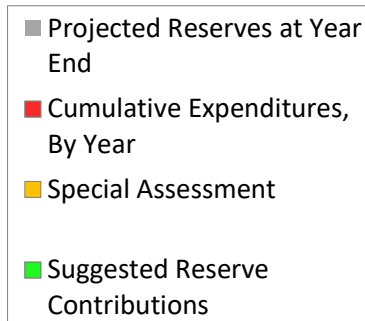
Order: 5ZGYTZWS9
Address: 1111 N Marshall St Unit 305
Order Date: 09-18-2026
Document not for resale
HomeWiseDocs

DIVISION 5: YEARS 21-25 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials:

4.10%

Interest Earned on Invested Reserves: 3.06%



		2044	2045	2046	2047	2048
+	Reserves at Beginning of Year	1,365,686	1,444,410	552,717	664,396	767,263
+	Suggested Reserve Contribution	249,100	259,300	269,900	281,000	292,500
	Annual Reserve Adjustment (%)	4.1%	4.1%	4.1%	4.1%	4.1%
+	Special Assessment					
+	Estimated Interest Earned on Invested Reserves	42,347	30,096	18,341	21,574	19,258
+	Cumulative Expenditure, By Year	-212,723	-1,181,089	-176,563	-199,707	-568,306
=	Projected Reserves at Year End	1,444,410	552,717	664,396	767,263	510,715
Line Item	Reserve Component Listed by Property Class	21	22	23	24	25
		2044	2045	2046	2047	2048
	EXTERNAL BUILDING COMPONENTS					
1	Balconies, Metal, Capital Repairs	38,494				
2	Balconies, Metal, Paint Finishes	174,229				
3	Doors, Metal (Inc. Garage Interior), Phased Replacement				24,657	25,668
4	Light Fixtures, Exterior					
5	Roof, Tower and Top-Level Terraces					
6	Sealants, Windows, Doors, and Control Joints					
7	Walls, Aluminum Siding and Trim					365,527
8	Walls, Masonry, Inspection and Partial Repointing					
9	Windows and Glass Doors, Common					177,111
10	Windows, Units, Clip Project					
	INTERNAL BUILDING COMPONENTS					
11	Elevator Cab Finishes					
12	Exercise Equipment		9,295			
13	Floor Coverings, Carpet					
14	Floor and Wall Coverings, Tile, Lobby and Rest Rooms					
15	Furnishings, Interior, Phased			27,718		
16	Kitchen Renovations, Community Room					
17	Light Fixtures, Interior					
18	Mailboxes					
19	Paint Finishes, Hallways and Common Rooms					
20	Rest Rooms, Plumbing Fixtures and Accessories					
21	Wall Panels, Laminate and Glass					
	SERVICE COMPONENTS					
22	Boiler, Domestic Hot Water, 399-MBH Input					
23	Elevators, Traction, Modernization		919,813			
24	Fire Detection, Command Center, Shared at 32%		23,237			
25	Fire Detection, Emergency Devices					
26	Generator, Emergency, 450-kW, Shared at 32%		154,916			
27	Intercom Panel, FOB, Garage Transponder (Entry Systems)					
28	Riser Sections and Common Plumbing, Partial Replacement				175,049	
29	Security System, Surveillance, Shared at 32%					

DIVISION 5: YEARS 21-25 OF CASH FLOW ANALYSIS CONTINUED

[illegible]

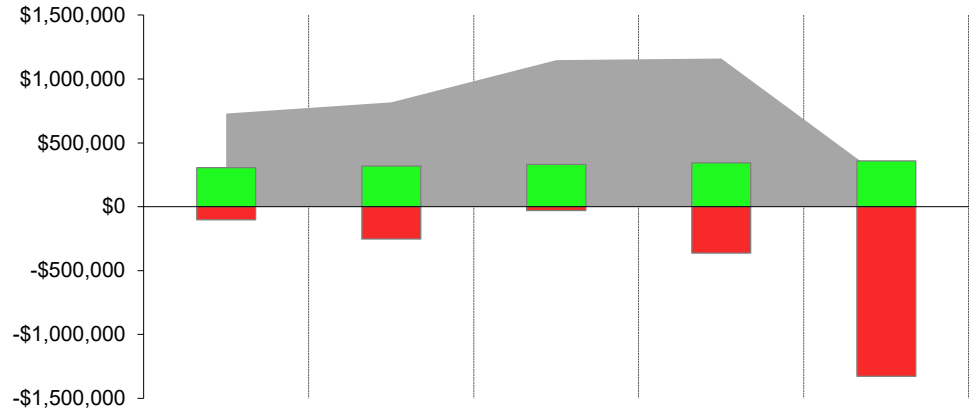
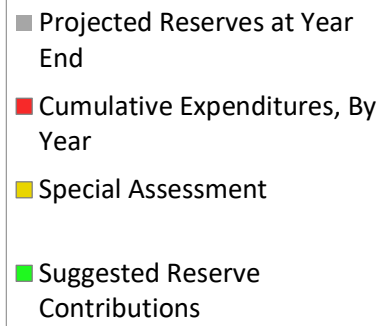
Order: 5ZGYTZWS9
Address: 1111 N Marshall St Unit 305
Order Date: 09-18-2026
Document not for resale
HomeWiseDocs

DIVISION 6: YEARS 26-30 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials:

4.10%

Interest Earned on Invested Reserves: 3.06%



		2049	2050	2051	2052	2053
+	Reserves at Beginning of Year	510,715	729,437	816,417	1,147,049	1,161,282
+	Suggested Reserve Contribution	304,500	317,000	330,000	343,500	357,600
	Annual Reserve Adjustment (%)	4.1%	4.1%	4.1%	4.1%	4.1%
+	Special Assessment					
+	Estimated Interest Earned on Invested Reserves	18,688	23,295	29,588	34,785	20,658
+	Cumulative Expenditure, By Year	-104,466	-253,315	-28,957	-364,051	-1,329,979
=	Projected Reserves at Year End	729,437	816,417	1,147,049	1,161,282	209,561
Line Item	Reserve Component Listed by Property Class	26	27	28	29	30
		2049	2050	2051	2052	2053
	EXTERNAL BUILDING COMPONENTS					
1	Balconies, Metal, Capital Repairs				53,088	
2	Balconies, Metal, Paint Finishes				240,285	
3	Doors, Metal (Inc. Garage Interior), Phased Replacement	26,721	27,816	28,957	30,144	31,380
4	Light Fixtures, Exterior					
5	Roof, Tower and Top-Level Terraces					946,400
6	Sealants, Windows, Doors, and Control Joints					
7	Walls, Aluminum Siding and Trim					
8	Walls, Masonry, Inspection and Partial Repointing	65,238				
9	Windows and Glass Doors, Common					
10	Windows, Units, Clip Project					
	INTERNAL BUILDING COMPONENTS					
11	Elevator Cab Finishes					
12	Exercise Equipment				12,314	
13	Floor Coverings, Carpet					
14	Floor and Wall Coverings, Tile, Lobby and Rest Rooms					
15	Furnishings, Interior, Phased					
16	Kitchen Renovations, Community Room					
17	Light Fixtures, Interior					
18	Mailboxes					
19	Paint Finishes, Hallways and Common Rooms				28,220	
20	Rest Rooms, Plumbing Fixtures and Accessories					
21	Wall Panels, Laminate and Glass					
	SERVICE COMPONENTS					
22	Boiler, Domestic Hot Water, 399-MBH Input					
23	Elevators, Traction, Modernization					
24	Fire Detection, Command Center, Shared at 32%					
25	Fire Detection, Emergency Devices					
26	Generator, Emergency, 450-kW, Shared at 32%					
27	Intercom Panel, FOB, Garage Transponder (Entry Systems)					101,817
28	Riser Sections and Common Plumbing, Partial Replacement		197,475			222,774
29	Security System, Surveillance, Shared at 32%					

DIVISION 6: YEARS 26-30 OF CASH FLOW ANALYSIS CONTINUED

[illegible]

Order: 5ZGYTZWS9
Address: 1111 N Marshall St Unit 305
Order Date: 09-18-2026
Document not for resale
HomeWiseDocs

Balconies, Metal, Capital Repairs

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.70%

Line Item: 1

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	3,850	Square Feet	Current Unit Cost:	\$4.30	
Replacement Per Phase:	3,850	Square Feet	Current Cost Per Phase:	\$16,555	
Replaced in Next 30-Years:	11,550	Square Feet	Total Cost Next 30-Years:	\$119,494	
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE		
Estimated Current Age in Years:	18		Overall Current Condition:	Good	
Remaining Years Until Replacement:	13		Useful Life in Milwaukee, WI	6 to 14	Years
Estimated First Year of Replacement:	2036		Full or Partial Replacement:	Full	300.0%
PRIORITY RATING			PRIORITY SCORE		
Priority Rating	Medium Priority		Priority Score	75	



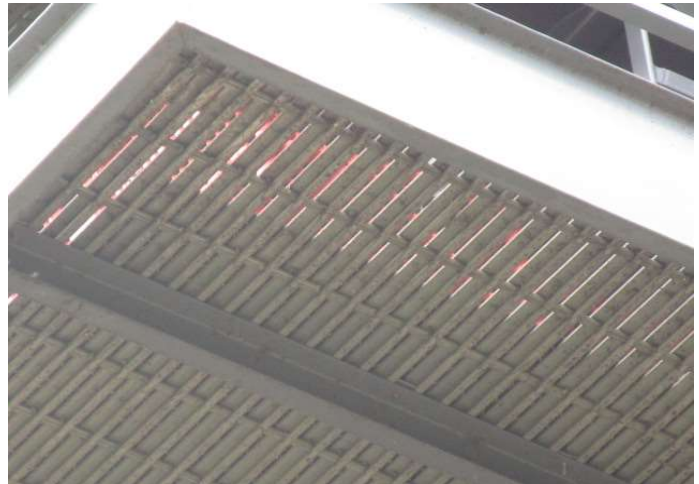
Overview of metal balcony structures



Typical railing at unit balcony



Floor grating at unit balcony



Floor grating at unit balcony

Schedule of Replacements Costs					
2023	\$0				
2024	\$0	2034	\$0	2044	\$38,494
2025	\$0	2035	\$0	2045	\$0
2026	\$0	2036	\$27,912	2046	\$0
2027	\$0	2037	\$0	2047	\$0
2028	\$0	2038	\$0	2048	\$0
2029	\$0	2039	\$0	2049	\$0
2030	\$0	2040	\$0	2050	\$0
2031	\$0	2041	\$0	2051	\$0
2032	\$0	2042	\$0	2052	\$53,088
2033	\$0	2043	\$0	2053	\$0

Engineering Narrative	
Metal balcony structures are comprised of heavy-gauge steel frames and railings as well as light-gauge floor grating and railing mesh panels. The balcony structures are 18 years of age and are in good overall condition, with no reported issues from management. We recommend budgeting for balcony capital repairs in 2036 and every 8 years thereafter, concurrently with paint finishes at the metal balcony structures.	

Balconies, Metal, Paint Finishes

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 9.02%

Line Item: 2

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1,270	Linear Feet	Current Unit Cost:	\$59.00	
Replacement Per Phase:	1,270	Linear Feet	Current Cost Per Phase:	\$74,930	
Replaced in Next 30-Years:	5,080	Linear Feet	Total Cost Next 30-Years:	\$632,450	
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE		
Estimated Current Age in Years:	3		Overall Current Condition:	Good	
Remaining Years Until Replacement:	5		Useful Life in Milwaukee, WI	6 to 14	Years
Estimated First Year of Replacement:	2028		Full or Partial Replacement:	Full	400.0%
PRIORITY RATING			PRIORITY SCORE		
Priority Rating	Medium Priority		Priority Score	60	



Overview of metal balcony structure



Paint finishes at metal balcony structure



Paint finishes at metal balcony structure



Paint finishes at metal balcony structure

Schedule of Replacements Costs					
2023	\$0				
2024	\$0	2034	\$0	2044	\$174,229
2025	\$0	2035	\$0	2045	\$0
2026	\$0	2036	\$126,333	2046	\$0
2027	\$0	2037	\$0	2047	\$0
2028	\$91,603	2038	\$0	2048	\$0
2029	\$0	2039	\$0	2049	\$0
2030	\$0	2040	\$0	2050	\$0
2031	\$0	2041	\$0	2051	\$0
2032	\$0	2042	\$0	2052	\$240,285
2033	\$0	2043	\$0	2053	\$0

Engineering Narrative
Metal balcony structures were painted in 2020 at a reported cost of \$66,536. We recommend budgeting for future paint applications every 8 years thereafter.

Doors, Metal (Inc. Garage Interior), Phased Replacement

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 3.74%

Line Item: 3

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	14	Each	Current Unit Cost:	\$4,700.00	
Replacement Per Phase:	2	Each	Current Cost Per Phase:	\$9,400	
Replaced in Next 30-Years:	26	Each	Total Cost Next 30-Years:	\$261,876	
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE		
Estimated Current Age in Years:	Varies		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	0		Useful Life in Milwaukee, WI	20 to 30	Years
Estimated First Year of Replacement:	2023		Full or Partial Replacement:	Full	185.7%
PRIORITY RATING			PRIORITY SCORE		
Priority Rating	Medium Priority		Priority Score	82	



Exterior metal door at roof level



Exterior door at community room - recently replaced



Metal door at parking garage



Poor finishes near concrete floor - typical condition

Schedule of Replacements Costs					
2023	\$9,400				
2024	\$0	2034	\$0	2044	\$0
2025	\$10,187	2035	\$0	2045	\$0
2026	\$0	2036	\$0	2046	\$0
2027	\$11,039	2037	\$0	2047	\$24,657
2028	\$11,492	2038	\$0	2048	\$25,668
2029	\$11,963	2039	\$0	2049	\$26,721
2030	\$12,453	2040	\$0	2050	\$27,816
2031	\$0	2041	\$0	2051	\$28,957
2032	\$0	2042	\$0	2052	\$30,144
2033	\$0	2043	\$0	2053	\$31,380

Engineering Narrative
Total quantity includes (1) rooftop door, (1) door at the Community Room / stairwell egress, and (12) metal doors at the garage interior. (1) door was replaced around 2018, (1) door was replaced in 2019 at a reported cost of \$2,900, and (2) doors will be replaced in 2023 at a reported cost of \$9,400. Phased replacement of the remaining (10) original doors is included from 2025 to 2030. A subsequent phased replacement of all doors is included from 2047 to 2053.

Light Fixtures, Exterior

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.25%

Line Item: 4

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	62	Each	Current Unit Cost:	\$215.00	
Replacement Per Phase:	62	Each	Current Cost Per Phase:	\$13,330	
Replaced in Next 30-Years:	62	Each	Total Cost Next 30-Years:	\$17,660	
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE		
Estimated Current Age in Years:	18		Overall Current Condition:	Good	
Remaining Years Until Replacement:	7		Useful Life in Milwaukee, WI	20 to 25	Years
Estimated First Year of Replacement:	2030		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			PRIORITY SCORE		
Priority Rating	Medium Priority		Priority Score	55	



Exterior wall sconce



Sconce at unit balcony



Sconce near garage door



Wall pack fixture at roof

Schedule of Replacements Costs					
2023	\$0	2034	\$0	2044	\$0
2024	\$0	2035	\$0	2045	\$0
2025	\$0	2036	\$0	2046	\$0
2026	\$0	2037	\$0	2047	\$0
2027	\$0	2038	\$0	2048	\$0
2028	\$0	2039	\$0	2049	\$0
2029	\$0	2040	\$0	2050	\$0
2030	\$17,660	2041	\$0	2051	\$0
2031	\$0	2042	\$0	2052	\$0
2032	\$0	2043	\$0	2053	\$0

Engineering Narrative	
Total quantity includes all exterior light fixtures at the building's entrance, common exterior doors, and at unit owner balconies / terraces. Unit cost is an average cost among all fixtures. Fixtures are in good reported condition at 18 years of age, and we recommend replacement of the exterior light fixtures by 2030, at 25 years of age.	
Order: 1111 N Marshall St Unit 305	
Order Date: 09-18-2026	

Roof, Tower and Top-Level Terraces

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 18.65%

Line Item: 5

ESTIMATED UNIT QUANTITY

Present:	105	Square Feet
Replacement Per Phase:	105	Square Feet
Replaced in Next 30-Years:	210	Square Feet

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$2,700.00
Current Cost Per Phase:	\$283,500
Total Cost Next 30-Years:	\$1,307,193

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	18
Remaining Years Until Replacement:	6
Estimated First Year of Replacement:	2029

CONDITION AND USEFUL LIFE

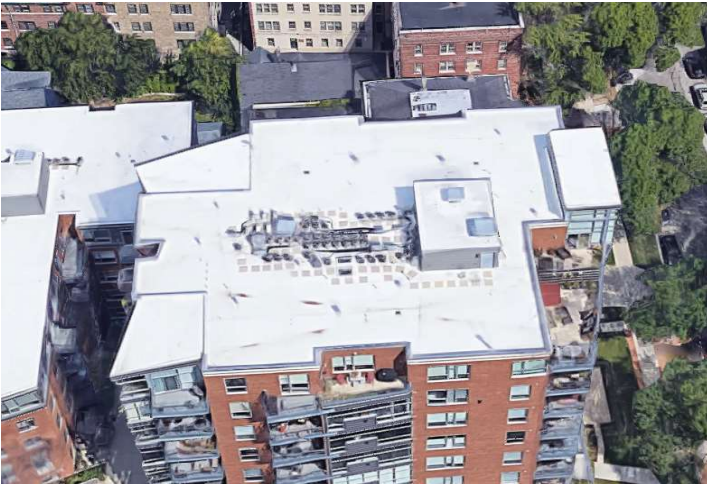
Overall Current Condition:	Fair	
Useful Life in Milwaukee, WI	20 to 25	Years
Full or Partial Replacement:	Full	200.0%

PRIORITY RATING

Priority Rating	High Priority
-----------------	---------------

PRIORITY SCORE

Priority Score	101
----------------	-----



Aerial view of roof



HVAC equipment located centrally at roof



Overview of roof membrane



Overview of roof membrane

Schedule of Replacements Costs

2023	\$0				
2024	\$0	2034	\$0	2044	\$0
2025	\$0	2035	\$0	2045	\$0
2026	\$0	2036	\$0	2046	\$0
2027	\$0	2037	\$0	2047	\$0
2028	\$0	2038	\$0	2048	\$0
2029	\$360,792	2039	\$0	2049	\$0
2030	\$0	2040	\$0	2050	\$0
2031	\$0	2041	\$0	2051	\$0
2032	\$0	2042	\$0	2052	\$0
2033	\$0	2043	\$0	2053	\$946,400

Engineering Narrative

Roofing at the main tower roof and top-level terraces is 18 years of age and is reported in satisfactory condition. No active leaks or history of leaks were reported by management. We recommend continued periodic roof inspections to monitor roof condition and address capital repairs as needed. We recommend budgeting for roof replacement in 2029, between 20 and 25 years of age. Total quantity includes the membranes located beneath rooftop terraces (although all pavers, green screens, and terrace furnishings are the responsibility of individual unit owners).

Sealants, Windows, Doors, and Control Joints

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 4.20%

Line Item: 6

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	8,150	Linear Feet	Current Unit Cost:	\$10.00
Replacement Per Phase:	8,150	Linear Feet	Current Cost Per Phase:	\$81,500
Replaced in Next 30-Years:	16,300	Linear Feet	Total Cost Next 30-Years:	\$294,442
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	4		Overall Current Condition:	Good
Remaining Years Until Replacement:	8		Useful Life in Milwaukee, WI	10 to 15 Years
Estimated First Year of Replacement:	2031		Full or Partial Replacement:	Full 200.0%
PRIORITY RATING			PRIORITY SCORE	
Priority Rating	High Priority		Priority Score	87



Sealant at window perimeter, viewed from roof



Sealants at metal-to-metal joints



Sealant at masonry control joint



Sealant at perimeter of wall vent

Schedule of Replacements Costs					
2023	\$0				
2024	\$0	2034	\$0	2044	\$0
2025	\$0	2035	\$0	2045	\$0
2026	\$0	2036	\$0	2046	\$0
2027	\$0	2037	\$0	2047	\$0
2028	\$0	2038	\$0	2048	\$0
2029	\$0	2039	\$0	2049	\$0
2030	\$0	2040	\$0	2050	\$0
2031	\$112,399	2041	\$0	2051	\$0
2032	\$0	2042	\$0	2052	\$0
2033	\$0	2043	\$182,042	2053	\$0

Engineering Narrative	
Component includes replacement of the sealants and control joints throughout the building. Sealants allow for differential movement, while preventing air and moisture infiltration. Sealants were comprehensively replaced in 2019 as part of a larger masonry repair project totaling \$69,853. We recommend budgeting for future sealant replacements every 12 years thereafter, in coordination with masonry façade repairs.	

Walls, Aluminum Siding and Trim

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 5.21%

Line Item: 7

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	5,820	Square Feet	Current Unit Cost:	\$23.00
Replacement Per Phase:	5,820	Square Feet	Current Cost Per Phase:	\$133,860
Replaced in Next 30-Years:	5,820	Square Feet	Total Cost Next 30-Years:	\$365,527
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	18		Overall Current Condition:	Good
Remaining Years Until Replacement:	25		Useful Life in Milwaukee, WI	35 to 40 Years
Estimated First Year of Replacement:	2048		Full or Partial Replacement:	Full 100.0%
PRIORITY RATING			PRIORITY SCORE	
Priority Rating	High Priority		Priority Score	87



Aluminum siding at rooftop stairwell penthouse



Aluminum siding panels



Aluminum siding panels



Aluminum trim at floor-to-floor

Schedule of Replacements Costs					
2023	\$0				
2024	\$0	2034	\$0	2044	\$0
2025	\$0	2035	\$0	2045	\$0
2026	\$0	2036	\$0	2046	\$0
2027	\$0	2037	\$0	2047	\$0
2028	\$0	2038	\$0	2048	\$365,527
2029	\$0	2039	\$0	2049	\$0
2030	\$0	2040	\$0	2050	\$0
2031	\$0	2041	\$0	2051	\$0
2032	\$0	2042	\$0	2052	\$0
2033	\$0	2043	\$0	2053	\$0

Engineering Narrative	
Aluminum siding and trim is located at the rooftop penthouse, at unit fireplace locations, and at floor bands at glazing areas. The aluminum siding and trim are in good reported condition at 18 years of age. We recommend replacement by 2048, at 43 years of age, concurrently with the replacement of the common windows and glass doors.	

Walls, Masonry, Inspection and Partial Repointing

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 2.69%

Line Item: 8

ESTIMATED UNIT QUANTITY

Present:	13,500	Square Feet
Replacement Per Phase:	13,500	Square Feet
Replaced in Next 30-Years:	54,000	Square Feet

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$1.70
Current Cost Per Phase:	\$22,950
Total Cost Next 30-Years:	\$188,432

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	4
Remaining Years Until Replacement:	8
Estimated First Year of Replacement:	2031

CONDITION AND USEFUL LIFE

Overall Current Condition:	Good	
Useful Life in Milwaukee, WI	6 to 12	Years
Full or Partial Replacement:	Full	400.0%

PRIORITY RATING

Priority Rating	High Priority
-----------------	---------------

PRIORITY SCORE

Priority Score	87
----------------	----



Overview of masonry façade



Brick masonry façade, with control joint



Typical condition of brick masonry façade



Typical condition of brick masonry façade

Schedule of Replacements Costs

2023	\$0				
2024	\$0	2034	\$0	2044	\$0
2025	\$0	2035	\$0	2045	\$0
2026	\$0	2036	\$0	2046	\$0
2027	\$0	2037	\$40,280	2047	\$0
2028	\$0	2038	\$0	2048	\$0
2029	\$0	2039	\$0	2049	\$65,238
2030	\$0	2040	\$0	2050	\$0
2031	\$31,651	2041	\$0	2051	\$0
2032	\$0	2042	\$0	2052	\$0
2033	\$0	2043	\$51,262	2053	\$0

Engineering Narrative

Masonry facades were last repaired in 2019 and are currently in good reported condition. The 2019 project cost was \$69,853 and included sealant replacement (sealant replacement is classified elsewhere within this report). We recommend budgeting for future capital repairs every 6 to 12 years in coordination with sealant replacement when possible.

Windows and Glass Doors, Common

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 2.53%

Line Item: 9

ESTIMATED UNIT QUANTITY

Present:	690	Square Feet
Replacement Per Phase:	690	Square Feet
Replaced in Next 30-Years:	690	Square Feet

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$94.00
Current Cost Per Phase:	\$64,860
Total Cost Next 30-Years:	\$177,111

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	18
Remaining Years Until Replacement:	25
Estimated First Year of Replacement:	2048

CONDITION AND USEFUL LIFE

Overall Current Condition:	Good	
Useful Life in Milwaukee, WI	40 to 45	Years
Full or Partial Replacement:	Full	100.0%

PRIORITY RATING

Priority Rating Medium Priority

PRIORITY SCORE

Priority Score 82



Windows and glass doors at main entrance



Community room doors and vestibule glazing



Door closers at entrance doors



Door frame at interior of vestibule

Schedule of Replacements Costs

2023	\$0				
2024	\$0	2034	\$0	2044	\$0
2025	\$0	2035	\$0	2045	\$0
2026	\$0	2036	\$0	2046	\$0
2027	\$0	2037	\$0	2047	\$0
2028	\$0	2038	\$0	2048	\$177,111
2029	\$0	2039	\$0	2049	\$0
2030	\$0	2040	\$0	2050	\$0
2031	\$0	2041	\$0	2051	\$0
2032	\$0	2042	\$0	2052	\$0
2033	\$0	2043	\$0	2053	\$0

Engineering Narrative

Common windows and glass doors include: windows and glass doors at exterior and interior of main entrance vestibule, windows at Community Room, interior doors at Community Room, and interior door at Gym. Windows and glass doors are in good reported condition at 18 years of age. We recommend replacement by 2048, between 40 and 45 years of age.

Windows, Units, Clip Project

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.86%

Line Item: 10

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Allowance	Current Unit Cost:	\$130,467.00	
Replacement Per Phase:	1	Allowance	Current Cost Per Phase:	\$130,467	
Replaced in Next 30-Years:	1	Allowance	Total Cost Next 30-Years:	\$130,467	
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE		
Estimated Current Age in Years:	18		Overall Current Condition:	Poor	
Remaining Years Until Replacement:	0		Useful Life in Milwaukee, WI	N/A	Years
Estimated First Year of Replacement:	2023		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			PRIORITY SCORE		
Priority Rating	High Priority		Priority Score	116	



Schedule of Replacements Costs					
2023	\$130,467				
2024	\$0	2034	\$0	2044	\$0
2025	\$0	2035	\$0	2045	\$0
2026	\$0	2036	\$0	2046	\$0
2027	\$0	2037	\$0	2047	\$0
2028	\$0	2038	\$0	2048	\$0
2029	\$0	2039	\$0	2049	\$0
2030	\$0	2040	\$0	2050	\$0
2031	\$0	2041	\$0	2051	\$0
2032	\$0	2042	\$0	2052	\$0
2033	\$0	2043	\$0	2053	\$0

Engineering Narrative
At the direction of management, we include funds for a clip improvement project relating to unit windows. Management informs us that many clips holding unit glazing have broken or failed. All exterior caps will be removed, and clips will be replaced as needed in 2023. Project cost provided by management. Complete replacement of the entire window system is classified as a homeowner financial responsibility and such costs are not included within this funding plan.



Elevator Cab Finishes

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.92%

Line Item: 11

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	2	Each	Current Unit Cost:	\$20,000.00	
Replacement Per Phase:	2	Each	Current Cost Per Phase:	\$40,000	
Replaced in Next 30-Years:	2	Each	Total Cost Next 30-Years:	\$64,784	
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE		
Estimated Current Age in Years:	18		Overall Current Condition:	Good	
Remaining Years Until Replacement:	12		Useful Life in Milwaukee, WI	25 to 30	Years
Estimated First Year of Replacement:	2035		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			PRIORITY SCORE		
Priority Rating	Low Priority		Priority Score	50	



Elevator cab interior



Wal panels at elevator cab interior



Ceiling grid with lighting



Tile floor at elevator cab

Schedule of Replacements Costs					
2023	\$0				
2024	\$0	2034	\$0	2044	\$0
2025	\$0	2035	\$64,784	2045	\$0
2026	\$0	2036	\$0	2046	\$0
2027	\$0	2037	\$0	2047	\$0
2028	\$0	2038	\$0	2048	\$0
2029	\$0	2039	\$0	2049	\$0
2030	\$0	2040	\$0	2050	\$0
2031	\$0	2041	\$0	2051	\$0
2032	\$0	2042	\$0	2052	\$0
2033	\$0	2043	\$0	2053	\$0

Engineering Narrative	
The building's (2) elevator cab interiors are original, and finishes are currently in good reported condition. We recommend budgeting for the replacement of cab finishes (wall panels, wall-mounted handrails, flooring, ceiling systems, and cab lighting) by 2035. Renovations coincide with other interior upgrade projects (carpet, interior paint, tile, etc.)	
Order: 1111 N Marshall St Unit 305 Order Date: 09-18-2026	

Exercise Equipment

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.95%

Line Item: 12

ESTIMATED UNIT QUANTITY

Present:	5	Each
Replacement Per Phase:	1	Each
Replaced in Next 30-Years:	9	Each

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$3,840.00
Current Cost Per Phase:	\$3,840
Total Cost Next 30-Years:	\$66,258

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	Varies
Remaining Years Until Replacement:	3
Estimated First Year of Replacement:	2026

CONDITION AND USEFUL LIFE

Overall Current Condition:	Fair	
Useful Life in Milwaukee, WI	12 to 18	Years
Full or Partial Replacement:	Full	180.0%

PRIORITY RATING

Priority Rating	Medium Priority
-----------------	-----------------

PRIORITY SCORE

Priority Score	64
----------------	----



Treadmills at gym



Strength training machine



Elliptical machine



Free weights and rack

Schedule of Replacements Costs

2023	\$0	2034	\$0	2044	\$0
2024	\$0	2035	\$0	2045	\$9,295
2025	\$0	2036	\$0	2046	\$0
2026	\$4,332	2037	\$6,740	2047	\$0
2027	\$0	2038	\$0	2048	\$0
2028	\$4,694	2039	\$7,304	2049	\$0
2029	\$0	2040	\$0	2050	\$0
2030	\$5,087	2041	\$7,915	2051	\$0
2031	\$0	2042	\$0	2052	\$12,314
2032	\$0	2043	\$8,577	2053	\$0

Engineering Narrative

Exercise equipment includes: (2) treadmills, (1) elliptical machine (replaced in 2023 for \$2,900), (1) strength-training machine with free weights, and (1) bike (purchased in 2020). We recommend budgeting for phased equipment replacement every 15 years.

Floor Coverings, Carpet

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.52%

Line Item: 13

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	440 Square Yards	Current Unit Cost:	\$76.00
Replacement Per Phase:	440 Square Yards	Current Cost Per Phase:	\$33,440
Replaced in Next 30-Years:	880 Square Yards	Total Cost Next 30-Years:	\$106,649
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	18	Overall Current Condition:	Fair
Remaining Years Until Replacement:	3	Useful Life in Milwaukee, WI	8 to 15 Years
Estimated First Year of Replacement:	2026	Full or Partial Replacement:	Full 200.0%
PRIORITY RATING		PRIORITY SCORE	
Priority Rating	Low Priority	Priority Score	59



Carpet flooring at hallway



Carpet flooring at hallway



Carpet flooring at Community Room



Carpet flooring at hallway

Schedule of Replacements Costs			
2023	\$0	2034	\$0
2024	\$0	2035	\$0
2025	\$0	2036	\$0
2026	\$37,724	2037	\$0
2027	\$0	2038	\$0
2028	\$0	2039	\$0
2029	\$0	2040	\$0
2030	\$0	2041	\$68,925
2031	\$0	2042	\$0
2032	\$0	2043	\$0
2033	\$0	2044	\$0
		2045	\$0
		2046	\$0
		2047	\$0
		2048	\$0
		2049	\$0
		2050	\$0
		2051	\$0
		2052	\$0
		2053	\$0

Engineering Narrative
At 18 years of age, the building's original carpet flooring is in fair reported condition. Total quantity includes carpet flooring at hallway areas as well as the Community Room. Based on discussion with management, we defer carpet replacement to 2026 and include subsequent events every 15 years thereafter.

Floor and Wall Coverings, Tile, Lobby and Rest Rooms

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.83%

Line Item: 14

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1,500	Square Feet	Current Unit Cost:	\$24.00	
Replacement Per Phase:	1,500	Square Feet	Current Cost Per Phase:	\$36,000	
Replaced in Next 30-Years:	1,500	Square Feet	Total Cost Next 30-Years:	\$58,306	
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE		
Estimated Current Age in Years:	18		Overall Current Condition:	Good	
Remaining Years Until Replacement:	12		Useful Life in Milwaukee, WI	25 to 30	Years
Estimated First Year of Replacement:	2035		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			PRIORITY SCORE		
Priority Rating	Low Priority		Priority Score	51	



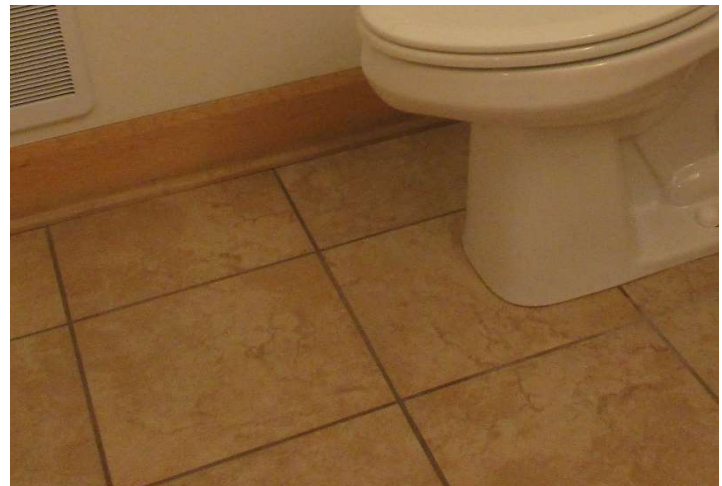
Lobby flooring



Tiled lobby walls



Tile flooring at lobby



Tile floor at 1st floor common rest room

Schedule of Replacements Costs					
2023	\$0				
2024	\$0	2034	\$0	2044	\$0
2025	\$0	2035	\$58,306	2045	\$0
2026	\$0	2036	\$0	2046	\$0
2027	\$0	2037	\$0	2047	\$0
2028	\$0	2038	\$0	2048	\$0
2029	\$0	2039	\$0	2049	\$0
2030	\$0	2040	\$0	2050	\$0
2031	\$0	2041	\$0	2051	\$0
2032	\$0	2042	\$0	2052	\$0
2033	\$0	2043	\$0	2053	\$0

Engineering Narrative	
Total quantity includes all tiled floor and wall surfaces at the entrance vestibule, lobby, and common 1st floor rest rooms. Tile is in good reported condition at 18 years of age. We recommend budgeting for tile replacement at 30 years of age, in 2035, concurrently with other interior upgrade projects (paint, carpet, lighting, feature wall panels, etc.)	
Order: 09-18-2026	
Address: 1111 N Marshall St Unit 305	
Order Date: 09-18-2026	

Furnishings, Interior, Phased

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.86%

Line Item: 15

ESTIMATED UNIT QUANTITY

Present:	1	Allowance
Replacement Per Phase:	0.5	Allowance
Replaced in Next 30-Years:	1.5	Allowance

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$22,000.00
Current Cost Per Phase:	\$11,000
Total Cost Next 30-Years:	\$60,472

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	18
Remaining Years Until Replacement:	5
Estimated First Year of Replacement:	2028

CONDITION AND USEFUL LIFE

Overall Current Condition:	Good	
Useful Life in Milwaukee, WI	15 to 20	Years
Full or Partial Replacement:	Full	150.0%

PRIORITY RATING

Priority Rating Low Priority

PRIORITY SCORE

Priority Score 51



Furnishings at Community Room



Chairs at Community Room



Planters at lobby



Console table at Community Room

Schedule of Replacements Costs

2023	\$0	2034	\$0	2044	\$0
2024	\$0	2035	\$0	2045	\$0
2025	\$0	2036	\$0	2046	\$27,718
2026	\$0	2037	\$19,306	2047	\$0
2027	\$0	2038	\$0	2048	\$0
2028	\$13,448	2039	\$0	2049	\$0
2029	\$0	2040	\$0	2050	\$0
2030	\$0	2041	\$0	2051	\$0
2031	\$0	2042	\$0	2052	\$0
2032	\$0	2043	\$0	2053	\$0

Engineering Narrative

Component includes the replacement of the furnishings at the Community Room and lobby area. Furnishings are currently in good reported condition at 18 years of age. We recommend a phased replacement of the furnishings, with 50% of items included in 2028 and every 9 years thereafter.

Kitchen Renovations, Community Room

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.47%

Line Item: 16

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Allowance	Current Unit Cost:	\$20,500.00	
Replacement Per Phase:	1	Allowance	Current Cost Per Phase:	\$20,500	
Replaced in Next 30-Years:	1	Allowance	Total Cost Next 30-Years:	\$33,202	
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE		
Estimated Current Age in Years:	18		Overall Current Condition:	Good	
Remaining Years Until Replacement:	12		Useful Life in Milwaukee, WI	20 to 30	Years
Estimated First Year of Replacement:	2035		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			PRIORITY SCORE		
Priority Rating	Low Priority		Priority Score	51	



Kitchen at Community Room



Kitchen at Community Room



Tile flooring



Kitchen at Community Room

Schedule of Replacements Costs					
2023	\$0				
2024	\$0	2034	\$0	2044	\$0
2025	\$0	2035	\$33,202	2045	\$0
2026	\$0	2036	\$0	2046	\$0
2027	\$0	2037	\$0	2047	\$0
2028	\$0	2038	\$0	2048	\$0
2029	\$0	2039	\$0	2049	\$0
2030	\$0	2040	\$0	2050	\$0
2031	\$0	2041	\$0	2051	\$0
2032	\$0	2042	\$0	2052	\$0
2033	\$0	2043	\$0	2053	\$0

Engineering Narrative	
Community Room kitchen improvements include the replacement of kitchen cabinetry, granite countertops, ceramic tile flooring, and appliances. We recommend kitchen upgrades in 2035, concurrently with other interior upgrade projects. Interim appliance replacement should be funded operationally if needed.	

Light Fixtures, Interior

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.61%

Line Item: 17

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	177	Each	Current Unit Cost:	\$150.00	
Replacement Per Phase:	177	Each	Current Cost Per Phase:	\$26,550	
Replaced in Next 30-Years:	177	Each	Total Cost Next 30-Years:	\$43,000	
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE		
Estimated Current Age in Years:	Varies		Overall Current Condition:	Good	
Remaining Years Until Replacement:	12		Useful Life in Milwaukee, WI	20 to 25	Years
Estimated First Year of Replacement:	2035		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			PRIORITY SCORE		
Priority Rating	Low Priority		Priority Score	51	



Recessed can lighting at Community Room



Ceiling fixture at lobby



Wall sconces at lobby



Typical hallway wall sconce

Schedule of Replacements Costs					
2023	\$0				
2024	\$0	2034	\$0	2044	\$0
2025	\$0	2035	\$43,000	2045	\$0
2026	\$0	2036	\$0	2046	\$0
2027	\$0	2037	\$0	2047	\$0
2028	\$0	2038	\$0	2048	\$0
2029	\$0	2039	\$0	2049	\$0
2030	\$0	2040	\$0	2050	\$0
2031	\$0	2041	\$0	2051	\$0
2032	\$0	2042	\$0	2052	\$0
2033	\$0	2043	\$0	2053	\$0

Engineering Narrative
The association completed LED bulb upgrades in 2018, but the majority of fixtures are original. Light fixtures at floor 4 were replaced in 2021 at a reported cost of \$290. We recommend budgeting for replacement in 2035, concurrently with other interior improvement projects.

Mailboxes

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.22%

Line Item: 18

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	51	Each	Current Unit Cost:	\$150.00	
Replacement Per Phase:	51	Each	Current Cost Per Phase:	\$7,650	
Replaced in Next 30-Years:	51	Each	Total Cost Next 30-Years:	\$15,147	
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE		
Estimated Current Age in Years:	18		Overall Current Condition:		
Remaining Years Until Replacement:	17		Useful Life in Milwaukee, WI	to 35	Years
Estimated First Year of Replacement:	2040		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			PRIORITY SCORE		
Priority Rating			Priority Score		#VALUE!



Overview of mailboxes at lobby



Overview of mailboxes at lobby



Outgoing collection box



Parcel lockers

Schedule of Replacements Costs					
2023	\$0				
2024	\$0	2034	\$0	2044	\$0
2025	\$0	2035	\$0	2045	\$0
2026	\$0	2036	\$0	2046	\$0
2027	\$0	2037	\$0	2047	\$0
2028	\$0	2038	\$0	2048	\$0
2029	\$0	2039	\$0	2049	\$0
2030	\$0	2040	\$15,147	2050	\$0
2031	\$0	2041	\$0	2051	\$0
2032	\$0	2042	\$0	2052	\$0
2033	\$0	2043	\$0	2053	\$0

Engineering Narrative
Interior mailboxes are located at the building's lobby and are in good reported condition at 18 years of age, with good finishes. We recommend mailbox replacement by 2040, at 35 years of age.

Paint Finishes, Hallways and Common Rooms

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.83%

Line Item: 19

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	22,000	Square Feet	Current Unit Cost:	\$0.40	
Replacement Per Phase:	22,000	Square Feet	Current Cost Per Phase:	\$8,800	
Replaced in Next 30-Years:	66,000	Square Feet	Total Cost Next 30-Years:	\$58,016	
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE		
Estimated Current Age in Years:	4		Overall Current Condition:	Good	
Remaining Years Until Replacement:	7		Useful Life in Milwaukee, WI	8 to15	Years
Estimated First Year of Replacement:	2030		Full or Partial Replacement:	Full	300.0%
PRIORITY RATING			PRIORITY SCORE		
Priority Rating	Low Priority		Priority Score	47	



Paint finishes at interior walls and ceiling



Paint finishes at interior walls and ceiling



Paint finishes at interior walls and ceiling



Markings at unit door and door frame

Schedule of Replacements Costs					
2023	\$0				
2024	\$0	2034	\$0	2044	\$0
2025	\$0	2035	\$0	2045	\$0
2026	\$0	2036	\$0	2046	\$0
2027	\$0	2037	\$0	2047	\$0
2028	\$0	2038	\$0	2048	\$0
2029	\$0	2039	\$0	2049	\$0
2030	\$11,658	2040	\$0	2050	\$0
2031	\$0	2041	\$18,138	2051	\$0
2032	\$0	2042	\$0	2052	\$28,220
2033	\$0	2043	\$0	2053	\$0

Engineering Narrative
Total quantity includes the lobby, Community Room, Gym, resident hallways, and the first floor common rest rooms. Painting was completed in 2019 at a reported cost of \$6,625. Based upon discussion with management, we use this historic expenditure as the basis for future pricing. We include interior painting by 2030 and every 11 years thereafter. The 2041 event coincides with carpet replacement. Stairwell painting is not included and should be funded operationally if performed.

Rest Rooms, Plumbing Fixtures and Accessories

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.14%

Line Item: 20

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	2	Each	Current Unit Cost:	\$3,100.00	
Replacement Per Phase:	2	Each	Current Cost Per Phase:	\$6,200	
Replaced in Next 30-Years:	2	Each	Total Cost Next 30-Years:	\$10,042	
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE		
Estimated Current Age in Years:	18		Overall Current Condition:		
Remaining Years Until Replacement:	12		Useful Life in Milwaukee, WI	30 to 35	Years
Estimated First Year of Replacement:	2035		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			PRIORITY SCORE		
Priority Rating			Priority Score		#VALUE!



Overview of common rest room at 1st floor



Wall-hung ADA compliant sink



Restroom accessories



Toilet and grab bars

Schedule of Replacements Costs					
2023	\$0				
2024	\$0	2034	\$0	2044	\$0
2025	\$0	2035	\$10,042	2045	\$0
2026	\$0	2036	\$0	2046	\$0
2027	\$0	2037	\$0	2047	\$0
2028	\$0	2038	\$0	2048	\$0
2029	\$0	2039	\$0	2049	\$0
2030	\$0	2040	\$0	2050	\$0
2031	\$0	2041	\$0	2051	\$0
2032	\$0	2042	\$0	2052	\$0
2033	\$0	2043	\$0	2053	\$0

Engineering Narrative	
Two common rest rooms are located at the building's first floor. Component includes the replacement of (2) sinks, (2) faucets, (2) toilets, (2) sets of ADA grab bars, and various rest room accessories. We recommend replacement by 2035, in coordination with other interior renovation projects.	

Wall Panels, Laminate and Glass

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.83%

Line Item: 21

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1,200	Square Feet	Current Unit Cost:	\$30.00	
Replacement Per Phase:	1,200	Square Feet	Current Cost Per Phase:	\$36,000	
Replaced in Next 30-Years:	1,200	Square Feet	Total Cost Next 30-Years:	\$58,306	
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE		
Estimated Current Age in Years:	18		Overall Current Condition:	Good	
Remaining Years Until Replacement:	12		Useful Life in Milwaukee, WI	25 to 30	Years
Estimated First Year of Replacement:	2035		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			PRIORITY SCORE		
Priority Rating	Low Priority		Priority Score	46	



Back-painted glass wall panels



Laminate wall features at hallway



Back-painted glass wall panels



Laminate wall features at hallway

Schedule of Replacements Costs					
2023	\$0				
2024	\$0	2034	\$0	2044	\$0
2025	\$0	2035	\$58,306	2045	\$0
2026	\$0	2036	\$0	2046	\$0
2027	\$0	2037	\$0	2047	\$0
2028	\$0	2038	\$0	2048	\$0
2029	\$0	2039	\$0	2049	\$0
2030	\$0	2040	\$0	2050	\$0
2031	\$0	2041	\$0	2051	\$0
2032	\$0	2042	\$0	2052	\$0
2033	\$0	2043	\$0	2053	\$0

Engineering Narrative
Component includes the replacement of the back-painted glass wall panels at the lobby as well as the laminate wall panels at the resident hallways. We recommend replacement in 2035, in coordination with other interior improvement projects.

Boiler, Domestic Hot Water, 399-MBH Input

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.00%

Line Item: 22

ESTIMATED UNIT QUANTITY

Present:	1	Each
Replacement Per Phase:	1	Each
Replaced in Next 30-Years:	2	Each

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$20,000.00
Current Cost Per Phase:	\$20,000
Total Cost Next 30-Years:	\$70,126

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	8
Remaining Years Until Replacement:	6
Estimated First Year of Replacement:	2029

CONDITION AND USEFUL LIFE

Overall Current Condition:	Good
Useful Life in Milwaukee, WI	10 to 15 Years
Full or Partial Replacement:	Full 200.0%

PRIORITY RATING

Priority Rating	High Priority
-----------------	---------------

PRIORITY SCORE

Priority Score	89
----------------	----



Boiler for domestic hot water



Boiler for domestic hot water



Boiler for domestic hot water



Boiler for domestic hot water

Schedule of Replacements Costs

2023	\$0	2034	\$0	2044	\$0
2024	\$0	2035	\$0	2045	\$0
2025	\$0	2036	\$0	2046	\$0
2026	\$0	2037	\$0	2047	\$0
2027	\$0	2038	\$0	2048	\$0
2028	\$0	2039	\$0	2049	\$0
2029	\$25,453	2040	\$0	2050	\$0
2030	\$0	2041	\$0	2051	\$0
2031	\$0	2042	\$0	2052	\$0
2032	\$0	2043	\$44,673	2053	\$0

Engineering Narrative

(1) direct-vent *Elite* boiler rated for 399-MBH input provides domestic hot water throughout the building. The boiler was replaced in 2015 and is reported in operational condition. We recommend future replacements every 12 years, beginning in 2027.

Elevators, Traction, Modernization

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 13.12%

Line Item: 23

ESTIMATED UNIT QUANTITY

Present:	2	Each
Replacement Per Phase:	2	Each
Replaced in Next 30-Years:	2	Each

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$190,000.00
Current Cost Per Phase:	\$380,000
Total Cost Next 30-Years:	\$919,813

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	18
Remaining Years Until Replacement:	22
Estimated First Year of Replacement:	2045

CONDITION AND USEFUL LIFE

Overall Current Condition:	Good	
Useful Life in Milwaukee, WI	to 40	Years
Full or Partial Replacement:	Full	100.0%

PRIORITY RATING

Priority Rating	High Priority
-----------------	---------------

PRIORITY SCORE

Priority Score	94
----------------	----



Control at elevator equipment room



Control at elevator equipment room



Control at elevator equipment room



Hoistway equipment at top of shaft

Schedule of Replacements Costs

2023	\$0	2034	\$0	2044	\$0
2024	\$0	2035	\$0	2045	\$919,813
2025	\$0	2036	\$0	2046	\$0
2026	\$0	2037	\$0	2047	\$0
2027	\$0	2038	\$0	2048	\$0
2028	\$0	2039	\$0	2049	\$0
2029	\$0	2040	\$0	2050	\$0
2030	\$0	2041	\$0	2051	\$0
2031	\$0	2042	\$0	2052	\$0
2032	\$0	2043	\$0	2053	\$0

Engineering Narrative

Modernization cost includes elevator controllers, hoist motors, selector systems, machine encoders, door operators, car operating panels, car governors, fire service/emergency features, and wiring at cars, hoistway, and equipment room. Modernization of both elevators is recommended by 2045, at 40 years of age.

Fire Detection, Command Center, Shared at 32%

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.48%

Line Item: 24

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Each	Current Unit Cost:	\$9,600.00	
Replacement Per Phase:	1	Each	Current Cost Per Phase:	\$9,600	
Replaced in Next 30-Years:	2	Each	Total Cost Next 30-Years:	\$33,641	
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE		
Estimated Current Age in Years:	18		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	2		Useful Life in Milwaukee, WI	15 to 20	Years
Estimated First Year of Replacement:	2025		Full or Partial Replacement:	Full	200.0%
PRIORITY RATING			PRIORITY SCORE		
Priority Rating	High Priority		Priority Score	99	



Overview of fire control panel (shared)



Overview of fire control panel (shared)



Fire alarm system sub panel (shared)



FCPS-24S8 power supply box (shared)

Schedule of Replacements Costs					
2023	\$0				
2024	\$0	2034	\$0	2044	\$0
2025	\$10,403	2035	\$0	2045	\$23,237
2026	\$0	2036	\$0	2046	\$0
2027	\$0	2037	\$0	2047	\$0
2028	\$0	2038	\$0	2048	\$0
2029	\$0	2039	\$0	2049	\$0
2030	\$0	2040	\$0	2050	\$0
2031	\$0	2041	\$0	2051	\$0
2032	\$0	2042	\$0	2052	\$0
2033	\$0	2043	\$0	2053	\$0

Engineering Narrative
One fire detection command center is comprised of various fire detection panels and is shared with the other entities within the complex. The association is responsible for 32.0% of costs relating to the fire detection command center. The reduced unit cost reflects the shared nature of this component. Due to potential changes in code and technology, as well as potential scarcity of replacement parts, we recommend budgeting for replacement in 2025, and again 20 years thereafter.

Fire Detection, Emergency Devices

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.42%

Line Item: 25

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	1	System	Current Unit Cost:	\$75,000.00
Replacement Per Phase:	1	System	Current Cost Per Phase:	\$75,000
Replaced in Next 30-Years:	1	System	Total Cost Next 30-Years:	\$99,361
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	18		Overall Current Condition:	Good
Remaining Years Until Replacement:	7		Useful Life in Milwaukee, WI	20 to 25 Years
Estimated First Year of Replacement:	2030		Full or Partial Replacement:	Full 100.0%
PRIORITY RATING			PRIORITY SCORE	
Priority Rating	High Priority		Priority Score	92



Detector at hallway



Emergency phone at stairwell



Horn/strobe unit at hallway



Manual pull station at hallway

Schedule of Replacements Costs					
2023	\$0				
2024	\$0	2034	\$0	2044	\$0
2025	\$0	2035	\$0	2045	\$0
2026	\$0	2036	\$0	2046	\$0
2027	\$0	2037	\$0	2047	\$0
2028	\$0	2038	\$0	2048	\$0
2029	\$0	2039	\$0	2049	\$0
2030	\$99,361	2040	\$0	2050	\$0
2031	\$0	2041	\$0	2051	\$0
2032	\$0	2042	\$0	2052	\$0
2033	\$0	2043	\$0	2053	\$0

Engineering Narrative	
The association is responsible for all fire detection and notification devices at common areas, as well as (1) horn/strobe within each condominium unit. Due to potential changes in code and technology, we recommend budgeting for replacement in 2030, concurrently with the replacement of the shared fire command center.	
Order: 1111 N Marshall St Unit 305 Order Date: 09-18-2026	

Generator, Emergency, 450-kW, Shared at 32%

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 2.21%

Line Item: 26

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	1	Each	Current Unit Cost:	\$64,000.00
Replacement Per Phase:	1	Each	Current Cost Per Phase:	\$64,000
Replaced in Next 30-Years:	1	Each	Total Cost Next 30-Years:	\$154,916
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	18		Overall Current Condition:	Good
Remaining Years Until Replacement:	22		Useful Life in Milwaukee, WI	30 to 40 Years
Estimated First Year of Replacement:	2045		Full or Partial Replacement:	Full 100.0%
PRIORITY RATING			PRIORITY SCORE	
Priority Rating	Medium Priority		Priority Score	69



Generator panel at fire command room



Generator panel at garage



Schedule of Replacements Costs			
2023	\$0	2034	\$0
2024	\$0	2035	\$0
2025	\$0	2036	\$0
2026	\$0	2037	\$0
2027	\$0	2038	\$0
2028	\$0	2039	\$0
2029	\$0	2040	\$0
2030	\$0	2041	\$0
2031	\$0	2042	\$0
2032	\$0	2043	\$0
2033	\$0	2044	\$0
		2045	\$154,916
		2046	\$0
		2047	\$0
		2048	\$0
		2049	\$0
		2050	\$0
		2051	\$0
		2052	\$0
		2053	\$0

Engineering Narrative
Per management, (1) emergency generator is shared among the various entities within the building. The association is responsible for 32.0% of costs relating to the emergency generator. The reduced unit cost reflects the shared nature of this component.



Intercom Panel, FOB, Garage Transponder (Entry Systems)

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 2.68%

Line Item: 27

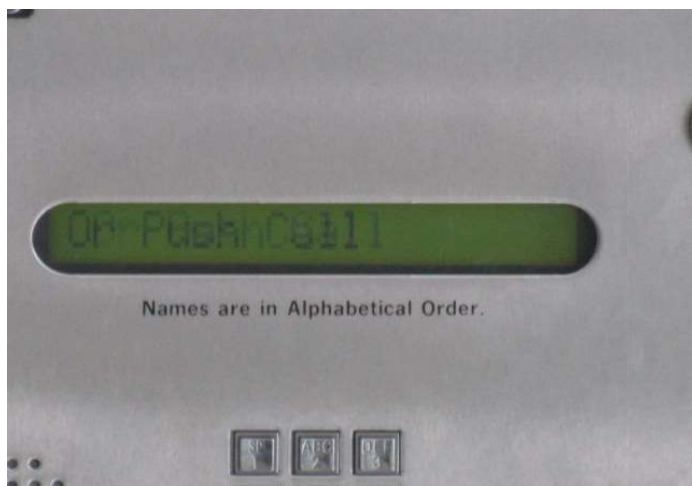
ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Allowance	Current Unit Cost:	\$30,500.00	
Replacement Per Phase:	1	Allowance	Current Cost Per Phase:	\$30,500	
Replaced in Next 30-Years:	3	Allowance	Total Cost Next 30-Years:	\$188,044	
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE		
Estimated Current Age in Years:	18		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	0		Useful Life in Milwaukee, WI	15 to 20	Years
Estimated First Year of Replacement:	2023		Full or Partial Replacement:	Full	300.0%
PRIORITY RATING			PRIORITY SCORE		
Priority Rating	Medium Priority		Priority Score	81	



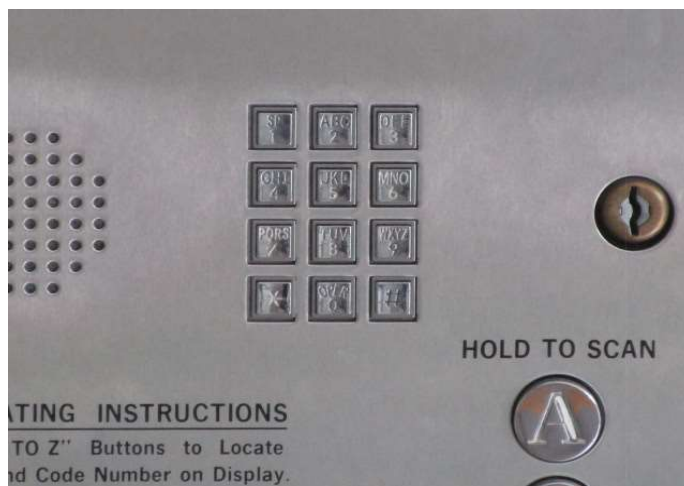
Intercom entry panel at vestibule



Intercom entry panel at vestibule



Digital display at panel



Push buttons and speaker at panel

Schedule of Replacements Costs					
2023	\$30,500				
2024	\$0	2034	\$0	2044	\$0
2025	\$0	2035	\$0	2045	\$0
2026	\$0	2036	\$0	2046	\$0
2027	\$0	2037	\$0	2047	\$0
2028	\$0	2038	\$55,726	2048	\$0
2029	\$0	2039	\$0	2049	\$0
2030	\$0	2040	\$0	2050	\$0
2031	\$0	2041	\$0	2051	\$0
2032	\$0	2042	\$0	2052	\$0
2033	\$0	2043	\$0	2053	\$101,817

Engineering Narrative	
Management informs us the association will install at digital video intercom panel, 4 FOB readers and associated controls, and 1 garage door transponder in 2023 at a reported approximate cost of \$30,500. We recommend budgeting for replacements every 15 years.	
Order: GYTWZS9 1111 N Marshall St Unit 305 09-18-2026	

Riser Sections and Common Plumbing, Partial Replacement

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 8.92%

Line Item: 28

ESTIMATED UNIT QUANTITY

Present:	440	Each
Replacement Per Phase:	51	Each
Replaced in Next 30-Years:	167	Each

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$1,300.00
Current Cost Per Phase:	\$66,733
Total Cost Next 30-Years:	\$624,998

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	18
Remaining Years Until Replacement:	6
Estimated First Year of Replacement:	2029

CONDITION AND USEFUL LIFE

Overall Current Condition:	Fair
Useful Life in Milwaukee, WI	to 75 Years
Full or Partial Replacement:	Partial 38.0%

PRIORITY RATING

Priority Rating	Medium Priority
-----------------	-----------------

PRIORITY SCORE

Priority Score	82
----------------	----



Plumbing waste pipes visible at garage



Plumbing waste pipes visible at garage

Engineering Narrative

Component includes the partial replacement of the building's riser sections and internal plumbing. The building's plumbing systems are in good reported condition, with minor leaks in past years. All plumbing systems serving individual homeowner units are the responsibility of individual homeowners.

Due to the concealed nature of these pipes, we are unable to determine an exact quantity, condition or the materials of the pipes. For budgetary purposes, we have made the following assumptions. We estimate 440 riser sections serve the domestic water and waste systems of the building. A riser section is one section of pipe that is one story in height. The pipes include cold water supply, hot water supply, hot water return, waste and vent pipes.

Over time, the pipes may develop leaks or leaks at joints. We do not anticipate the need for replacement of all riser sections during the next 30 years. Instead, we include a budgetary allowance to replace up to 3% of the pipes in from 2029 to 2043, and an additional 35% of piping from 2047 to 2053.

We recommend the association perform a detailed analysis of the plumbing systems to assist with capital budgeting. Updates to this study will consider the timing and scope of pipe replacement projects.

All plumbing systems solely serving individual homeowner units are the responsibility of individual homeowners.

Schedule of Replacements Costs

2023	\$0	2034	\$0	2044	\$0
2024	\$0	2035	\$0	2045	\$0
2025	\$0	2036	\$9,644	2046	\$0
2026	\$0	2037	\$0	2047	\$175,049
2027	\$0	2038	\$0	2048	\$0
2028	\$0	2039	\$0	2049	\$0
2029	\$7,279	2040	\$0	2050	\$197,475
2030	\$0	2041	\$0	2051	\$0
2031	\$0	2042	\$0	2052	\$0
2032	\$0	2043	\$12,776	2053	\$222,774

Security System, Surveillance, Shared at 32%

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.26%

Line Item: 29

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	13	Each	Current Unit Cost:	\$409.60	
Replacement Per Phase:	13	Each	Current Cost Per Phase:	\$5,325	
Replaced in Next 30-Years:	26	Each	Total Cost Next 30-Years:	\$18,403	
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE		
Estimated Current Age in Years:	Varies		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	5		Useful Life in Milwaukee, WI	12 to 18	Years
Estimated First Year of Replacement:	2028		Full or Partial Replacement:	Full	200.0%
PRIORITY RATING			PRIORITY SCORE		
Priority Rating	Medium Priority		Priority Score	68	



Surveillance monitor



Digital video recorder



Surveillance camera



Surveillance camera

Schedule of Replacements Costs					
2023	\$0	2034	\$0	2044	\$0
2024	\$0	2035	\$0	2045	\$0
2025	\$0	2036	\$0	2046	\$0
2026	\$0	2037	\$0	2047	\$0
2027	\$0	2038	\$0	2048	\$0
2028	\$6,510	2039	\$0	2049	\$0
2029	\$0	2040	\$0	2050	\$0
2030	\$0	2041	\$0	2051	\$0
2031	\$0	2042	\$0	2052	\$0
2032	\$0	2043	\$11,894	2053	\$0

Engineering Narrative
Per management, the surveillance system is comprised of (11) surveillance cameras, (1) surveillance monitor, and (1) digital video recorder. The association is responsible for 32.0% of costs relating to the surveillance system. The unit cost reflects the shared nature of this component. We recommend budgeting for system upgrades in 2028 and 2043.

Split Systems

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 2.85%

Line Item: 30

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	9	Systems	Current Unit Cost:	\$6,000.00
Replacement Per Phase:	9	Systems	Current Cost Per Phase:	\$54,000
Replaced in Next 30-Years:	18	Systems	Total Cost Next 30-Years:	\$199,485
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	to 18		Overall Current Condition:	Fair
Remaining Years Until Replacement:	4		Useful Life in Milwaukee, WI	15 to 20 Years
Estimated First Year of Replacement:	2027		Full or Partial Replacement:	Full 200.0%
PRIORITY RATING			PRIORITY SCORE	
Priority Rating	Medium Priority		Priority Score	77



Air handling unit at Community Room



Indoor wall-mounted evaporator / blower unit at hallway



Condensing units at garage



Typical indoor wall-mounted evaporator / blower unit

Schedule of Replacements Costs					
2023	\$0				
2024	\$0	2034	\$0	2044	\$0
2025	\$0	2035	\$0	2045	\$0
2026	\$0	2036	\$0	2046	\$136,069
2027	\$63,416	2037	\$0	2047	\$0
2028	\$0	2038	\$0	2048	\$0
2029	\$0	2039	\$0	2049	\$0
2030	\$0	2040	\$0	2050	\$0
2031	\$0	2041	\$0	2051	\$0
2032	\$0	2042	\$0	2052	\$0
2033	\$0	2043	\$0	2053	\$0

Engineering Narrative	
Total quantity includes (1) ductless split system serving the Gym, (8) ductless split systems serving the resident hallways (interior unit at 3rd floor hallway replaced in 2022 for \$1,350), and (1) ducted forced air split system serving the Community Room. Unit cost is an average cost among all systems. We recommend replacement of the split systems by 22 years of age, in 2027, and again 20 years thereafter.	

Tanks, Storage, Domestic Hot Water, 200-Gallons

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.33%

Line Item: 31

ESTIMATED UNIT QUANTITY

ESTIMATED REPLACEMENT COSTS

Present:	2	Each	Current Unit Cost:	\$6,000.00
Replacement Per Phase:	2	Each	Current Cost Per Phase:	\$12,000
Replaced in Next 30-Years:	2	Each	Total Cost Next 30-Years:	\$22,824

ESTIMATED AGE AND REPLACEMENT YEARS

CONDITION AND USEFUL LIFE

Estimated Current Age in Years:	18	Overall Current Condition:	Fair
Remaining Years Until Replacement:	16	Useful Life in Milwaukee, WI	25 to 35 Years
Estimated First Year of Replacement:	2039	Full or Partial Replacement:	Full 100.0%

PRIORITY RATING

PRIORITY SCORE

Priority Rating	Medium Priority	Priority Score	83
-----------------	-----------------	----------------	----



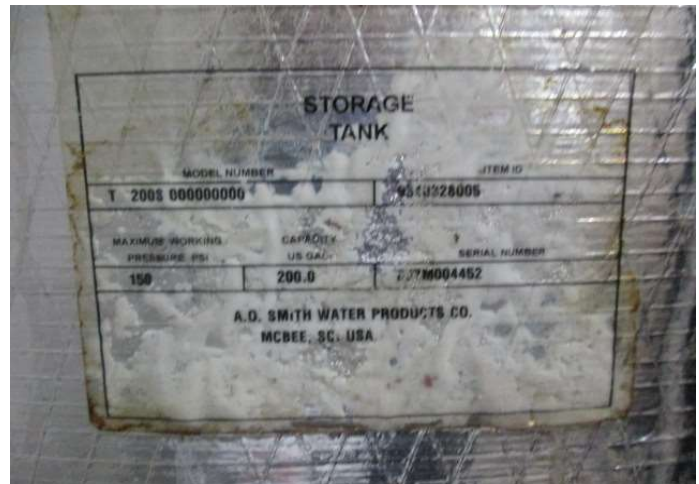
Domestic hot water storage tanks



Domestic hot water storage tanks



Domestic hot water storage tanks



Specification tag at storage tank

Schedule of Replacements Costs

2023	\$0				
2024	\$0	2034	\$0	2044	\$0
2025	\$0	2035	\$0	2045	\$0
2026	\$0	2036	\$0	2046	\$0
2027	\$0	2037	\$0	2047	\$0
2028	\$0	2038	\$0	2048	\$0
2029	\$0	2039	\$22,824	2049	\$0
2030	\$0	2040	\$0	2050	\$0
2031	\$0	2041	\$0	2051	\$0
2032	\$0	2042	\$0	2052	\$0
2033	\$0	2043	\$0	2053	\$0

Engineering Narrative

The building's domestic hot water system is served by (2) 200-gallon storage tanks. The original tanks are in good reported condition at 18 years of age. We recommend replacement in 2039, concurrently with the replacement of the domestic hot water boiler.

Trash Bins

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.18%

Line Item: 32

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	2	Each	Current Unit Cost:	\$3,000.00	
Replacement Per Phase:	2	Each	Current Cost Per Phase:	\$6,000	
Replaced in Next 30-Years:	2	Each	Total Cost Next 30-Years:	\$12,367	
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE		
Estimated Current Age in Years:	0		Overall Current Condition:	Very Good	
Remaining Years Until Replacement:	18		Useful Life in Milwaukee, WI	20 to 25	Years
Estimated First Year of Replacement:	2041		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			PRIORITY SCORE		
Priority Rating	Low Priority		Priority Score	18	



Schedule of Replacements Costs					
2023	\$0				
2024	\$0	2034	\$0	2044	\$0
2025	\$0	2035	\$0	2045	\$0
2026	\$0	2036	\$0	2046	\$0
2027	\$0	2037	\$0	2047	\$0
2028	\$0	2038	\$0	2048	\$0
2029	\$0	2039	\$0	2049	\$0
2030	\$0	2040	\$0	2050	\$0
2031	\$0	2041	\$12,367	2051	\$0
2032	\$0	2042	\$0	2052	\$0
2033	\$0	2043	\$0	2053	\$0

Engineering Narrative
Management informs that the 2 trash bins are owned by the association. Bins were replaced in 2023 at a reported cost of \$6,000 total. We include replacement by 2041.



Trash Compactor

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.28%

Line Item: 33

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	1	Each	Current Unit Cost:	\$15,000.00
Replacement Per Phase:	1	Each	Current Cost Per Phase:	\$15,000
Replaced in Next 30-Years:	1	Each	Total Cost Next 30-Years:	\$19,872
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	18		Overall Current Condition:	Fair
Remaining Years Until Replacement:	7		Useful Life in Milwaukee, WI	20 to 25 Years
Estimated First Year of Replacement:	2030		Full or Partial Replacement:	Full 100.0%
PRIORITY RATING			PRIORITY SCORE	
Priority Rating	Medium Priority		Priority Score	59



Compactor at trash room



Compactor at trash room



Compactor at trash room



Compactor at trash room

Schedule of Replacements Costs					
2023	\$0	2034	\$0	2044	\$0
2024	\$0	2035	\$0	2045	\$0
2025	\$0	2036	\$0	2046	\$0
2026	\$0	2037	\$0	2047	\$0
2027	\$0	2038	\$0	2048	\$0
2028	\$0	2039	\$0	2049	\$0
2029	\$0	2040	\$0	2050	\$0
2030	\$19,872	2041	\$0	2051	\$0
2031	\$0	2042	\$0	2052	\$0
2032	\$0	2043	\$0	2053	\$0

Engineering Narrative
One trash compactor is owned by the association. The compactor is reported in satisfactory condition at 18 years of age. We recommend budgeting for compactor replacement by 25 years of age, in 2030.

Concrete Flatwork and Pavers, Phased Replacement

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.00%

Line Item: 34

ESTIMATED UNIT QUANTITY

Present:	1,500	Square Feet
Replacement Per Phase:	300	Square Feet
Replaced in Next 30-Years:	1,800	Square Feet

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$16.90
Current Cost Per Phase:	\$5,070
Total Cost Next 30-Years:	\$69,817

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	Varies
Remaining Years Until Replacement:	6
Estimated First Year of Replacement:	2029

CONDITION AND USEFUL LIFE

Overall Current Condition:	Fair	
Useful Life in Milwaukee, WI	to 65	Years
Full or Partial Replacement:	Full	120.0%

PRIORITY RATING

Priority Rating	Medium Priority
-----------------	-----------------

PRIORITY SCORE

Priority Score	77
----------------	----



Concrete driveway and apron



Stepped walkway



Concrete pavers at Community Room patio



Cracked flatwork at driveway trench drain

Schedule of Replacements Costs

2023	\$0	2034	\$0	2044	\$0
2024	\$0	2035	\$8,211	2045	\$0
2025	\$0	2036	\$0	2046	\$12,775
2026	\$0	2037	\$0	2047	\$0
2027	\$0	2038	\$0	2048	\$0
2028	\$0	2039	\$0	2049	\$0
2029	\$6,452	2040	\$0	2050	\$15,003
2030	\$0	2041	\$10,450	2051	\$0
2031	\$0	2042	\$0	2052	\$0
2032	\$0	2043	\$0	2053	\$16,925

Engineering Narrative

Total quantity includes the concrete driveway and apron (replaced in 2021 for \$10,500), sidewalk parallel to public street, the patio at the Community Room, sidewalk leading to main entrance doors, and sidewalk leading from egress stairwell. There are no immediate needs per management. We include phased replacements beginning in 2029.

Terraces, Garden Level, Waterproof Membrane/Roof, and Garden Plantings, Phased

SITE COMPONENT

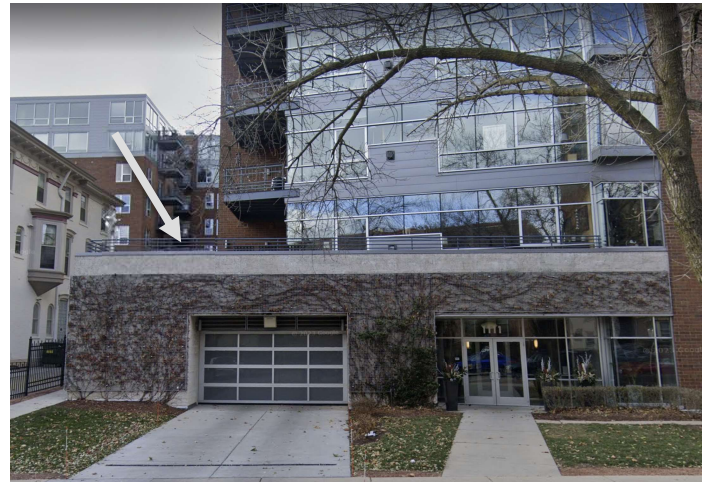
PERCENTAGE OF TOTAL FUTURE COSTS: 3.94%

Line Item: 35

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	2,550	Square Feet	Current Unit Cost:	\$26.00	
Replacement Per Phase:	2,070	Square Feet	Current Cost Per Phase:	\$53,820	
Replaced in Next 30-Years:	3,030	Square Feet	Total Cost Next 30-Years:	\$276,170	
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE		
Estimated Current Age in Years:	to 18		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	0		Useful Life in Milwaukee, WI	15 to 30	Years
Estimated First Year of Replacement:	2023		Full or Partial Replacement:	Full	118.8%
PRIORITY RATING			PRIORITY SCORE		
Priority Rating	High Priority		Priority Score	114	



Sample garden area between terraces



Overview of terrace



Engineering Narrative

Various owner terraces are located above the building's 1st floor. The terraces comprise an underlying member (original and association responsibility) and pavers and amenities atop (owner responsibility). In between private terraces, there are a total of (3) garden space (vegetated areas atop membranes). (1) garden space was replaced in 2022 at a reported cost of \$33,140, and the replacement of the remaining (2) garden spaces is anticipated in 2023 (estimated at \$40,000, but this report should be updated to reflect actual costs, once known).

2023: 2 garden spaces

2032: underlying membrane at private terraces

2042: 1 garden space

2043: 2 garden spaces

Schedule of Replacements Costs

2023	\$40,000				
2024	\$0	2034	\$0	2044	\$0
2025	\$0	2035	\$0	2045	\$0
2026	\$0	2036	\$0	2046	\$0
2027	\$0	2037	\$0	2047	\$0
2028	\$0	2038	\$0	2048	\$0
2029	\$0	2039	\$0	2049	\$0
2030	\$0	2040	\$0	2050	\$0
2031	\$0	2041	\$0	2051	\$0
2032	\$77,268	2042	\$69,556	2052	\$0
2033	\$0	2043	\$89,346	2053	\$0



Carbon Monoxide Detectors

GARAGE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.24%

Line Item: 36

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	3	Each	Current Unit Cost:	\$1,066.67	
Replacement Per Phase:	3	Each	Current Cost Per Phase:	\$3,200	
Replaced in Next 30-Years:	6	Each	Total Cost Next 30-Years:	\$16,529	
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE		
Estimated Current Age in Years:	0		Overall Current Condition:	Very Good	
Remaining Years Until Replacement:	15		Useful Life in Milwaukee, WI	10 to 15	Years
Estimated First Year of Replacement:	2038		Full or Partial Replacement:	Full	200.0%
PRIORITY RATING			PRIORITY SCORE		
Priority Rating	Medium Priority		Priority Score	42	



Carbon monoxide detector at parking garage



Carbon monoxide detector at parking garage



Carbon monoxide detector at parking garage



Carbon monoxide detector at parking garage

Schedule of Replacements Costs					
2023	\$0				
2024	\$0	2034	\$0	2044	\$0
2025	\$0	2035	\$0	2045	\$0
2026	\$0	2036	\$0	2046	\$0
2027	\$0	2037	\$0	2047	\$0
2028	\$0	2038	\$5,847	2048	\$0
2029	\$0	2039	\$0	2049	\$0
2030	\$0	2040	\$0	2050	\$0
2031	\$0	2041	\$0	2051	\$0
2032	\$0	2042	\$0	2052	\$0
2033	\$0	2043	\$0	2053	\$10,682

Engineering Narrative	
Three carbon monoxide detectors are located within the upper parking garage. The detectors were replaced in 2023 at a reported cost of \$3,200. With an average useful of 10 to 15 years, we recommend replacement by 2038 and again in 2053. Periodic recalibration should be funded operationally as needed.	
Order: 1111 N Marshall St Unit 305	
Date: 09-18-2026	

Garage Door and Operator

GARAGE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.27%

Line Item: 37

ESTIMATED UNIT QUANTITY

Present:	1	Each
Replacement Per Phase:	1	Each
Replaced in Next 30-Years:	1	Each

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$11,300.00
Current Cost Per Phase:	\$11,300
Total Cost Next 30-Years:	\$19,052

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	5
Remaining Years Until Replacement:	13
Estimated First Year of Replacement:	2036

CONDITION AND USEFUL LIFE

Overall Current Condition:	Good	
Useful Life in Milwaukee, WI	8 to 15	Years
Full or Partial Replacement:	Full	100.0%

PRIORITY RATING

Priority Rating	Medium Priority
-----------------	-----------------

PRIORITY SCORE

Priority Score	59
----------------	----



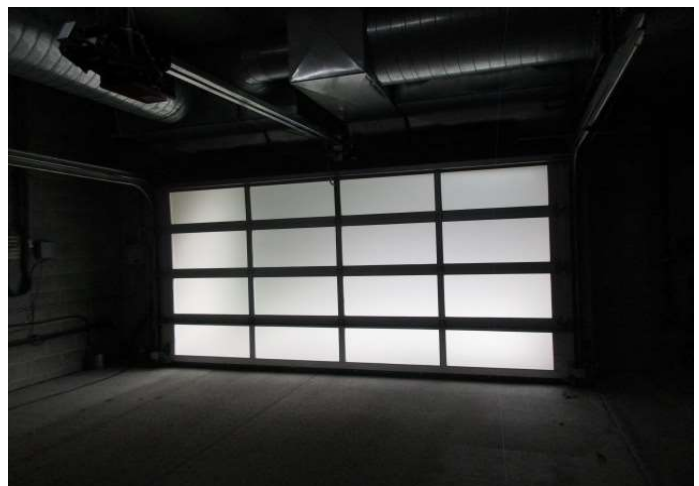
Garage door, replaced 2018



Garage door, replaced 2018



Garage door operator, replaced 2018



Garage door, replaced 2018

Schedule of Replacements Costs

2023	\$0		
2024	\$0	2034	\$0
2025	\$0	2035	\$0
2026	\$0	2036	\$19,052
2027	\$0	2037	\$0
2028	\$0	2038	\$0
2029	\$0	2039	\$0
2030	\$0	2040	\$0
2031	\$0	2041	\$0
2032	\$0	2042	\$0
2033	\$0	2043	\$0
		2044	\$0
		2045	\$0
		2046	\$0
		2047	\$0
		2048	\$0
		2049	\$0
		2050	\$0
		2051	\$0
		2052	\$0
		2053	\$0

Engineering Narrative

The association replaced the garage door and garage door operator in 2018 for \$6,800 and \$3,180 respectively. We recommend budgeting for future replacement by 2036, at 18 years of age, based upon the age of the door and operator at the time of last replacement.

Exhaust Fan and Louvers, Garage

GARAGE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.27%

Line Item: 38

ESTIMATED UNIT QUANTITY

Present:	1	Each
Replacement Per Phase:	1	Each
Replaced in Next 30-Years:	1	Each

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$9,700.00
Current Cost Per Phase:	\$9,700
Total Cost Next 30-Years:	\$19,206

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	18
Remaining Years Until Replacement:	17
Estimated First Year of Replacement:	2040

CONDITION AND USEFUL LIFE

Overall Current Condition:	Good
Useful Life in Milwaukee, WI	30 to 35 Years
Full or Partial Replacement:	Full 100.0%

PRIORITY RATING

Priority Rating	Medium Priority
-----------------	-----------------

PRIORITY SCORE

Priority Score	69
----------------	----



Grille at exhaust fan room



Garage exhaust fan



Louvers above garage door



Dayton Model no. 5AV84, Serial no. 10810143 0203

Schedule of Replacements Costs

2023	\$0				
2024	\$0	2034	\$0	2044	\$0
2025	\$0	2035	\$0	2045	\$0
2026	\$0	2036	\$0	2046	\$0
2027	\$0	2037	\$0	2047	\$0
2028	\$0	2038	\$0	2048	\$0
2029	\$0	2039	\$0	2049	\$0
2030	\$0	2040	\$19,206	2050	\$0
2031	\$0	2041	\$0	2051	\$0
2032	\$0	2042	\$0	2052	\$0
2033	\$0	2043	\$0	2053	\$0

Engineering Narrative

Component includes the replacement of the garage exhaust fan and louvers located above the garage door. The exhaust fans and louvers are reported in functional condition at 18 years of age, with no significant concerns. We recommend replacement in 2040.

Light Fixtures, Garage

GARAGE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.29%

Line Item: 39

ESTIMATED UNIT QUANTITY

Present:	51	Each
Replacement Per Phase:	51	Each
Replaced in Next 30-Years:	51	Each

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$250.00
Current Cost Per Phase:	\$12,750
Total Cost Next 30-Years:	\$20,650

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	18
Remaining Years Until Replacement:	12
Estimated First Year of Replacement:	2035

CONDITION AND USEFUL LIFE

Overall Current Condition:	Good	
Useful Life in Milwaukee, WI	25 to 30	Years
Full or Partial Replacement:	Full	100.0%

PRIORITY RATING

Priority Rating	Low Priority
-----------------	--------------

PRIORITY SCORE

Priority Score	47
----------------	----



Typical garage light fixture



Typical garage light fixture



Typical garage light fixture



Typical garage light fixture

Schedule of Replacements Costs

2023	\$0		
2024	\$0	2034	\$0
2025	\$0	2035	\$20,650
2026	\$0	2036	\$0
2027	\$0	2037	\$0
2028	\$0	2038	\$0
2029	\$0	2039	\$0
2030	\$0	2040	\$0
2031	\$0	2041	\$0
2032	\$0	2042	\$0
2033	\$0	2043	\$0
		2044	\$0
		2045	\$0
		2046	\$0
		2047	\$0
		2048	\$0
		2049	\$0
		2050	\$0
		2051	\$0
		2052	\$0
		2053	\$0

Engineering Narrative

Total quantity includes all light fixtures at the upper parking garage. The garage light fixtures are in good reported condition at 18 years of age. We recommend replacement of the garage lighting by 30 years of age, in 2035.

Traffic Membrane

GARAGE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.70%

Line Item: 40

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	2	Allowance	Current Unit Cost:	\$30,500.00	
Replacement Per Phase:	1	Allowance	Current Cost Per Phase:	\$30,500	
Replaced in Next 30-Years:	2	Allowance	Total Cost Next 30-Years:	\$119,411	
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE		
Estimated Current Age in Years:	2		Overall Current Condition:	Very Good	
Remaining Years Until Replacement:	10		Useful Life in Milwaukee, WI	8 to 14	Years
Estimated First Year of Replacement:	2033		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			PRIORITY SCORE		
Priority Rating	Medium Priority		Priority Score	54	



Schedule of Replacements Costs					
2023	\$0				
2024	\$0	2034	\$0	2044	\$0
2025	\$0	2035	\$0	2045	\$73,827
2026	\$0	2036	\$0	2046	\$0
2027	\$0	2037	\$0	2047	\$0
2028	\$0	2038	\$0	2048	\$0
2029	\$0	2039	\$0	2049	\$0
2030	\$0	2040	\$0	2050	\$0
2031	\$0	2041	\$0	2051	\$0
2032	\$0	2042	\$0	2052	\$0
2033	\$45,583	2043	\$0	2053	\$0

Engineering Narrative
The association applied a traffic membrane coating to a portion of the elevated garage floor (garage floor structure is the responsibility of others) at a reported cost of \$28,000 in 2021. The exact square footage of the application area was not provided. We recommend budgeting for replacement of the traffic membrane every 12 years.



Unit Heaters, Garage, Phased Replacement

GARAGE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.51%

Line Item: 41

ESTIMATED UNIT QUANTITY

Present:	2	Each
Replacement Per Phase:	1	Each
Replaced in Next 30-Years:	4	Each

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$4,400.00
Current Cost Per Phase:	\$4,400
Total Cost Next 30-Years:	\$36,074

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	18
Remaining Years Until Replacement:	4
Estimated First Year of Replacement:	2027

CONDITION AND USEFUL LIFE

Overall Current Condition:	Good	
Useful Life in Milwaukee, WI	25 to 30	Years
Full or Partial Replacement:	Full	200.0%

PRIORITY RATING

Priority Rating	Medium Priority
-----------------	-----------------

PRIORITY SCORE

Priority Score	76
----------------	----



Garage unit heater



Typical unit heater at garage



Garage unit heater



Typical unit heater at garage

Schedule of Replacements Costs

2023	\$0	2034	\$0	2044	\$0
2024	\$0	2035	\$0	2045	\$0
2025	\$0	2036	\$0	2046	\$0
2026	\$0	2037	\$0	2047	\$0
2027	\$5,167	2038	\$0	2048	\$0
2028	\$5,379	2039	\$0	2049	\$12,508
2029	\$0	2040	\$0	2050	\$13,020
2030	\$0	2041	\$0	2051	\$0
2031	\$0	2042	\$0	2052	\$0
2032	\$0	2043	\$0	2053	\$0

Engineering Narrative

Unit heaters serve the upper parking garage. We recommend budgeting for replacement from 2027 to 2028 and again 22 years thereafter.

TERMS AND DEFINITIONS

(Definitions are derived from the standards set forth by the Community Association Institute, C.A.I.)

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.

CURRENT COST OF REPLACEMENT: That amount required today derived from the quantity of the Reserve Component and its unit cost to replace or repair a Reserve Component using the most current technology and construction materials, duplicating the productive utility of the existing property at current local market prices for materials, labor and manufacturing equipment, contractor overhead, profit and fees, but without provisions for building permits, over time, bonuses for labor or premiums for material and equipment. We include removal and disposal costs in the cost of replacement where applicable.

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.

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

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

FUTURE COST OF REPLACEMENT: Reserve Expenditure derived from the inflated current cost of replacement or current cost of replacement as defined above, with consideration given to the effects of inflation on local market rates for material, labor and equipment.

LONG-LASTING PROPERTY COMPONENTS: Property components of Association responsibility not likely to require capital repair or replacement during the next 30 years with an unpredictable remaining Useful Life beyond the next 30 years.

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.

RECOMMENDED FUNDING: The stated purpose of this Reserve Study to determine the adequate, not excessive, future annual, reasonable Reserve Contributions to fund future Reserve Expenditures.

REMAINING YEARS UNTIL REPLACEMENT: 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, Cash Reserves Based upon information provided and not audited.

RESERVE STUDY: A budget planning tool which identifies the current status of the Reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis. "Our budget and finance committee is soliciting proposals to update our Reserve Study for next year's budget."

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

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

Order: 5ZGYTZWS9
Address: 1111 N Marshall St Unit 305
Order Date: 09-18-2026
Document not for resale
HomeWiseDocs



RESOURCES USED

Building Reserves INC., uses different national and local data to conduct its professional services. A concise list of several of these resources follows.

Association of Construction Inspectors - The largest professional organization for those involved in providing inspection and construction project management. ACI is the leading association providing standards, guild lines, regulations, education and training.

Community Association Institute – America's leading advocate for responsible communities noted as the only national organization. Their mission is to assist communities in promoting harmony, community, and responsible leadership.

Marshall & Swift/ Boeckh (MS/B) – The worldwide provider of building cost data, co-sourcing solutions, and estimating technology for the property and casualty insurance industry found on the web at <http://www.msinfo.com>

R.S. Means Costworks – North America's leading supplier of construction cost information. A member of the Construction Market Data Group, Means provides accurate and up-to-date cost information that helps owners developers, architects, engineers, contractors and others to carefully and precisely project and control the cost of both new building construction and renovation projects, found on the web at <http://www.rsmeans.com>

Order: 5ZGYTZWS9
Address: 1111 N Marshall St Unit 305
Order Date: 09-18-2026
Document not for resale
HomeWiseDocs



Service Contract

Contract Date: 11/14/2022

Customer: Marshall-Cass Condominium Owners Association, Inc.

This Agreement is between Building Reserves, Inc. located at 1341 W Fullerton Ave #314, Chicago, IL 60614 (herein referred to as "BR"), and (herein referred to as "Customer"). BR agrees to complete an investigation and reserve study of the Property (the "Study") that provides, among other things, an analysis of the unit quantities and unit costs, a life analysis and condition assessment, projected replacement times and a cash flow analysis with recommended reserve contributions to offset capital and replacement costs of Customer property.

Customer may elect to purchase additional or alternate services or packages provided by BR, which include but are not limited to Preventative Maintenance Plans (herein referred to as "PMP"). These additional or alternate services are also governed by the terms of this contract.

Customer shall pay to BR an amount equal to the Fee, as determined in accordance with the payment schedule set forth in the Proposal and any riders (and which may include the PMP, or other such programs or services.).

Customer agrees to cooperate and provide BR with access to the Property within a reasonable period of time following BR's request for an on-site inspection. Customer will use its best efforts to provide BR with historical and budgetary information for the Property as well as all governing documents and other information requested by BR with respect to the Property.

BR's inspection and analysis of the Property is limited to visual observations, with no testing, and is non-invasive. BR is not qualified to detect or quantify the impact of hazardous materials or adverse environmental concerns. Unless BR expressly states otherwise in writing, BR does not investigate or consider (nor assume any responsibility or liability for) the existence or impact of any hazardous materials or any structural, latent or hidden defects on or within the Property. BR will not conduct any soil or water analysis, geological survey or investigation of subsurface mineral rights (including, without limitation, water, oil, gas, coal or metal). The validity of BR's Study (and BR's opinions and estimates) could be affected adversely by the presence of substances such as asbestos, urea-formaldehyde foam insulation, toxic wastes, environmental mold, and other chemicals or hazardous materials. BR does not conduct any invasive or structural testing or inspections; accordingly, BR makes no representation, warranty or guarantee regarding (nor does BR assume any liability or responsibility for) the structural integrity of the Property, including, without limitation, any physical defects that were not readily apparent during BR's onsite inspection. BR will inspect sloped roofs only from the ground level. BR will inspect flat roofs from the roof level when and where safe access is available (as determined in BR's sole discretion). BR specifically disclaims any liability associated with studies or reports that are selected which do not include an on-site inspection at the onset, as all information necessary to provide the reports and plans are subject to information provided by Customer.

As a result of the Study or upon information provided by the Customer, as the case may be, BR will prepare an initial report (the "Initial Report") that represents a valid opinion of BR's findings and recommendations. If requested by Customer within six (6) calendar months following the date of the Initial Report, BR will prepare up to two (2) revised reports, incorporating new information that is provided by Customer in written and list format, as well as any changes that are requested reasonably by Customer and agreed-upon by BR (the "Final Report" and, together with the Initial Report, the "Reports"). If Customer does not request a Final Report within six (6) calendar months following the date of the Initial Report, then the Initial Report shall be deemed as the Final Report.

This Preventative Maintenance Plan is provided as guidance only and provides suggestions for the Customers that may help maintain its property. It contains recognized information, standards and suggestions on the types and frequency of practices, and maintenance that may sustain the property and systems of the Customer. Sections of the guidance may not be applicable to every Customer and this guidance should be considered advisory, as individual conditions for each Customer property may affect the required maintenance of the individual Customer.

The Reports contain intellectual property that was developed by BR and is provided on a confidential basis to only Customer for only Customer's benefit. The Reports are limited to only the express purpose stated herein and may be relied upon only by Customer. The Reports, whether in whole or in part, may not be used for any purpose other than its intended purpose, including, but not limited to, as a design specification, design engineering study or an appraisal. Without BR's prior written consent, Customer may not reference BR's name or the Reports (or any information contained therein, whether in whole or in part) in any document that is reproduced or distributed to third parties without BR's prior written consent.

BR's opinions and estimates (whether oral or contained within the Initial Report or Final Report) are not (and shall not be construed as) a representation, warranty or guarantee of (i) the actual costs of replacement; (ii) the integrity of condition any common elements; (iii) the actual remaining useful life of the Property or any elements contained thereon or therein; or (iv) the actual quantities of components present at the property. BR's opinions and estimates do not constitute any representation, warranty or guarantee of the performance of any products, materials or workmanship with respect to the Property.

Order: 5ZGYTZWS9

Address: 1111 N Marshall St Unit 305

Order Date: 09-18-2026

Document not for resale

HomeWiseDocs



Service Contract

Contract Date: 11/14/2022

Customer: Marshall-Cass Condominium Owners Association, Inc.

BR's compensation is not dependent or contingent upon any conclusions in the Reports. Customer agrees to pay BR fifty percent (50%) of the quoted fee upon signing as a retainer, and prior to site inspection or shipment of Initial Report. The remaining Fifty percent (50%) is due within 30 days of shipment of Initial Report, and late payments are subject to a monthly interest rate of one and one-half percent (1.5%). If BR does not receive the Fee in accordance with such payment schedule, then BR shall have the immediate right (in BR's sole and absolute discretion) to cease all services hereunder and to withhold any Initial Report and/or Final Reports. Customer understands that the quoted Fee is based on the accuracy of relevant Customer information provided to BR in the initial request for proposal. Should the information provided by Customer pertaining to Customer's maintenance responsibilities, property or quantity of independent budgets be found to be misrepresented or inaccurate, BR reserves the right to requote the project. In addition, the accuracy of any Reports is subject to the accuracy of information provided by Customer. BR makes no representations that it will be able to identify all commonly-owned components unless they are properly identified by Customer.

BR assumes that all data and information provided to BR by Customer is accurate, without any independent investigation or verification by BR. Customer indemnifies and holds harmless BR (and its employees, officers and directors) from and against any and all losses, claims, actions, causes of action, damages, expenses or liabilities (including, without limitation, reasonable attorneys' fees and court costs) that BR might suffer or incur as a result of (i) any false, misleading or incomplete information supplied by or on behalf of Customer to BR; or (ii) any improper use or reliance on the Reports. To the best of BR's knowledge, all data set forth in the reports is true and accurate. Notwithstanding the foregoing, BR assumes no liability for the accuracy of any data, opinions or estimates that are furnished by third parties, even if BR relied upon such information in generating its reports. BR's liability (including, without limitation, the collective liability of any of BR's employees, officers or directors) is limited to actual damages in an amount not to exceed the amount of the fee actually received by BR.

Customer shall indemnify, defend and hold harmless BR (and its employees, officers and directors) from and against any and all losses, liabilities, claims, actions, lawsuits, demands, damages, costs, money judgments and expenses (including reasonable attorneys' fees) arising out of a breach of this Agreement by Customer. Customer warrants that it has all rights necessary to provide the Proprietary Information to BR. Customer's obligation for indemnification and reimbursement shall extend to any director, officer, employee, affiliate, or agent of BR.

Customer hereby grants BR the right to use Customer's name in marketing materials and in BR's client list; provided, however, BR reserves the right to use property information to obtain estimates of replacement costs, useful life estimations, or other information that BR, in its sole discretion, believes may be appropriate or beneficial.

This Agreement represents the entire understanding and agreement of the Parties and supersedes all prior communications, agreements and understandings, if any, between the Parties relating to the subject matter hereof. This Agreement may not be modified, amended or waived except by a written instrument duly executed by both Parties. No failure or delay in exercising any right, power or privilege hereunder shall operate as a waiver thereof, nor shall any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any right, power or privilege hereunder. If any clause or provision herein shall be adjudged invalid or unenforceable, it shall not affect the validity of any other provision, which shall remain in full force and effect.

This Agreement is made subject to, and shall be construed in accordance with, the laws of the State of Wisconsin (without regard to its conflict of laws provisions). The Parties agree to sole venue in the state or federal courts located in Waukesha County, Wisconsin, and each Party hereby consents to the jurisdiction of such courts over itself in any action relating to this Agreement. This Agreement may be executed in two or more counterparts, each of which shall be considered an original, but all of which together shall constitute the same instrument. The Parties acknowledge and agree to accept and be bound by this Agreement and its counterparts.

By signing the Proposal, Customer is indicating Customer's agreement to all of the terms & conditions of the Proposal and this Service Contract. Customer has the full right, power, and authority to enter into and be bound by the terms and conditions of this agreement and to perform Customer's obligations under this agreement without the approval or consent of any other party. The person signing this agreement on behalf of Customer represents and warrants that he/she has the authority to do so.

Order: 5ZGYTZWS9

Address: 1111 N Marshall St Unit 305

Order Date: 09-18-2026

Document not for resale

HomeWiseDocs





BUILDING
-RESERVES-

Order: 5ZGYTZWS9

Address: 1111 N. Marshall St Unit 305

WWW.BUILDINGRESERVES.COM

Document not for resale

HomeWiseDocs