BUILDING
RESERVES

RESERVE STUDY

For

Eastbrook Estates Condominium Association
1521 West Eastbrook Drive
Mequon, WI

Date of Inspection: November 7, 2024

Phone: 877.514.8256
Fax: 866.794.9779

Client Reference Number: 240561

This Reserve Study was:

- **Submitted by Building Reserves on: November 20, 2024**
- **Inspected and Prepared by: John Aiello, Engineer, Reserve Specialist**
- **Professionally Reviewed by: Brittany Eggert, 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.

BUILDING
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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: 240561

	Full New Study	Update with Site Inspection	Virtual Update, No Site Inspection
Full Site Inspection with Condition Assessment	●	●	Not Included
Photographic Inventory & Captions of all Reserve Components	●	●	Not Included
Pre-Inspection Meeting	●	●	Virtual Call
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
Report compliant with CAI National Reserve Study Standards	●	●	●
Analysis of all Property Documents	●	●	●
Satellite Image Showing Property Boundaries	●	●	●
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	●	●	●
Phone / Email / Video Support with Senior Engineering Team	●	●	●
Component Evaluation Framework	●	●	Not Included
Building Reserves Exclusive Easy-to-Read PDF Report Layout	●	●	●
Two Revised Reports at No Additional Cost (upon request, within 6 months)	●	●	1 Revision Included
Excel File - *Create unlimited what-if scenarios for free* NEW	●	●	●
Reserve Health Assessment NEW	●	●	●
Priority Rating System - *Low Priority, Deferrable, Highly Recommended* NEW	●	●	●
Priority Scoring System - *View projects sorted in order of high to low priority* NEW	●	●	●
Responsibility Matrix NEW	●	●	●
Comparative Reserve Balance Scenarios at Varying Interest Rates NEW	●	●	●

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BUILDING RESERVES 15 YEARS OF EXCELLENCE

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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

FUNDING SUMMARY

Current Funding

Current Reserve Status as of:	October 30, 2024
Current Reserve Balance:	$188,512
Current Annual Reserve Contribution:	**$29,032**
Current Reserve Contribution per Unit per Month (Ave.):	$80.64
Current Total Income	$153,000
Current Percentage of Total Income to Reserve Account:	18.98%

(Unaudited Cash Status Of the Reserve Fund)

Recommended Funding

Recommended Fund Start as of:	January 1, 2025
Recommended Annual Reserve Contribution:	**$51,000**
Per Unit Per Month (Average):	*$141.67*
Recommended Special Assessments:	**$0**
Per Unit Per Month (Average):	*$0.00*
Total Recommended Reserve Contribution:	**$51,000**
Per Unit Per Month (Average):	*$141.67*

Recommended Adjustment

Recommended Adjustment in Annual Reserve Contribution:	**$21,968**
Per Unit per Month (Average):	*$61.02*

Total Suggested Annual Reserve Contributions For Next 30-Years

Year	$	% Adjustment	Year	$	% Adjustment	Year	$	% Adjustment
2025	$51,000	75.7%	2035	$129,000	3.9%	2045	$189,000	3.9%
2026	$73,000	43.1%	2036	$134,000	3.9%	2046	$196,400	3.9%
2027	$95,000	30.1%	2037	$139,200	3.9%	2047	$204,100	3.9%
2028	$98,700	3.9%	2038	$144,600	3.9%	2048	$212,100	3.9%
2029	$102,500	3.9%	2039	$150,200	3.9%	2049	$220,400	3.9%
2030	$106,500	3.9%	2040	$156,100	3.9%	2050	$229,000	3.9%
2031	$110,700	3.9%	2041	$162,200	3.9%	2051	$237,900	3.9%
2032	$115,000	3.9%	2042	$168,500	3.9%	2052	$247,200	3.9%
2033	$119,500	3.9%	2043	$175,100	3.9%	2053	$256,800	3.9%
2034	$124,200	3.9%	2044	$181,900	3.9%	2054	$266,800	3.9%

Special Assessments

This recommended funding plan does NOT include any Special Assessments

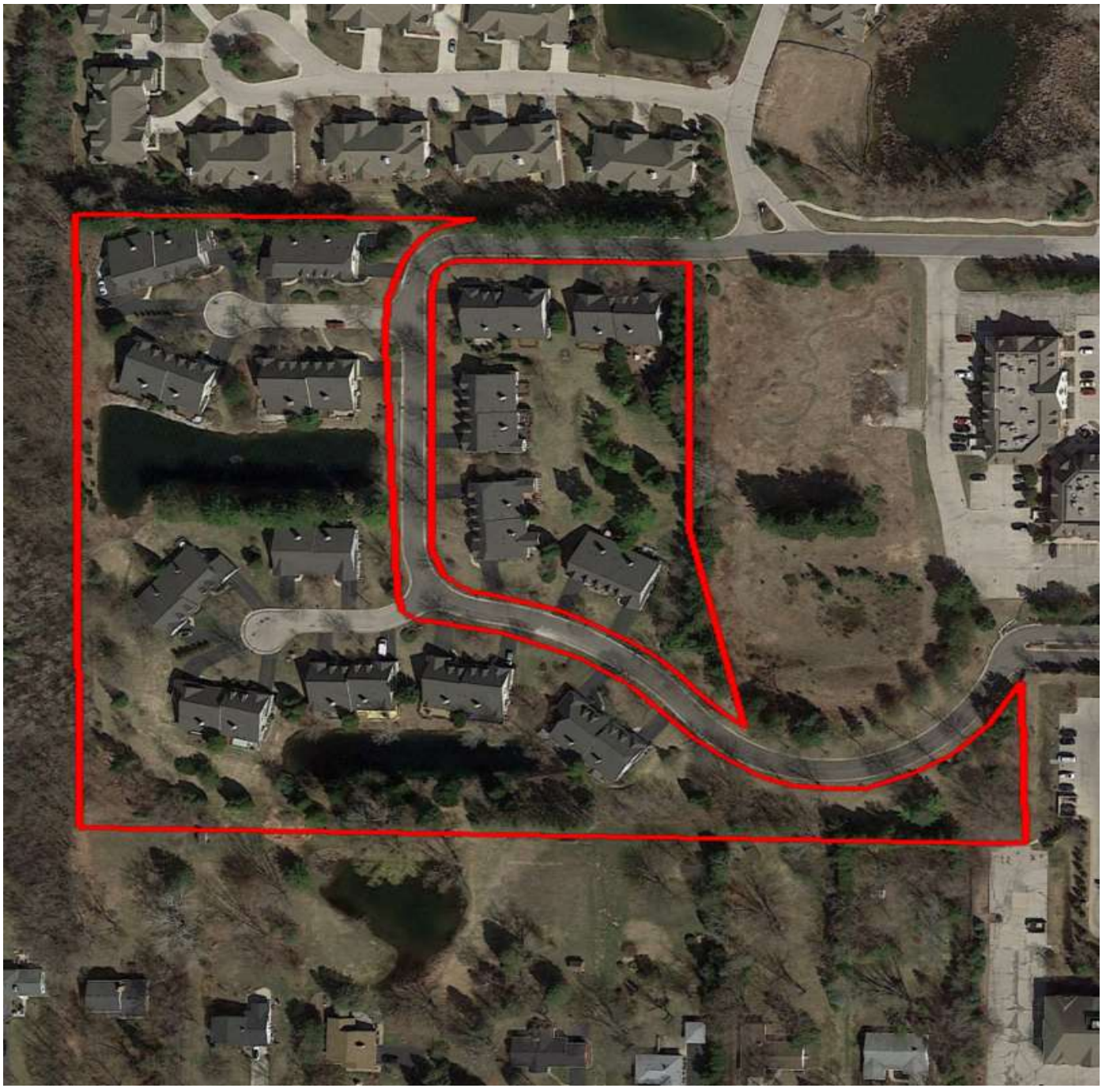
PROPERTY OVERVIEW

Client Profile

Client Reference Number:	240561
Type of Study:	Full Reserve Study
Date of Non-Invasive Inspection:	November 7, 2024
Date of Study Shipment:	November 20, 2024
Fiscal Year Start and End:	Jan 1 - Dec 31

Community Description

Number of Units:	30
Number of Buildings:	15
Year(s) Built:	1988-1989



WHAT IS A RESERVE STUDY?

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
- Reduces cost of community maintenance
- Maintains market value of home
- Reduces deferred maintenance
- Preserves community appearance
- Minimizes special assessments
- Equitable spread of funding
- Fulfill statutory requirements

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:

- Threshold Funding: Sufficient reserve funds are maintained above a specified threshold
- Stable and equitable reserve contribution rate over future years, whenever possible
- Goal of timely, prioritized project execution
- Avoid reliance of supplemental funding, whenever possible

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

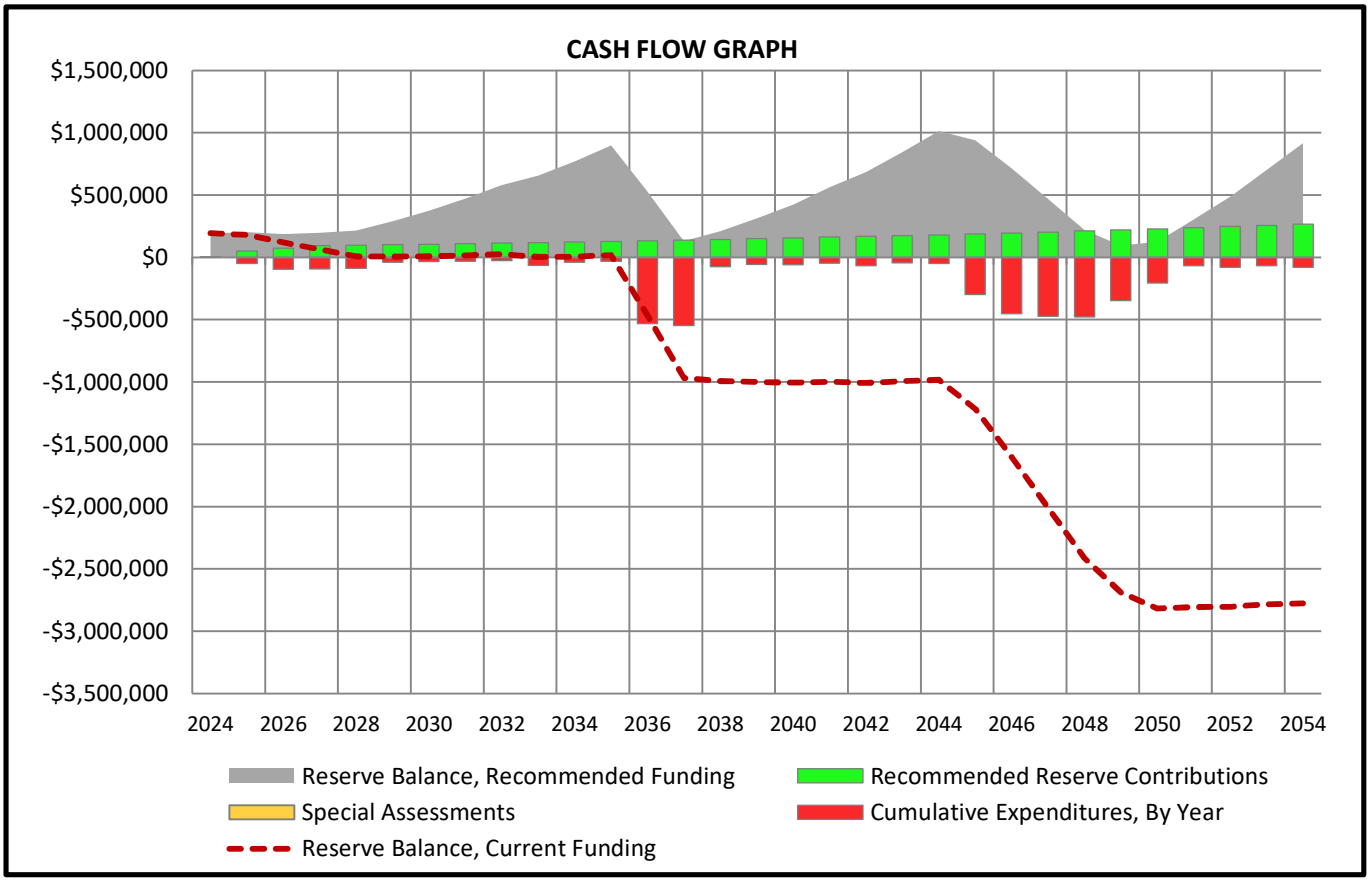
- Building Reserves has established recommended reserve contributions, which are adjusted upwards annually to stay ahead of inflationary costs of labor, equipment, and materials. The reserve recommendations help to ensure that the reserve balance is positive, healthy, and above a minimum threshold in 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		**3.72%**
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		**3.90%**
Obtained from averages of national cost indexes as well as Building Reserves' proprietary cost database information.		
# of Units		**30**
Current Total Income	**$**	**153,000**
Obtained from the Annual Budget, provided by the Board of Directors and/or management.		
Current Annual Reserve Contribution	**$**	**29,032**
Obtained from the Annual Budget, provided by the Board of Directors and/or management.		
Current Monthly Reserve Contribution	**$**	**2,419**
Obtained from the Annual Budget, provided by the Board of Directors and/or management.		
Current Reserve Balance	**$**	**188,512**
Unaudited reserve balance, obtained from the Board of Directors and/or management.		
Reserve Balance Date		**10/30/2024**
Fiscal Year		**Jan 1 - Dec 31**
Start Date of Recommended Funding Plan		**1/1/2025**
Projected Reserve Balance at Start of Funding Plan	**$**	**194,534**
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

2024 Funding						
Year	Operating	Operating % Adjustment	Reserve	Reserve % Adjustment	Total	Dues % Adjustment
2024	$123,968		$29,032		$153,000	

2025 - 2029 Dues Forecast						
Year	Operating	Operating % Adjustment	Reserve	Reserve % Adjustment	Total	Dues % Adjustment
2025	$128,803	3.9%	$51,000	75.7%	$179,803	17.5%
2026	$133,826	3.9%	$73,000	43.1%	$206,826	15.0%
2027	$139,045	3.9%	$95,000	30.1%	$234,045	13.2%
2028	$144,468	3.9%	$98,700	3.9%	$243,168	3.9%
2029	$150,102	3.9%	$102,500	3.9%	$252,602	3.9%

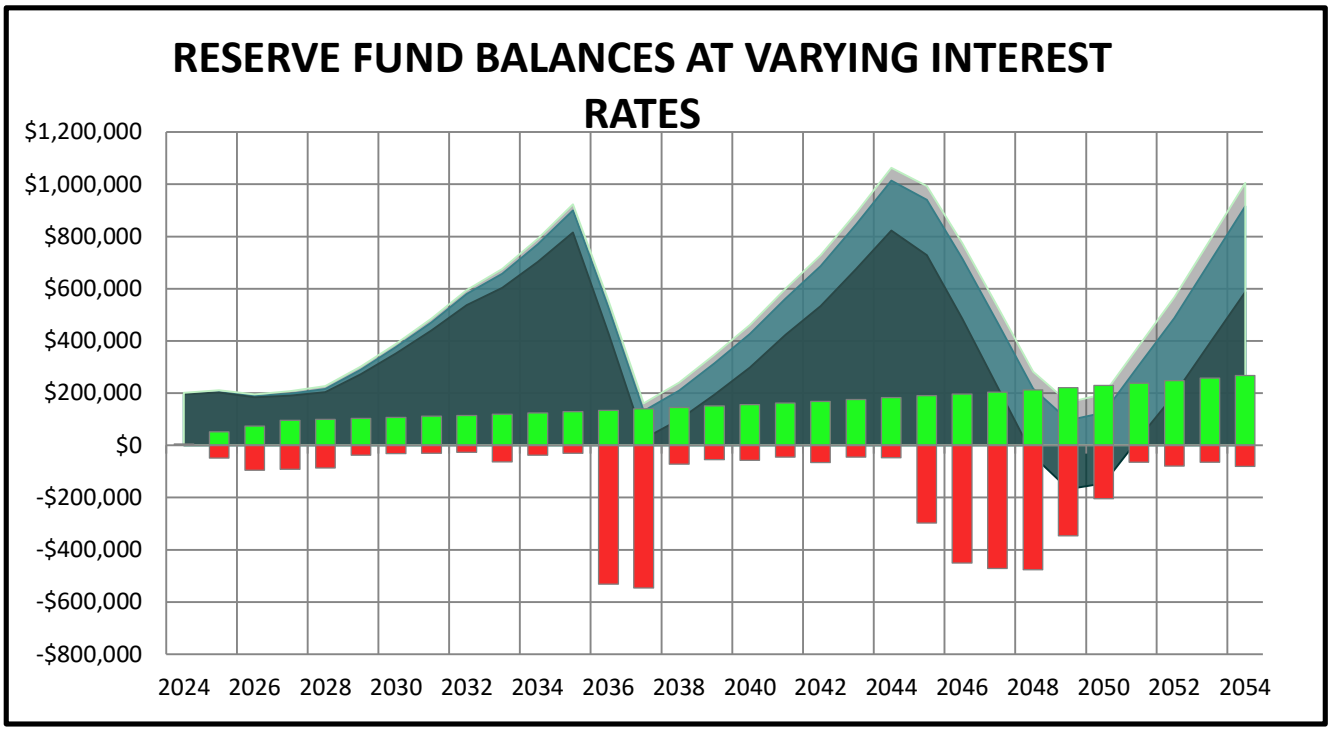
The scope of this Reserve Study is strictly limited to reserve contribution recommendations, and we cannot comment on the need to adjust operating expenses. Our recommendations for reserve contributions are independent of any changes to operating expenses.

Dues projections assume that operating expenses rise at an annual rate of 3.9%. Any changes in the operating budget will affect dues percentage adjustments. Special Assessments, if included in the funding plan, are excluded from dues projections.

COMPARATIVE INTEREST RATE ANALYSIS

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, 1.86%

- 30-Year Cumulative Interest: $189,309

Projected Reserves at Year End, 3.72%

- 30-Year Cumulative Interest: $518,792
- 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: $608,251

CLASSIFICATION OF RESERVE COMPONENTS AND NON-RESERVE COMPONENTS

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 remaining expected useful life within the next 30 years

3.) Have a remaining expected useful life beyond 30 years, for which partial, or long-term funding is included

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 **$2,000**

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.

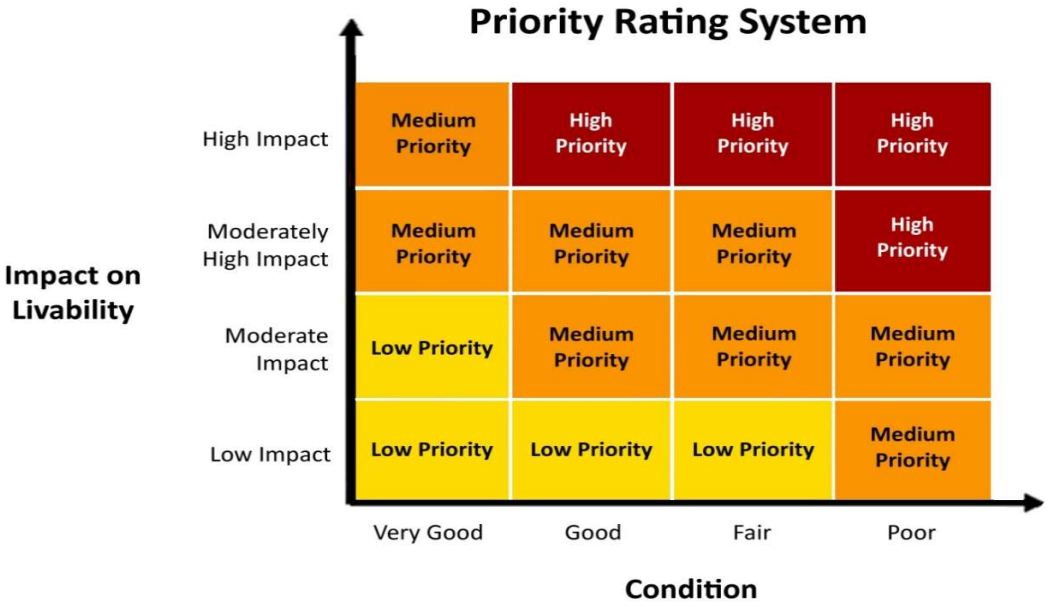
	Association-Responsibility				
Component Name	**Reserve**	**Operating**	**Long-Lived**	**Owner**	**Other**
Asphalt Pavement, Driveways, Crack Repair, Patch and Seal Coat	X				
Asphalt Pavement, Driveways, Full-Depth Replacement, Phased	X				
Asphalt Pavement, Streets, Crack Repair and Patch	X				
Asphalt Pavement, Streets, Full-Depth Replacement	X				
Attic Insulation				X	
Chimney Caps, Metal, Phased	X				
Concrete Curbs and Gutters, Partial Replacement	X				
Concrete Sidewalks				X	
Concrete Stoops				X	
Decks				X	
Doors				X	
Electrical Systems, Common, Complete Replacement			X		
Electrical Systems, Common, Repairs		X			
Electrical Systems, Serving Individual Unit(s)				X	
Fencing, Wood, Replacement	X				
Fire Detection, Emergency Devices				X	
Fire Hydrants					X
Foundations			X		
Garage Doors and Operators				X	
Gutters and Downspouts, Aluminum, Phased	X				
Heating, Ventilation, and Air Conditioning				X	
Landscape, Beyond 15-Feet From Building Perimeters		X			
Landscape, Within 15-Feet From Building Perimeters				X	
Light Fixtures, Exterior, Front Entries and Garages	X				
Light Fixtures, Exterior, Patios and Balconies				X	
Light Poles and Fixtures	X				
Mailbox Stations	X				
Maintenance Items Normally Funded through the Operating Budget		X			
Motors		X			
Paint Finishes, Touch-Up		X			
Patios				X	
Pipes and Plumbing Systems, Serving Individual Unit(s)				X	
Pipes, Subsurface Utilities, Common, Inspections and Repairs		X			
Pipes, Subsurface Utilities, Laterals, Sanitary Sewer				X	
Pipes, Subsurface Utilities, Laterals, 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
Pond Aerators, Phased	X				
Pond Bathymetric Surveys		X			
Pond Dredging, Partial	X				
Pond Erosion Control, Rip Rap, Partial	X				
Pond Inlet and Outlet Structures					X
Pond Perimeter / Shoreline Maintenance		X			
Pond Water Quality Maintenance and/or Chemical Treatments		X			
Ponds, Compressors and Hoses, Bubbler Aerators		X			
Retaining Walls, Timber	X				
Roof Inspections, Preventative Maintenance, and Repairs		X			
Roofs, Asphalt Shingles, Phased	X				
Shutters, Vinyl, Phased	X				
Signage, Renovation	X				
Skylights				X	
Spigots, Exterior		X			
Street System, Eastbrook Drive					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.

	Association-Responsibility				
Component Name	**Reserve**	**Operating**	**Long-Lived**	**Owner**	**Other**
Structural Building Frames			X		
Unit Interiors				X	
Utility Boxes and Meters					X
Valves, Common		X			
Walls, Masonry, Capital Repairs	X				
Walls, Paint Finishes and Partial Replacements, Phased	X				
Walls, Wood Siding/Trim/Soffit/Fascia, Replacement, Phased	X				
Windows				X	

PRIORITY RATING SYSTEM



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	Chimney Caps, Metal, Phased	Medium Priority	Good	Moderately High Impact
2	Gutters and Downspouts, Aluminum, Phased	Medium Priority	Good	Moderately High Impact
3	Light Fixtures, Exterior, Front Entries and Garages	Medium Priority	Fair	Moderate Impact
4	Roofs, Asphalt Shingles, Phased	High Priority	Good	High Impact
5	Shutters, Vinyl, Phased	Low Priority	Fair	Low Impact
6	Walls, Masonry, Capital Repairs	Medium Priority	Fair	Moderately High Impact
7	Walls, Paint Finishes and Partial Replacements, Phased	Medium Priority	Fair	Moderately High Impact
8	Walls, Wood Siding/Trim/Soffit/Fascia, Replacement, Phased	Medium Priority	Fair	Moderately High Impact
	SITE COMPONENTS			
9	Asphalt Pavement, Driveways, Crack Repair, Patch and Seal Coat	Medium Priority	Fair	Moderate Impact
10	Asphalt Pavement, Driveways, Full-Depth Replacement, Phased	Medium Priority	Fair	Moderate Impact
11	Asphalt Pavement, Streets, Crack Repair and Patch	Medium Priority	Poor	Moderate Impact
12	Asphalt Pavement, Streets, Full-Depth Replacement	Medium Priority	Fair	Moderate Impact
13	Concrete Curbs and Gutters, Partial Replacement	Medium Priority	Good	Moderate Impact
14	Fencing, Wood, Replacement	Low Priority	Very Good	Moderate Impact
15	Light Poles and Fixtures	Medium Priority	Poor	Moderate Impact
16	Mailbox Stations	Medium Priority	Good	Moderate Impact
17	Pond Aerators, Phased	Medium Priority	Good	Moderate Impact
18	Pond Dredging, Partial	Medium Priority	Fair	Moderately High Impact
19	Pond Erosion Control, Rip Rap, Partial	Medium Priority	Fair	Moderately High Impact
20	Retaining Walls, Timber	Low Priority	Very Good	Moderate Impact
21	Signage, Renovation	Medium Priority	Fair	Moderate Impact

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.

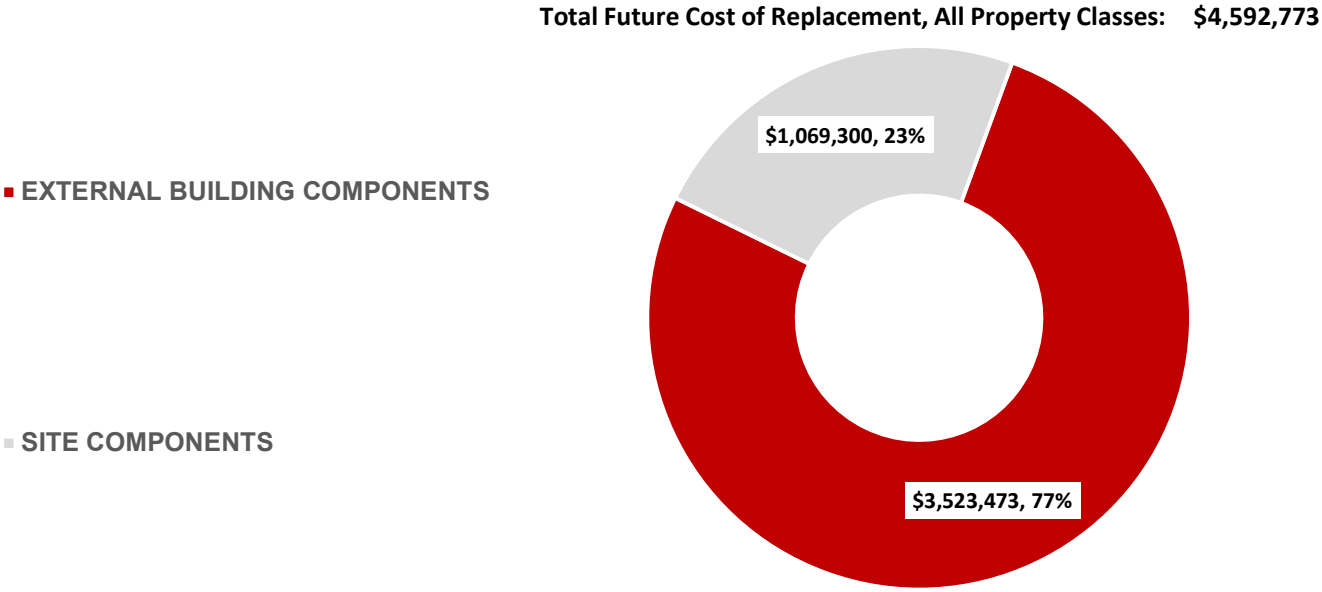
1 to 10 Rating: 1 = Low Desirability; 10 = High Desirability

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 Priority	Remaining Useful Life	Condition Rating	Impact on Livability Rating	Desirability Rating	Priority Score
15	Light Poles and Fixtures	1	2	5	8	**96**
4	Roofs, Asphalt Shingles, Phased	12	6	10	10	**95**
6	Walls, Masonry, Capital Repairs	2	3	6	7	**93**
19	Pond Erosion Control, Rip Rap, Partial	5	3	6	5	**91**
8	Walls, Wood Siding/Trim/Soffit/Fascia, Replacement, Phased	21	5	8	8	**90**
21	Signage, Renovation	3	3	5	8	**89**
11	Asphalt Pavement, Streets, Crack Repair and Patch	1	2	4	5	**88**
7	Walls, Paint Finishes and Partial Replacements, Phased	1	5	7	8	**85**
10	Asphalt Pavement, Driveways, Full-Depth Replacement, Phased	2	4	5	7	**81**
2	Gutters and Downspouts, Aluminum, Phased	12	7	8	9	**77**
18	Pond Dredging, Partial	26	5	6	5	**77**
12	Asphalt Pavement, Streets, Full-Depth Replacement	4	4	4	5	**74**
3	Light Fixtures, Exterior, Front Entries and Garages	9	5	5	6	**73**
1	Chimney Caps, Metal, Phased	12	7	7	7	**70**
9	Asphalt Pavement, Driveways, Crack Repair, Patch and Seal Coat	6	5	4	7	**69**
17	Pond Aerators, Phased	4	6	4	6	**61**
16	Mailbox Stations	16	7	5	7	**60**
5	Shutters, Vinyl, Phased	2	5	2	3	**55**
13	Concrete Curbs and Gutters, Partial Replacement	9	8	3	2	**38**
14	Fencing, Wood, Replacement	20	10	4	6	**33**
20	Retaining Walls, Timber	20	10	4	6	**33**

QUANTITY AND COST PROJECTIONS FOR NEXT 30-YEARS

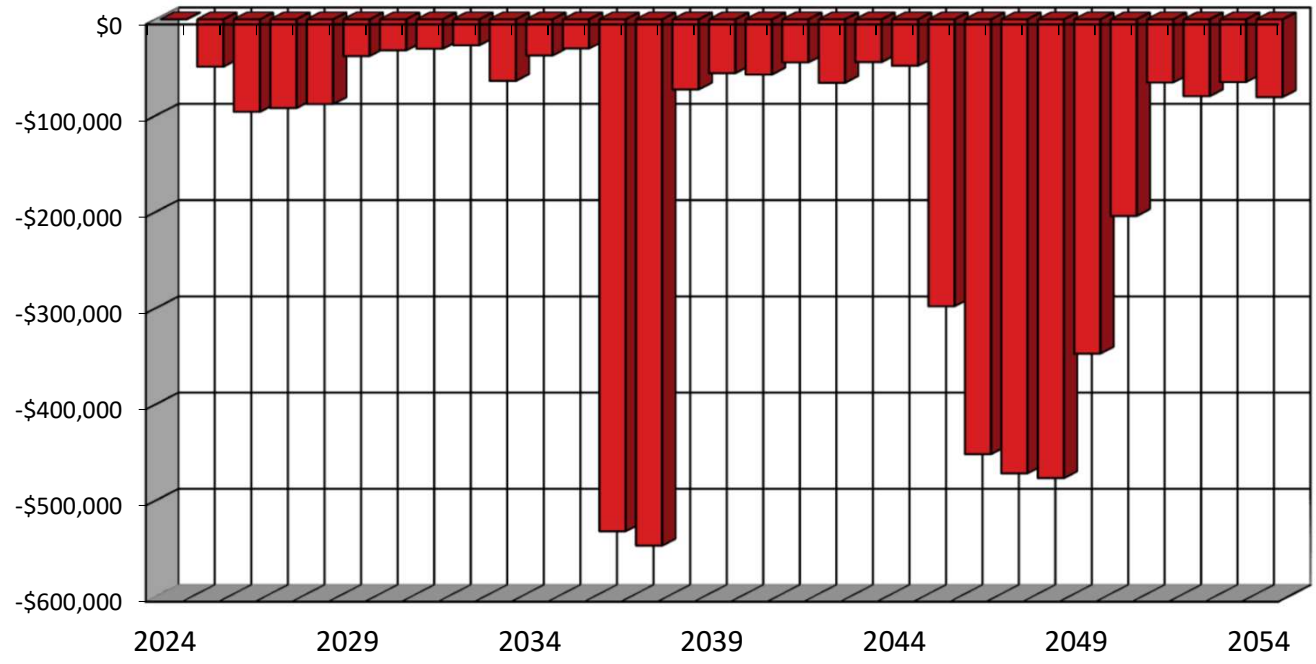
Graph Illustrates Total Future Cost of Replacement By Property Class



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	Chimney Caps, Metal, Phased	Each	13	26	$660.00	$8,580	$27,688
2	Gutters and Downspouts, Aluminum, Phased	Linear Feet	2,475	4,950	$14.00	$34,650	$111,817
3	Light Fixtures, Exterior, Front Entries and Garages	Each	72	72	$210.00	$15,120	$21,335
4	Roofs, Asphalt Shingles, Phased	Squares	490	980	$550.00	$269,500	$869,686
5	Shutters, Vinyl, Phased	Pairs	25	150	$140.00	$3,500	$38,554
6	Walls, Masonry, Capital Repairs	Square Feet	5,800	17,400	$1.35	$7,830	$43,002
7	Walls, Paint Finishes and Partial Replacements, Phased	Square Feet	11,600	266,800	$1.71	$19,836	$801,046
8	Walls, Wood Siding/Trim/Soffit/Fascia, Replacement, Phased	Square Feet	11,600	58,000	$11.50	$133,400	$1,610,345
	SITE COMPONENTS						
9	Asphalt Pavement, Driveways, Crack Repair, Patch and Seal Coat	Square Yards	2,750	16,500	$2.10	$5,775	$70,910
10	Asphalt Pavement, Driveways, Full-Depth Replacement, Phased	Square Yards	1,375	5,500	$42.00	$57,750	$400,335
11	Asphalt Pavement, Streets, Crack Repair and Patch	Square Yards	1,120	5,600	$1.45	$1,624	$15,038
12	Asphalt Pavement, Streets, Full-Depth Replacement	Square Yards	1,120	2,240	$43.00	$48,160	$176,755
13	Concrete Curbs and Gutters, Partial Replacement	Linear Feet	194	388	$45.00	$8,719	$34,141
14	Fencing, Wood, Replacement	Linear Feet	300	300	$58.00	$17,400	$37,399
15	Light Poles and Fixtures	Each	15	15	$1,725.00	$25,875	$26,884
16	Mailbox Stations	Each	15	15	$750.00	$11,250	$20,749
17	Pond Aerators, Phased	Each	1	4	$7,500.00	$7,500	$58,379
18	Pond Dredging, Partial	Square Yards	2,955	2,955	$17.00	$50,235	$135,835
19	Pond Erosion Control, Rip Rap, Partial	Linear Feet	146	437	$80.00	$11,640	$66,231
20	Retaining Walls, Timber	Square Feet	100	100	$50.00	$5,000	$10,747
21	Signage, Renovation	Allowance	1	2	$4,500.00	$4,500	$15,896

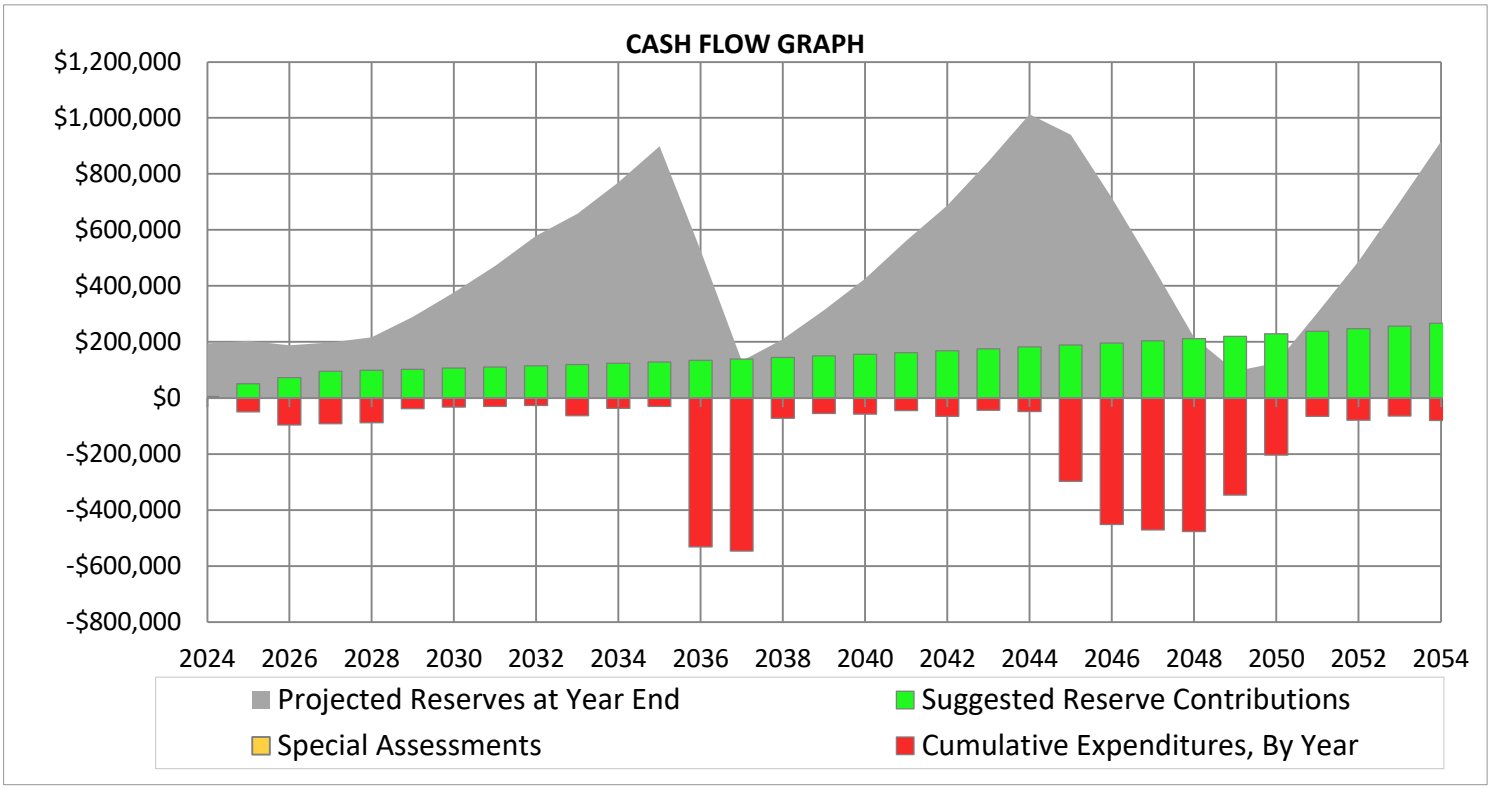
LIFE ANALYSIS AND CONDITION ASSESSMENT

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	Chimney Caps, Metal, Phased	to 25	12	2036	11	Good
2	Gutters and Downspouts, Aluminum, Phased	20 to 25	12	2036	11	Good
3	Light Fixtures, Exterior, Front Entries and Garages	20 to 25	9	2033	to 36	Fair
4	Roofs, Asphalt Shingles, Phased	20 to 25	12	2036	11	Good
5	Shutters, Vinyl, Phased	20 to 25	2	2026	Varies	Fair
6	Walls, Masonry, Capital Repairs	8 to 12	2	2026	10 +/-	Fair
7	Walls, Paint Finishes and Partial Replacements, Phased	4 to 6	1	2025	Varies	Fair
8	Walls, Wood Siding/Trim/Soffit/Fascia, Replacement, Phased	to 50	21	2045	35-36	Fair
	SITE COMPONENTS					
9	Asphalt Pavement, Driveways, Crack Repair, Patch and Seal Coat	3 to 5	6	2030	1	Fair
10	Asphalt Pavement, Driveways, Full-Depth Replacement, Phased	15 to 20	2	2026	15 +/-	Fair
11	Asphalt Pavement, Streets, Crack Repair and Patch	3 to 5	1	2025	5 +	Poor
12	Asphalt Pavement, Streets, Full-Depth Replacement	15 to 20	4	2028	Varies	Fair
13	Concrete Curbs and Gutters, Partial Replacement	to 65	9	2033	5 +	Good
14	Fencing, Wood, Replacement	15 to 20	20	2044	< 1	Very Good
15	Light Poles and Fixtures	25 to 30	1	2025	35-36	Poor
16	Mailbox Stations	to 25	16	2040	7	Good
17	Pond Aerators, Phased	to 15	4	2028	< 1, 10	Good
18	Pond Dredging, Partial	Varies	26	2050	35-36	Fair
19	Pond Erosion Control, Rip Rap, Partial	Varies	5	2029	to 36	Fair
20	Retaining Walls, Timber	15 to 20	20	2044	< 1	Very Good
21	Signage, Renovation	15 to 20	3	2027	15 +	Fair

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



NOTE: 2024 includes funding data from 10/30/2024 - End of Fiscal Year

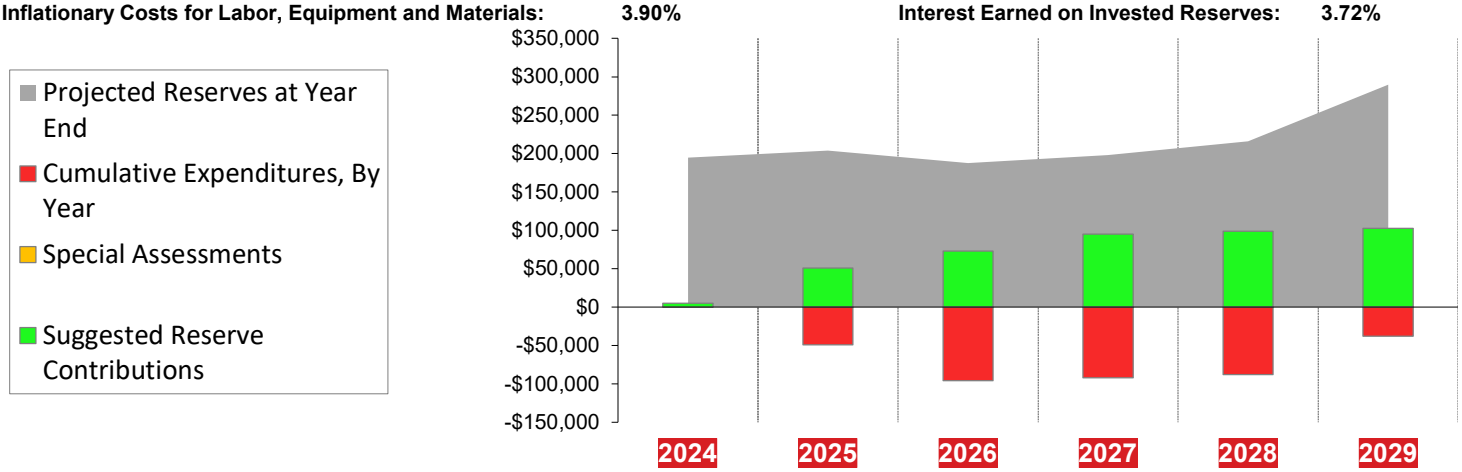
		Start Year	1	2	3	4	5	6	7	8	9	10
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
+	Reserves at Beginning of Year	$188,512	194,534	203,624	187,785	197,755	216,031	289,653	376,091	471,770	579,019	657,174
+	Suggested Reserve Contribution	$4,839	51,000	73,000	95,000	98,700	102,500	106,500	110,700	115,000	119,500	124,200
	Annual Reserve Adjustment (%)		75.7%	43.1%	30.1%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%
+	Special Assessments	$0	0	0	0	0	0	0	0	0	0	0
+	Estimated Interest Earned	$1,184	7,271	7,147	7,040	7,556	9,234	12,157	15,482	19,188	22,573	26,059
+	Cumulative Expenditure, By Year	$0	-49,181	-95,987	-92,069	-87,980	-38,112	-32,220	-30,502	-26,939	-63,918	-37,548
=	Projected Reserves at Year End	$194,534	203,624	187,785	197,755	216,031	289,653	376,091	471,770	579,019	657,174	769,885

		11	12	13	14	15	16	17	18	19	20
		2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
+	Reserves at Beginning of Year	769,885	899,147	527,318	131,687	209,801	313,685	425,957	561,469	686,839	845,527
+	Suggested Reserve Contribution	129,000	134,000	139,200	144,600	150,200	156,100	162,200	168,500	175,100	181,900
	Annual Reserve Adjustment (%)	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%
+	Special Assessments	0	0	0	0	0	0	0	0	0	0
+	Estimated Interest Earned	30,477	26,048	12,034	6,236	9,559	13,506	18,031	22,795	27,982	33,941
+	Cumulative Expenditure, By Year	-30,215	-531,877	-546,865	-72,723	-55,874	-57,334	-44,719	-65,925	-44,394	-48,146
=	Projected Reserves at Year End	899,147	527,318	131,687	209,801	313,685	425,957	561,469	686,839	845,527	1,013,222

		21	22	23	24	25	26	27	28	29	30
		2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
+	Reserves at Beginning of Year	1,013,222	939,980	714,956	469,006	217,023	95,966	124,903	305,093	486,962	700,358
+	Suggested Reserve Contribution	189,000	196,400	204,100	212,100	220,400	229,000	237,900	247,200	256,800	266,800
	Annual Reserve Adjustment (%)	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%
+	Special Assessments	0	0	0	0	0	0	0	0	0	0
+	Estimated Interest Earned	35,666	30,220	21,620	12,527	5,715	4,033	7,852	14,463	21,681	29,515
+	Cumulative Expenditure, By Year	-297,908	-451,644	-471,669	-476,610	-347,172	-204,097	-65,561	-79,794	-65,085	-80,704
=	Projected Reserves at Year End	939,980	714,956	469,006	217,023	95,966	124,903	305,093	486,962	700,358	915,970

DIVISION 1: YEARS 1-5 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials: 3.90% **Interest Earned on Invested Reserves:** 3.72%



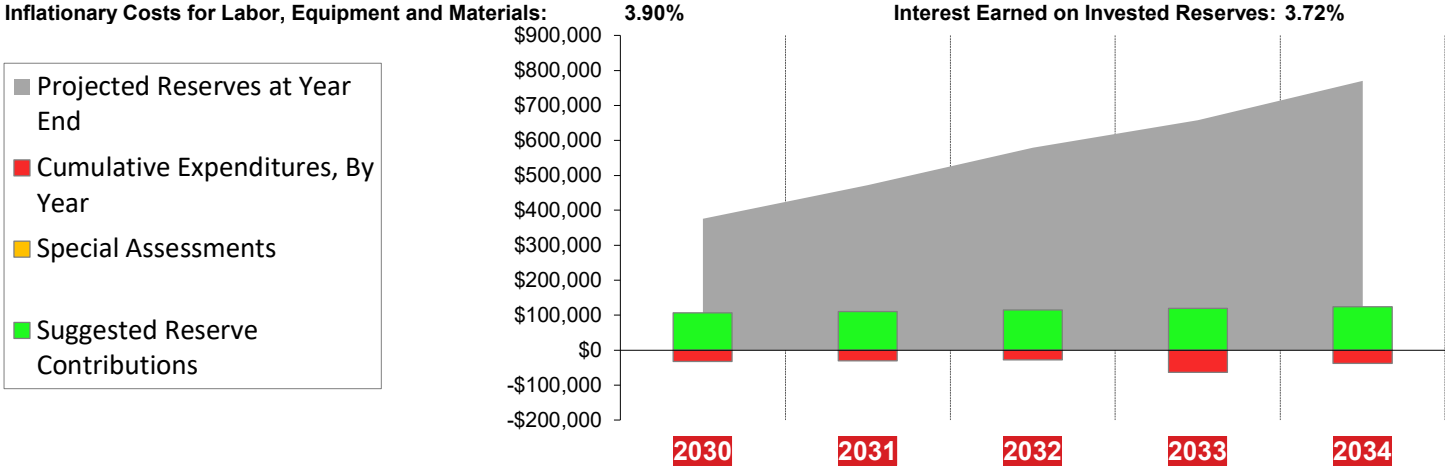
		2024	2025	2026	2027	2028	2029
+	Reserves at Beginning of Year	188,512	194,534	203,624	187,785	197,755	216,031
+	Suggested Reserve Contribution	4,839	51,000	73,000	95,000	98,700	102,500
	Annual Reserve Adjustment (%)		75.7%	43.1%	30.1%	3.9%	3.9%
+	Special Assessments						
+	Estimated Interest Earned on Invested Reserves	1,184	7,271	7,147	7,040	7,556	9,234
+	Cumulative Expenses, By Year		-49,181	-95,987	-92,069	-87,980	-38,112
=	Projected Reserves at Year End	194,534	203,624	187,785	197,755	216,031	289,653

Line Item	Reserve Component Listed by Property Class	Year Start	1	2	3	4	5
		2024	2025	2026	2027	2028	2029
	EXTERNAL BUILDING COMPONENTS						
1	Chimney Caps, Metal, Phased						
2	Gutters and Downspouts, Aluminum, Phased						
3	Light Fixtures, Exterior, Front Entries and Garages						
4	Roofs, Asphalt Shingles, Phased						
5	Shutters, Vinyl, Phased			3,778			
6	Walls, Masonry, Capital Repairs			8,453			
7	Walls, Paint Finishes and Partial Replacements, Phased		20,610	21,413	22,249	23,116	24,018
8	Walls, Wood Siding/Trim/Soffit/Fascia, Replacement, Phased						
	SITE COMPONENTS						
9	Asphalt Pavement, Driveways, Crack Repair, Patch and Seal Coat						
10	Asphalt Pavement, Driveways, Full-Depth Replacement, Phased			62,342	64,774		
11	Asphalt Pavement, Streets, Crack Repair and Patch		1,687				
12	Asphalt Pavement, Streets, Full-Depth Replacement					56,124	
13	Concrete Curbs and Gutters, Partial Replacement						
14	Fencing, Wood, Replacement						
15	Light Poles and Fixtures		26,884				
16	Mailbox Stations						
17	Pond Aerators, Phased					8,740	
18	Pond Dredging, Partial						
19	Pond Erosion Control, Rip Rap, Partial						14,094
20	Retaining Walls, Timber						
21	Signage, Renovation				5,047		

BUILDING RESERVES

DIVISION 2: YEARS 6-10 OF CASH FLOW ANALYSIS

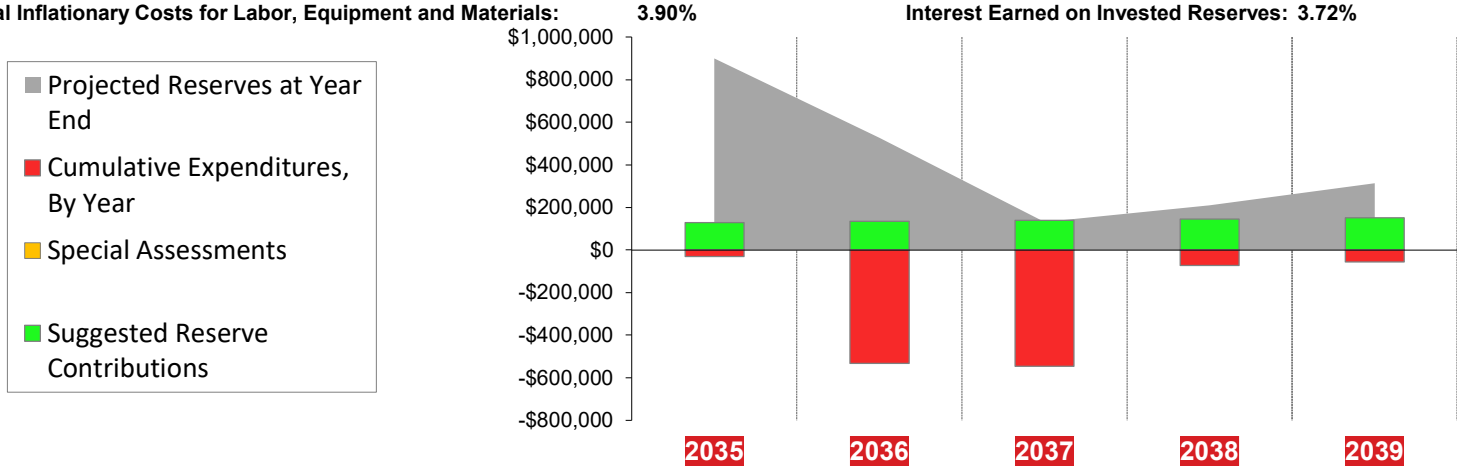
Local Inflationary Costs for Labor, Equipment and Materials: 3.90% **Interest Earned on Invested Reserves: 3.72%**



+	**Reserves at Beginning of Year**	**289,653**	**376,091**	**471,770**	**579,019**	**657,174**
+	**Suggested Reserve Contribution**	**106,500**	**110,700**	**115,000**	**119,500**	**124,200**
	Annual Reserve Adjustment (%)	**3.9%**	**3.9%**	**3.9%**	**3.9%**	**3.9%**
+	**Special Assessments**					
+	**Estimated Interest Earned on Invested Reserves**	**12,157**	**15,482**	**19,188**	**22,573**	**26,059**
+	**Cumulative Expenditure, By Year**	**-32,220**	**-30,502**	**-26,939**	**-63,918**	**-37,548**
=	**Projected Reserves at Year End**	**376,091**	**471,770**	**579,019**	**657,174**	**769,885**
Line Item	**Reserve Component Listed by Property Class**	**6**	**7**	**8**	**9**	**10**
		2030	**2031**	**2032**	**2033**	**2034**
	EXTERNAL BUILDING COMPONENTS					
1	Chimney Caps, Metal, Phased					
2	Gutters and Downspouts, Aluminum, Phased					
3	Light Fixtures, Exterior, Front Entries and Garages				21,335	
4	Roofs, Asphalt Shingles, Phased					
5	Shutters, Vinyl, Phased		4,575			
6	Walls, Masonry, Capital Repairs					
7	Walls, Paint Finishes and Partial Replacements, Phased	24,954	25,928	26,939	27,989	29,081
8	Walls, Wood Siding/Trim/Soffit/Fascia, Replacement, Phased					
	SITE COMPONENTS					
9	Asphalt Pavement, Driveways, Crack Repair, Patch and Seal Coat	7,265				8,467
10	Asphalt Pavement, Driveways, Full-Depth Replacement, Phased					
11	Asphalt Pavement, Streets, Crack Repair and Patch				2,292	
12	Asphalt Pavement, Streets, Full-Depth Replacement					
13	Concrete Curbs and Gutters, Partial Replacement				12,303	
14	Fencing, Wood, Replacement					
15	Light Poles and Fixtures					
16	Mailbox Stations					
17	Pond Aerators, Phased					
18	Pond Dredging, Partial					
19	Pond Erosion Control, Rip Rap, Partial					
20	Retaining Walls, Timber					
21	Signage, Renovation					

DIVISION 3: YEARS 11-15 OF CASH FLOW ANALYSIS

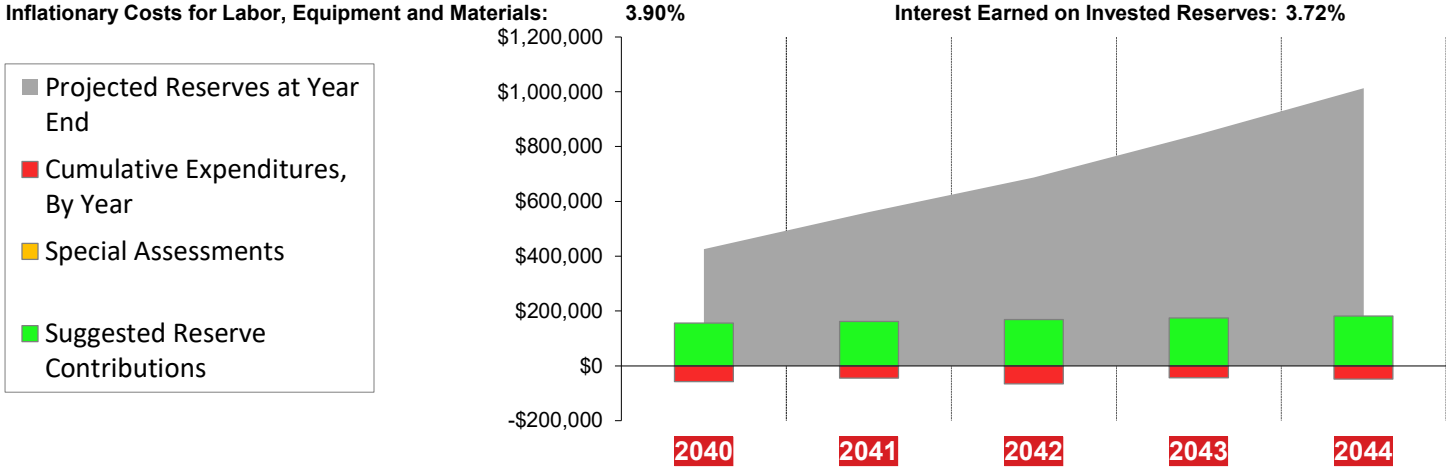
Local Inflationary Costs for Labor, Equipment and Materials: 3.90% **Interest Earned on Invested Reserves: 3.72%**



		2035	2036	2037	2038	2039
+	**Reserves at Beginning of Year**	769,885	899,147	527,318	131,687	209,801
+	**Suggested Reserve Contribution**	129,000	134,000	139,200	144,600	150,200
	Annual Reserve Adjustment (%)	3.9%	3.9%	3.9%	3.9%	3.9%
+	**Special Assessments**					
+	**Estimated Interest Earned on Invested Reserves**	30,477	26,048	12,034	6,236	9,559
+	**Cumulative Expenditure, By Year**	-30,215	-531,877	-546,865	-72,723	-55,874
=	**Projected Reserves at Year End**	899,147	527,318	131,687	209,801	313,685
Line Item	**Reserve Component Listed by Property Class**	11	12	13	14	15
		2035	2036	2037	2038	2039
	EXTERNAL BUILDING COMPONENTS					
1	Chimney Caps, Metal, Phased		13,579	14,109		
2	Gutters and Downspouts, Aluminum, Phased		54,839	56,978		
3	Light Fixtures, Exterior, Front Entries and Garages					
4	Roofs, Asphalt Shingles, Phased		426,526	443,160		
5	Shutters, Vinyl, Phased		5,539			
6	Walls, Masonry, Capital Repairs				13,378	
7	Walls, Paint Finishes and Partial Replacements, Phased	30,215	31,394	32,618	33,890	35,212
8	Walls, Wood Siding/Trim/Soffit/Fascia, Replacement, Phased					
	SITE COMPONENTS					
9	Asphalt Pavement, Driveways, Crack Repair, Patch and Seal Coat				9,867	
10	Asphalt Pavement, Driveways, Full-Depth Replacement, Phased					
11	Asphalt Pavement, Streets, Crack Repair and Patch				2,775	
12	Asphalt Pavement, Streets, Full-Depth Replacement					
13	Concrete Curbs and Gutters, Partial Replacement					
14	Fencing, Wood, Replacement					
15	Light Poles and Fixtures					
16	Mailbox Stations					
17	Pond Aerators, Phased				12,814	
18	Pond Dredging, Partial					
19	Pond Erosion Control, Rip Rap, Partial					20,663
20	Retaining Walls, Timber					
21	Signage, Renovation					

DIVISION 4: YEARS 16-20 OF CASH FLOW ANALYSIS

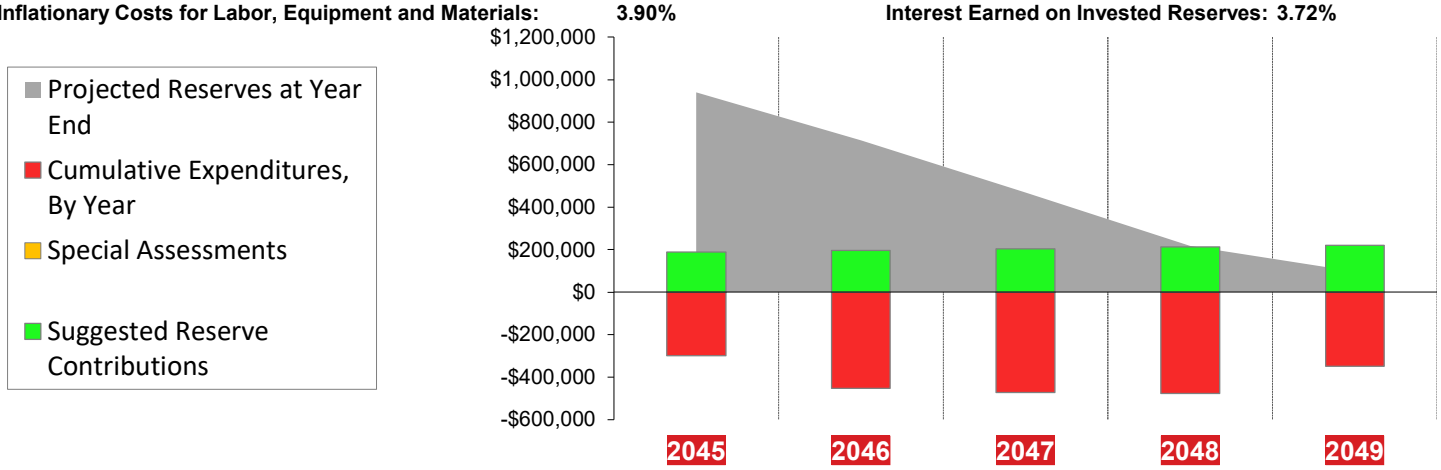
Local Inflationary Costs for Labor, Equipment and Materials: 3.90% **Interest Earned on Invested Reserves: 3.72%**



+	**Reserves at Beginning of Year**	**313,685**	**425,957**	**561,469**	**686,839**	**845,527**
+	**Suggested Reserve Contribution**	**156,100**	**162,200**	**168,500**	**175,100**	**181,900**
	Annual Reserve Adjustment (%)	**3.9%**	**3.9%**	**3.9%**	**3.9%**	**3.9%**
+	**Special Assessments**					
+	**Estimated Interest Earned on Invested Reserves**	**13,506**	**18,031**	**22,795**	**27,982**	**33,941**
+	**Cumulative Expenditure, By Year**	**-57,334**	**-44,719**	**-65,925**	**-44,394**	**-48,146**
=	**Projected Reserves at Year End**	**425,957**	**561,469**	**686,839**	**845,527**	**1,013,222**
Line Item	**Reserve Component Listed by Property Class**	**16**	**17**	**18**	**19**	**20**
		2040	**2041**	**2042**	**2043**	**2044**
	EXTERNAL BUILDING COMPONENTS					
1	Chimney Caps, Metal, Phased					
2	Gutters and Downspouts, Aluminum, Phased					
3	Light Fixtures, Exterior, Front Entries and Garages					
4	Roofs, Asphalt Shingles, Phased					
5	Shutters, Vinyl, Phased		6,707			
6	Walls, Masonry, Capital Repairs					
7	Walls, Paint Finishes and Partial Replacements, Phased	36,585	38,012	39,494	41,035	
8	Walls, Wood Siding/Trim/Soffit/Fascia, Replacement, Phased					
	SITE COMPONENTS					
9	Asphalt Pavement, Driveways, Crack Repair, Patch and Seal Coat			11,498		
10	Asphalt Pavement, Driveways, Full-Depth Replacement, Phased					
11	Asphalt Pavement, Streets, Crack Repair and Patch				3,360	
12	Asphalt Pavement, Streets, Full-Depth Replacement					
13	Concrete Curbs and Gutters, Partial Replacement					
14	Fencing, Wood, Replacement					37,399
15	Light Poles and Fixtures					
16	Mailbox Stations	20,749				
17	Pond Aerators, Phased			14,933		
18	Pond Dredging, Partial					
19	Pond Erosion Control, Rip Rap, Partial					
20	Retaining Walls, Timber					10,747
21	Signage, Renovation					

DIVISION 5: YEARS 21-25 OF CASH FLOW ANALYSIS

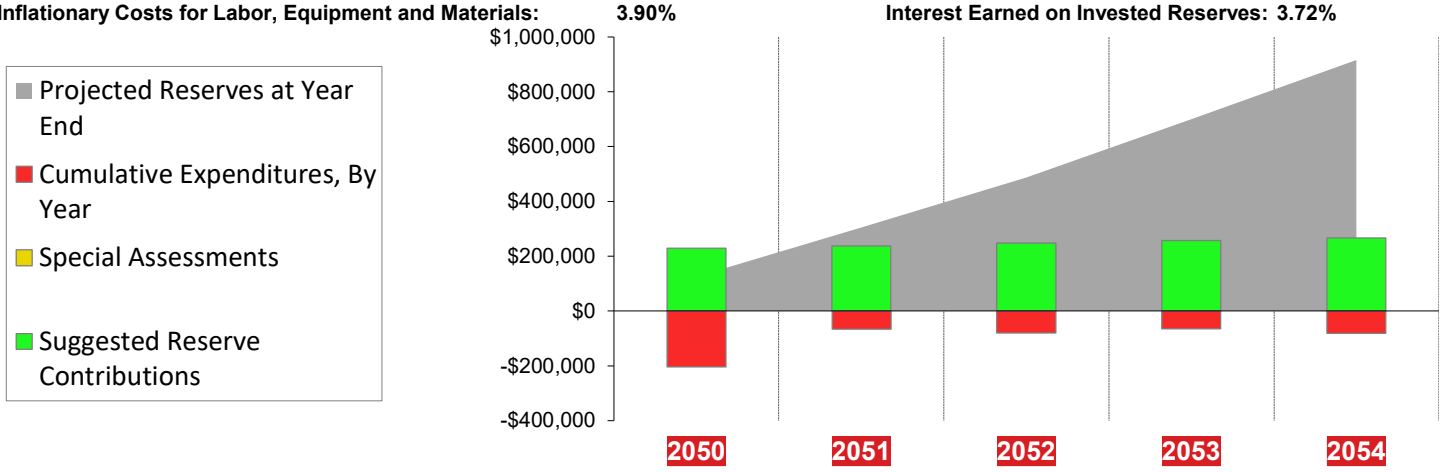
Local Inflationary Costs for Labor, Equipment and Materials: 3.90% **Interest Earned on Invested Reserves: 3.72%**



		2045	2046	2047	2048	2049
+	Reserves at Beginning of Year	1,013,222	939,980	714,956	469,006	217,023
+	Suggested Reserve Contribution	189,000	196,400	204,100	212,100	220,400
	Annual Reserve Adjustment (%)	3.9%	3.9%	3.9%	3.9%	3.9%
+	Special Assessments					
+	Estimated Interest Earned on Invested Reserves	35,666	30,220	21,620	12,527	5,715
+	Cumulative Expenditure, By Year	-297,908	-451,644	-471,669	-476,610	-347,172
=	Projected Reserves at Year End	939,980	714,956	469,006	217,023	95,966
Line Item	Reserve Component Listed by Property Class	21	22	23	24	25
		2045	2046	2047	2048	2049
	EXTERNAL BUILDING COMPONENTS					
1	Chimney Caps, Metal, Phased					
2	Gutters and Downspouts, Aluminum, Phased					
3	Light Fixtures, Exterior, Front Entries and Garages					
4	Roofs, Asphalt Shingles, Phased					
5	Shutters, Vinyl, Phased		8,121			
6	Walls, Masonry, Capital Repairs					
7	Walls, Paint Finishes and Partial Replacements, Phased					
8	Walls, Wood Siding/Trim/Soffit/Fascia, Replacement, Phased	297,908	309,527	321,598	334,140	347,172
	SITE COMPONENTS					
9	Asphalt Pavement, Driveways, Crack Repair, Patch and Seal Coat					
10	Asphalt Pavement, Driveways, Full-Depth Replacement, Phased		133,997	139,223		
11	Asphalt Pavement, Streets, Crack Repair and Patch					
12	Asphalt Pavement, Streets, Full-Depth Replacement				120,631	
13	Concrete Curbs and Gutters, Partial Replacement				21,839	
14	Fencing, Wood, Replacement					
15	Light Poles and Fixtures					
16	Mailbox Stations					
17	Pond Aerators, Phased					
18	Pond Dredging, Partial					
19	Pond Erosion Control, Rip Rap, Partial					
20	Retaining Walls, Timber					
21	Signage, Renovation			10,849		

DIVISION 6: YEARS 26-30 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials: 3.90% **Interest Earned on Invested Reserves: 3.72%**



		2050	2051	2052	2053	2054
+	**Reserves at Beginning of Year**	**95,966**	**124,903**	**305,093**	**486,962**	**700,358**
+	**Suggested Reserve Contribution**	**229,000**	**237,900**	**247,200**	**256,800**	**266,800**
	Annual Reserve Adjustment (%)	**3.9%**	**3.9%**	**3.9%**	**3.9%**	**3.9%**
+	**Special Assessments**					
+	**Estimated Interest Earned on Invested Reserves**	**4,033**	**7,852**	**14,463**	**21,681**	**29,515**
+	**Cumulative Expenditure, By Year**	**-204,097**	**-65,561**	**-79,794**	**-65,085**	**-80,704**
=	**Projected Reserves at Year End**	**124,903**	**305,093**	**486,962**	**700,358**	**915,970**
Line Item	**Reserve Component Listed by Property Class**	**26**	**27**	**28**	**29**	**30**
		2050	**2051**	**2052**	**2053**	**2054**
	EXTERNAL BUILDING COMPONENTS					
1	Chimney Caps, Metal, Phased					
2	Gutters and Downspouts, Aluminum, Phased					
3	Light Fixtures, Exterior, Front Entries and Garages					
4	Roofs, Asphalt Shingles, Phased					
5	Shutters, Vinyl, Phased		9,833			
6	Walls, Masonry, Capital Repairs	21,172				
7	Walls, Paint Finishes and Partial Replacements, Phased		55,728	57,901	60,160	62,506
8	Walls, Wood Siding/Trim/Soffit/Fascia, Replacement, Phased					
	SITE COMPONENTS					
9	Asphalt Pavement, Driveways, Crack Repair, Patch and Seal Coat	15,616				18,198
10	Asphalt Pavement, Driveways, Full-Depth Replacement, Phased					
11	Asphalt Pavement, Streets, Crack Repair and Patch				4,925	
12	Asphalt Pavement, Streets, Full-Depth Replacement					
13	Concrete Curbs and Gutters, Partial Replacement					
14	Fencing, Wood, Replacement					
15	Light Poles and Fixtures					
16	Mailbox Stations					
17	Pond Aerators, Phased			21,893		
18	Pond Dredging, Partial	135,835				
19	Pond Erosion Control, Rip Rap, Partial	31,474				
20	Retaining Walls, Timber					
21	Signage, Renovation					

Chimney Caps, Metal, Phased

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: **0.60%** **Line Item: 1**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	26	Each	Current Unit Cost:	$660.00	
Replacement Per Phase:	13	Each	Current Cost Per Phase:	$8,580	
Replaced in Next 30-Years:	26	Each	Total Cost Next 30-Years:	$27,688	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	11		Overall Current Condition:	Good	
Remaining Years Until Replacement:	12		Useful Life in Mequon, WI	to 25	Years
Estimated First Year of Replacement:	2036		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	70	

Chimney caps overview

Metal chimney cap

Detail view

Detail view with some rust

Schedule of Replacements Costs

2024	$0				
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$13,579	**2046**	$0
2027	$0	**2037**	$14,109	**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
2034	$0	**2044**	$0	**2054**	$0

Engineering Narrative

Component includes replacement of the 26 metal chimney caps. Four units are served by masonry caps which are included with the masonry component as found later in this report. The metal caps were all replaced 11 years ago with the roof replacement. We recommend budgeting for phased replacement from 2036-2037, in coordination with roof replacement.

Gutters and Downspouts, Aluminum, Phased

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 2.43% **Line Item: 2**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	4,950	Linear Feet	Current Unit Cost:	$14.00	
Replacement Per Phase:	2,475	Linear Feet	Current Cost Per Phase:	$34,650	
Replaced in Next 30-Years:	4,950	Linear Feet	Total Cost Next 30-Years:	$111,817	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	11		Overall Current Condition:	Good	
Remaining Years Until Replacement:	12		Useful Life in Mequon, WI	20 to 25	Years
Estimated First Year of Replacement:	2036		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	77	

Gutter and downspout overview

Leaf guard filled with debris

Downspout detail view

Instance of dented downspout

Schedule of Replacements Costs

2024	$0				
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$54,839	**2046**	$0
2027	$0	**2037**	$56,978	**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
2034	$0	**2044**	$0	**2054**	$0

Engineering Narrative

Gutters and downspouts drain stormwater from the roof to grade. Periodic cleaning and repairs is recommended to be funded operationally in order to maximize the useful life and reduce damage to other components. Various locations, particularly at the rear facades, contain leaf guards. Many of the leaf guards appeared clogged with debris. We recommend budgeting for phased replacement from 2036-2037, in coordination with roof replacement.

Light Fixtures, Exterior, Front Entries and Garages

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.46% **Line Item: 3**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	72	Each	Current Unit Cost:	$210.00	
Replacement Per Phase:	72	Each	Current Cost Per Phase:	$15,120	
Replaced in Next 30-Years:	72	Each	Total Cost Next 30-Years:	$21,335	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	to 36		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	9		Useful Life in Mequon, WI	20 to 25	Years
Estimated First Year of Replacement:	2033		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	73	

Single large sconce over a garage door

Wall sconce near unit entry

Alternative style large fixture over a garage with rust

Soffit light fixture (non-typical)

Schedule of Replacements Costs

2024	$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	$21,335	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0

Engineering Narrative

We note 25 large sconces over 25 garage doors, 10 small sconces flaking 5 garage doors, 31 wall sconces near unit entries, 4 recessed can fixtures and 2 soffit surface-mounted fixtures. Fixtures vary in style, condition, quantity per unit and age. We recommend budgeting for replacement by 2033. An aggregate replacement will ensure aesthetic continuity throughout the property.

Roofs, Asphalt Shingles, Phased

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 18.94% **Line Item: 4**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	980	Squares	Current Unit Cost:	$550.00	
Replacement Per Phase:	490	Squares	Current Cost Per Phase:	$269,500	
Replaced in Next 30-Years:	980	Squares	Total Cost Next 30-Years:	$869,686	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	11		Overall Current Condition:	Good	
Remaining Years Until Replacement:	12		Useful Life in Mequon, WI	20 to 25	Years
Estimated First Year of Replacement:	2036		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	High Priority		Priority Score	95	

Roofing overview

Detail view of the shingle type

Metal valley flashing with small area of rust

Ridge cap ventilation

Schedule of Replacements Costs

2024	$0				
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$426,526	**2046**	$0
2027	$0	**2037**	$443,160	**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
2034	$0	**2044**	$0	**2054**	$0

Engineering Narrative

Asphalt shingle roofs are 11 years of age and in good overall condition. Isolated leaks have been addressed as needed in the past and are not repeat issues. The shingles are reportedly a 30-year shingle. We recommend budgeting for phased replacement from 2036-2037, in coordination with gutter, downspout and chimney cap replacements.

Shutters, Vinyl, Phased

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.84% **Line Item: 5**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	125	Pairs	Current Unit Cost:	$140.00	
Replacement Per Phase:	25	Pairs	Current Cost Per Phase:	$3,500	
Replaced in Next 30-Years:	150	Pairs	Total Cost Next 30-Years:	$38,554	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Varies		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	2		Useful Life in Mequon, WI	20 to 25	Years
Estimated First Year of Replacement:	2026		Full or Partial Replacement:	Full	120.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Low Priority		Priority Score	55	

Shutter with blistering finish

Warp at a shutter

Damaged corner

Blistering finish

Schedule of Replacements Costs

2024	$0				
2025	$0	**2035**	$0	**2045**	$0
2026	$3,778	**2036**	$5,539	**2046**	$8,121
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	$4,575	**2041**	$6,707	**2051**	$9,833
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0

Engineering Narrative

Vinyl shutters vary in age and condition. The association addresses shutters as needed with paint and partial replacements. Based on the overall condition and historic practices, we recommend budgeting for phased replacement of 20% of the shutters by 2026 and again every 5 years after.

Walls, Masonry, Capital Repairs

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.94% **Line Item: 6**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	5,800	Square Feet	Current Unit Cost:	$1.35	
Replacement Per Phase:	5,800	Square Feet	Current Cost Per Phase:	$7,830	
Replaced in Next 30-Years:	17,400	Square Feet	Total Cost Next 30-Years:	$43,002	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	10 +/-		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	2		Useful Life in Mequon, WI	8 to 12	Years
Estimated First Year of Replacement:	2026		Full or Partial Replacement:	Full	300.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	93	

Mortar crack

Common location of mortar crack at an outer corner

Crack in the mortar

One of four masonry chimneys with staining and evidence of previous repairs

Schedule of Replacements Costs

2024	$0				
2025	$0	**2035**	$0	**2045**	$0
2026	$8,453	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$13,378	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$21,172
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0

Engineering Narrative

Unit cost includes full inspection of the masonry façades, as well as partial repointing and capital repairs as necessary, every 8 to 12 years. The association last addressed masonry walls in aggregate about 10 years ago. Based on condition, we recommend budgeting for capital repairs by 2026 and again every 12 years after.

Walls, Paint Finishes and Partial Replacements, Phased

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 17.44% **Line Item: 7**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	58,000	Square Feet	Current Unit Cost:	$1.71	
Replacement Per Phase:	11,600	Square Feet	Current Cost Per Phase:	$19,836	
Replaced in Next 30-Years:	266,800	Square Feet	Total Cost Next 30-Years:	$801,046	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Varies		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	1		Useful Life in Mequon, WI	4 to 6	Years
Estimated First Year of Replacement:	2025		Full or Partial Replacement:	Full	460.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	85	

Painted exterior surfaces overview

Flaking finish at siding and trim

Flaking finish at trim

Instance of rot at a sill

Schedule of Replacements Costs

2024	$0				
2025	$20,610	**2035**	$30,215	**2045**	$0
2026	$21,413	**2036**	$31,394	**2046**	$0
2027	$22,249	**2037**	$32,618	**2047**	$0
2028	$23,116	**2038**	$33,890	**2048**	$0
2029	$24,018	**2039**	$35,212	**2049**	$0
2030	$24,954	**2040**	$36,585	**2050**	$0
2031	$25,928	**2041**	$38,012	**2051**	$55,728
2032	$26,939	**2042**	$39,494	**2052**	$57,901
2033	$27,989	**2043**	$41,035	**2053**	$60,160
2034	$29,081	**2044**	$0	**2054**	$62,506

Engineering Narrative

Component includes paint finishes to the exterior wood components at the buildings. The association painted and repaired 6 buildings in 2023 and 3 buildings in 2024. Historically, the association has painted 3 buildings per year. We recommend budgeting for annual painting and partial replacements (4% per event) from 2025 through 2043, and again beginning by 2051. No events are included during complete replacement, including the year prior and the year following, as found on the following page.

Walls, Wood Siding/Trim/Soffit/Fascia, Replacement, Phased

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 35.06% **Line Item: 8**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	58,000	Square Feet	Current Unit Cost:	$11.50	
Replacement Per Phase:	11,600	Square Feet	Current Cost Per Phase:	$133,400	
Replaced in Next 30-Years:	58,000	Square Feet	Total Cost Next 30-Years:	$1,610,345	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	35-36		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	21		Useful Life in Mequon, WI	to 50	Years
Estimated First Year of Replacement:	2045		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	90	

Cedar siding and trim

Cedar lap siding detail view in good condition

Instance of rot at a sill and trim

Wood soffit and fascia

Schedule of Replacements Costs

2024	$0				
2025	$0	**2035**	$0	**2045**	$297,908
2026	$0	**2036**	$0	**2046**	$309,527
2027	$0	**2037**	$0	**2047**	$321,598
2028	$0	**2038**	$0	**2048**	$334,140
2029	$0	**2039**	$0	**2049**	$347,172
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0

Engineering Narrative

Component includes eventual replacement of the exterior wood components at the building (siding, trim, soffit and fascia). The majority of the components are original at 35-36 years of age. An estimated 15~20% of the wood has been replaced to date. We recommend budgeting for phased replacement from 2045-2049.

Asphalt Pavement, Driveways, Crack Repair, Patch and Seal Coat

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: **1.54%** **Line Item: 9**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	2,750	Square Yards	Current Unit Cost:	$2.10	
Replacement Per Phase:	2,750	Square Yards	Current Cost Per Phase:	$5,775	
Replaced in Next 30-Years:	16,500	Square Yards	Total Cost Next 30-Years:	$70,910	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	1		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	6		Useful Life in Mequon, WI	3 to 5	Years
Estimated First Year of Replacement:	2030		Full or Partial Replacement:	Full	600.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	69	

Driveway with open cracks

Crack fill at portions of the cracks

Fatigue cracks

Various crack fill

Schedule of Replacements Costs

2024	$0				
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$9,867	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$7,265	**2040**	$0	**2050**	$15,616
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$11,498	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$8,467	**2044**	$0	**2054**	$18,198

Engineering Narrative

The asphalt pavement seal coat is in good condition, however, the abundance of open cracks and repairs needed make this component fair overall condition. Seal coat and crack fill were applied in 2023. We recommend the next seal coat application by 2030 and every 4 years thereafter, except when repaving occurs. Unit cost includes crack routing and filling, spot patching as required, and the application of a seal coat at the asphalt pavement. Actual project costs will vary depending on the amount of repairs desired.

Asphalt Pavement, Driveways, Full-Depth Replacement, Phased

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 8.72% **Line Item: 10**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	2,750	Square Yards	Current Unit Cost:	$42.00	
Replacement Per Phase:	1,375	Square Yards	Current Cost Per Phase:	$57,750	
Replaced in Next 30-Years:	5,500	Square Yards	Total Cost Next 30-Years:	$400,335	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	15 +/-		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	2		Useful Life in Mequon, WI	15 to 20	Years
Estimated First Year of Replacement:	2026		Full or Partial Replacement:	Full	200.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	81	

Driveway overview with areas of crack fill

Deterioration at a driveway

Settlement in the pavement along a garage floor

Settlement along a curb and cracks

Schedule of Replacements Costs

2024	$0				
2025	$0	**2035**	$0	**2045**	$0
2026	$62,342	**2036**	$0	**2046**	$133,997
2027	$64,774	**2037**	$0	**2047**	$139,223
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
2034	$0	**2044**	$0	**2054**	$0

Engineering Narrative

Component includes the phased replacement of the driveways from 2026-2027 and again 20 years after. The driveways are in fair to poor condition at a reported age of approximately 15 years.

Asphalt Pavement, Streets, Crack Repair and Patch

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: **0.33%** **Line Item: 11**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1,120	Square Yards	Current Unit Cost:	$1.45	
Replacement Per Phase:	1,120	Square Yards	Current Cost Per Phase:	$1,624	
Replaced in Next 30-Years:	5,600	Square Yards	Total Cost Next 30-Years:	$15,038	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	5 +		Overall Current Condition:	Poor	
Remaining Years Until Replacement:	1		Useful Life in Mequon, WI	3 to 5	Years
Estimated First Year of Replacement:	2025		Full or Partial Replacement:	Full	500.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	88	

Pinewood Court overview

Fatigue cracks

Eastbrook Court

Fatigue cracks

Schedule of Replacements Costs

2024	$0				
2025	$1,687	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$2,775	**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	$2,292	**2043**	$3,360	**2053**	$4,925
2034	$0	**2044**	$0	**2054**	$0

Engineering Narrative

Component includes crack filling and repairs to the 2 private courts, Eastbrook Court and Pinewood Court. The streets are in need of crack filling. We recommend budgeting for this work by 2025. Following replacement of the streets (found on the following page), we recommend budgeting for future repairs and crack filling by 2033 and every 5 years after, except when subsequent repaving occurs.

Asphalt Pavement, Streets, Full-Depth Replacement

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: **3.85%** **Line Item: 12**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1,120	Square Yards	Current Unit Cost:	$43.00	
Replacement Per Phase:	1,120	Square Yards	Current Cost Per Phase:	$48,160	
Replaced in Next 30-Years:	2,240	Square Yards	Total Cost Next 30-Years:	$176,755	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Varies		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	4		Useful Life in Mequon, WI	15 to 20	Years
Estimated First Year of Replacement:	2028		Full or Partial Replacement:	Full	200.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	74	

Patch along curb at Pinewood Court

Pinewood Court overview

Fatigue cracks

Previous patch along curb at Eastbrook Court

Schedule of Replacements Costs

2024	$0				
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$56,124	**2038**	$0	**2048**	$120,631
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
2034	$0	**2044**	$0	**2054**	$0

Engineering Narrative

Component includes replacement of the 2 private courts, Eastbrook Court and Pinewood Court. The streets are in need of crack filling as noted on the previous page. Pavement is older, although the exact age is not known. We recommend budgeting for replacement of the pavement by 2028 and again by 2048.

Concrete Curbs and Gutters, Partial Replacement

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: **0.74%** **Line Item: 13**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	775	Linear Feet	Current Unit Cost:	$45.00	
Replacement Per Phase:	194	Linear Feet	Current Cost Per Phase:	$8,719	
Replaced in Next 30-Years:	388	Linear Feet	Total Cost Next 30-Years:	$34,141	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	5 +		Overall Current Condition:	Good	
Remaining Years Until Replacement:	9		Useful Life in Mequon, WI	to 65	Years
Estimated First Year of Replacement:	2033		Full or Partial Replacement:	Partial	50.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	38	

Newer curb at Pinewood Court

Damaged curb at Pinewood Court

Curb overview

Curb overview

Schedule of Replacements Costs

2024	$0				
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$21,839
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	$12,303	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0

Engineering Narrative

Component includes curbing that lines the 2 private courts, Eastbrook Court and Pinewood Court. Most of the curbing was replaced in 2018-2019. Isolated and minor issues were observed at this time. Aggregate replacement of this component is unlikely. We therefore include ongoing partial replacements, equating to 50% of the total in the next 30 years. Events are coordinated with repairs and repaving to the private streets

Fencing, Wood, Replacement

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.81% **Line Item: 14**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	300	Linear Feet	Current Unit Cost:	$58.00	
Replacement Per Phase:	300	Linear Feet	Current Cost Per Phase:	$17,400	
Replaced in Next 30-Years:	300	Linear Feet	Total Cost Next 30-Years:	$37,399	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	< 1		Overall Current Condition:	Very Good	
Remaining Years Until Replacement:	20		Useful Life in Mequon, WI	15 to 20	Years
Estimated First Year of Replacement:	2044		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Low Priority		Priority Score	33	

East perimeter fence overview

Fence detail view

South end of the fence

Older sections of fencing

Schedule of Replacements Costs

2024	$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
2034	$0	**2044**	$37,399	**2054**	$0

Engineering Narrative

The majority of the east perimeter fence was replaced in 2024 for $15,680. The 3 south sections of fencing appear to predate this replacement. Overall the fence is considered in very good condition. We recommend budgeting for replacement by 2044.

Light Poles and Fixtures

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.59% **Line Item: 15**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	15	Each	Current Unit Cost:	$1,725.00	
Replacement Per Phase:	15	Each	Current Cost Per Phase:	$25,875	
Replaced in Next 30-Years:	15	Each	Total Cost Next 30-Years:	$26,884	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	35-36		Overall Current Condition:	Poor	
Remaining Years Until Replacement:	1		Useful Life in Mequon, WI	25 to 30	Years
Estimated First Year of Replacement:	2025		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	96	

Typical light pole and fixture at a yard

Light fixture detail view

Light pole detail view

Light fixture detail view

Schedule of Replacements Costs

2024	$0				
2025	$26,884	**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
2034	$0	**2044**	$0	**2054**	$0

Engineering Narrative

Each building is served by 1 light pole and fixture. Management informs us replacement is a high propriety of the association, and the fixtures will require re-wiring in areas. We include this project in 2025. This project cost and scope of work should be updated in this report when known.

Mailbox Stations

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.45% **Line Item: 16**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	15	Each	Current Unit Cost:	$750.00	
Replacement Per Phase:	15	Each	Current Cost Per Phase:	$11,250	
Replaced in Next 30-Years:	15	Each	Total Cost Next 30-Years:	$20,749	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	7		Overall Current Condition:	Good	
Remaining Years Until Replacement:	16		Useful Life in Mequon, WI	to 25	Years
Estimated First Year of Replacement:	2040		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	60	

Mailboxes and post

Post is set in concrete

Mailboxes detail view

Painted wood components and fasteners

Schedule of Replacements Costs

2024	$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**	$20,749	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0

Engineering Narrative

Component includes replacement of the 15 mailbox stations. Paint finishes are conducted as needed along with the buildings. Mailbox stations are in good overall condition at 7 years of age. We recommend budgeting for replacement by 2040.

Pond Aerators, Phased

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.27% **Line Item: 17**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	2	Each	Current Unit Cost:	$7,500.00	
Replacement Per Phase:	1	Each	Current Cost Per Phase:	$7,500	
Replaced in Next 30-Years:	4	Each	Total Cost Next 30-Years:	$58,379	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	< 1, 10		Overall Current Condition:	Good	
Remaining Years Until Replacement:	4		Useful Life in Mequon, WI	to 15	Years
Estimated First Year of Replacement:	2028		Full or Partial Replacement:	Full	200.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	61	

North pone overview

Electrical equipment near the north pond

Aerator controller at the south pond

Aerator controller at the south pond

Schedule of Replacements Costs

2024	$0				
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$8,740	**2038**	$12,814	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$14,933	**2052**	$21,893
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0

Engineering Narrative

Two aerators serve the association's two ponds. The aerators vary in age as stated above and are in good overall condition. Based on the varied ages, we recommend budgeting for a phased replacement of the older aerator at the north pond by 2028 and again by 2042, and the newer aerator at the south pond by 2038 and again by 2052. Management reports the cost of the south pond's aerator in 2024 was $3,168.92. Future budgetary figures include electrical upgrades as necessary.

Pond Dredging, Partial

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 2.96% **Line Item: 18**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	4,925	Square Yards	Current Unit Cost:	$17.00	
Replacement Per Phase:	2,955	Square Yards	Current Cost Per Phase:	$50,235	
Replaced in Next 30-Years:	2,955	Square Yards	Total Cost Next 30-Years:	$135,835	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	35-36		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	26		Useful Life in Mequon, WI	Varies	Years
Estimated First Year of Replacement:	2050		Full or Partial Replacement:	Partial	60.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	77	

North pond overview

Broken inlet structure at the north pond (City of Mequon responsibility)

South pond overview

Inlet structure at the south pond

Schedule of Replacements Costs

2024	$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**	$135,835
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0

Engineering Narrative

The ponds comprises approximately 4,925 square yards of surface area. Dredging/excavation of a pond is necessary as the pond ages and accumulates silt. We recommend the association monitor the ponds, via bathymetric surveys (funded operationally), to determine when this project should occur. For budgetary purposes, we include partial dredging/excavation of the ponds by 2050.

Pond Erosion Control, Rip Rap, Partial

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.44% **Line Item: 19**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1,455	Linear Feet	Current Unit Cost:	$80.00	
Replacement Per Phase:	146	Linear Feet	Current Cost Per Phase:	$11,640	
Replaced in Next 30-Years:	437	Linear Feet	Total Cost Next 30-Years:	$66,231	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	to 36		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	5		Useful Life in Mequon, WI	Varies	Years
Estimated First Year of Replacement:	2029		Full or Partial Replacement:	Partial	30.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	91	

Eroded shoreline at the north pond

Eroded shoreline at the north pond

South pond shoreline

Erosion at the south pond

Schedule of Replacements Costs

2024	$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	$14,094	**2039**	$20,663	**2049**	$0
2030	$0	**2040**	$0	**2050**	$31,474
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0

Engineering Narrative

The pond shorelines are natural. Erosion was observed at the majority of the perimeter. There are several ways to address shoreline erosion including installation of rip-rap, plantings, additional soil, bulkheads or a combination of the previously mentioned projects. We recommend the board discuss the desired approach to the pond shoreline. At this time we conservatively include funds for partial shoreline erosion control to 10% of the shoreline by 2029, again by 2039, and again by 2050.

Retaining Walls, Timber

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: **0.23%** **Line Item: 20**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	100	Square Feet	Current Unit Cost:	$50.00	
Replacement Per Phase:	100	Square Feet	Current Cost Per Phase:	$5,000	
Replaced in Next 30-Years:	100	Square Feet	Total Cost Next 30-Years:	$10,747	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	< 1		Overall Current Condition:	Very Good	
Remaining Years Until Replacement:	20		Useful Life in Mequon, WI	15 to 20	Years
Estimated First Year of Replacement:	2044		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Low Priority		Priority Score	33	

Short timber retaining wall 1 of 2

Short timber retaining wall 1 of 2

Short timber retaining wall 2 of 2

Short timber retaining wall 2 of 2

Schedule of Replacements Costs

2024	$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
2034	$0	**2044**	$10,747	**2054**	$0

Engineering Narrative

Two, short, timber retaining walls are maintained by the association. Both walls were replaced in 2024 at a cost of about $5,000. We recommend budgeting for replacement by 2044.

Signage, Renovation

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.35% **Line Item: 21**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Allowance	Current Unit Cost:	$4,500.00	
Replacement Per Phase:	1	Allowance	Current Cost Per Phase:	$4,500	
Replaced in Next 30-Years:	2	Allowance	Total Cost Next 30-Years:	$15,896	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	15 +		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	3		Useful Life in Mequon, 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	89	

Wood signage overview

Delaminated signage components

Masonry monument

Mortar cracks

Schedule of Replacements Costs

2024	$0				
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$5,047	**2037**	$0	**2047**	$10,849
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
2034	$0	**2044**	$0	**2054**	$0

Engineering Narrative

The wood signage, located at the northern entrance to the community, is in fair to poor condition. The masonry monuments, located at the south entrance to the community, are in fair condition with masonry cracks observed. Management informs us the board desires an upgrade to the signage in the near term. The cost of this project is expected to be below $5,000. The project may include replacement of the wood signage and posts, addition of lighting, and masonry repairs. We include this project in 2027 and again by 2047.

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-LIVED 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 ReservesBased 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.

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

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.msbinfo.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

Service Contract

Contract Date: 7/9/2024

Customer: Eastbrook Estates Condominium Association

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.

Service Contract

Contract Date: 7/9/2024

Customer: Eastbrook Estates Condominium Association

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.

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