BUILDING
–RESERVES–



RESERVE STUDY

For

Hunters Run Condominium Association, Ltd.
769 W Puetz Rd.
Oak Creek, WI

Date of Inspection: **May 6, 2025**

Phone: 877.514.8256
Fax: 866.794.9779

WWW.BUILDINGRESERVES.COM

MEMBER OF community ASSOCIATIONS INSTITUTE

Client Reference Number: 250097

This Reserve Study was:

- **Submitted by Building Reserves on: May 30, 2025**
- **Inspected and Prepared by: John Aiello, Engineer, Reserve Specialist**
- **Professionally Reviewed by: Andrew Herland, 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
–RESERVES–

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

©2025 Building Reserves. All Rights Reserved.

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: 250097

	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	●	●	●

BUILDING RESERVES

www.BuildingReserves.com
877.514.8256

BUILDING RESERVES 15 YEARS OF EXCELLENCE

TABLE OF CONTENTS

	Page
1) Report Introduction	
What is a Reserve Study?	1-1
Executive Summary - Current and Recommended Funding	1-2
Executive Summary - Property Overview	1-3
Executive Summary - Near-Term Expenditures, Years 1-5	1-4
Executive Summary - Analysis Methods and Funding Strategies	1-5
Executive Summary - Financial Parameters	1-5
Executive Summary - Recommended Reserve Funding Plan	1-6
Executive Summary - Budget Forecast	1-6
Executive Summary - Interest and Inflation Rate Comparison	1-7
Classification of Reserve Components and Non-Reserve Components	1-8
Cost Considerations - Soft Costs	1-9
Responsibility Matrix	1-10
2) Component Priority	
Priority Rating System	2-1
Priority Scoring System	2-3
3) Reserve Analysis	
Quantity and Cost Projections	3-1
Life Analysis and Condition Assessment	3-3
30-Year Cash Flow	3-5
30-Year Cash Flow & Expenditures Displaying Years: 1-15	3-6
30-Year Cash Flow & Expenditures Displaying Years: 16-30	3-8
Division 1: Cash Flow & Expenditures Displaying Years 1-5	3-10
Division 2: Cash Flow & Expenditures Displaying Years 6-10	3-12
Division 3: Cash Flow & Expenditures Displaying Years 11-15	3-14
Division 4: Cash Flow & Expenditures Displaying Years 16-20	3-16
Division 5: Cash Flow & Expenditures Displaying Years 21-25	3-18
Division 6: Cash Flow & Expenditures Displaying Years 26-30	3-20
4) Component Evaluation Framework	
EXTERNAL BUILDING COMPONENTS	
Balconies, Railings, Steel, Paint Finishes and Capital Repairs	4-1
Balconies, Railings, Steel, Replacement	4-2
Balconies, Wood Structure and Decking, Replacement, Phased	4-3
Chimney Caps and Shrouds, Metal	4-4
Doors, Front Entry, Common	4-5
Gutters and Downspouts, Aluminum, Phased	4-6
Light Fixtures, Exterior	4-7
Roofs, Asphalt Shingles, Phased	4-8
Soffits and Fascia, Aluminum and Vinyl, Phased	4-9
Walls, Vinyl Siding, Phased	4-10
Walls, Wood Trim, Paint Finishes and Partial Replacements	4-11

TABLE OF CONTENTS

	Page
INTERNAL BUILDING COMPONENTS	
Floor Coverings, Carpet	4-12
Floor Coverings, Resilient, Linoleum	4-13
Light Fixtures, Interior	4-14
Paint Finishes, Hallways	4-15
SERVICE COMPONENTS	
Fire Detection, Control Panel and Emergency Devices, 8-Unit Buildings	4-16
SITE COMPONENTS	
Asphalt Pavement, Crack Repair, Patch and Seal Coat	4-17
Asphalt Pavement, Repaving, Full-Depth Replacement (Includes Catch Basin)	4-18
Asphalt Pavement, Repaving, Mill and Overlay (Includes Catch Basin)	4-19
Concrete Flatwork, Partial Replacement	4-20
Landscape, Capital Improvements	4-21
Mailbox Stations	4-22
Retaining Wall, Timber (Behind 817-823)	4-23
Retaining Walls, Timber (Behind 785-791, and At Parking Area)	4-24
Shed	4-25
Signage, Monument	4-26
POOL COMPONENTS	
Pool Cover	4-27
Pool Deck, Concrete, Partial Replacement	4-28
Pool Fencing, Metal and Vinyl, Replacement	4-29
Pool Furniture	4-30
Pool Mechanical Equipment	4-31
Pool Resurfacing (Plaster and Tile)	4-32
Pool Structural Shell, Replacement	4-33

REVISIONS AND UPDATES

Revisions

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

Updates

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

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

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

Client Reference Number: 250097

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.

It is best that associations avoid the use of outside funding or loans to fund major replacements projects. Funding capital repairs and replacements using outside funding 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 any current homeowners, 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 property in an economically manageable state of repair. If the association 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:

- Fulfill statutory requirements
- Reduces cost of asset maintenance
- Maintains market value of property
- Reduces deferred maintenance
- Preserves property appearance
- Minimizes outside funding
- Equitable spread of funding
- Assists in the sale of residence

EXECUTIVE SUMMARY - CURRENT AND RECOMMENDED FUNDING

Current Funding

Current Reserve Status as of:	May 5, 2025
Current Reserve Balance:	$44,450
Current Annual Reserve Contribution:	**$31,300**
Current Reserve Contribution Per Unit Per Month (Average):	$54.34
Current Total Income	$236,835
Current Percentage of Total Income to Reserve Account:	13.22%

(Unaudited Cash Status Of the Reserve Fund)

Full Funding and Percentage Funded

Fully Funded Balance (Refer to Terms & Definitions for More Information)	$1,094,464.75
Percent Funded (Refer to Terms & Definitions for More Information)	4.06%

Recommended Funding

Recommended Fund Start as of:	January 1, 2026
Recommended Annual Reserve Contribution:	**$48,700**
Per Unit Per Month (Average):	*$84.55*
Recommended Special Assessments:	**$0**
Per Unit Per Month (Average):	*$0.00*
Total Recommended Reserve Contribution:	**$48,700**
Per Unit Per Month (Average):	*$84.55*

Recommended Adjustment

Recommended Adjustment in Annual Reserve Contribution:	**$17,400**
Per Unit Per Month (Average):	*$30.21*

Total Suggested Annual Reserve Contributions For Next 30-Years

Year	$	% Adjustment	Year	$	% Adjustment	Year	$	% Adjustment
2026	$48,700	55.6%	2036	$137,200	3.6%	2046	$195,400	3.6%
2027	$66,100	35.7%	2037	$142,100	3.6%	2047	$202,400	3.6%
2028	$83,500	26.3%	2038	$147,200	3.6%	2048	$209,700	3.6%
2029	$100,900	20.8%	2039	$152,500	3.6%	2049	$217,200	3.6%
2030	$111,000	10.0%	2040	$158,000	3.6%	2050	$225,000	3.6%
2031	$115,000	3.6%	2041	$163,700	3.6%	2051	$233,100	3.6%
2032	$119,100	3.6%	2042	$169,600	3.6%	2052	$241,500	3.6%
2033	$123,400	3.6%	2043	$175,700	3.6%	2053	$250,200	3.6%
2034	$127,800	3.6%	2044	$182,000	3.6%	2054	$259,200	3.6%
2035	$132,400	3.6%	2045	$188,600	3.6%	2055	$268,500	3.6%

Special Assessments

This recommended funding plan does NOT include any special assessments

EXECUTIVE SUMMARY - PROPERTY OVERVIEW

Client Profile

Client Reference Number:	250097
Type of Study:	Full Reserve Study
Date of Non-Invasive Inspection:	May 6, 2025
Date of Study Shipment:	May 30, 2025
Fiscal Year Start and End:	Jan 1 - Dec 31

Community Description

Number of Units:	48
Number of Buildings:	8
Year(s) Built:	1990



EXECUTIVE SUMMARY - NEAR-TERM EXPENDITURES, YEARS 1-5

Line Item	Component Name	Component Category	Priority Score	Current Condition	Estimated Cost
	2025 Expenditures				
				2025 Total:	**--**
	2026 Expenditures				
1	Balconies, Railings, Steel, Paint Finishes and Capital Repairs	EXTERNAL BUILDING COMPONENTS	76	Fair	$4,118
23	Retaining Wall, Timber (Behind 817-823)	SITE COMPONENTS	123	Poor	$16,291
				2026 Total:	**$20,409**
	2027 Expenditures				
				2027 Total:	**--**
	2028 Expenditures				
18	Asphalt Pavement, Repaving, Full-Depth Replacement (Includes Catch Basin)	SITE COMPONENTS	94	Poor	$190,363
				2028 Total:	**$190,363**
	2029 Expenditures				
11	Walls, Wood Trim, Paint Finishes and Partial Replacements	EXTERNAL BUILDING COMPONENTS	79	Fair	$6,998
20	Concrete Flatwork, Partial Replacement	SITE COMPONENTS	84	Fair	$6,082
22	Mailbox Stations	SITE COMPONENTS	99	Poor	$9,446
27	Pool Cover	POOL COMPONENTS	90	Fair	$3,110
30	Pool Furniture	POOL COMPONENTS	82	Fair	$13,029
				2029 Total:	**$38,666**
	2030 Expenditures				
3	Balconies, Wood Structure and Decking, Replacement, Phased	EXTERNAL BUILDING COMPONENTS	102	Fair	$28,195
31	Pool Mechanical Equipment	POOL COMPONENTS	72	Good	$5,569
				2030 Total:	**$33,764**

EXECUTIVE SUMMARY - ANALYSIS METHODS AND FUNDING STRATEGIES

This reserve study utilizes the **Cash Flow Method and Threshold Funding** 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.

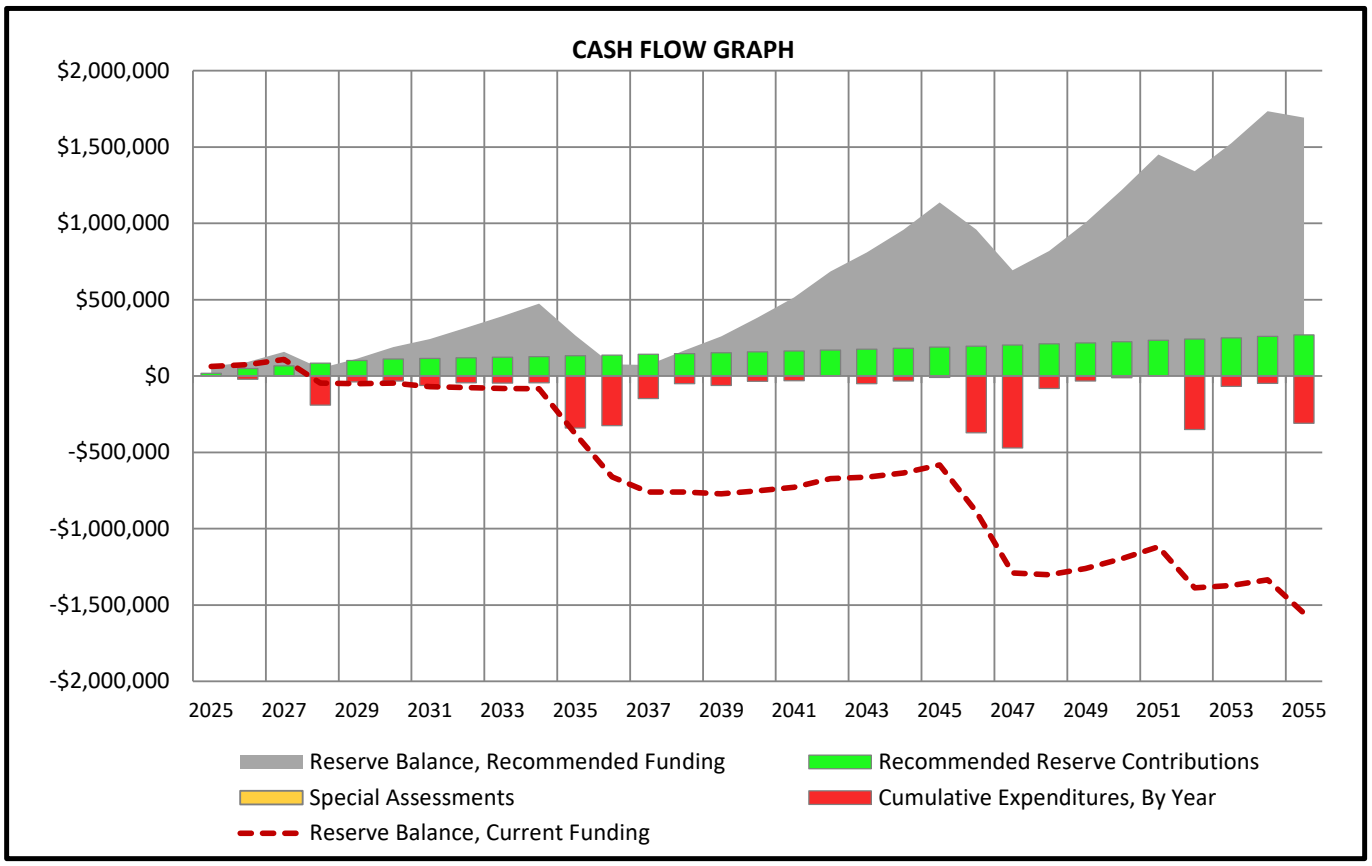
- Building Reserves has established recommended reserve contributions, which are adjusted upwards annually to stay ahead of inflationary costs of labor, equipment, and materials. The reserve recommendations help to ensure that the reserve balance is positive, healthy, and above a minimum threshold in each of the next 30 years.

EXECUTIVE SUMMARY - FINANCIAL PARAMETERS

Interest Rate	**0.00%**
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	**3.60%**
Obtained from averages of national cost indexes as well as Building Reserves' proprietary cost database information.	
# of Units	**48**
Current Total Income	**$236,835.00**
Obtained from the Annual Budget, provided by the Board of Directors and/or management.	
Current Annual Reserve Contribution	**$31,300.00**
Obtained from the Annual Budget, provided by the Board of Directors and/or management.	
Current Monthly Reserve Contribution	**$2,608.33**
Obtained from the Annual Budget, provided by the Board of Directors and/or management.	
Months Remaining Until Start Date of Recommended Funding Plan	**7**
Current Reserve Balance	**$44,449.71**
Unaudited reserve balance, obtained from the Board of Directors and/or management.	
Reserve Balance Date	**5/5/2025**
Fiscal Year	**Jan 1 - Dec 31**
Start Date of Recommended Funding Plan	**1/1/2026**
Projected Reserve Balance at Start of Funding Plan	**$62,708.04**
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"	
Percent Funded (As of "Reserve Balance Date")	**4.06%**
*Calculated by finding the sum of the Fully Funded Balance for all reserve components divided by the "Current Reserve Balance." Fully Funded Balance = (Current Cost * Effective Age / Useful Life) + [(Current Cost * Effective Age / Useful Life) / (1+Interest Rate) ^ Remaining Life] - [(Current Cost * Effective Age / Useful Life) / (1+Inflation Rate) ^ Remaining Life]*	

EXECUTIVE SUMMARY - RECOMMENDED RESERVE FUNDING PLAN

Recommended Reserve Funding Plan, Next 30-Years



EXECUTIVE SUMMARY - BUDGET FORECAST

2025 Funding						
Year	Operating	Operating % Adjustment	Reserve	Reserve % Adjustment	Total	Dues % Adjustment
2025	$205,535		$31,300		$236,835	

2026 - 2030 Budget Forecast						
Year	Operating	Operating % Adjustment	Reserve	Reserve % Adjustment	Total	Dues % Adjustment
2026	$212,934	3.6%	$48,700	55.6%	$261,634	10.5%
2027	$220,600	3.6%	$66,100	35.7%	$286,700	9.6%
2028	$228,541	3.6%	$83,500	26.3%	$312,041	8.8%
2029	$236,769	3.6%	$100,900	20.8%	$337,669	8.2%
2030	$245,293	3.6%	$111,000	10.0%	$356,293	5.5%

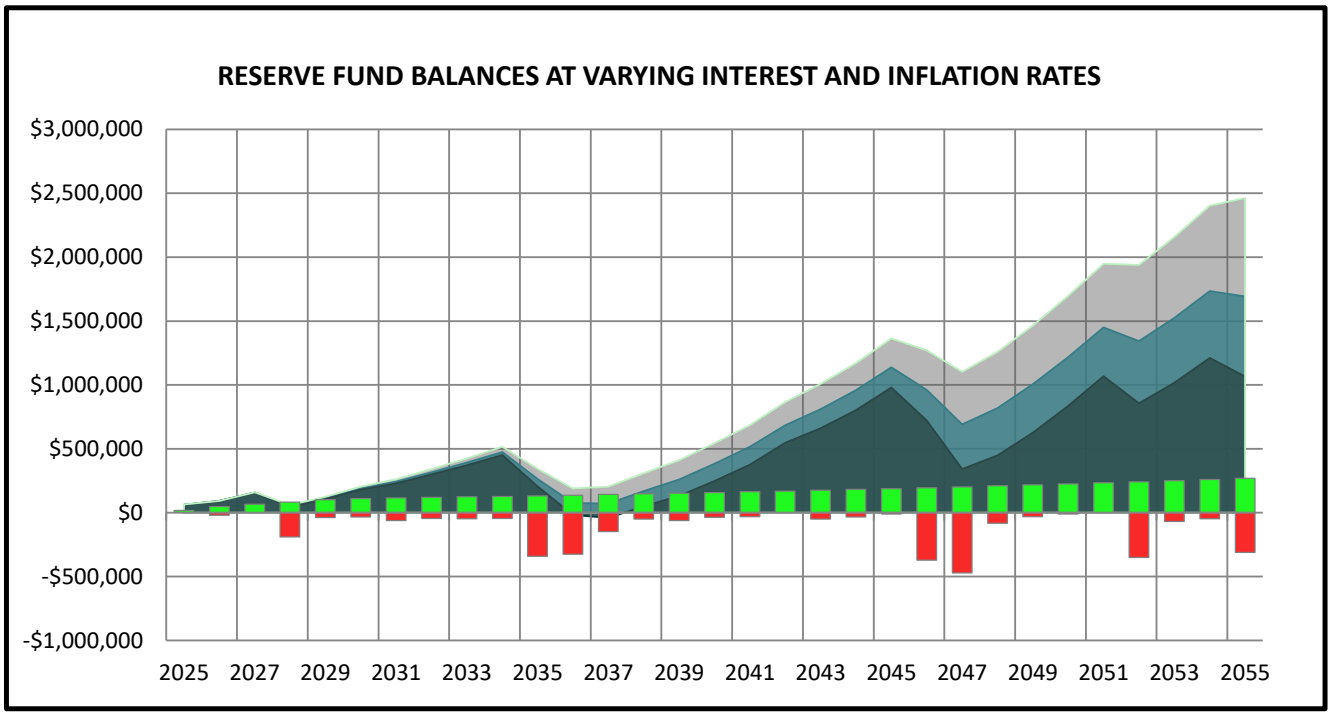
The scope of this Reserve Study is strictly limited to reserve contribution recommendations, and we cannot comment on the need to adjust operating expenses. Our recommendations for reserve contributions are independent of any changes to operating expenses.

Budget projections assume that operating expenses rise at an annual rate of 3.6%. Any changes in the operating budget will affect dues percentage adjustments. Outside funding, if included in the funding plan, are excluded from dues projections.

EXECUTIVE SUMMARY - INFLATION AND INTEREST RATE COMPARISON

How do Interest and Inflation Rate Fluctuations Affect Reserve Funds?

Fluctuating macro-economic factors, such as varying inflation and interest rates, can have a significant impact on the status of the association's reserve funds. Increases or decreases in the interest rate of the association's invested reserve funds or the local construction inflation rate, combined with the time-value of money, will affect long-term reserve balances. Higher interest rates or low inflation rates typically result in lower recommended reserve contributions, and lower interest rates or higher inflation 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. The inflation rate utilized in this Reserve Study is based upon averages of national cost indexes as well as Building Reserves' proprietary cost database information.



Projected Reserves at Year End, 1.00% Interest Rate, 2.60% Inflation Rate, 'Best Case Scenario'

- 30-Year Cumulative Interest: $256,886.54

Projected Reserves at Year End, .00% Interest Rate, 3.60% Inflation Rate

- 30-Year Cumulative Interest: $0.00
- 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, .00% Interest Rate, 4.60% Inflation Rate, 'Worst Case Scenario'

- 30-Year Cumulative Interest: $0.00

CLASSIFICATION OF RESERVE COMPONENTS AND NON-RESERVE COMPONENTS

Property components are classified as one of the 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 **$2,700**

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

COST CONSIDERATIONS - SOFT COSTS

Building Reserves uses a wholistic approach to calculating unit costs and we leverage a variety of databases and local resources to determine what your projects should cost. The unit costs we provide will consider materials, labor, size of project, location, and construction soft costs.

Soft costs are indirect, non-physical costs that are required to complete a capital project. These costs can make up a large portion of a total project cost, ranging from 0% up to 30%, depending on the property and type of project. Examples of soft costs include: engineering or architecture fees, design fees, project managements fees, permits or inspections, legal or administrative fees, and contingency allowances.

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 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, Crack Repair, Patch and Seal Coat	X				
Asphalt Pavement, Repaving, Full-Depth Replacement (Includes Catch Basin)	X				
Asphalt Pavement, Repaving, Mill and Overlay (Includes Catch Basin)	X				
Attic Insulation		X			
Balconies, Railings, Steel, Paint Finishes and Capital Repairs	X				
Balconies, Railings, Steel, Replacement	X				
Balconies, Wood Structure and Decking, Replacement, Phased	X				
Chimney Caps and Shrouds, Metal	X				
Concrete Flatwork, Partial Replacement	X				
Creek		X			
Doorbells		X			
Doors, Front Entry, Common	X				
Doors, Serving Individual Unit(s)				X	
Electrical Systems, Common, Complete Replacement			X		
Electrical Systems, Common, Repairs		X			
Electrical Systems, Serving Individual Unit(s)				X	
Fire Detection, Control Panel and Emergency Devices, 8-Unit Buildings	X				
Fire Detection, Emergency Devices, Serving Individual Unit(s)				X	
Fire Hydrants, Repairs and Inspections		X			
Fire Hydrants, Replacement			X		
Fire Suppression, Automatic Sprinkler System, Building Interior, Replacement, 8-Unit Buildings			X		
Fire Suppression, Automatic Sprinkler System, Inspections and Repairs, 8-Unit Buildings		X			
Floor Coverings, Carpet	X				
Floor Coverings, Resilient, Linoleum	X				
Foundations			X		
Garage Doors and Operators				X	
Gutters and Downspouts, Aluminum, Phased	X				
Heating, Ventilation, and Air Conditioning, Serving Individual Unit(s)				X	
HVAC Grilles				X	
Landscape, Capital Improvements	X				
Landscape, Maintenance		X			
Light Fixtures, Exterior	X				
Light Fixtures, Interior	X				
Loan Payments		X			
Mailbox Stations	X				
Maintenance Items Normally Funded through the Operating Budget		X			
Paint Finishes, Hallways	X				
Paint Finishes, Touch-Up		X			
Pavers, Brick, Replacement				X	
Pipes and Plumbing Systems, Serving Individual Unit(s)				X	
Pipes, Riser Sections and Common Plumbing, Maintenance and Repairs		X			
Pipes, Riser Sections and Common Plumbing, Replacement			X		
Pipes, Subsurface Utilities, Common, Inspections and Repairs		X			
Pipes, Subsurface Utilities, 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 Private Streets			X		
Pipes, Subsurface Utilities, Mains, Sanitary Sewer, Under Public Streets					X
Pipes, Subsurface Utilities, Mains, Water Supply, Under Private Streets			X		
Pipes, Subsurface Utilities, Mains, Water Supply, Under Public Streets					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 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**
Pipes, Subsurface Utilities, Storm Water, Under Private Streets			X		
Pipes, Subsurface Utilities, Storm Water, Under Public Streets					X
Pool Cover	X				
Pool Deck, Concrete, Partial Replacement	X				
Pool Fencing, Metal and Vinyl, Replacement	X				
Pool Furniture	X				
Pool Mechanical Equipment	X				
Pool Resurfacing (Plaster and Tile)	X				
Pool Safety Signage and Equipment		X			
Pool Structural Shell, Replacement	X				
Retaining Wall, Timber (Behind 817-823)	X				
Retaining Walls, Timber (Behind 785-791, and At Parking Area)	X				
Roof Inspections, Preventative Maintenance, and Repairs		X			
Roofs, Asphalt Shingles, Phased	X				
Shed	X				
Shed, Interim Repairs and Replacement of Siding/Roof		X			
Signage, Address Placards		X			
Signage, Monument	X				
Soffits and Fascia, Aluminum and Vinyl, Phased	X				
Structural Building Frames			X		
Unit Heaters, Electric, Wall		X			
Unit Interiors				X	
Utility Boxes and Meters					X
Valves, Common		X			
Walls, Vinyl Siding, Phased	X				
Walls, Wood Trim, Paint Finishes and Partial Replacements	X				
Windows, Serving Individual Unit(s)				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	Balconies, Railings, Steel, Paint Finishes and Capital Repairs	Medium Priority	Fair	Moderate Impact
2	Balconies, Railings, Steel, Replacement	**High Priority**	Good	High Impact
3	Balconies, Wood Structure and Decking, Replacement, Phased	**High Priority**	Fair	High Impact
4	Chimney Caps and Shrouds, Metal	Medium Priority	Fair	Moderately High Impact
5	Doors, Front Entry, Common	Medium Priority	Fair	Moderately High Impact
6	Gutters and Downspouts, Aluminum, Phased	Medium Priority	Very Good	Moderately High Impact
7	Light Fixtures, Exterior	Medium Priority	Good	Moderate Impact
8	Roofs, Asphalt Shingles, Phased	Medium Priority	Very Good	High Impact
9	Soffits and Fascia, Aluminum and Vinyl, Phased	Medium Priority	Good	Moderately High Impact
10	Walls, Vinyl Siding, Phased	**High Priority**	Good	High Impact
11	Walls, Wood Trim, Paint Finishes and Partial Replacements	Medium Priority	Fair	Moderately High Impact
	INTERNAL BUILDING COMPONENTS			
12	Floor Coverings, Carpet	Medium Priority	Fair	Moderate Impact
13	Floor Coverings, Resilient, Linoleum	Medium Priority	Good	Moderate Impact
14	Light Fixtures, Interior	Medium Priority	Good	Moderate Impact
15	Paint Finishes, Hallways	Medium Priority	Fair	Moderate Impact
	SERVICE COMPONENTS			
16	Fire Detection, Control Panel and Emergency Devices, 8-Unit Buildings	Medium Priority	Good	Moderately High Impact
	SITE COMPONENTS			
17	Asphalt Pavement, Crack Repair, Patch and Seal Coat	Medium Priority	Poor	Moderate Impact
18	Asphalt Pavement, Repaving, Full-Depth Replacement (Includes Catch Basin)	Medium Priority	Poor	Moderate Impact
19	Asphalt Pavement, Repaving, Mill and Overlay (Includes Catch Basin)	Medium Priority	Poor	Moderate Impact
20	Concrete Flatwork, Partial Replacement	Medium Priority	Fair	Moderately High Impact
21	Landscape, Capital Improvements	Medium Priority	Fair	Moderate Impact
22	Mailbox Stations	**High Priority**	Poor	Moderately High Impact
23	Retaining Wall, Timber (Behind 817-823)	**High Priority**	Poor	High Impact
24	Retaining Walls, Timber (Behind 785-791, and At Parking Area)	**High Priority**	Fair	High Impact
25	Shed	Medium Priority	Fair	Moderately High Impact
26	Signage, Monument	Medium Priority	Fair	Moderate Impact

PRIORITY RATING SYSTEM
CONTINUED

Reserve Inventory		Priority Rating, Condition & Impact on Livability Assessment		
Line Item	Reserve Component Listed by Property Class	Priority	Current Condition	Impact on Livability
	POOL COMPONENTS			
27	Pool Cover	Medium Priority	Fair	Moderately High Impact
28	Pool Deck, Concrete, Partial Replacement	Medium Priority	Good	Moderately High Impact
29	Pool Fencing, Metal and Vinyl, Replacement	Medium Priority	Good	Moderately High Impact
30	Pool Furniture	Medium Priority	Fair	Moderate Impact
31	Pool Mechanical Equipment	Medium Priority	Good	Moderately High Impact
32	Pool Resurfacing (Plaster and Tile)	Medium Priority	Fair	Moderately High Impact
33	Pool Structural Shell, Replacement	Medium Priority	Good	Moderately High 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

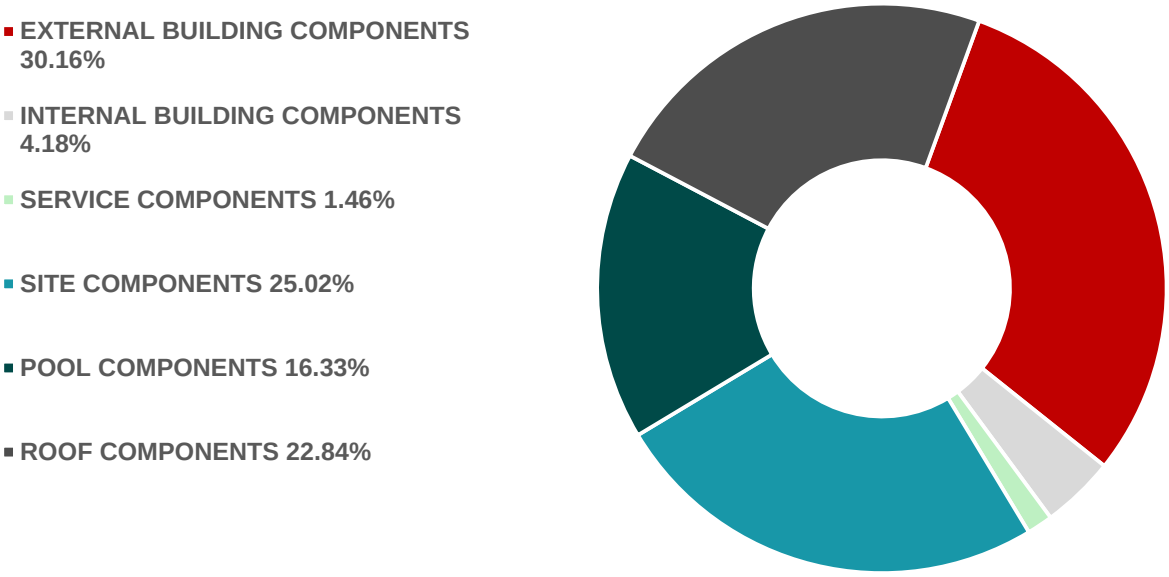
Weighted least heavily in the priority score rating

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
23	Retaining Wall, Timber (Behind 817-823)	1	1	9	8	**123**
3	Balconies, Wood Structure and Decking, Replacement, Phased	5	4	9	8	**102**
24	Retaining Walls, Timber (Behind 785-791, and At Parking Area)	13	4	9	8	**102**
22	Mailbox Stations	4	2	6	6	**99**
17	Asphalt Pavement, Crack Repair, Patch and Seal Coat	7	2	5	6	**94**
18	Asphalt Pavement, Repaving, Full-Depth Replacement (Includes Catch Basin)	3	2	5	6	**94**
19	Asphalt Pavement, Repaving, Mill and Overlay (Includes Catch Basin)	27	2	5	6	**94**
25	Shed	23	3	6	7	**93**
27	Pool Cover	4	4	7	6	**90**
4	Chimney Caps and Shrouds, Metal	9	5	8	7	**89**
5	Doors, Front Entry, Common	12	5	8	6	**88**
32	Pool Resurfacing (Plaster and Tile)	6	5	7	8	**85**
20	Concrete Flatwork, Partial Replacement	4	5	7	7	**84**
30	Pool Furniture	4	4	5	8	**82**
2	Balconies, Railings, Steel, Replacement	22	7	9	8	**81**
10	Walls, Vinyl Siding, Phased	10	7	9	8	**81**
26	Signage, Monument	8	4	5	7	**81**
11	Walls, Wood Trim, Paint Finishes and Partial Replacements	4	5	6	7	**79**
28	Pool Deck, Concrete, Partial Replacement	6	6	7	8	**78**
1	Balconies, Railings, Steel, Paint Finishes and Capital Repairs	1	4	4	7	**76**
16	Fire Detection, Control Panel and Emergency Devices, 8-Unit Buildings	14	7	8	8	**76**
8	Roofs, Asphalt Shingles, Phased	21	9	10	10	**74**
31	Pool Mechanical Equipment	5	7	7	9	**72**
21	Landscape, Capital Improvements	12	5	4	8	**70**
9	Soffits and Fascia, Aluminum and Vinyl, Phased	10	7	7	6	**69**
12	Floor Coverings, Carpet	12	5	4	7	**69**
33	Pool Structural Shell, Replacement	30	8	8	8	**69**
29	Pool Fencing, Metal and Vinyl, Replacement	10	8	8	6	**67**
14	Light Fixtures, Interior	12	6	5	6	**66**
7	Light Fixtures, Exterior	12	6	5	5	**65**
15	Paint Finishes, Hallways	12	5	3	7	**64**
6	Gutters and Downspouts, Aluminum, Phased	21	9	8	8	**62**
13	Floor Coverings, Resilient, Linoleum	12	6	4	6	**61**

QUANTITY AND COST PROJECTIONS FOR NEXT 30-YEARS

Graph Illustrates Total Future Cost of Replacement By Property Class

Total Future Cost of Replacement, All Property Classes: $3,317,055



Reserve Inventory		Replacement Quantities			Replacement Costs		
Line Item	Reserve Component Listed by Property Class	Units	Per Phase	Total for 30-Years	Unit Cost	Current Cost Per Phase	Total Future Cost
	EXTERNAL BUILDING COMPONENTS						
1	Balconies, Railings, Steel, Paint Finishes and Capital Repairs	Linear Feet	265	1,060	$15.00	$3,975	$27,236
2	Balconies, Railings, Steel, Replacement	Linear Feet	265	265	$125.00	$33,125	$72,122
3	Balconies, Wood Structure and Decking, Replacement, Phased	Square Feet	263	1,050	$90.00	$23,625	$119,017
4	Chimney Caps and Shrouds, Metal	Each	12	12	$2,300.00	$27,600	$37,944
5	Doors, Front Entry, Common	Square Feet	12	12	$3,500.00	$42,000	$64,205
6	Gutters and Downspouts, Aluminum, Phased	Linear Feet	2,175	4,350	$14.00	$30,450	$130,293
7	Light Fixtures, Exterior	Each	88	88	$140.00	$12,320	$18,833
8	Roofs, Asphalt Shingles, Phased	Squares	255	510	$575.00	$146,625	$627,394
9	Soffits and Fascia, Aluminum and Vinyl, Phased	Square Feet	3,150	6,300	$13.00	$40,950	$118,749
10	Walls, Vinyl Siding, Phased	Square Feet	18,850	37,700	$8.90	$167,765	$486,493
11	Walls, Wood Trim, Paint Finishes and Partial Replacements	Linear Feet	1,350	6,750	$4.50	$6,075	$55,930
	INTERNAL BUILDING COMPONENTS						
12	Floor Coverings, Carpet	Square Yards	155	310	$78.00	$12,090	$49,897
13	Floor Coverings, Resilient, Linoleum	Square Feet	650	1,300	$9.50	$6,175	$25,485
14	Light Fixtures, Interior	Each	24	24	$155.00	$3,720	$5,687
15	Paint Finishes, Hallways	Square Feet	9,000	18,000	$1.55	$13,950	$57,573
	SERVICE COMPONENTS						
16	Fire Detection, Control Panel and Emergency Devices, 8-Unit Buildings	Systems	4	4	$7,400.00	$29,600	$48,566
	SITE COMPONENTS						
17	Asphalt Pavement, Crack Repair, Patch and Seal Coat	Square Yards	4,280	21,400	$2.80	$11,984	$103,902
18	Asphalt Pavement, Repaving, Full-Depth Replacement (Includes Catch Basin)	Square Yards	4,280	4,280	$40.00	$171,200	$190,363
19	Asphalt Pavement, Repaving, Mill and Overlay (Includes Catch Basin)	Square Yards	4,280	4,280	$24.00	$102,720	$266,912
20	Concrete Flatwork, Partial Replacement	Square Feet	330	1,980	$16.00	$5,280	$59,407
21	Landscape, Capital Improvements	Allowance	1	2	$6,000.00	$6,000	$23,193
22	Mailbox Stations	Each	2	4	$4,100.00	$8,200	$32,315
23	Retaining Wall, Timber (Behind 817-823)	Square Feet	185	370	$85.00	$15,725	$51,761
24	Retaining Walls, Timber (Behind 785-791, and At Parking Area)	Square Feet	640	640	$50.00	$32,000	$50,679
25	Shed	Each	1	1	$8,500.00	$8,500	$19,173
26	Signage, Monument	Each	1	2	$8,000.00	$8,000	$32,152

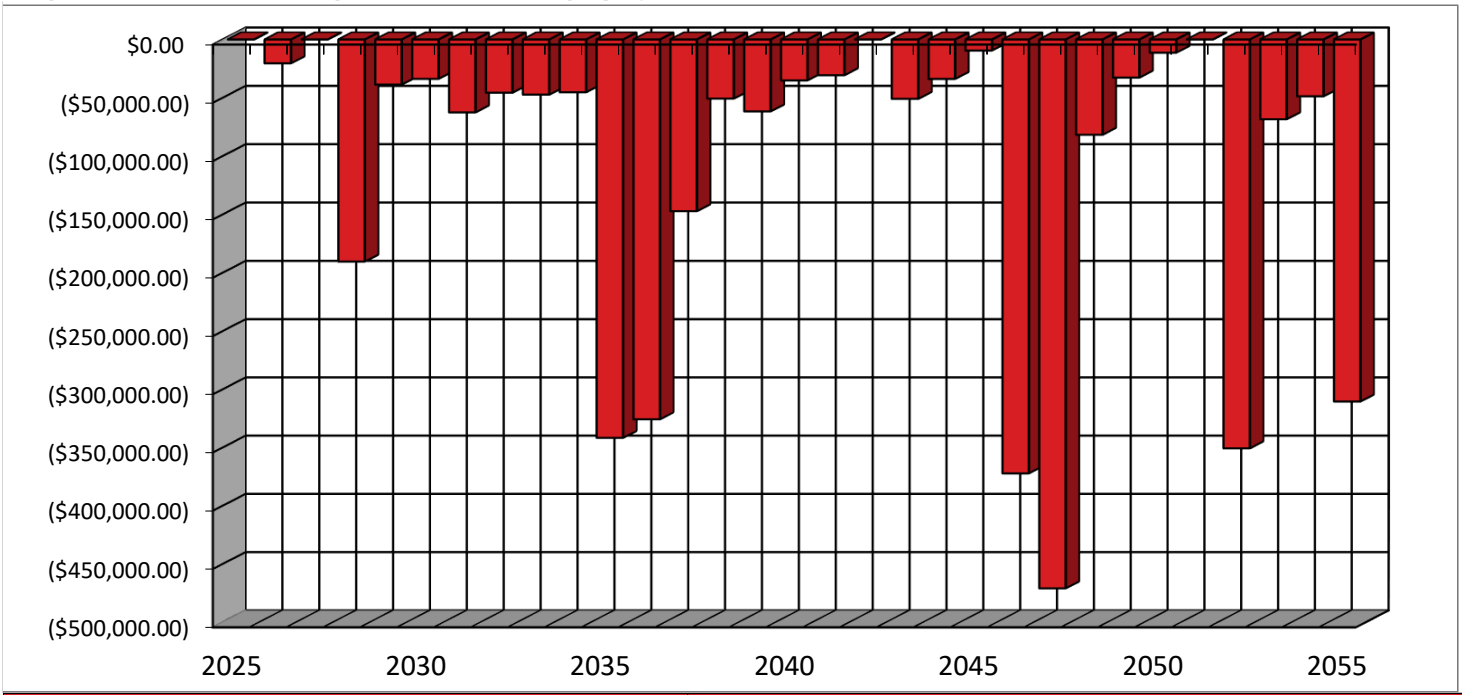
QUANTITY AND COST PROJECTIONS FOR NEXT 30-YEARS

CONTINUED

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
	POOL COMPONENTS						
27	Pool Cover	Square Feet	600	1,800	$4.50	$2,700	$13,850
28	Pool Deck, Concrete, Partial Replacement	Square Feet	250	500	$15.50	$3,871	$12,103
29	Pool Fencing, Metal and Vinyl, Replacement	Linear Feet	240	480	$85.00	$20,400	$87,997
30	Pool Furniture	Each	26	78	$435.00	$11,310	$63,392
31	Pool Mechanical Equipment	Allowance	0	2	$14,000.00	$4,667	$40,913
32	Pool Resurfacing (Plaster and Tile)	Hor. Sq. Ft.	512	1,024	$45.00	$23,040	$72,034
33	Pool Structural Shell, Replacement	Hor. Sq. Ft.	512	512	$170.00	$87,040	$251,485

LIFE ANALYSIS AND CONDITION ASSESSMENT

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



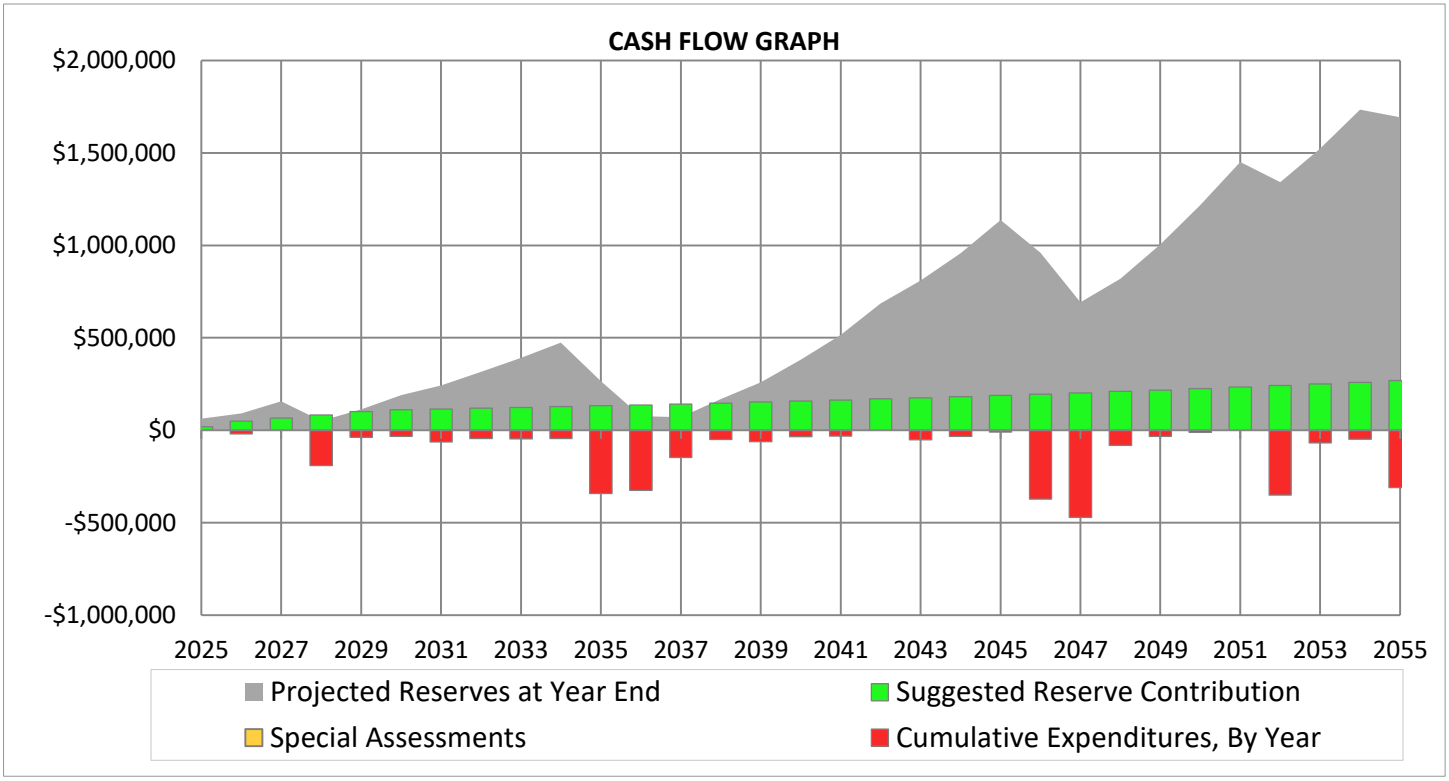
Reserve Inventory		Life Analysis and Condition Assessment				
Line Item	Reserve Component Listed by Property Class	Useful life	Remaining Useful Life	Estimated 1st Replacement Year	Estimated Current Age	Current Condition
	EXTERNAL BUILDING COMPONENTS					
1	Balconies, Railings, Steel, Paint Finishes and Capital Repairs	6 to 8	1	2026	Not Available	Fair
2	Balconies, Railings, Steel, Replacement	to 45 +	22	2047	35 +/-	Good
3	Balconies, Wood Structure and Decking, Replacement, Phased	25 to 30 +	5	2030	to 35 +/-	Fair
4	Chimney Caps and Shrouds, Metal	to 25 +	9	2034	35 +/-	Fair
5	Doors, Front Entry, Common	25 to 35	12	2037	35 +/-	Fair
6	Gutters and Downspouts, Aluminum, Phased	20 to 25	21	2046	2	Very Good
7	Light Fixtures, Exterior	20 to 25	12	2037	Not Available	Good
8	Roofs, Asphalt Shingles, Phased	20 to 25	21	2046	2	Very Good
9	Soffits and Fascia, Aluminum and Vinyl, Phased	40 to 45	10	2035	35 +/-	Good
10	Walls, Vinyl Siding, Phased	35 to 40	10	2035	35 +/-	Good
11	Walls, Wood Trim, Paint Finishes and Partial Replacements	4 to 6	4	2029	Not Available	Fair
	INTERNAL BUILDING COMPONENTS					
12	Floor Coverings, Carpet	12 to 18 +	12	2037	Not Available	Fair
13	Floor Coverings, Resilient, Linoleum	20 to 25	12	2037	Not Available	Good
14	Light Fixtures, Interior	20 to 25	12	2037	35 +/-	Good
15	Paint Finishes, Hallways	12 to 18 +	12	2037	Not Available	Fair
	SERVICE COMPONENTS					
16	Fire Detection, Control Panel and Emergency Devices, 8-Unit Buildings	15 to 20	14	2039	Varies	Good
	SITE COMPONENTS					
17	Asphalt Pavement, Crack Repair, Patch and Seal Coat	3 to 5	7	2032	Not Available	Poor
18	Asphalt Pavement, Repaving, Full-Depth Replacement (Includes Catch Basin)	20 to 25	3	2028	Not Available	Poor
19	Asphalt Pavement, Repaving, Mill and Overlay (Includes Catch Basin)	20 to 25	27	2052	Not Available	Poor
20	Concrete Flatwork, Partial Replacement	to 65	4	2029	Varies	Fair
21	Landscape, Capital Improvements	Varies	12	2037	to 35 +/-	Fair
22	Mailbox Stations	to 25	4	2029	Not Available	Poor
23	Retaining Wall, Timber (Behind 817-823)	15 to 25	1	2026	35 +/-	Poor
24	Retaining Walls, Timber (Behind 785-791, and At Parking Area)	15 to 25	13	2038	Not Available	Fair
25	Shed	Varies	23	2048	35 +/-	Fair
26	Signage, Monument	15 to 20	8	2033	Not Available	Fair

LIFE ANALYSIS AND CONDITION ASSESSMENT

CONTINUED

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
	POOL COMPONENTS					
27	Pool Cover	6 to 10	4	2029	Not Available	Fair
28	Pool Deck, Concrete, Partial Replacement	to 65	6	2031	to 35 +/-	Good
29	Pool Fencing, Metal and Vinyl, Replacement	to 35	10	2035	Not Available	Good
30	Pool Furniture	to 12	4	2029	Varies	Fair
31	Pool Mechanical Equipment	10 to 15	5	2030	Varies	Good
32	Pool Resurfacing (Plaster and Tile)	8 to 12	6	2031	Not Available	Fair
33	Pool Structural Shell, Replacement	to 60	30	2055	35 +/-	Good

30-YEAR CASH FLOW



NOTE: 2025 includes funding data from 5/5/2025 - End of Fiscal Year

	Start Year	1	2	3	4	5	6	7	8	9	10
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
+ Reserves at Beginning of Year	$44,450	$62,708	$90,999	$157,099	$50,236	$112,470	$189,706	$242,223	$315,711	$391,869	$474,466
+ Suggested Reserve Contribution	$18,258	$48,700	$66,100	$83,500	$100,900	$111,000	$115,000	$119,100	$123,400	$127,800	$132,400
Annual Reserve Adjustment (%)		55.6%	35.7%	26.3%	20.8%	10.0%	3.6%	3.6%	3.6%	3.6%	3.6%
+ Special Assessments	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
+ Estimated Interest Earned	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
+ Cumulative Expenditure, By Year	$0	-$20,409	$0	-$190,363	-$38,666	-$33,764	-$62,483	-$45,612	-$47,242	-$45,203	-$341,625
= Projected Reserves at Year End	$62,708	$90,999	$157,099	$50,236	$112,470	$189,706	$242,223	$315,711	$391,869	$474,466	$265,241

	11	12	13	14	15	16	17	18	19	20
	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
+ Reserves at Beginning of Year	$265,241	$76,786	$71,743	$168,264	$259,105	$382,046	$515,131	$684,731	$809,568	$957,763
+ Suggested Reserve Contribution	$137,200	$142,100	$147,200	$152,500	$158,000	$163,700	$169,600	$175,700	$182,000	$188,600
Annual Reserve Adjustment (%)	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%
+ Special Assessments	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
+ Estimated Interest Earned	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
+ Cumulative Expenditure, By Year	-$325,655	-$147,143	-$50,679	-$61,659	-$35,059	-$30,615	$0	-$50,864	-$33,805	-$9,467
= Projected Reserves at Year End	$76,786	$71,743	$168,264	$259,105	$382,046	$515,131	$684,731	$809,568	$957,763	$1,136,896

	21	22	23	24	25	26	27	28	29	30
	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
+ Reserves at Beginning of Year	$1,136,896	$960,151	$691,660	$819,684	$1,004,215	$1,217,917	$1,451,017	$1,341,896	$1,523,760	$1,734,279
+ Suggested Reserve Contribution	$195,400	$202,400	$209,700	$217,200	$225,000	$233,100	$241,500	$250,200	$259,200	$268,500
Annual Reserve Adjustment (%)	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%
+ Special Assessments	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
+ Estimated Interest Earned	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
+ Cumulative Expenditure, By Year	-$372,145	-$470,892	-$81,675	-$32,669	-$11,298	$0	-$350,621	-$68,336	-$48,680	-$310,426
= Projected Reserves at Year End	$960,151	$691,660	$819,684	$1,004,215	$1,217,917	$1,451,017	$1,341,896	$1,523,760	$1,734,279	$1,692,353

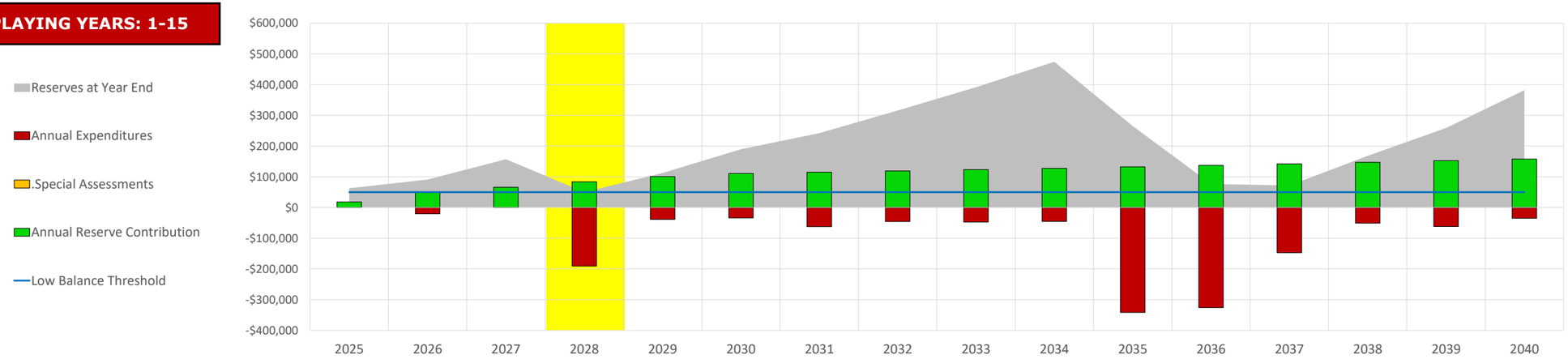
15-YEAR CASH FLOW & EXPENDITURES DISPLAYING YEARS: 1-15

Hunters Run Condominium Association, Ltd.

769 W Puetz Rd., Oak Creek, WI

buildingreserves.com - OR - contact: proposals@buildingreserves.com

Financial Inputs and Outputs	
Interest Rate:	0.00%
Inflation Rate:	3.60%
Reserve Balance:	$44,449.71
Reserve Balance Date:	05/05/25
Current Total Income:	$236,835.00
Current Annual Reserve Contribution:	$31,300.00
Current Monthly Reserve Contribution:	$2,608.33
Remaining Months Until Start Date of Recommendations:	7
Start Date of Recommendations:	01/01/26
Fiscal Year:	Jan 1 - Dec 31
Low Balance Threshold:	$50,000.00
Critical Year (Low Balance):	2028



.Inflation Rate (By Year)		3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%
.Critical Year (Lowest Balance Year) ------>				Critical Year												
.Reserves at Beginning of Year	$44,450	$62,708	$90,999	$157,099	$50,236	$112,470	$189,706	$242,223	$315,711	$391,869	$474,466	$265,241	$76,786	$71,743	$168,264	$259,105
.Annual Reserve Contribution	$18,258	$48,700	$66,100	$83,500	$100,900	$111,000	$115,000	$119,100	$123,400	$127,800	$132,400	$137,200	$142,100	$147,200	$152,500	$158,000
.Annual Reserve Adjustment (%)		55.59%	35.73%	26.32%	20.84%	10.01%	3.60%	3.57%	3.61%	3.57%	3.60%	3.63%	3.57%	3.59%	3.60%	3.61%
.Recommended Adjustment /unit/month ave ($)		$30.21	$30.21	$30.21	$30.21	$17.53	$6.94	$7.12	$7.47	$7.64	$7.99	$8.33	$8.51	$8.85	$9.20	$9.55
.Special Assessments																
.Interest Earned	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
.Annual Expenditures	$0	-$20,409	$0	-$190,363	-$38,666	-$33,764	-$62,483	-$45,612	-$47,242	-$45,203	-$341,625	-$325,655	-$147,143	-$50,679	-$61,659	-$35,059
.Reserves at Year End	$62,708	$90,999	$157,099	$50,236	$112,470	$189,706	$242,223	$315,711	$391,869	$474,466	$265,241	$76,786	$71,743	$168,264	$259,105	$382,046

				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Line Item	Reserve Component	Priority Score - Priority Rating	Percentage of Future Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
	EXTERNAL BUILDING COMPONENTS																		
1	Balconies, Railings, Steel, Paint Finishes and Capital Repairs	76 - Medium Priority	0.82%		$4,118							$5,275							$6,757
2	Balconies, Railings, Steel, Replacement	81 - High Priority	2.17%																
3	Balconies, Wood Structure and Decking, Replacement, Phased	102 - High Priority	3.59%						$28,195	$29,210	$30,261	$31,351							
4	Chimney Caps and Shrouds, Metal	89 - Medium Priority	1.14%										$37,944						
5	Doors, Front Entry, Common	88 - Medium Priority	1.94%													$64,205			
6	Gutters and Downspouts, Aluminum, Phased	62 - Medium Priority	3.93%																
7	Light Fixtures, Exterior	65 - Medium Priority	0.57%													$18,833			
8	Roofs, Asphalt Shingles, Phased	74 - Medium Priority	18.91%																
9	Soffits and Fascia, Aluminum and Vinyl, Phased	69 - Medium Priority	3.58%											$58,325	$60,424				
10	Walls, Vinyl Siding, Phased	81 - High Priority	14.67%											$238,946	$247,548				
11	Walls, Wood Trim, Paint Finishes and Partial Replacements	79 - Medium Priority	1.69%					$6,998						$8,653					
	INTERNAL BUILDING COMPONENTS																		
12	Floor Coverings, Carpet	69 - Medium Priority	1.50%													$18,482			
13	Floor Coverings, Resilient, Linoleum	61 - Medium Priority	0.77%													$9,440			
14	Light Fixtures, Interior	66 - Medium Priority	0.17%													$5,687			
15	Paint Finishes, Hallways	64 - Medium Priority	1.74%													$21,325			
	SERVICE COMPONENTS																		
16	Fire Detection, Control Panel and Emergency Devices, 8-Unit Buildings	76 - Medium Priority	1.46%															$48,566	
	SITE COMPONENTS																		
17	Asphalt Pavement, Crack Repair, Patch and Seal Coat	94 - Medium Priority	3.13%								$15,350				$17,683				$20,370
18	Asphalt Pavement, Repaving, Full-Depth Replacement (Includes Catch Basin)	94 - Medium Priority	5.74%				$190,363												
19	Asphalt Pavement, Repaving, Mill and Overlay (Includes Catch Basin)	94 - Medium Priority	8.05%																
20	Concrete Flatwork, Partial Replacement	84 - Medium Priority	1.79%					$6,082					$7,259					$8,663	
21	Landscape, Capital Improvements	70 - Medium Priority	0.70%													$9,172			
22	Mailbox Stations	99 - High Priority	0.97%					$9,446											
23	Retaining Wall, Timber (Behind 817-823)	123 - High Priority	1.56%		$16,291														

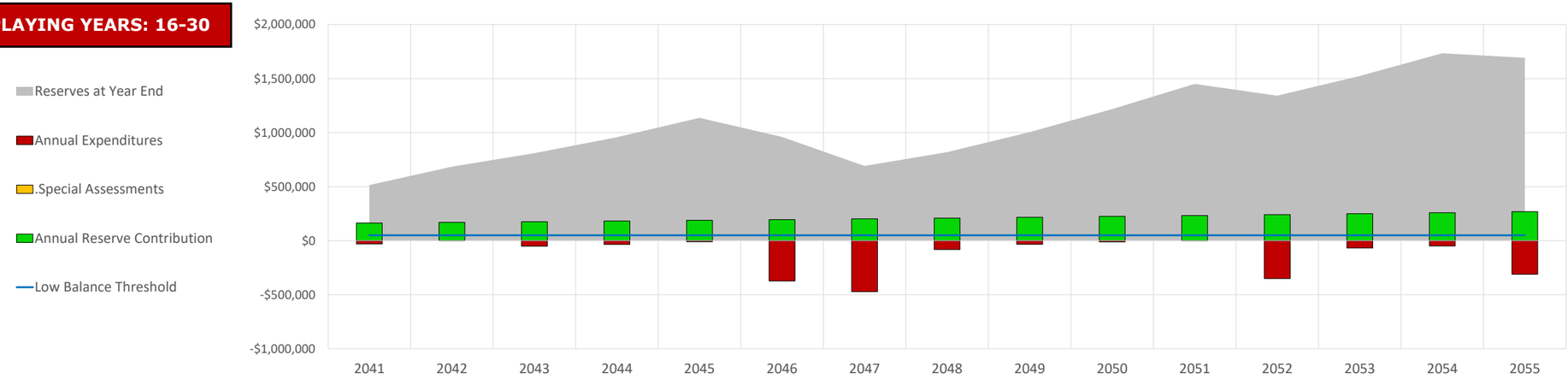
Line Item	Reserve Component	Priority Score - Priority Rating	Percentage of Future Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
24	Retaining Walls, Timber (Behind 785-791, and At Parking Area)	102 - High Priority	1.53%														$50,679		
25	Shed	93 - Medium Priority	0.58%																
26	Signage, Monument	81 - Medium Priority	0.97%									$10,616							
	POOL COMPONENTS																		
27	Pool Cover	90 - Medium Priority	0.42%					$3,110										$4,430	
28	Pool Deck, Concrete, Partial Replacement	78 - Medium Priority	0.36%							$4,786									
29	Pool Fencing, Metal and Vinyl, Replacement	67 - Medium Priority	2.65%											$29,055					
30	Pool Furniture	82 - Medium Priority	1.91%					$13,029											
31	Pool Mechanical Equipment	72 - Medium Priority	1.23%						$5,569					$6,647					$7,932
32	Pool Resurfacing (Plaster and Tile)	85 - Medium Priority	2.17%							$28,487									
33	Pool Structural Shell, Replacement	69 - Medium Priority	7.58%																

15-YEAR CASH FLOW & EXPENDITURES DISPLAYING YEARS: 16-30

Hunters Run Condominium Association, Ltd.

769 W Puetz Rd., Oak Creek, WI

buildingreserves.com - OR - contact: proposals@buildingreserves.com

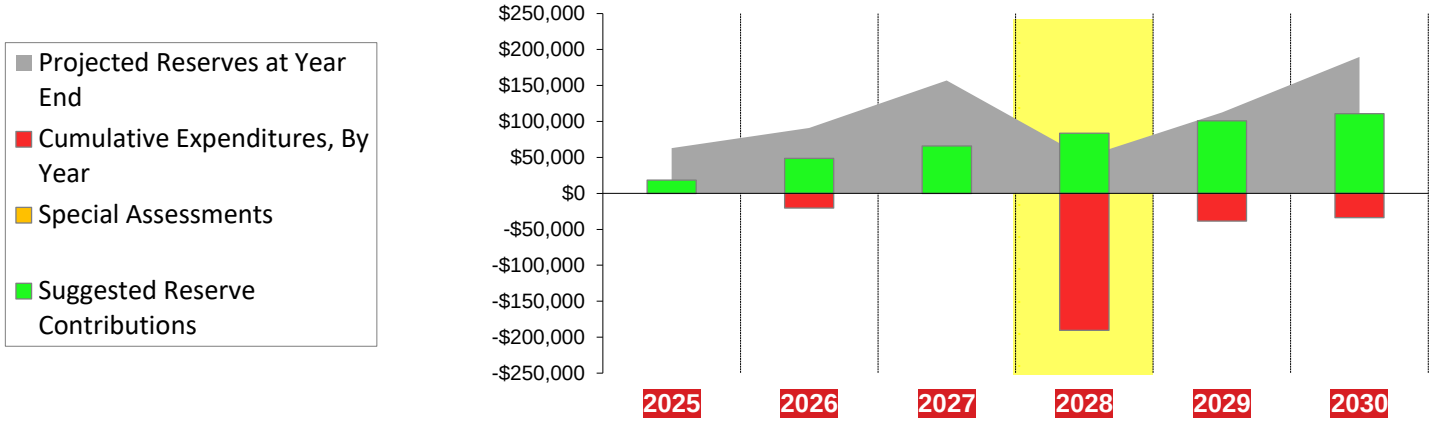


.Inflation Rate (By Year)			3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%
.Critical Year (Lowest Balance Year) ------>																
.Reserves at Beginning of Year			$382,046	$515,131	$684,731	$809,568	$957,763	$1,136,896	$960,151	$691,660	$819,684	$1,004,215	$1,217,917	$1,451,017	$1,341,896	$1,523,760	$1,734,279
.Annual Reserve Contribution			$163,700	$169,600	$175,700	$182,000	$188,600	$195,400	$202,400	$209,700	$217,200	$225,000	$233,100	$241,500	$250,200	$259,200	$268,500
.Annual Reserve Adjustment (%)			3.61%	3.60%	3.60%	3.59%	3.63%	3.61%	3.58%	3.61%	3.58%	3.59%	3.60%	3.60%	3.60%	3.60%	3.59%
.Recommended Adjustment /unit/month ave ($)			$9.90	$10.24	$10.59	$10.94	$11.46	$11.81	$12.15	$12.67	$13.02	$13.54	$14.06	$14.58	$15.10	$15.63	$16.15
.Special Assessments																	
.Interest Earned			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
.Annual Expenditures			-$30,615	$0	-$50,864	-$33,805	-$9,467	-$372,145	-$470,892	-$81,675	-$32,669	-$11,298	$0	-$350,621	-$68,336	-$48,680	-$310,426
.Reserves at Year End			$515,131	$684,731	$809,568	$957,763	$1,136,896	$960,151	$691,660	$819,684	$1,004,215	$1,217,917	$1,451,017	$1,341,896	$1,523,760	$1,734,279	$1,692,353
			16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Line Item	Reserve Component	Priority Score - Priority Rating	Percentage of Future Expenditures	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
	EXTERNAL BUILDING COMPONENTS																	
1	Balconies, Railings, Steel, Paint Finishes and Capital Repairs	76 - Medium Priority	0.82%														$11,086	
2	Balconies, Railings, Steel, Replacement	81 - High Priority	2.17%							$72,122								
3	Balconies, Wood Structure and Decking, Replacement, Phased	102 - High Priority	3.59%															
4	Chimney Caps and Shrouds, Metal	89 - Medium Priority	1.14%															
5	Doors, Front Entry, Common	88 - Medium Priority	1.94%															
6	Gutters and Downspouts, Aluminum, Phased	62 - Medium Priority	3.93%						$63,994	$66,298								
7	Light Fixtures, Exterior	65 - Medium Priority	0.57%															
8	Roofs, Asphalt Shingles, Phased	74 - Medium Priority	18.91%						$308,151	$319,244								
9	Soffits and Fascia, Aluminum and Vinyl, Phased	69 - Medium Priority	3.58%															
10	Walls, Vinyl Siding, Phased	81 - High Priority	14.67%															
11	Walls, Wood Trim, Paint Finishes and Partial Replacements	79 - Medium Priority	1.69%	$10,698						$13,227						$16,354		
	INTERNAL BUILDING COMPONENTS																	
12	Floor Coverings, Carpet	69 - Medium Priority	1.50%												$31,415			
13	Floor Coverings, Resilient, Linoleum	61 - Medium Priority	0.77%												$16,045			
14	Light Fixtures, Interior	66 - Medium Priority	0.17%															
15	Paint Finishes, Hallways	64 - Medium Priority	1.74%												$36,248			
	SERVICE COMPONENTS																	
16	Fire Detection, Control Panel and Emergency Devices, 8-Unit Buildings	76 - Medium Priority	1.46%															
	SITE COMPONENTS																	
17	Asphalt Pavement, Crack Repair, Patch and Seal Coat	94 - Medium Priority	3.13%				$23,466				$27,032							
18	Asphalt Pavement, Repaving, Full-Depth Replacement (Includes Catch Basin)	94 - Medium Priority	5.74%															
19	Asphalt Pavement, Repaving, Mill and Overlay (Includes Catch Basin)	94 - Medium Priority	8.05%												$266,912			
20	Concrete Flatwork, Partial Replacement	84 - Medium Priority	1.79%				$10,339					$12,339					$14,725	
21	Landscape, Capital Improvements	70 - Medium Priority	0.70%									$14,021						
22	Mailbox Stations	99 - High Priority	0.97%														$22,869	
23	Retaining Wall, Timber (Behind 817-823)	123 - High Priority	1.56%								$35,470							

Line Item	Reserve Component	Priority Score - Priority Rating	Percentage of Future Expenditures	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
24	Retaining Walls, Timber (Behind 785-791, and At Parking Area)	102 - High Priority	1.53%															
25	Shed	93 - Medium Priority	0.58%								$19,173							
26	Signage, Monument	81 - Medium Priority	0.97%													$21,536		
	POOL COMPONENTS																	
27	Pool Cover	90 - Medium Priority	0.42%									$6,310						
28	Pool Deck, Concrete, Partial Replacement	78 - Medium Priority	0.36%			$7,317												
29	Pool Fencing, Metal and Vinyl, Replacement	67 - Medium Priority	2.65%															$58,942
30	Pool Furniture	82 - Medium Priority	1.91%	$19,917												$30,446		
31	Pool Mechanical Equipment	72 - Medium Priority	1.23%					$9,467					$11,298					
32	Pool Resurfacing (Plaster and Tile)	85 - Medium Priority	2.17%			$43,547												
33	Pool Structural Shell, Replacement	69 - Medium Priority	7.58%															$251,485

DIVISION 1: CASH FLOW & EXPENDITURES DISPLAYING YEARS 1-5

Local Inflationary Costs for Labor, Equipment and Materials: 3.60% **Interest Earned on Invested Reserves:**



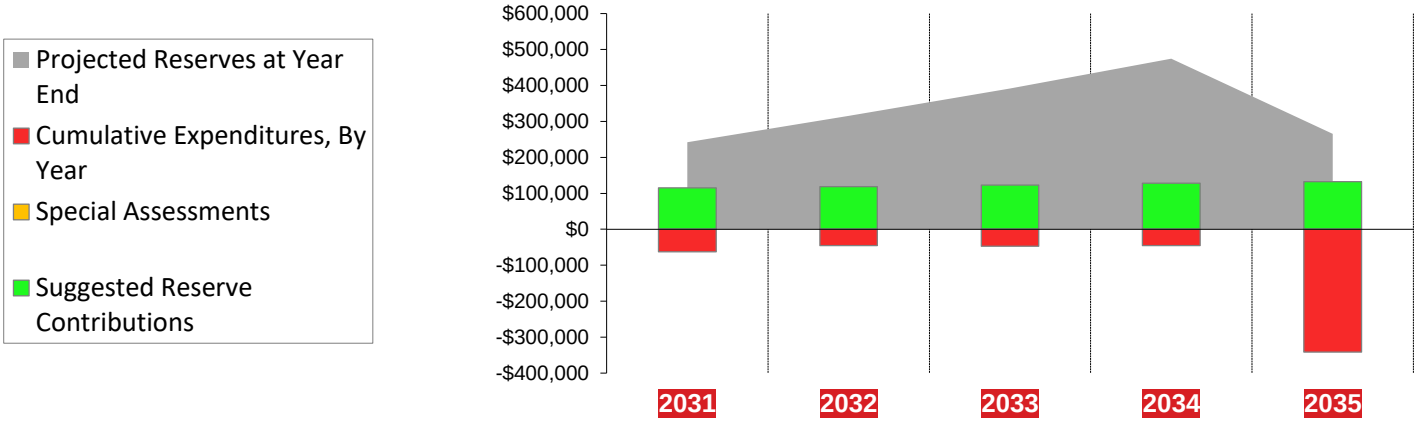
+	**Reserves at Beginning of Year**	**44,450**	**62,708**	**90,999**	**157,099**	**50,236**	**112,470**
+	**Suggested Reserve Contribution**	**18,258**	**48,700**	**66,100**	**83,500**	**100,900**	**111,000**
	Annual Reserve Adjustment (%)		**55.6%**	**35.7%**	**26.3%**	**20.8%**	**10.0%**
+	**Special Assessments**						
+	**Estimated Interest Earned on Invested Reserves**						
+	**Cumulative Expenses, By Year**		**-20,409**		**-190,363**	**-38,666**	**-33,764**
=	**Projected Reserves at Year End**	**62,708**	**90,999**	**157,099**	**50,236**	**112,470**	**189,706**
Line Item	**Reserve Component Listed by Property Class**	**2025**	**1**	**2**	**3**	**4**	**5**
		2025	**2026**	**2027**	**2028**	**2029**	**2030**
	EXTERNAL BUILDING COMPONENTS						
1	Balconies, Railings, Steel, Paint Finishes and Capital Repairs		4,118				
2	Balconies, Railings, Steel, Replacement						
3	Balconies, Wood Structure and Decking, Replacement, Phased						28,195
4	Chimney Caps and Shrouds, Metal						
5	Doors, Front Entry, Common						
6	Gutters and Downspouts, Aluminum, Phased						
7	Light Fixtures, Exterior						
8	Roofs, Asphalt Shingles, Phased						
9	Soffits and Fascia, Aluminum and Vinyl, Phased						
10	Walls, Vinyl Siding, Phased						
11	Walls, Wood Trim, Paint Finishes and Partial Replacements					6,998	
	INTERNAL BUILDING COMPONENTS						
12	Floor Coverings, Carpet						
13	Floor Coverings, Resilient, Linoleum						
14	Light Fixtures, Interior						
15	Paint Finishes, Hallways						
	SERVICE COMPONENTS						
16	Fire Detection, Control Panel and Emergency Devices, 8-Unit Buildings						
	SITE COMPONENTS						
17	Asphalt Pavement, Crack Repair, Patch and Seal Coat						
18	Asphalt Pavement, Repaving, Full-Depth Replacement (Includes Catch Basin)				190,363		
19	Asphalt Pavement, Repaving, Mill and Overlay (Includes Catch Basin)						
20	Concrete Flatwork, Partial Replacement					6,082	
21	Landscape, Capital Improvements						
22	Mailbox Stations					9,446	
23	Retaining Wall, Timber (Behind 817-823)		16,291				
24	Retaining Walls, Timber (Behind 785-791, and At Parking Area)						
25	Shed						
26	Signage, Monument						

DIVISION 1: CASH FLOW & EXPENDITURES DISPLAYING YEARS 1-5 CONTINUED

Line Item	Reserve Component Listed by Property Class	2025	1	2	3	4	5
		2025	2026	2027	2028	2029	2030
	POOL COMPONENTS						
27	Pool Cover					3,110	
28	Pool Deck, Concrete, Partial Replacement						
29	Pool Fencing, Metal and Vinyl, Replacement						
30	Pool Furniture					13,029	
31	Pool Mechanical Equipment						5,569
32	Pool Resurfacing (Plaster and Tile)						
33	Pool Structural Shell, Replacement						

DIVISION 2: CASHFLOW & EXPENDITURES DISPLAYING YEARS 6-10

Local Inflationary Costs for Labor, Equipment and Materials: 3.60% **Interest Earned on Invested Reserves:**



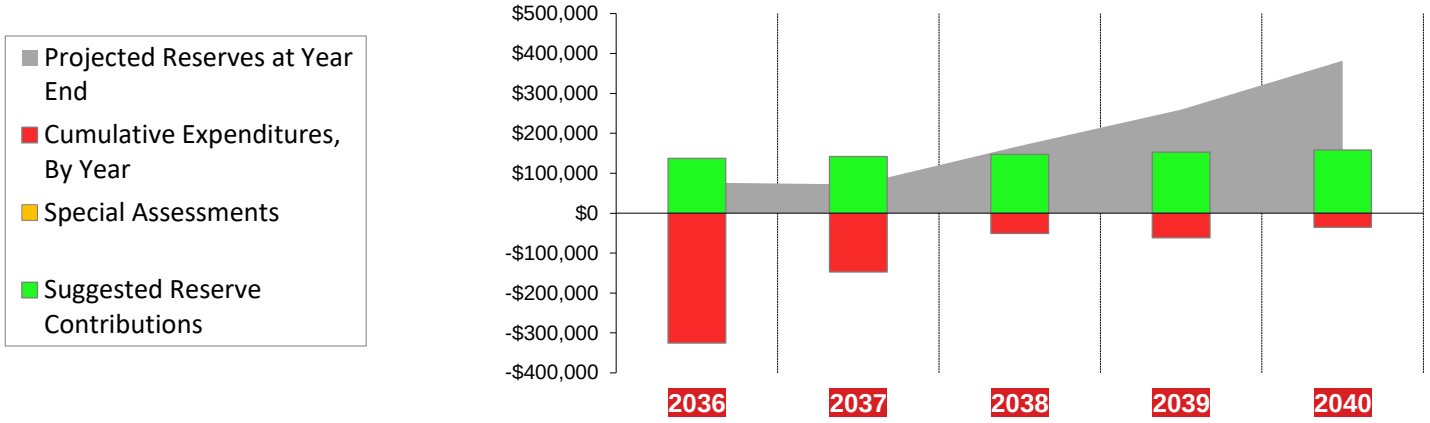
+	**Reserves at Beginning of Year**	**189,706**	**242,223**	**315,711**	**391,869**	**474,466**
+	**Suggested Reserve Contribution**	**115,000**	**119,100**	**123,400**	**127,800**	**132,400**
	Annual Reserve Adjustment (%)	**3.6%**	**3.6%**	**3.6%**	**3.6%**	**3.6%**
+	**Special Assessments**					
+	**Estimated Interest Earned on Invested Reserves**					
+	**Cumulative Expenditure, By Year**	**-62,483**	**-45,612**	**-47,242**	**-45,203**	**-341,625**
=	**Projected Reserves at Year End**	**242,223**	**315,711**	**391,869**	**474,466**	**265,241**
Line Item	**Reserve Component Listed by Property Class**	**6**	**7**	**8**	**9**	**10**
		2031	**2032**	**2033**	**2034**	**2035**
	EXTERNAL BUILDING COMPONENTS					
1	Balconies, Railings, Steel, Paint Finishes and Capital Repairs			5,275		
2	Balconies, Railings, Steel, Replacement					
3	Balconies, Wood Structure and Decking, Replacement, Phased	29,210	30,261	31,351		
4	Chimney Caps and Shrouds, Metal				37,944	
5	Doors, Front Entry, Common					
6	Gutters and Downspouts, Aluminum, Phased					
7	Light Fixtures, Exterior					
8	Roofs, Asphalt Shingles, Phased					
9	Soffits and Fascia, Aluminum and Vinyl, Phased					58,325
10	Walls, Vinyl Siding, Phased					238,946
11	Walls, Wood Trim, Paint Finishes and Partial Replacements					8,653
	INTERNAL BUILDING COMPONENTS					
12	Floor Coverings, Carpet					
13	Floor Coverings, Resilient, Linoleum					
14	Light Fixtures, Interior					
15	Paint Finishes, Hallways					
	SERVICE COMPONENTS					
16	Fire Detection, Control Panel and Emergency Devices, 8-Unit Buildings					
	SITE COMPONENTS					
17	Asphalt Pavement, Crack Repair, Patch and Seal Coat		15,350			
18	Asphalt Pavement, Repaving, Full-Depth Replacement (Includes Catch Basin)					
19	Asphalt Pavement, Repaving, Mill and Overlay (Includes Catch Basin)					
20	Concrete Flatwork, Partial Replacement				7,259	
21	Landscape, Capital Improvements					
22	Mailbox Stations					
23	Retaining Wall, Timber (Behind 817-823)					
24	Retaining Walls, Timber (Behind 785-791, and At Parking Area)					
25	Shed					
26	Signage, Monument			10,616		

DIVISION 2: CASHFLOW & EXPENDITURES DISPLAYING YEARS 6-10 CONTINUED

Line Item	Reserve Component Listed by Property Class	6	7	8	9	10
		2031	2032	2033	2034	2035
	POOL COMPONENTS					
27	Pool Cover					
28	Pool Deck, Concrete, Partial Replacement	4,786				
29	Pool Fencing, Metal and Vinyl, Replacement					29,055
30	Pool Furniture					
31	Pool Mechanical Equipment					6,647
32	Pool Resurfacing (Plaster and Tile)	28,487				
33	Pool Structural Shell, Replacement					

DIVISION 3: CASH FLOW & EXPENDITURES DISPLAYING YEARS 11-15

Local Inflationary Costs for Labor, Equipment and Materials: 3.60% **Interest Earned on Invested Reserves:**



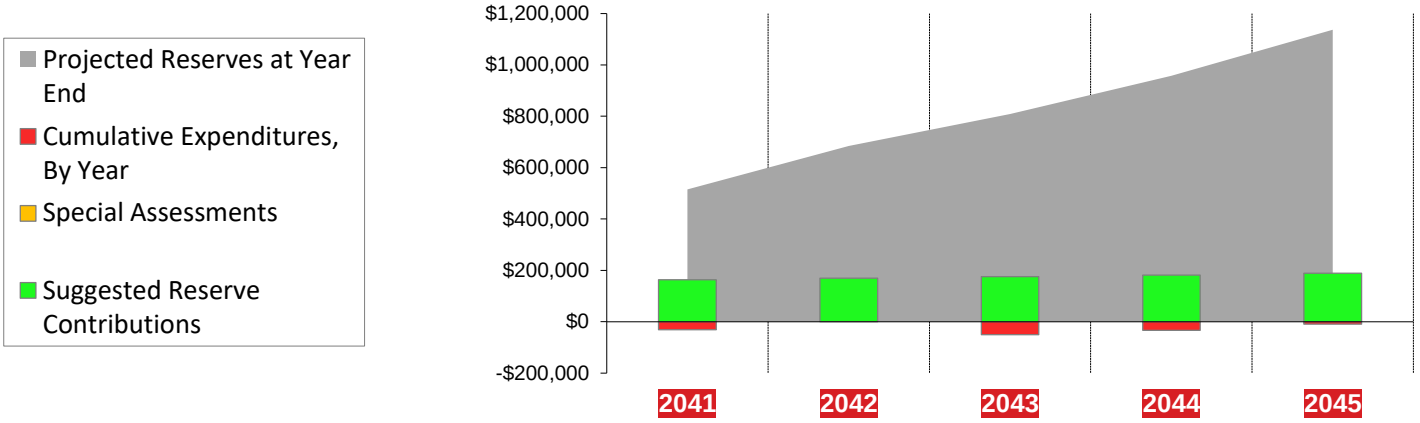
+	Reserves at Beginning of Year	265,241	76,786	71,743	168,264	259,105
+	Suggested Reserve Contribution	137,200	142,100	147,200	152,500	158,000
	Annual Reserve Adjustment (%)	3.6%	3.6%	3.6%	3.6%	3.6%
+	Special Assessments					
+	Estimated Interest Earned on Invested Reserves					
+	Cumulative Expenditure, By Year	-325,655	-147,143	-50,679	-61,659	-35,059
=	Projected Reserves at Year End	76,786	71,743	168,264	259,105	382,046
Line Item	Reserve Component Listed by Property Class	11	12	13	14	15
		2036	2037	2038	2039	2040
	EXTERNAL BUILDING COMPONENTS					
1	Balconies, Railings, Steel, Paint Finishes and Capital Repairs					6,757
2	Balconies, Railings, Steel, Replacement					
3	Balconies, Wood Structure and Decking, Replacement, Phased					
4	Chimney Caps and Shrouds, Metal					
5	Doors, Front Entry, Common		64,205			
6	Gutters and Downspouts, Aluminum, Phased					
7	Light Fixtures, Exterior		18,833			
8	Roofs, Asphalt Shingles, Phased					
9	Soffits and Fascia, Aluminum and Vinyl, Phased	60,424				
10	Walls, Vinyl Siding, Phased	247,548				
11	Walls, Wood Trim, Paint Finishes and Partial Replacements					
	INTERNAL BUILDING COMPONENTS					
12	Floor Coverings, Carpet		18,482			
13	Floor Coverings, Resilient, Linoleum		9,440			
14	Light Fixtures, Interior		5,687			
15	Paint Finishes, Hallways		21,325			
	SERVICE COMPONENTS					
16	Fire Detection, Control Panel and Emergency Devices, 8-Unit Buildings				48,566	
	SITE COMPONENTS					
17	Asphalt Pavement, Crack Repair, Patch and Seal Coat	17,683				20,370
18	Asphalt Pavement, Repaving, Full-Depth Replacement (Includes Catch Basin)					
19	Asphalt Pavement, Repaving, Mill and Overlay (Includes Catch Basin)					
20	Concrete Flatwork, Partial Replacement				8,663	
21	Landscape, Capital Improvements		9,172			
22	Mailbox Stations					
23	Retaining Wall, Timber (Behind 817-823)					
24	Retaining Walls, Timber (Behind 785-791, and At Parking Area)			50,679		
25	Shed					
26	Signage, Monument					

DIVISION 3: CASH FLOW & EXPENDITURES DISPLAYING YEARS 11-15 CONTINUED

Line Item	Reserve Component Listed by Property Class	11	12	13	14	15
		2036	2037	2038	2039	2040
	POOL COMPONENTS					
27	Pool Cover				4,430	
28	Pool Deck, Concrete, Partial Replacement					
29	Pool Fencing, Metal and Vinyl, Replacement					
30	Pool Furniture					
31	Pool Mechanical Equipment					7,932
32	Pool Resurfacing (Plaster and Tile)					
33	Pool Structural Shell, Replacement					

DIVISION 4: CASH FLOW & EXPENDITURES DISPLAYING YEARS 16-20

Local Inflationary Costs for Labor, Equipment and Materials: 3.60% **Interest Earned on Invested Reserves:**



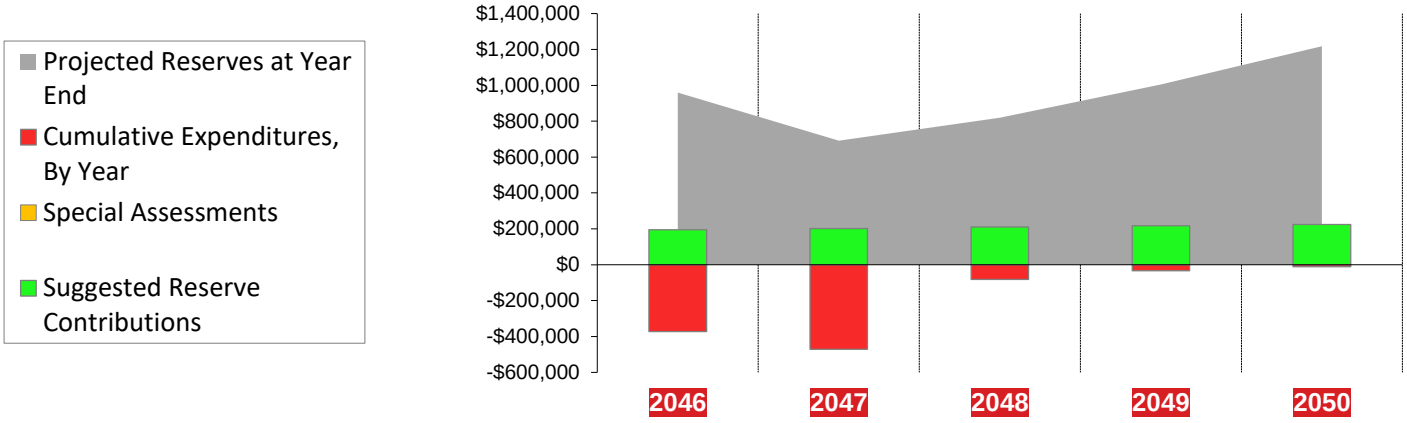
+	**Reserves at Beginning of Year**	**382,046**	**515,131**	**684,731**	**809,568**	**957,763**
+	**Suggested Reserve Contribution**	**163,700**	**169,600**	**175,700**	**182,000**	**188,600**
	Annual Reserve Adjustment (%)	**3.6%**	**3.6%**	**3.6%**	**3.6%**	**3.6%**
+	**Special Assessments**					
+	**Estimated Interest Earned on Invested Reserves**					
+	**Cumulative Expenditure, By Year**	**-30,615**		**-50,864**	**-33,805**	**-9,467**
=	**Projected Reserves at Year End**	**515,131**	**684,731**	**809,568**	**957,763**	**1,136,896**
Line Item	**Reserve Component Listed by Property Class**	**16**	**17**	**18**	**19**	**20**
		2041	**2042**	**2043**	**2044**	**2045**
	EXTERNAL BUILDING COMPONENTS					
1	Balconies, Railings, Steel, Paint Finishes and Capital Repairs					
2	Balconies, Railings, Steel, Replacement					
3	Balconies, Wood Structure and Decking, Replacement, Phased					
4	Chimney Caps and Shrouds, Metal					
5	Doors, Front Entry, Common					
6	Gutters and Downspouts, Aluminum, Phased					
7	Light Fixtures, Exterior					
8	Roofs, Asphalt Shingles, Phased					
9	Soffits and Fascia, Aluminum and Vinyl, Phased					
10	Walls, Vinyl Siding, Phased					
11	Walls, Wood Trim, Paint Finishes and Partial Replacements	10,698				
	INTERNAL BUILDING COMPONENTS					
12	Floor Coverings, Carpet					
13	Floor Coverings, Resilient, Linoleum					
14	Light Fixtures, Interior					
15	Paint Finishes, Hallways					
	SERVICE COMPONENTS					
16	Fire Detection, Control Panel and Emergency Devices, 8-Unit Buildings					
	SITE COMPONENTS					
17	Asphalt Pavement, Crack Repair, Patch and Seal Coat				23,466	
18	Asphalt Pavement, Repaving, Full-Depth Replacement (Includes Catch Basin)					
19	Asphalt Pavement, Repaving, Mill and Overlay (Includes Catch Basin)					
20	Concrete Flatwork, Partial Replacement				10,339	
21	Landscape, Capital Improvements					
22	Mailbox Stations					
23	Retaining Wall, Timber (Behind 817-823)					
24	Retaining Walls, Timber (Behind 785-791, and At Parking Area)					
25	Shed					
26	Signage, Monument					

DIVISION 4: CASH FLOW & EXPENDITURES DISPLAYING YEARS 16-20 CONTINUED

Line Item	Reserve Component Listed by Property Class	16	17	18	19	20
		2041	2042	2043	2044	2045
	POOL COMPONENTS					
27	Pool Cover					
28	Pool Deck, Concrete, Partial Replacement			7,317		
29	Pool Fencing, Metal and Vinyl, Replacement					
30	Pool Furniture	19,917				
31	Pool Mechanical Equipment					9,467
32	Pool Resurfacing (Plaster and Tile)			43,547		
33	Pool Structural Shell, Replacement					

DIVISION 5: CASH FLOW & EXPENDITURES DISPLAYING YEARS 21-25

Local Inflationary Costs for Labor, Equipment and Materials: 3.60% **Interest Earned on Invested Reserves:**



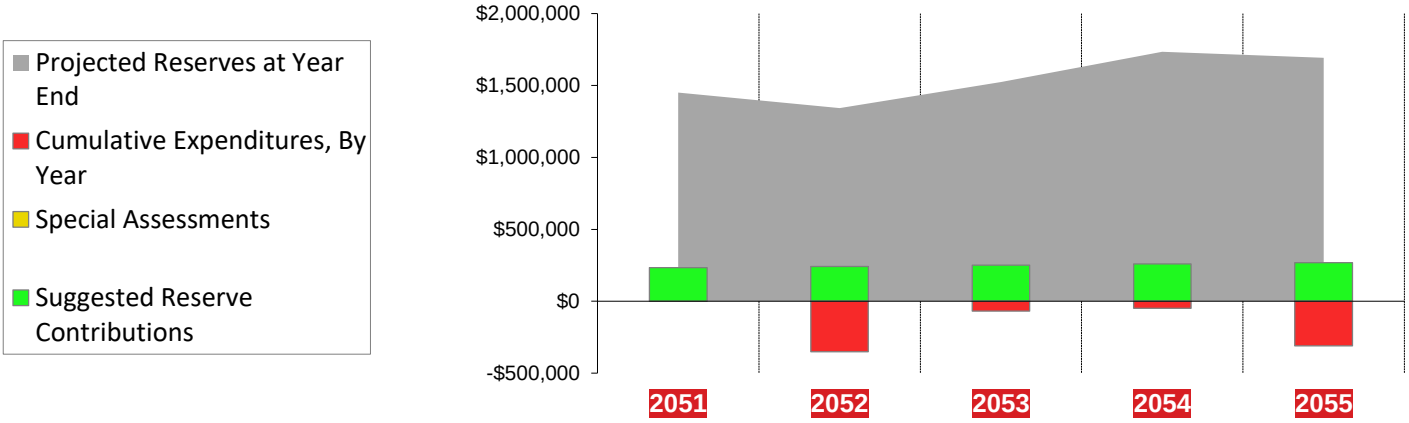
+	**Reserves at Beginning of Year**	**1,136,896**	**960,151**	**691,660**	**819,684**	**1,004,215**
+	**Suggested Reserve Contribution**	**195,400**	**202,400**	**209,700**	**217,200**	**225,000**
	Annual Reserve Adjustment (%)	**3.6%**	**3.6%**	**3.6%**	**3.6%**	**3.6%**
+	**Special Assessments**					
+	**Estimated Interest Earned on Invested Reserves**					
+	**Cumulative Expenditure, By Year**	**-372,145**	**-470,892**	**-81,675**	**-32,669**	**-11,298**
=	**Projected Reserves at Year End**	**960,151**	**691,660**	**819,684**	**1,004,215**	**1,217,917**
Line Item	**Reserve Component Listed by Property Class**	**21**	**22**	**23**	**24**	**25**
		2046	**2047**	**2048**	**2049**	**2050**
	EXTERNAL BUILDING COMPONENTS					
1	Balconies, Railings, Steel, Paint Finishes and Capital Repairs					
2	Balconies, Railings, Steel, Replacement		72,122			
3	Balconies, Wood Structure and Decking, Replacement, Phased					
4	Chimney Caps and Shrouds, Metal					
5	Doors, Front Entry, Common					
6	Gutters and Downspouts, Aluminum, Phased	63,994	66,298			
7	Light Fixtures, Exterior					
8	Roofs, Asphalt Shingles, Phased	308,151	319,244			
9	Soffits and Fascia, Aluminum and Vinyl, Phased					
10	Walls, Vinyl Siding, Phased					
11	Walls, Wood Trim, Paint Finishes and Partial Replacements		13,227			
	INTERNAL BUILDING COMPONENTS					
12	Floor Coverings, Carpet					
13	Floor Coverings, Resilient, Linoleum					
14	Light Fixtures, Interior					
15	Paint Finishes, Hallways					
	SERVICE COMPONENTS					
16	Fire Detection, Control Panel and Emergency Devices, 8-Unit Buildings					
	SITE COMPONENTS					
17	Asphalt Pavement, Crack Repair, Patch and Seal Coat			27,032		
18	Asphalt Pavement, Repaving, Full-Depth Replacement (Includes Catch Basin)					
19	Asphalt Pavement, Repaving, Mill and Overlay (Includes Catch Basin)					
20	Concrete Flatwork, Partial Replacement				12,339	
21	Landscape, Capital Improvements				14,021	
22	Mailbox Stations					
23	Retaining Wall, Timber (Behind 817-823)			35,470		
24	Retaining Walls, Timber (Behind 785-791, and At Parking Area)					
25	Shed			19,173		
26	Signage, Monument					

DIVISION 5: CASH FLOW & EXPENDITURES DISPLAYING YEARS 21-25 CONTINUED

Line Item	Reserve Component Listed by Property Class	21	22	23	24	25
		2046	2047	2048	2049	2050
	POOL COMPONENTS					
27	Pool Cover				6,310	
28	Pool Deck, Concrete, Partial Replacement					
29	Pool Fencing, Metal and Vinyl, Replacement					
30	Pool Furniture					
31	Pool Mechanical Equipment					11,298
32	Pool Resurfacing (Plaster and Tile)					
33	Pool Structural Shell, Replacement					

DIVISION 6: CASH FLOW & EXPENDITURES DISPLAYING YEARS 26-30

Local Inflationary Costs for Labor, Equipment and Materials: 3.60% **Interest Earned on Invested Reserves:**



+	**Reserves at Beginning of Year**	**1,217,917**	**1,451,017**	**1,341,896**	**1,523,760**	**1,734,279**
+	**Suggested Reserve Contribution**	**233,100**	**241,500**	**250,200**	**259,200**	**268,500**
	Annual Reserve Adjustment (%)	**3.6%**	**3.6%**	**3.6%**	**3.6%**	**3.6%**
+	**Special Assessments**					
+	**Estimated Interest Earned on Invested Reserves**					
+	**Cumulative Expenditure, By Year**		**-350,621**	**-68,336**	**-48,680**	**-310,426**
=	**Projected Reserves at Year End**	**1,451,017**	**1,341,896**	**1,523,760**	**1,734,279**	**1,692,353**
Line Item	**Reserve Component Listed by Property Class**	**26**	**27**	**28**	**29**	**30**
		2051	**2052**	**2053**	**2054**	**2055**
	EXTERNAL BUILDING COMPONENTS					
1	Balconies, Railings, Steel, Paint Finishes and Capital Repairs				11,086	
2	Balconies, Railings, Steel, Replacement					
3	Balconies, Wood Structure and Decking, Replacement, Phased					
4	Chimney Caps and Shrouds, Metal					
5	Doors, Front Entry, Common					
6	Gutters and Downspouts, Aluminum, Phased					
7	Light Fixtures, Exterior					
8	Roofs, Asphalt Shingles, Phased					
9	Soffits and Fascia, Aluminum and Vinyl, Phased					
10	Walls, Vinyl Siding, Phased					
11	Walls, Wood Trim, Paint Finishes and Partial Replacements			16,354		
	INTERNAL BUILDING COMPONENTS					
12	Floor Coverings, Carpet		31,415			
13	Floor Coverings, Resilient, Linoleum		16,045			
14	Light Fixtures, Interior					
15	Paint Finishes, Hallways		36,248			
	SERVICE COMPONENTS					
16	Fire Detection, Control Panel and Emergency Devices, 8-Unit Buildings					
	SITE COMPONENTS					
17	Asphalt Pavement, Crack Repair, Patch and Seal Coat					
18	Asphalt Pavement, Repaving, Full-Depth Replacement (Includes Catch Basin)					
19	Asphalt Pavement, Repaving, Mill and Overlay (Includes Catch Basin)		266,912			
20	Concrete Flatwork, Partial Replacement				14,725	
21	Landscape, Capital Improvements					
22	Mailbox Stations				22,869	
23	Retaining Wall, Timber (Behind 817-823)					
24	Retaining Walls, Timber (Behind 785-791, and At Parking Area)					
25	Shed					
26	Signage, Monument			21,536		

DIVISION 6: CASH FLOW & EXPENDITURES DISPLAYING YEARS 26-30 CONTINUED

Line Item	Reserve Component Listed by Property Class	26	27	28	29	30
		2051	2052	2053	2054	2055
	POOL COMPONENTS					
27	Pool Cover					
28	Pool Deck, Concrete, Partial Replacement					
29	Pool Fencing, Metal and Vinyl, Replacement					58,942
30	Pool Furniture			30,446		
31	Pool Mechanical Equipment					
32	Pool Resurfacing (Plaster and Tile)					
33	Pool Structural Shell, Replacement					251,485

Balconies, Railings, Steel, Paint Finishes and Capital Repairs

EXTERNAL BUILDING COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 0.82% **Line Item: 1**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	265	Linear Feet	Current Unit Cost:	$15.00	
Replacement Per Phase:	265	Linear Feet	Current Cost Per Phase:	$3,975	
Replaced in Next 30-Years:	1,060	Linear Feet	Total Cost Next 30-Years:	$27,236	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Not Available		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	1		Useful Life in Oak Creek, WI	6 to 8	Years
Estimated First Year of Replacement:	2026		Full or Partial Replacement:	Full	400.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	76	



Balcony railing overview



Detail view of a railing



Rust at the railing and fasteners



Rust at the railing and fasteners

Schedule of Replacements Costs

2025	$0				
2026	$4,118	**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**	$6,757	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$5,275	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$11,086
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

Component includes paint finishes to the steel balcony railings. The balconies were observed from grade. Rust was observed at the railings and wall fasteners. We recommend budgeting for refinishing of the railings and capital repairs by 2026 and again every 7 years after, except when replacement occurs (found on the following page).

Balconies, Railings, Steel, Replacement

EXTERNAL BUILDING COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 2.17% **Line Item: 2**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	265	Linear Feet	Current Unit Cost:	$125.00	
Replacement Per Phase:	265	Linear Feet	Current Cost Per Phase:	$33,125	
Replaced in Next 30-Years:	265	Linear Feet	Total Cost Next 30-Years:	$72,122	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	35 +/-		Overall Current Condition:	Good	
Remaining Years Until Replacement:	22		Useful Life in Oak Creek, WI	to 45 +	Years
Estimated First Year of Replacement:	2047		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	High Priority		Priority Score	81	



Balcony railing overview



Balcony railing overview



Steel pipe railing



Vertical post connected to the decking

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$72,122
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
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

Component includes replacement of the balcony railings. We note 24 balconies in total. The balconies were observed from grade. Rust was observed at the railings and wall fasteners (paint finishes are found on the previous page). Railings of this type have a long useful life. We do not anticipate the need to replace the railings with the initial balcony structure and decking replacement as found on the following page. We recommend budgeting for replacement by 2047.

Balconies, Wood Structure and Decking, Replacement, Phased

EXTERNAL BUILDING COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 3.59% **Line Item: 3**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1,050	Square Feet	Current Unit Cost:	$90.00	
Replacement Per Phase:	263	Square Feet	Current Cost Per Phase:	$23,625	
Replaced in Next 30-Years:	1,050	Square Feet	Total Cost Next 30-Years:	$119,017	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	to 35 +/-		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	5		Useful Life in Oak Creek, WI	25 to 30 +	Years
Estimated First Year of Replacement:	2030		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	High Priority		Priority Score	102	



Balcony structure and decking



Deck board with split and nail pop at fascia



Aged decking detail view



Balcony fascia and warped decking

Schedule of Replacements Costs

2025	$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	$28,195	**2040**	$0	**2050**	$0
2031	$29,210	**2041**	$0	**2051**	$0
2032	$30,261	**2042**	$0	**2052**	$0
2033	$31,351	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

Component includes replacement of the balcony joists, decking, and skirt boards (fascia); and partial replacement of the cantilever support beams (as-needed). We note 24 balconies in total. The balconies were observed from grade. No information was reported on the history of the balconies. The condition of the balconies is fair overall. Based on age and condition, we recommend budgeting for a phased replacement from 2030-2033.

Chimney Caps and Shrouds, Metal

EXTERNAL BUILDING COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 1.14% **Line Item: 4**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	12	Each	Current Unit Cost:	$2,300.00	
Replacement Per Phase:	12	Each	Current Cost Per Phase:	$27,600	
Replaced in Next 30-Years:	12	Each	Total Cost Next 30-Years:	$37,944	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	35 +/-		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	9		Useful Life in Oak Creek, WI	to 25 +	Years
Estimated First Year of Replacement:	2034		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	89	



Chimney cap overview



Chimney cap overview



Large chimney cap



Chimney cap over the flues

Schedule of Replacements Costs

2025	$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	$37,944	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

Component includes replacement of the metal chimney caps. Each building contains 1 chimney cap that covers a series of flues. The flues are the responsibility of the individual owners. No issues were reported or observed at the caps. All caps were observed from grade. We recommend budgeting for eventual replacement of the caps by 2034.

Doors, Front Entry, Common

EXTERNAL BUILDING COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 1.94% **Line Item: 5**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	12	Square Feet	Current Unit Cost:	$3,500.00	
Replacement Per Phase:	12	Square Feet	Current Cost Per Phase:	$42,000	
Replaced in Next 30-Years:	12	Square Feet	Total Cost Next 30-Years:	$64,205	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	35 +/-		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	12		Useful Life in Oak Creek, WI	25 to 35	Years
Estimated First Year of Replacement:	2037		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	88	



Front entry door overview



Door detail view



Typical door hardware



Instance of dents at a door

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$64,205	**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
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The common doors serving the common entries date to construction and appear in good to fair overall condition. There are no reported issues or concerns with the doors, and only minor dents were observed. We recommend budgeting for replacement of the common entry doors by 2037.

Gutters and Downspouts, Aluminum, Phased

EXTERNAL BUILDING COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 3.93% **Line Item: 6**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	4,350	Linear Feet	Current Unit Cost:	$14.00	
Replacement Per Phase:	2,175	Linear Feet	Current Cost Per Phase:	$30,450	
Replaced in Next 30-Years:	4,350	Linear Feet	Total Cost Next 30-Years:	$130,293	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	2		Overall Current Condition:	Very Good	
Remaining Years Until Replacement:	21		Useful Life in Oak Creek, WI	20 to 25	Years
Estimated First Year of Replacement:	2046		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	62	



Gutter and downspout connection



Gutter and downspout connection



Detail view of a gutter



Downspout leading into underground piping

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$63,994
2027	$0	**2037**	$0	**2047**	$66,298
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
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

Gutters and downspouts drain stormwater from the roofs to subsurface piping. Periodic cleaning and repairs are recommended to be funded operationally in order to maximize the useful life and reduce damage to other components. Replacement occurred last in 2023, along with roof replacement. Future phased replacement is recommended from 2046-2047, in coordination with roof replacement (found on a following page).

Light Fixtures, Exterior

EXTERNAL BUILDING COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 0.57% **Line Item: 7**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	88	Each	Current Unit Cost:	$140.00	
Replacement Per Phase:	88	Each	Current Cost Per Phase:	$12,320	
Replaced in Next 30-Years:	88	Each	Total Cost Next 30-Years:	$18,833	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Not Available		Overall Current Condition:	Good	
Remaining Years Until Replacement:	12		Useful Life in Oak Creek, WI	20 to 25	Years
Estimated First Year of Replacement:	2037		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	65	



Typical light fixture style at a common entrance



Typical garage light fixture



Common area light fixture detail view



Typical balcony/patio fixture

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$18,833	**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
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

Our inspection notes 40 garage and common entry fixtures, and 48 balcony/patio wall sconces. The fixtures appear in good condition with limited finish deterioration. We recommend the association budget for aggregate replacement by 2037. An aggregate, coordinated replacement will ensure a continuous aesthetic in the community.

Roofs, Asphalt Shingles, Phased

EXTERNAL BUILDING COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 18.91% **Line Item: 8**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	510	Squares	Current Unit Cost:	$575.00	
Replacement Per Phase:	255	Squares	Current Cost Per Phase:	$146,625	
Replaced in Next 30-Years:	510	Squares	Total Cost Next 30-Years:	$627,394	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	2		Overall Current Condition:	Very Good	
Remaining Years Until Replacement:	21		Useful Life in Oak Creek, WI	20 to 25	Years
Estimated First Year of Replacement:	2046		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	74	



Asphalt shingle roofing overview with ridge ventilation



Metal valley flashing



Overview of the shingles



Architectural grade shingles overview

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$308,151
2027	$0	**2037**	$0	**2047**	$319,244
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
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The asphalt shingles appear in very good condition and date to 2023. Management did not report any known active leaks at the roofs. Based on age, we recommend the association budget for phased replacement of the roofs from 2046-2047, in coordination with gutters and downspouts (found on a previous page). The association should fund inspections and repairs from the operating budget to maximize the remaining useful life of the roofs.

Soffits and Fascia, Aluminum and Vinyl, Phased

EXTERNAL BUILDING COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 3.58% **Line Item: 9**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	6,300	Square Feet	Current Unit Cost:	$13.00	
Replacement Per Phase:	3,150	Square Feet	Current Cost Per Phase:	$40,950	
Replaced in Next 30-Years:	6,300	Square Feet	Total Cost Next 30-Years:	$118,749	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	35 +/-		Overall Current Condition:	Good	
Remaining Years Until Replacement:	10		Useful Life in Oak Creek, WI	40 to 45	Years
Estimated First Year of Replacement:	2035		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	69	



Vinyl soffit and aluminum fascia



Vinyl soffit overview over a common entry



Detail view of the vented soffit



Soffit and fascia detail view

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$60,424	**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
2035	$58,325	**2045**	$0	**2055**	$0

Engineering Narrative

Component includes the eventual replacement of the vinyl soffits and aluminum fascia. Materials are original to construction and in good observed and reported condition. The vents in the soffits cooperatively work with the roofs' ridge vents, establishing an acceptable balance in temperatures on each side of the roof assembly. Proper venting will help minimize ice dam issues, as well as help the asphalt shingles from prematurely failing from excessive heat. We recommend budgeting for phased replacement from 2035-2036, in coordination with vinyl siding (found on the following page).

Walls, Vinyl Siding, Phased

EXTERNAL BUILDING COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 14.67% **Line Item: 10**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	37,700	Square Feet	Current Unit Cost:	$8.90	
Replacement Per Phase:	18,850	Square Feet	Current Cost Per Phase:	$167,765	
Replaced in Next 30-Years:	37,700	Square Feet	Total Cost Next 30-Years:	$486,493	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	35 +/-		Overall Current Condition:	Good	
Remaining Years Until Replacement:	10		Useful Life in Oak Creek, WI	35 to 40	Years
Estimated First Year of Replacement:	2035		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	High Priority		Priority Score	81	



Instance of organic growth at the siding



Rust at the siding from an HVAC vent



Instance of damaged siding



Siding at a garage lacking building wrap

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$247,548	**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
2035	$238,946	**2045**	$0	**2055**	$0

Engineering Narrative

The siding is original and appears in good overall condition. We note isolated locations of cracked, loose or mis-aligned siding. Additionally, building wrap is not present at the garages. As the siding ages, it may become more brittle due to UV degradation and weathering. The association may find it increasingly difficult to find matching replacement pieces. We recommend budgeting for phased replacement from 2035-2036, in coordination with soffits and fascia (found on the previous page).

Walls, Wood Trim, Paint Finishes and Partial Replacements

EXTERNAL BUILDING COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 1.69% **Line Item: 11**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1,350	Linear Feet	Current Unit Cost:	$4.50	
Replacement Per Phase:	1,350	Linear Feet	Current Cost Per Phase:	$6,075	
Replaced in Next 30-Years:	6,750	Linear Feet	Total Cost Next 30-Years:	$55,930	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Not Available		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	4		Useful Life in Oak Creek, WI	4 to 6	Years
Estimated First Year of Replacement:	2029		Full or Partial Replacement:	Full	500.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	79	



Wood trim at a garage door



Garage door trim in need of touch-up paint



Garage door trim in need of touch-up paint



Patio door trim in need of touch-up paint

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$13,227
2028	$0	**2038**	$0	**2048**	$0
2029	$6,998	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$10,698	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$16,354
2034	$0	**2044**	$0	**2054**	$0
2035	$8,653	**2045**	$0	**2055**	$0

Engineering Narrative

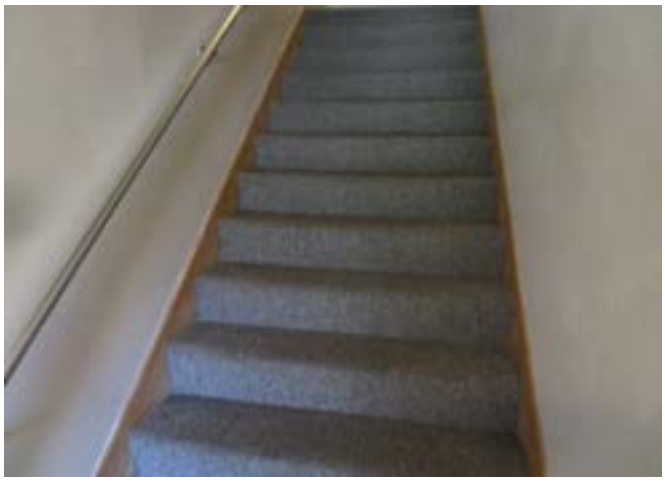
A mix of wood and composite trim requires periodic paint finishes and partial replacements. The age of the trim paint is reportedly not available. Due to the varied conditions and types of trim, it appears the trim has been addressed as needed in the past. We recommend budgeting for a deferred aggregate paint finish event with 5% partial replacement by 2029 and again every 6 years after.

Floor Coverings, Carpet

INTERNAL BUILDING COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 1.50% **Line Item: 12**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	155	Square Yards	Current Unit Cost:	$78.00	
Replacement Per Phase:	155	Square Yards	Current Cost Per Phase:	$12,090	
Replaced in Next 30-Years:	310	Square Yards	Total Cost Next 30-Years:	$49,897	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Not Available		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	12		Useful Life in Oak Creek, WI	12 to 18 +	Years
Estimated First Year of Replacement:	2037		Full or Partial Replacement:	Full	200.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	69	



Carpet at hallway stairs



Upper landing with carpet



Overview of stair carpet with some discoloration



Detail view of the carpet

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$18,482	**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**	$31,415
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The carpet in the hallways is in fair observed condition with some discoloration at various hallways. Due to the priority of other projects, we recommend a deferred replacement by 2037, in coordination with other hallway components. A subsequent replacement is recommended by 2052.

Floor Coverings, Resilient, Linoleum

INTERNAL BUILDING COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 0.77% **Line Item: 13**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	650	Square Feet	Current Unit Cost:	$9.50	
Replacement Per Phase:	650	Square Feet	Current Cost Per Phase:	$6,175	
Replaced in Next 30-Years:	1,300	Square Feet	Total Cost Next 30-Years:	$25,485	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Not Available		Overall Current Condition:	Good	
Remaining Years Until Replacement:	12		Useful Life in Oak Creek, WI	20 to 25	Years
Estimated First Year of Replacement:	2037		Full or Partial Replacement:	Full	200.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	61	



Overview of the resilient flooring with protective mats



Flooring overview



Flooring overview



Detail view of the flooring

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$9,440	**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**	$16,045
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The resilient flooring in the hallways is in good observed condition and is additionally protected by walk-off mats. The flooring may be original, however, the exact age is reportedly not known. Due to the priority of other projects, we recommend a deferred replacement by 2037, in coordination with other hallway components. A subsequent replacement is recommended by 2052.

Light Fixtures, Interior

INTERNAL BUILDING COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 0.17% **Line Item: 14**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	24	Each	Current Unit Cost:	$155.00	
Replacement Per Phase:	24	Each	Current Cost Per Phase:	$3,720	
Replaced in Next 30-Years:	24	Each	Total Cost Next 30-Years:	$5,687	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	35 +/-		Overall Current Condition:	Good	
Remaining Years Until Replacement:	12		Useful Life in Oak Creek, WI	20 to 25	Years
Estimated First Year of Replacement:	2037		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	66	



Light fixture overview



Ceiling light fixture



Typical hallway light fixture



Ceiling light fixture

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$5,687	**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
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

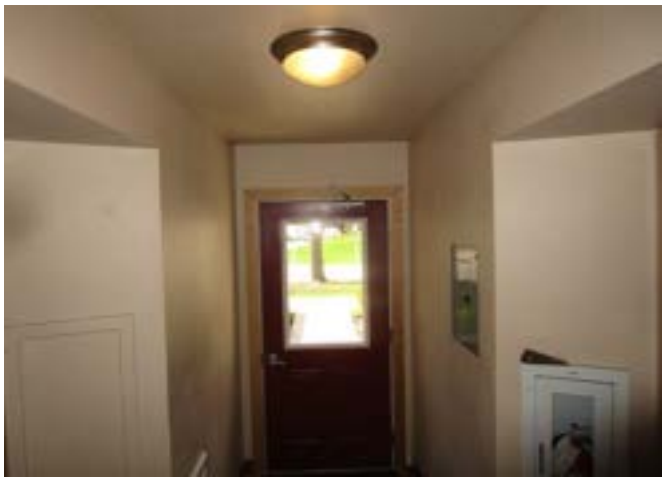
The light fixtures in the common hallways are in satisfactory reported and observed condition. The ages of the light fixtures were not available at the time of inspection, but are assumed to date to original construction. We recommend budgeting for coordinated aggregate replacement of all the interior light fixtures next by 2037, in coordination with other hallway components.

Paint Finishes, Hallways

INTERNAL BUILDING COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 1.74% **Line Item: 15**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	9,000	Square Feet	Current Unit Cost:	$1.55	
Replacement Per Phase:	9,000	Square Feet	Current Cost Per Phase:	$13,950	
Replaced in Next 30-Years:	18,000	Square Feet	Total Cost Next 30-Years:	$57,573	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Not Available		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	12		Useful Life in Oak Creek, WI	12 to 18 +	Years
Estimated First Year of Replacement:	2037		Full or Partial Replacement:	Full	200.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	64	



Painted surfaces at a hallway



Painted walls and ceiling



Paint finish detail view



Isolated scuffs at a wall and

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$21,325	**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**	$36,248
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The paint finishes in the hallways are in good to fair observed condition with limited scuffs and marks. We recommend budgeting for hallway paint by 2037 and again by 2052. The association should fund touch up paint applications through the operating budget as needed.

Fire Detection, Control Panel and Emergency Devices, 8-Unit Buildings

SERVICE COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 1.46% **Line Item: 16**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	4	Systems	Current Unit Cost:	$7,400.00	
Replacement Per Phase:	4	Systems	Current Cost Per Phase:	$29,600	
Replaced in Next 30-Years:	4	Systems	Total Cost Next 30-Years:	$48,566	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Varies		Overall Current Condition:	Good	
Remaining Years Until Replacement:	14		Useful Life in Oak Creek, WI	15 to 20	Years
Estimated First Year of Replacement:	2039		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	76	



Fire panel overview from 2022



Transponder from 2022



Pull station



Detector and horn/strobe

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$48,566	**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
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

Component includes the replacement of the 8-unit buildings' fire detection control panels, associated head-end equipment, 8 detectors, 10 horn/strobes, 4 bells and 16 pull stations. Component does not include any devices located in owner units. The existing equipment is in good overall condition at various ages and tested regularly. The most recent test was completed in late 2024. We recommend budgeting for replacement of the control panels and common devices by 2039, due to changes in code and technology.

Asphalt Pavement, Crack Repair, Patch and Seal Coat

SITE COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 3.13% **Line Item: 17**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	4,280	Square Yards	Current Unit Cost:	$2.80	
Replacement Per Phase:	4,280	Square Yards	Current Cost Per Phase:	$11,984	
Replaced in Next 30-Years:	21,400	Square Yards	Total Cost Next 30-Years:	$103,902	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Not Available		Overall Current Condition:	Poor	
Remaining Years Until Replacement:	7		Useful Life in Oak Creek, WI	3 to 5	Years
Estimated First Year of Replacement:	2032		Full or Partial Replacement:	Full	500.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	94	



Severely fatigued pavement



Fatigue cracks at the pavement



Cracks and settlement



Vehicle fluid stains and cracks

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$17,683	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$27,032
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$20,370	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$15,350	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$23,466	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The asphalt pavement seal coat and repairs appear in poor condition. Near term repaving is recommended. We recommend the next seal coat application by 2032 and every 4 years thereafter, except when repaving occurs. Unit cost includes crack routing and filling, spot patching as required, parking area striping, 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, Repaving, Full-Depth Replacement (Includes Catch Basin)

SITE COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 5.74% **Line Item: 18**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	4,280	Square Yards	Current Unit Cost:	$40.00	
Replacement Per Phase:	4,280	Square Yards	Current Cost Per Phase:	$171,200	
Replaced in Next 30-Years:	4,280	Square Yards	Total Cost Next 30-Years:	$190,363	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Not Available		Overall Current Condition:	Poor	
Remaining Years Until Replacement:	3		Useful Life in Oak Creek, WI	20 to 25	Years
Estimated First Year of Replacement:	2028		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	94	



Fatigue cracks at the pavement



Fallen concrete pieces in the catch basin



Failed section of pavement at patch



Large cracks and settlement

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$190,363	**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
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

Component includes a full-depth replacement of the asphalt pavement, including removal of both the wear course and base course, base corrections, and reinstallation of new base course and wear course. Based on the observed condition of the pavement, we opine that a full depth replacement is needed. We recommend budgeting for a deferred replacement by 2028. Unit cost includes repairs to the catch basin.

Asphalt Pavement, Repaving, Mill and Overlay (Includes Catch Basin)

SITE COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 8.05% **Line Item: 19**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	4,280	Square Yards	Current Unit Cost:	$24.00	
Replacement Per Phase:	4,280	Square Yards	Current Cost Per Phase:	$102,720	
Replaced in Next 30-Years:	4,280	Square Yards	Total Cost Next 30-Years:	$266,912	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Not Available		Overall Current Condition:	Poor	
Remaining Years Until Replacement:	27		Useful Life in Oak Creek, WI	20 to 25	Years
Estimated First Year of Replacement:	2052		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	94	



Cracks at the pavement



Fatigue cracks and raveling



Abundance of cracks at the pavement and wheel ruts



Fatigue cracks at the pavement and concrete catch basin surround

Schedule of Replacements Costs

2025	$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**	$266,912
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

As noted previously, the asphalt pavement appears in poor condition and is original to construction. We note evidence of significant settlement or alligator cracks, that indicate that the pavement base is compromised. As such, a near term complete replacement is included on the previous page. We recommend the association budget for a mill and overlay, where only the top 1-2" of pavement are replaced for the subsequent repaving project, by 2052. Unit cost includes repairs to the catch basin.

Concrete Flatwork, Partial Replacement

SITE COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 1.79% **Line Item: 20**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	4,400	Square Feet	Current Unit Cost:	$16.00	
Replacement Per Phase:	330	Square Feet	Current Cost Per Phase:	$5,280	
Replaced in Next 30-Years:	1,980	Square Feet	Total Cost Next 30-Years:	$59,407	
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 Oak Creek, WI	to 65	Years
Estimated First Year of Replacement:	2029		Full or Partial Replacement:	Partial	45.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	84	



Typical concrete at a common entry



Previously hydraulically leveled concrete



Large crack at a sidewalk



Concrete patio with negative slope toward building

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$6,082	**2039**	$8,663	**2049**	$12,339
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	$7,259	**2044**	$10,339	**2054**	$14,725
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

Component includes concrete sidewalks, patios and the isolated curbs. Aggregate replacement of this component is unlikely. We therefore include ongoing partial replacements, equating to 45% of the total in the next 30 years. Isolated repairs may be necessary prior to the recommended aggregate replacements and should be funded through the operating budgeted as needed. The initial event is deferred until 2029 due to pavement replacement.

Landscape, Capital Improvements

SITE COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 0.70% **Line Item: 21**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Allowance	Current Unit Cost:	$6,000.00	
Replacement Per Phase:	1	Allowance	Current Cost Per Phase:	$6,000	
Replaced in Next 30-Years:	2	Allowance	Total Cost Next 30-Years:	$23,193	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	to 35 +/-		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	12		Useful Life in Oak Creek, WI	Varies	Years
Estimated First Year of Replacement:	2037		Full or Partial Replacement:	Full	200.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	70	



Landscape at a common entry area



Rear landscape overview



Landscape trees overview



Landscape trees overview

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$9,172	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$14,021
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
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The association maintains various plantings and trees throughout the community. Maintenance of the landscape should be funded through the operating budget. However, at times, whether due to drought, disease, or the desire to update the look of the community, it can make sense to fund landscape replacements through reserves. At this time, we include allowances in 2037 and again by 2049. Allowance is based on a current amount of $125 per unit.

Mailbox Stations

SITE COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 0.97% **Line Item: 22**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	2	Each	Current Unit Cost:	$4,100.00	
Replacement Per Phase:	2	Each	Current Cost Per Phase:	$8,200	
Replaced in Next 30-Years:	4	Each	Total Cost Next 30-Years:	$32,315	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Not Available		Overall Current Condition:	Poor	
Remaining Years Until Replacement:	4		Useful Life in Oak Creek, WI	to 25	Years
Estimated First Year of Replacement:	2029		Full or Partial Replacement:	Full	200.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	High Priority		Priority Score	99	



Mailbox station 1 of 2



Weathered wood with rot



Weathered wood with rot



Mailbox detail view

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$9,446	**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**	$22,869
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

Two mailbox stations comprised of wood framing (painted) with 24 plastic mailboxes each serve the association. The mailboxes may not be original, however the wood framing is in poor condition. Carpenter bees were present at the wood components during our site visit indicating rot is present at multiple locations. Due to the near term pavement replacement, we recommend budgeting for a deferred replacement by 2029. A subsequent replacement is recommended by 2054.

Retaining Wall, Timber (Behind 817-823)

SITE COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 1.56% **Line Item: 23**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	185	Square Feet	Current Unit Cost:	$85.00	
Replacement Per Phase:	185	Square Feet	Current Cost Per Phase:	$15,725	
Replaced in Next 30-Years:	370	Square Feet	Total Cost Next 30-Years:	$51,761	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	35 +/-		Overall Current Condition:	Poor	
Remaining Years Until Replacement:	1		Useful Life in Oak Creek, WI	15 to 25	Years
Estimated First Year of Replacement:	2026		Full or Partial Replacement:	Full	200.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	High Priority		Priority Score	123	



Failed timber retaining wall



Failed timber retaining wall



Large hole in the soil at the top of the retaining wall



Failed timber retaining wall

Schedule of Replacements Costs

2025	$0				
2026	$16,291	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$35,470
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
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

Component includes replacement of the timber retaining wall and associated split-rail fencing behind building 817-823. The wall is in a failed state and is recommended for near term replacement. We recommend replacement in 2026, and a subsequent replacement by 2048. Maintaining clear drains prevents hydrostatic pressure from building behind the walls and is critical to preventing wall failure. The association should consider replacement of the timber walls with dry-set masonry walls, which have a similar cost but longer useful life. The association should fund interim repairs through the operating budget as needed.

Retaining Walls, Timber (Behind 785-791, and At Parking Area)

SITE COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 1.53% **Line Item: 24**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	640	Square Feet	Current Unit Cost:	$50.00	
Replacement Per Phase:	640	Square Feet	Current Cost Per Phase:	$32,000	
Replaced in Next 30-Years:	640	Square Feet	Total Cost Next 30-Years:	$50,679	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Not Available		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	13		Useful Life in Oak Creek, WI	15 to 25	Years
Estimated First Year of Replacement:	2038		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	High Priority		Priority Score	102	



Parking area retaining wall



Retaining wall behind units 785-791



Retaining wall behind units 785-791



Low soil level at the top of the wall

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$50,679	**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
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The association is responsible for various timber retaining walls in the community. The wall behind building 817-823 is itemized separately due to condition and near term recommended replacement. The ages of the walls were not available at the time of inspection, though their condition appears good to fair. The association should consider replacement of the timber walls with dry-set masonry walls, which have a similar cost but longer useful life. Based on condition, and in consideration of other higher priority projects, we recommend budgeting for replacement by 2038.

Shed

SITE COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 0.58% **Line Item: 25**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Each	Current Unit Cost:	$8,500.00	
Replacement Per Phase:	1	Each	Current Cost Per Phase:	$8,500	
Replaced in Next 30-Years:	1	Each	Total Cost Next 30-Years:	$19,173	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	35 +/-		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	23		Useful Life in Oak Creek, WI	Varies	Years
Estimated First Year of Replacement:	2048		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	93	



Shed overview with coiling door



Siding and trim in need of paint'



Rot at the base of the siding



Older three-tab shingle roof

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$19,173
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
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

A shed is located at the southeast portion of the developed land. The shed was observed with older siding and trim in need of paint; older shingles in fair condition and a coiling door in good to fair condition. Interim paint finishes, siding repairs, roof replacements are considered operational expenses and should be conducted as needed. This component includes complete replacement of the shed by 2048.

Signage, Monument

SITE COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 0.97% **Line Item: 26**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Each	Current Unit Cost:	$8,000.00	
Replacement Per Phase:	1	Each	Current Cost Per Phase:	$8,000	
Replaced in Next 30-Years:	2	Each	Total Cost Next 30-Years:	$32,152	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Not Available		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	8		Useful Life in Oak Creek, WI	15 to 20	Years
Estimated First Year of Replacement:	2033		Full or Partial Replacement:	Full	200.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	81	



Surface condition of the signage



Wood framing between signs



Painted pillar with mortar loss



Lighting and landscape plantings

Schedule of Replacements Costs

2025	$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	$10,616	**2043**	$0	**2053**	$21,536
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The entrance monument includes a 2 carved wood signs, wood framing, 2 painted masonry pillars, 4 light fixtures and landscape. The signage appears in fair overall condition. The entrance monument provides a good first impression to guests and potential owners and the times and costs of repairs and replacement are usually driven by aesthetic concerns. We recommend budgeting for replacement of the signage and repairs to the masonry pillars by 2033 and again by 2053.

Pool Cover

POOL COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 0.42% **Line Item: 27**

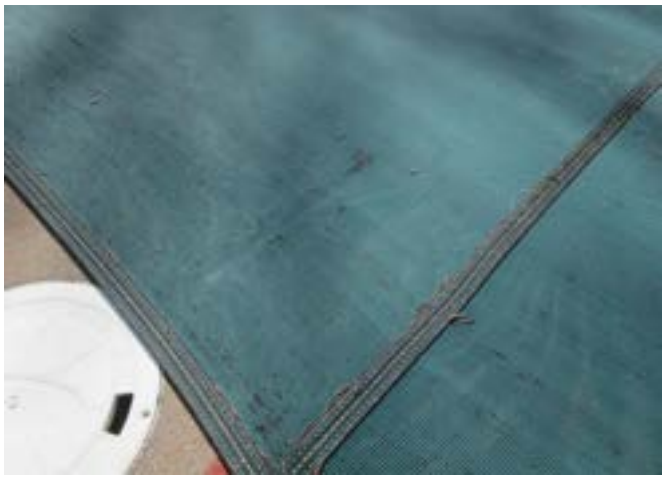
ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	600	Square Feet	Current Unit Cost:	$4.50	
Replacement Per Phase:	600	Square Feet	Current Cost Per Phase:	$2,700	
Replaced in Next 30-Years:	1,800	Square Feet	Total Cost Next 30-Years:	$13,850	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Not Available		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	4		Useful Life in Oak Creek, WI	6 to 10	Years
Estimated First Year of Replacement:	2029		Full or Partial Replacement:	Full	300.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	90	



Pool cover overview



Cover attached to the deck



Worn fabric



Holes in the cover

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$3,110	**2039**	$4,430	**2049**	$6,310
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
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

A pool cover is used in the off seasons. The cover is in fair condition with worn fabric and instances of holes. We recommend budgeting for replacement by 2029 and every 10 years after.

Pool Deck, Concrete, Partial Replacement

POOL COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 0.36% **Line Item: 28**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1,665	Square Feet	Current Unit Cost:	$15.50	
Replacement Per Phase:	250	Square Feet	Current Cost Per Phase:	$3,871	
Replaced in Next 30-Years:	500	Square Feet	Total Cost Next 30-Years:	$12,103	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	to 35 +/-		Overall Current Condition:	Good	
Remaining Years Until Replacement:	6		Useful Life in Oak Creek, WI	to 65	Years
Estimated First Year of Replacement:	2031		Full or Partial Replacement:	Partial	30.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	78	



Concrete pool deck overview



Concrete pool deck overview



Instances of minor spalls



Crack at the deck

Schedule of Replacements Costs

2025	$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	$4,786	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$7,317	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

Aggregate replacement of this component is unlikely unless pool structure replacement occurs. We therefore include ongoing partial replacements, equating to 30% of the total in the next 30 years. Isolated repairs may be necessary prior to the recommended aggregate replacements and should be funded through the operating budgeted as needed. Only isolated and minor issues were observed.

Pool Fencing, Metal and Vinyl, Replacement

POOL COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 2.65% **Line Item: 29**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	240	Linear Feet	Current Unit Cost:	$85.00	
Replacement Per Phase:	240	Linear Feet	Current Cost Per Phase:	$20,400	
Replaced in Next 30-Years:	480	Linear Feet	Total Cost Next 30-Years:	$87,997	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Not Available		Overall Current Condition:	Good	
Remaining Years Until Replacement:	10		Useful Life in Oak Creek, WI	to 35	Years
Estimated First Year of Replacement:	2035		Full or Partial Replacement:	Full	200.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	67	



Metal pool fence



Vinyl fencing at the mechanical equipment



Metal fence with faded finish



Metal fence with faded finish

Schedule of Replacements Costs

2025	$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
2035	$29,055	**2045**	$0	**2055**	$58,942

Engineering Narrative

Approximately 190 linear feet of metal fencing and 50 linear feet of viny fencing serve the pool and pool mechanical equipment. The fencing appears in good to fair condition. We recommend budgeting for replacement by 2035 and again by 2055.

Pool Furniture

POOL COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 1.91% **Line Item: 30**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	26	Each	Current Unit Cost:	$435.00	
Replacement Per Phase:	26	Each	Current Cost Per Phase:	$11,310	
Replaced in Next 30-Years:	78	Each	Total Cost Next 30-Years:	$63,392	
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 Oak Creek, WI	to 12	Years
Estimated First Year of Replacement:	2029		Full or Partial Replacement:	Full	300.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	82	



Metal table and chairs



Plastic chairs



Rust at metal components



Faded surfaces at chaise loungers

Schedule of Replacements Costs

2025	$0				
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$13,029	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$19,917	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$30,446
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The pool furniture includes 4 plastic chairs, 7 lounge chairs, 3 metal tables, and 12 metal chairs. The furniture appears in fair condition with aged appearances and rust evident. We recommend the association budget for aggregate replacement by 2029 and again every 12 years after.

Pool Mechanical Equipment

POOL COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 1.23% **Line Item: 31**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Allowance	Current Unit Cost:	$14,000.00	
Replacement Per Phase:	0.33	Allowance	Current Cost Per Phase:	$4,667	
Replaced in Next 30-Years:	1.67	Allowance	Total Cost Next 30-Years:	$40,913	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Varies		Overall Current Condition:	Good	
Remaining Years Until Replacement:	5		Useful Life in Oak Creek, WI	10 to 15	Years
Estimated First Year of Replacement:	2030		Full or Partial Replacement:	Full	166.7%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	72	



Pool heater



Pool filter



Pool circulating pump



Pool chlorinator

Schedule of Replacements Costs

2025	$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	$5,569	**2040**	$7,932	**2050**	$11,298
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$0	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$6,647	**2045**	$9,467	**2055**	$0

Engineering Narrative

Pool equipment includes 1 pool heater rated for 240-MBH input, 1 filter, 1 pump and a chlorinator. The heater's serial number was researched and it was determined to be from 2021. Other equipment varies in age. Based on the varied ages, we recommend a phased replacement of with 1/3 of the total equipment cost allocated in 2030, and again every 5 years after.

Pool Resurfacing (Plaster and Tile)

POOL COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 2.17% **Line Item: 32**

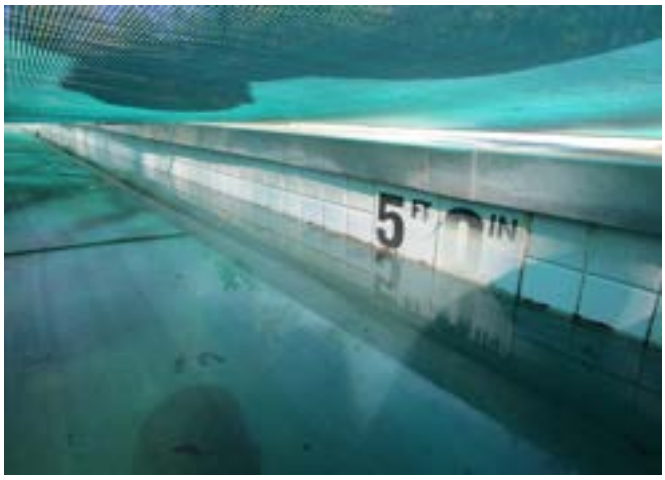
ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	512	Hor. Sq. Ft.	Current Unit Cost:	$45.00	
Replacement Per Phase:	512	Hor. Sq. Ft.	Current Cost Per Phase:	$23,040	
Replaced in Next 30-Years:	1,024	Hor. Sq. Ft.	Total Cost Next 30-Years:	$72,034	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Not Available		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	6		Useful Life in Oak Creek, WI	8 to 12	Years
Estimated First Year of Replacement:	2031		Full or Partial Replacement:	Full	200.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	85	



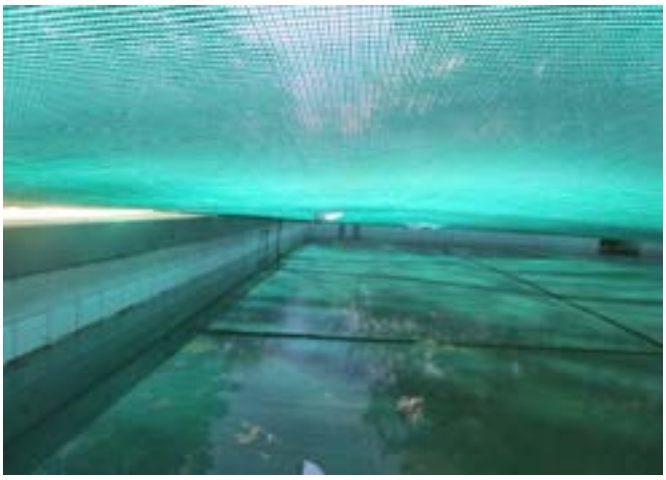
Pool covered during our site visit



Limited view of the pool under the cover



Limited view of the pool under the cover



Limited view of the pool under the cover

Schedule of Replacements Costs

2025	$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	$28,487	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0
2033	$0	**2043**	$43,547	**2053**	$0
2034	$0	**2044**	$0	**2054**	$0
2035	$0	**2045**	$0	**2055**	$0

Engineering Narrative

The pool wall and floor surfaces use a plaster coating over a concrete pool structure. The finishes appear in fair condition and were viewed from photographs taken beneath the cover. We are unaware of any known leaks or unusual water loss. We recommend the association budget to replace the plaster and waterline tile by 2031 and again every 12 years after.

Pool Structural Shell, Replacement

POOL COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 7.58% **Line Item: 33**

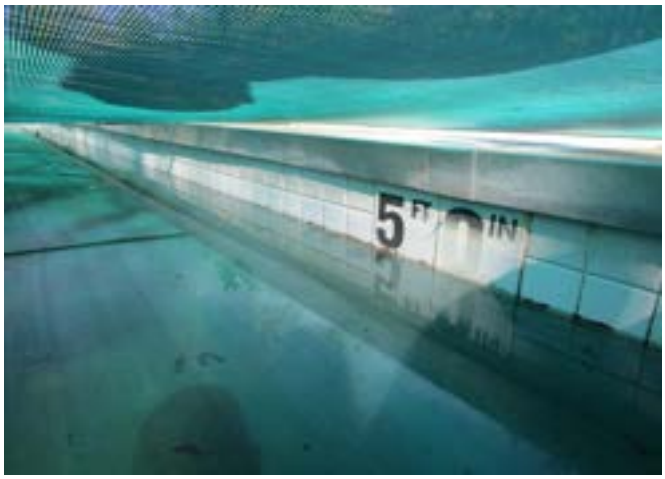
ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	512	Hor. Sq. Ft.	Current Unit Cost:	$170.00	
Replacement Per Phase:	512	Hor. Sq. Ft.	Current Cost Per Phase:	$87,040	
Replaced in Next 30-Years:	512	Hor. Sq. Ft.	Total Cost Next 30-Years:	$251,485	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	35 +/-		Overall Current Condition:	Good	
Remaining Years Until Replacement:	30		Useful Life in Oak Creek, WI	to 60	Years
Estimated First Year of Replacement:	2055		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	69	



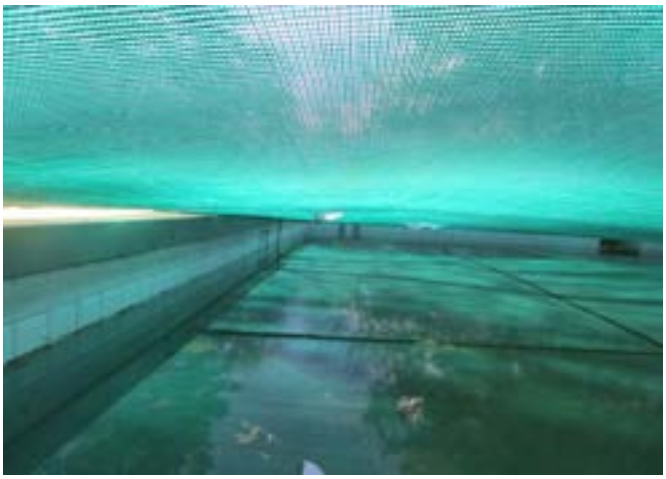
Pool covered during our site visit



Limited view of the pool under the cover



Limited view of the pool under the cover



Limited view of the pool under the cover

Schedule of Replacements Costs

2025	$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
2035	$0	**2045**	$0	**2055**	$251,485

Engineering Narrative

Unit cost includes new recessed concrete swimming pool shell, replacement of all sub-grade plumbing, new skimmer/drains, mechanical equipment, new pool finish, tile work, formed concrete coping and permits. The concrete pool structure is located in ground and may be subject to soil movement and erosion that may affect underground piping or the structure itself. We are unaware of any known cracks, leaks or unusual water loss. Visual inspection of the structure is prevented by the plaster surface. Based on the age of the pool, we recommend the association budget for replacement by 2055.

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.

FULLY FUNDED BALANCE: Fully Funded Balance = (Current Cost * Effective Age / Useful Life) + [(Current Cost * Effective Age / Useful Life) / (1+Interest Rate) ^ Remaining Life] - [(Current Cost * Effective Age / Useful Life) / (1+Inflation Rate) ^ Remaining Life]

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.

PERCENT FUNDED: Fully Funded Balance for All Reserve Components / Current Reserve Balance

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: 3/26/2025

Customer: Hunters Run Condominium Association, Ltd.

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: 3/26/2025

Customer: Hunters Run Condominium Association, Ltd.

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.


BUILDING
RESERVES