BUILDING
-RESERVES-



RESERVE STUDY

For

Tamarack Village Condominium Association, Inc.
N80 W17301 Robin Circle
Menomonee Falls, WI

Date of Inspection: June 1, 2022

Revision #2: January 25, 2023 - VERSION 1

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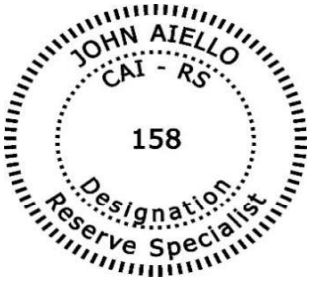
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Client Reference Number: 21745

This Reserve Study was:

- **Submitted by Building Reserves on: January 27, 2023**
- **Inspected and Prepared by: Kyra Biederman, Reserve Analyst**
- **Professionally Reviewed by: John Aiello, Engineer, Reserve Specialist**



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

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RESERVE STUDY UPDATE

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

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

To Request a Reserve Study Update proposal, email: PROPOSALS@BUILDINGRESERVES.COM call: 877.514.8256

or click here:

REQUEST RESERVE STUDY UPDATE PROPOSAL

Client Reference Number: 21745

	Full New Study	Update with Site Inspection	Update without Site Inspection
Reserve Component Inventory List Creation	●	Component List from Prior Report	Component List from Prior Report
Full Site Inspection with Measurements	●	Measurements from Prior Report	Measurements from Prior Report
In Person Pre-Inspection Meeting	●	●	Not Included
Condition Assessment of all Reserve Components	●	●	Not Included
Photographic Inventory & Captions of all Reserve Components	●	●	Not Included
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	●	●	●
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	●	●	●
Building Reserves Exclusive Easy-to-Read PDF Report Layout	●	●	●
2nd Report Version Including / Excluding Assets for Budgeting Comparison	●	●	●
Two Revised Reports at No Additional Cost (upon request, within 6 months)	●	●	●
Excel File - *Create unlimited what-if scenarios for free* NEW	●	●	●
Prioritization Chart - *Low Priority, Deferrable, Highly Recommended* NEW	●	●	●
Prioritization Score - *View projects sorted in order of high to low priority* NEW	●	●	●
Responsibility Matrix NEW	●	●	●
Comparative Reserve Balance Scenarios at Varying Interest Rates NEW	●	●	●

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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

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or Click Here

REQUEST RESERVE STUDY UPDATE PROPOSAL

Client Reference Number:
21745

FUNDING SUMMARY

Current Funding

Current Reserve Status as of:	December 31, 2022
Current Reserve Balance:	$244,740
Current Annual Reserve Contributions:	$46,660
Current Reserve Contribution per Unit per Month (Ave.):	$44.19
Current Total Income	$379,355
Current Percentage of Total Income to Reserve Account:	12.30%

(Unaudited Cash Status Of the Reserve Fund)

Recommended Funding

Recommended Fund Start as of:	January 1, 2023
Recommended Annual Reserve Contribution:	**$70,000**
Per Unit Per Month (Average):	*$66.29*
Recommended Loan / Line of Cedit:	**$20,000**
Per Unit Per Month (Average):	*$18.94*
Total Recommended Reserve Contribution:	**$90,000**
Per Unit Per Month (Average):	*$85.23*

Recommended Adjustment

Recommended Adjustment in Annual Reserve Contribution:	**$23,340**
Per Unit per Month (Average):	*$22.10*

Total Suggested Annual Reserve Contributions For Next 30-Years

Year	$	% Adjustment	Year	$	% Adjustment	Year	$	% Adjustment
2023	$90,000	50.0%	2033	$193,000	6.8%	2043	$291,200	3.7%
2024	$82,300	17.6%	2034	$205,300	6.4%	2044	$302,000	3.7%
2025	$94,600	14.9%	2035	$217,600	6.0%	2045	$313,200	3.7%
2026	$106,900	13.0%	2036	$225,700	3.7%	2046	$324,800	3.7%
2027	$119,200	11.5%	2037	$234,100	3.7%	2047	$336,800	3.7%
2028	$131,500	10.3%	2038	$242,800	3.7%	2048	$349,300	3.7%
2029	$143,800	9.4%	2039	$251,800	3.7%	2049	$362,200	3.7%
2030	$156,100	8.6%	2040	$261,100	3.7%	2050	$375,600	3.7%
2031	$168,400	7.9%	2041	$270,800	3.7%	2051	$389,500	3.7%
2032	$180,700	7.3%	2042	$280,800	3.7%	2052	$403,900	3.7%

Loan / Line of Cedit

This recommended funding plan includes the following Loan / Line of Cedit:

2023 $ 20,000.00

PROPERTY OVERVIEW

Client Profile

Client Reference Number:	21745
Type of Study:	Full Reserve Study
Date of Non-Invasive Inspection:	June 1, 2022
Date of Study Shipment:	January 27, 2023
Fiscal Year Start and End:	Jan 1 - Dec 31

Community Description

Type of Development:	Townhomes
Number of Units:	88
Number of Buildings:	44
Year(s) Built:	1995-2000



WHAT IS A RESERVE STUDY?

What Is A Reserve Study? Why Have One Done?

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

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

A Reserve Study: A Multi-Functional Tool

1.) Lending institutions often request Reserve Studies during the process of a loan application for the community and/or the individual owners.

2.) A Reserve Study contains a detailed inventory of the association's major assets and serves as a management tool for planning, scheduling and coordinating future repairs and replacements.

3.) A Reserve Study is an annual disclosure of the financial condition of the association to the current homeowner, and may be used as a "consumer's guide" by potential purchasers.

4.) A Reserve Study is a tool that can assist the board in fulfilling its legal and financial obligations of keeping the community in an economically manageable state of repair. If a community is operating on a deficit basis, it cannot guarantee that a special assessment, when needed, will be approved. Therefore, the association cannot guarantee its ability to perform necessary repairs and replacement to major components for which they are responsible.

5.) Reserve Studies are an essential tool for your accountant during the preparation of the association's annual audit.

Other Advantages Of Reserve Studies Include:

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

ANALYSIS METHODS AND FUNDING STRATEGIES

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

Building Reserves employs the following funding strategies:

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

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

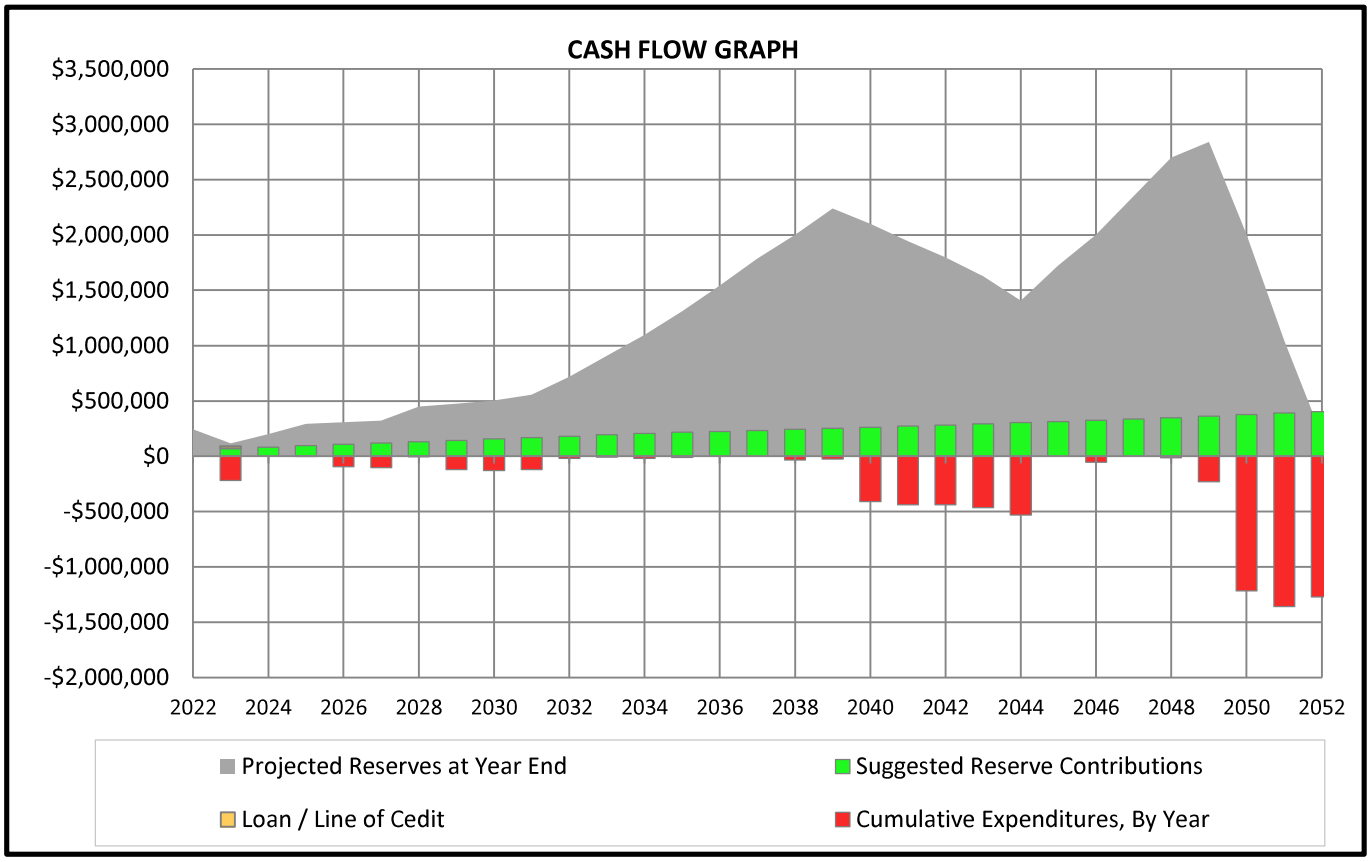
- Building Reserves has established recommended reserve contributions, which are adjusted upwards annually to stay ahead of inflationary costs of labor, equipment, and materials. The reserve recommendations help to ensure that the reserve balance is positive, healthy, and above a minimum threshold in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

FINANCIAL PARAMETERS

Interest Rate		**0.45%**
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		**3.70%**
Obtained from averages of national cost indexes as well as Building Reserves' proprietary cost database information.		
# of Units		**88**
Current Total Income	**$**	**379,355**
Obtained from the Annual Budget, provided by the Board of Directors and/or management.		
Current Annual Reserve Contribution	**$**	**46,660**
Obtained from the Annual Budget, provided by the Board of Directors and/or management.		
Current Monthly Reserve Contribution	**$**	**3,888**
Obtained from the Annual Budget, provided by the Board of Directors and/or management.		
Current Reserve Balance	**$**	**244,740**
Unaudited reserve balance, obtained from the Board of Directors and/or management.		
Reserve Balance Date		**12/31/2022**
Fiscal Year		**Jan 1 - Dec 31**
Start Date of Recommended Funding Plan		**1/1/2023**
Projected Reserve Balance at Start of Funding Plan	**$**	**244,740**
Calculated by taking the "Current Reserve Balance" + (Remaining Monthly Reserve Contributions + Remaining Monthly Special/Additional Assessments + Remaining Monthly Estimated Interest Earned - Remaining Expenditures within the portion of the "Fiscal Year" between the "Reserve Balance Date" and the "Start Date of Recommended Funding Plan"		

RECOMMENDED RESERVE FUNDING PLAN

Recommended Reserve Funding Plan, Next 30-Years



DUES FORECAST

2022 Funding						
Year	Operating	Operating % Adjustment	Reserve	Reserve % Adjustment	Total	Dues % Adjustment
2022	$332,695		$46,660		$379,355	

2023 - 2027 Dues Forecast						
Year	Operating	Operating % Adjustment	Reserve	Reserve % Adjustment	Total	Dues % Adjustment
2023	$345,005	3.7%	$70,000	50.0%	$415,005	9.4%
2024	$357,770	3.7%	$82,300	17.6%	$440,070	6.0%
2025	$371,007	3.7%	$94,600	14.9%	$465,607	5.8%
2026	$384,735	3.7%	$106,900	13.0%	$491,635	5.6%
2027	$398,970	3.7%	$119,200	11.5%	$518,170	5.4%

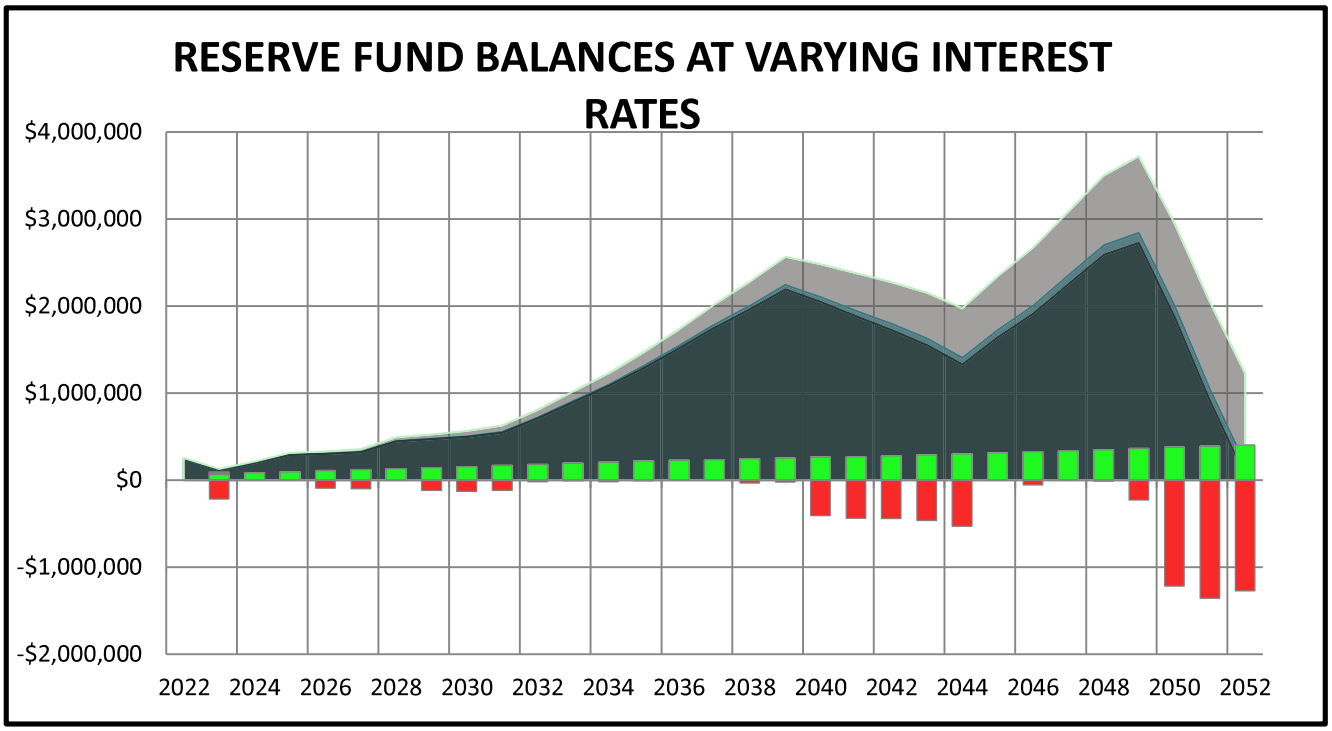
The scope of this Reserve Study is strictly limited to reserve contribution recommendations, and we cannot comment on the need to adjust operating expenses. Our recommendations for reserve contributions are independent of any changes to operating expenses.

Dues projections assume that operating expenses rise at an annual rate of 3.7%. Any changes in the operating budget will affect dues percentage adjustments. Special Assessments, if included in the funding plan, are excluded from dues projections.

COMPARATIVE INTEREST RATE ANALYSIS

How do Interest Rate Fluctuations Affect Reserve Funds?

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



Projected Reserves at Year End, 0.10%

- 30-Year Cumulative Interest: $37,364

Projected Reserves at Year End, 0.45%

- 30-Year Cumulative Interest: $173,241
- 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, 2.50%

- 30-Year Cumulative Interest: $1,216,102

CLASSIFICATION OF RESERVE COMPONENTS AND NON-RESERVE COMPONENTS

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

1.) Reserve Components

2.) Operating Budget Components

3.) Long-Lived Components

4.) Unit Owner Responsibilities

5.) Components Maintained by Others

Reserve Components

Reserve Components are classified as items that are:

1.) The Association's responsibility

2.) Have a limited useful life

3.) Have a remaining expected useful life

4.) Have a replacement cost above a minimum threshold

5.) Components which are funded from the Association's capital reserve funds

Non-Reserve Components

Operating Budget Components are classified as:

1.) Relatively minor expenses which have little effect on Suggested Reserve contributions

2.) Components which are funded through the operating budget

3.) Components which have a current cost of replacement under **$2,800**

Long-Lived Components are classified as:

1.) Components with estimated remaining useful life beyond 30-Years

2.) Components without predictable remaining useful life

Unit Owner Responsibilities are classified as:

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

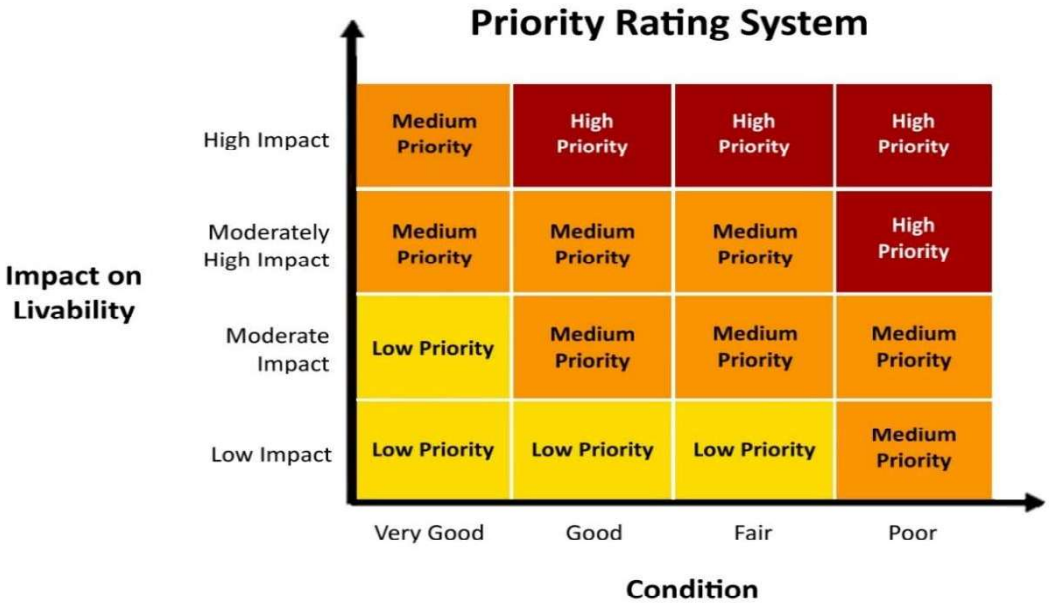
Components Maintained by Others are classified as:

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

RESPONSIBILITY MATRIX

Component Name	Association-Responsibility				
	Reserve	Operating	Long-Lived	Owner	Other
Asphalt Pavement, Crack Repair, Patch and Seal Coat	X				
Asphalt Pavement, Repaving, Full-Depth Replacement, Phased	X				
Catch Basins, Landscape			X		
Chimney Caps, Metal, Phased	X				
Concrete Patios, Partial Replacement	X				
Concrete Sidewalks and Stoops, Partial Replacement	X				
Doors				X	
Electrical Systems				X	
Fire Detection, Emergency Devices				X	
Fire Hydrants					X
Foundations			X		
Garage Doors and Operators				X	
Gutters and Downspouts, Aluminum, Phased	X				
Heating, Ventilation, and Air Conditioning				X	
Landscaping Improvements	X				
Landscaping, Maintenance		X			
Light Fixtures, Exterior	X				
Light Poles and Fixtures					X
Loan Payments		X			
Mailboxes and Posts	X				
Maintenance Items Normally Funded through the Operating Budget		X			
Pest Control		X			
Pipes and Plumbing Systems				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					X
Pipes, Subsurface Utilities, Mains, Water Supply					X
Pipes, Subsurface Utilities, Storm Water					X
Reserve Study Update	X				
Roof Inspections, Preventative Maintenance, and Repairs		X			
Roof, Skylight				X	
Roofs, Asphalt Shingles, Phased	X				
Sidewalks, Cardinal Ct, Robin Cir, and Shady Ln					X
Signage, Address		X			
Signage, Monument Signs	X				
Soffits and Fascia, Aluminum, Partial	X				
Splash Blocks		X			
Street Systems, Cardinal Ct, Robin Cir, and Shady Ln					X
Structural Building Frames			X		
Touch-Up Painting		X			
Unit Interiors				X	
Utility Boxes and Meters					X
Walls, Aluminum Siding, Partial	X				
Walls, Paint Finishes and Capital Repairs	X				
Window Wells				X	
Windows				X	

PRIORITY CHART



Reserve Inventory		Priority Rating, Condition & Impact on Livability Assessment		
Line Item	Reserve Component Listed by Property Class	Priority	Current Condition	Impact on Livability
	EXTERNAL BUILDING COMPONENTS			
1	Chimney Caps, Metal, Phased	Medium Priority	Fair	Moderately High Impact
2	Gutters and Downspouts, Aluminum, Phased	High Priority	Good	High Impact
3	Light Fixtures, Exterior	Medium Priority	Fair	Moderate Impact
4	Roofs, Asphalt Shingles, Phased	High Priority	Good	High Impact
5	Soffits and Fascia, Aluminum, Partial	High Priority	Good	High Impact
6	Walls, Aluminum Siding, Partial	High Priority	Good	High Impact
7	Walls, Paint Finishes and Capital Repairs	Medium Priority	Fair	Moderately High Impact
	SITE COMPONENTS			
8	Asphalt Pavement, Crack Repair, Patch and Seal Coat	Medium Priority	Fair	Moderately High Impact
9	Asphalt Pavement, Repaving, Full-Depth Replacement, Phased	Medium Priority	Fair	Moderately High Impact
10	Concrete Sidewalks and Stoops, Partial Replacement	Medium Priority	Fair	Moderately High Impact
11	Concrete Patios, Partial Replacement	Medium Priority	Fair	Moderately High Impact
12	Landscaping Improvements	Medium Priority	Good	Moderate Impact
13	Mailboxes and Posts	Medium Priority	Fair	Moderate Impact
14	Signage, Monument Signs	Medium Priority	Poor	Low Impact
	OTHER COMPONENTS			
15	Reserve Study Update			Moderately High Impact

PRIORITY SCORE

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

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

Weighted most heavily in the priority score rating

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

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

Weighted to a moderate degree in the priority score rating

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

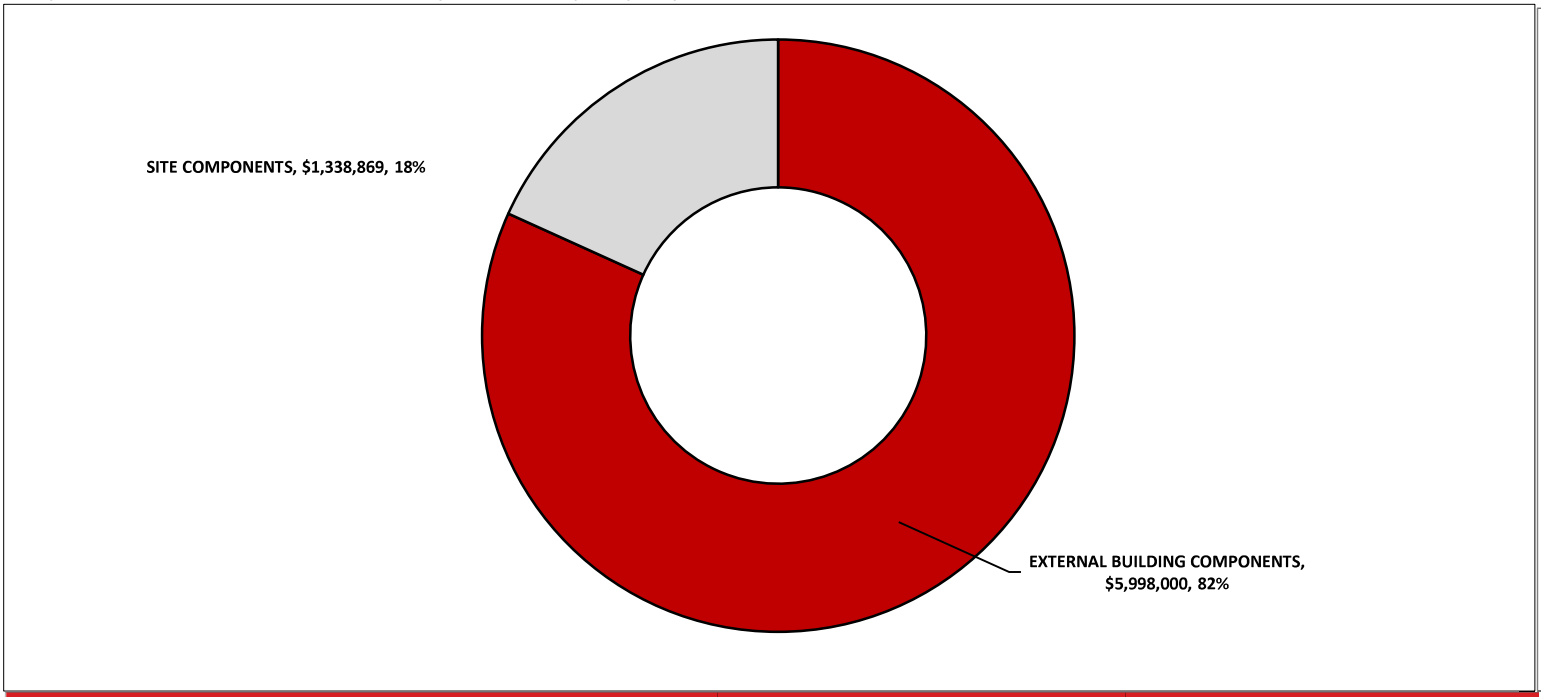
1 to 10 Rating: 1 = Low Desirability; 10 = High Desirability

Weighted least heavily in the priority score rating

Reserve Inventory		Life Analysis	Condition, Impact on Livability, and Desirability Ratings			Priority
Line Item	Reserve Component Listed by Property Class	Remaining Useful Life	Condition Rating	Impact on Livability Rating	Desirability Rating	Priority Score
8	Asphalt Pavement, Crack Repair, Patch and Seal Coat	4	3	7	8	**99**
7	Walls, Paint Finishes and Capital Repairs	4	5	8	10	**92**
9	Asphalt Pavement, Repaving, Full-Depth Replacement, Phased	7	4	7	8	**92**
5	Soffits and Fascia, Aluminum, Partial	28	6	9	9	**89**
2	Gutters and Downspouts, Aluminum, Phased	1	7	10	10	**88**
4	Roofs, Asphalt Shingles, Phased	1	7	10	10	**88**
1	Chimney Caps, Metal, Phased	4	5	7	8	**85**
6	Walls, Aluminum Siding, Partial	28	7	9	10	**83**
10	Concrete Sidewalks and Stoops, Partial Replacement	7	5	6	7	**79**
11	Concrete Patios, Partial Replacement	7	5	6	7	**79**
3	Light Fixtures, Exterior	5	4	4	6	**75**
14	Signage, Monument Signs	4	2	1	6	**74**
13	Mailboxes and Posts	8	5	4	4	**66**
12	Landscaping Improvements	6	8	3	7	**43**
12	Landscaping Improvements		8	3	7	**43**

QUANTITY AND COST PROJECTIONS FOR NEXT 30-YEARS

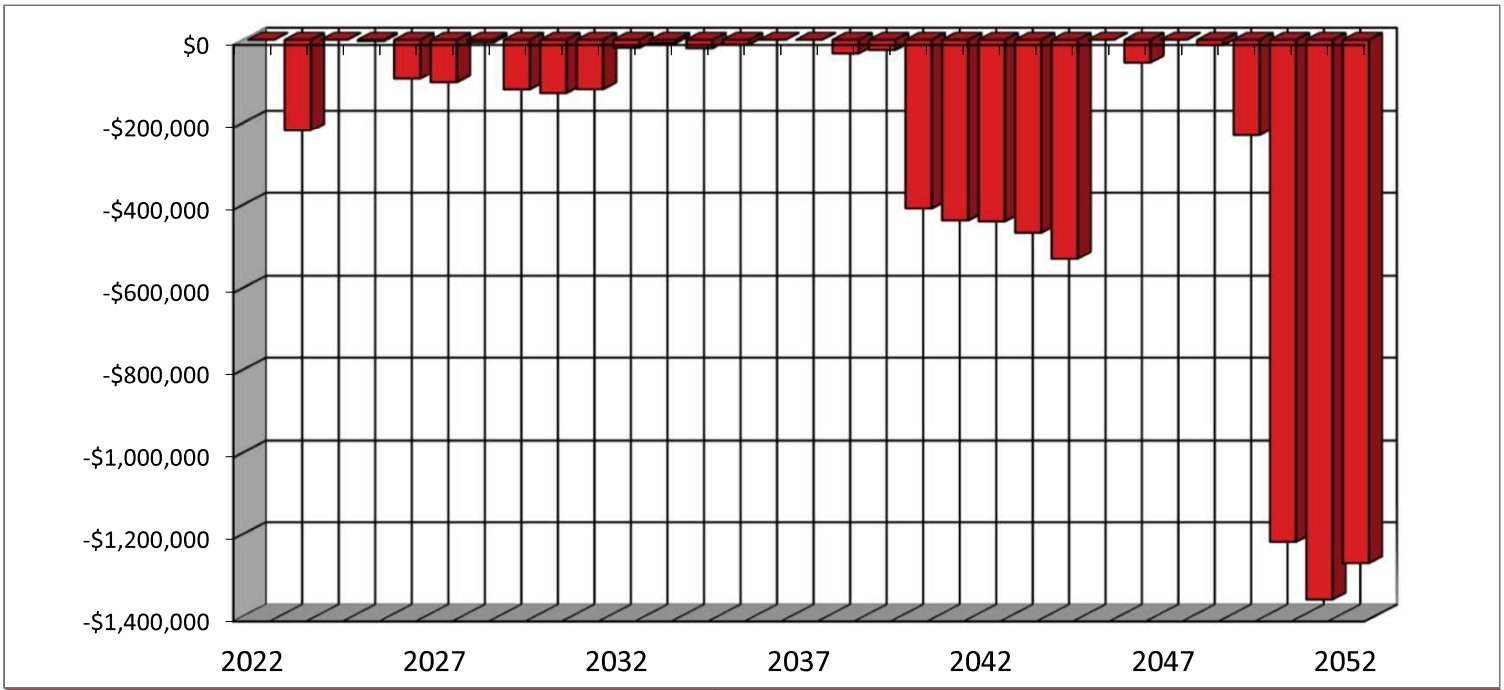
Graph Illustrates Total Future Cost of Replacement By Property Class



Reserve Inventory		Replacement Quantities			Replacement Costs		
Line Item	Reserve Component Listed by Property Class	Units	Per Phase	Total for 30-Years	Unit Cost	Current Cost Per Phase	Total Future Cost
	EXTERNAL BUILDING COMPONENTS						
1	Chimney Caps, Metal, Phased	Each	88	176	$450.00	$39,600	$159,368
2	Gutters and Downspouts, Aluminum, Phased	Linear Feet	7,200	46,800	$8.86	$63,780	$726,348
3	Light Fixtures, Exterior	Each	719	1,438	$120.00	$86,280	$360,077
4	Roofs, Asphalt Shingles, Phased	Squares	402	2,613	$370.00	$148,740	$1,693,900
5	Soffits and Fascia, Aluminum, Partial	Square Feet	7,525	22,575	$11.75	$88,419	$761,098
6	Walls, Aluminum Siding, Partial	Square Feet	25,250	75,750	$10.00	$252,500	$2,173,490
7	Walls, Paint Finishes and Capital Repairs	Unit	88	440	$150.00	$13,200	$123,718
	SITE COMPONENTS						
8	Asphalt Pavement, Crack Repair, Patch and Seal Coat	Square Yards	6,500	26,000	$2.00	$13,000	$88,159
9	Asphalt Pavement, Repaving, Full-Depth Replacement, Phased	Square Yards	2,167	13,000	$40.00	$86,667	$1,067,251
10	Concrete Sidewalks and Stoops, Partial Replacement	Square Feet	233	932	$16.00	$3,729	$37,839
11	Concrete Patios, Partial Replacement	Each	10	48	$300.00	$2,904	$29,468
12	Landscaping Improvements	Allowance	1	5	$5,000.00	$5,000	$46,199
13	Mailboxes and Posts	Each	58	58	$170.00	$9,860	$13,186
14	Signage, Monument Signs	Each	2	4	$8,000.00	$16,000	$56,768
	OTHER COMPONENTS						
15	Reserve Study Update	Each	1	1	$2,795.00	$2,795	$3,117

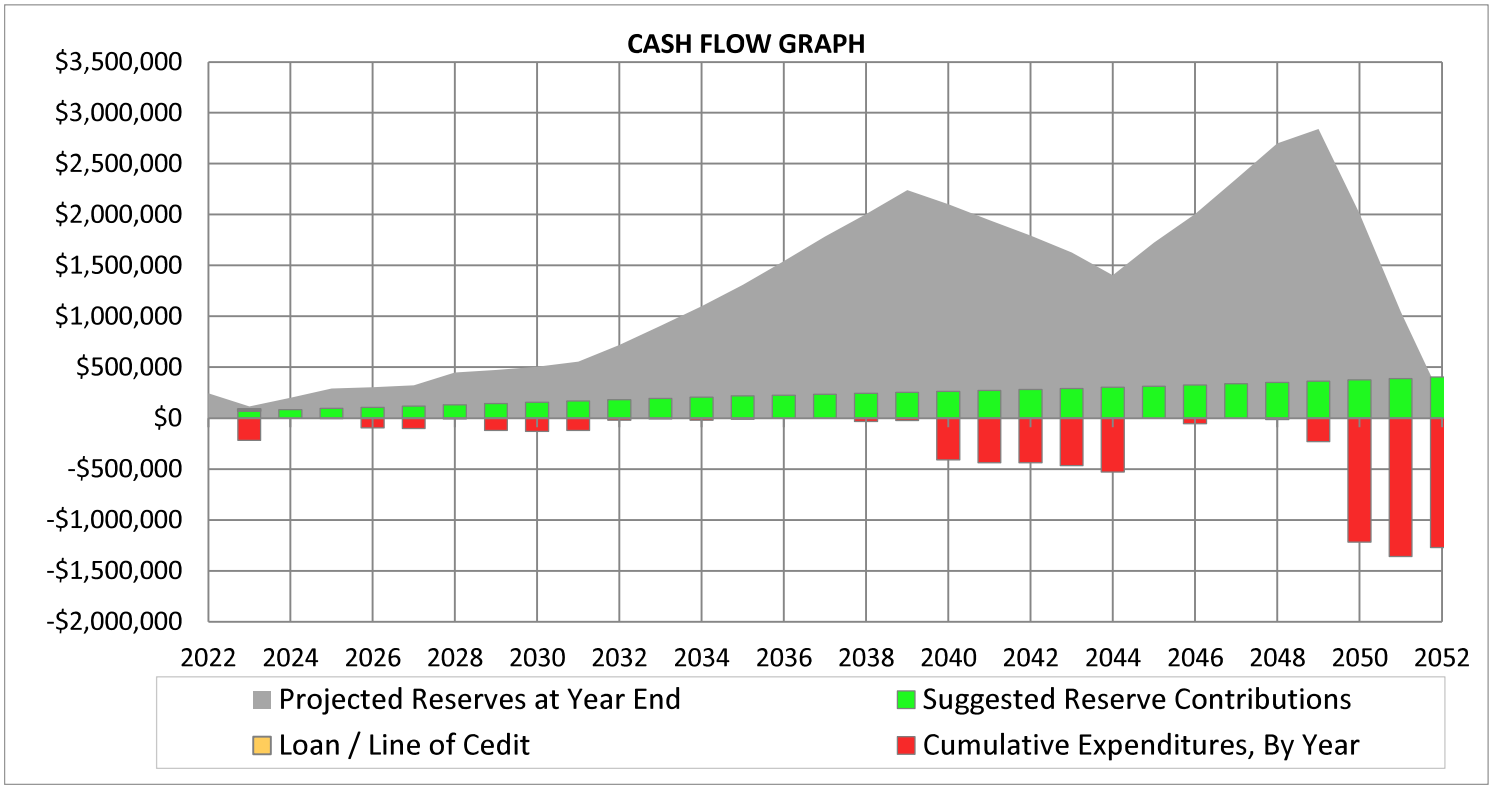
LIFE ANALYSIS AND CONDITION ASSESSMENT

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



Reserve Inventory		Life Analysis and Condition Assessment				
Line Item	Reserve Component Listed by Property Class	Useful life	Remaining Useful Life	Estimated 1st Replacement Year	Estimated Current Age	Current Condition
	EXTERNAL BUILDING COMPONENTS					
1	Chimney Caps, Metal, Phased	to 25	4	2026	22 to 27	Fair
2	Gutters and Downspouts, Aluminum, Phased	20 to 25	1	2023	22 to 27	Good
3	Light Fixtures, Exterior	20 to 25	5	2027	22 to 27	Fair
4	Roofs, Asphalt Shingles, Phased	15 to 20	1	2023	1 to 22	Good
5	Soffits and Fascia, Aluminum, Partial	40 to 45	28	2050	22 to 27	Good
6	Walls, Aluminum Siding, Partial	35 to 40	28	2050	22 to 27	Good
7	Walls, Paint Finishes and Capital Repairs	4 to 6	4	2026	1 to 22	Fair
	SITE COMPONENTS					
8	Asphalt Pavement, Crack Repair, Patch and Seal Coat	3 to 5	4	2026	1	Fair
9	Asphalt Pavement, Repaving, Full-Depth Replacement, Phased	15 to 20	7	2029	22 to 27	Fair
10	Concrete Sidewalks and Stoops, Partial Replacement	to 65	7	2029	22 to 27	Fair
11	Concrete Patios, Partial Replacement	to 65	7	2029	22 to 27	Fair
12	Landscaping Improvements	Varies	6	2028	1	Good
13	Mailboxes and Posts	to 30	8	2030	22 to 27	Fair
14	Signage, Monument Signs	to 25	4	2026	22 to 27	Poor
	OTHER COMPONENTS					
15	Reserve Study Update	to 3	3	2025		

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



NOTE: 2022 includes funding data from 12/31/2022 - End of Fiscal Year

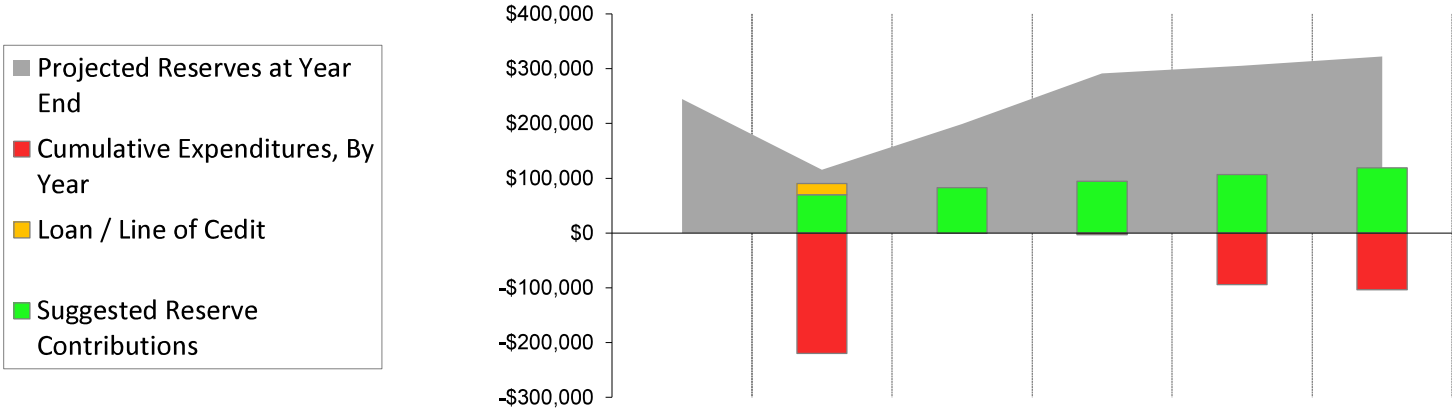
		Start Year	1	2	3	4	5	6	7	8	9	10
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
+	Reserves at Beginning of Year	$244,740	244,740	115,784	198,790	291,373	305,017	322,158	449,172	474,728	503,939	554,527
+	Suggested Reserve Contribution	$0	70,000	82,300	94,600	106,900	119,200	131,500	143,800	156,100	168,400	180,700
	Annual Reserve Adjustment (%)		50.0%	17.6%	14.9%	13.0%	11.5%	10.3%	9.4%	8.6%	7.9%	7.3%
+	Loan / Line of Cedit	$0	20,000	0	0	0	0	0	0	0	0	0
+	Estimated Interest Earned	$0	809	706	1,100	1,339	1,408	1,732	2,074	2,197	2,376	2,859
+	Cumulative Expenditure, By Year	$0	-219,765	0	-3,117	-94,595	-103,467	-6,218	-120,318	-129,085	-120,188	-18,983
=	Projected Reserves at Year End	$244,740	115,784	198,790	291,373	305,017	322,158	449,172	474,728	503,939	554,527	719,103

		11	12	13	14	15	16	17	18	19	20
		2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
+	Reserves at Beginning of Year	719,103	908,300	1,097,999	1,310,369	1,542,473	1,784,041	2,002,794	2,240,009	2,102,145	1,944,969
+	Suggested Reserve Contribution	193,000	205,300	217,600	225,700	234,100	242,800	251,800	261,100	270,800	280,800
	Annual Reserve Adjustment (%)	6.8%	6.4%	6.0%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%
+	Loan / Line of Cedit	0	0	0	0	0	0	0	0	0	0
+	Estimated Interest Earned	3,653	4,504	5,407	6,404	7,468	8,501	9,525	9,748	9,086	8,395
+	Cumulative Expenditure, By Year	-7,457	-20,104	-10,637	0	0	-32,549	-24,109	-408,712	-437,063	-439,516
=	Projected Reserves at Year End	908,300	1,097,999	1,310,369	1,542,473	1,784,041	2,002,794	2,240,009	2,102,145	1,944,969	1,794,647

		21	22	23	24	25	26	27	28	29	30
		2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
+	Reserves at Beginning of Year	1,794,647	1,627,027	1,404,923	1,725,150	2,004,193	2,350,770	2,698,546	2,842,042	2,009,452	1,046,887
+	Suggested Reserve Contribution	291,200	302,000	313,200	324,800	336,800	349,300	362,200	375,600	389,500	403,900
	Annual Reserve Adjustment (%)	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%
+	Loan / Line of Cedit	0	0	0	0	0	0	0	0	0	0
+	Estimated Interest Earned	7,681	6,807	7,027	8,372	9,777	11,335	12,438	10,891	6,861	2,761
+	Cumulative Expenditure, By Year	-466,502	-530,911	0	-54,129	0	-12,859	-231,142	-1,219,081	-1,358,926	-1,270,553
=	Projected Reserves at Year End	1,627,027	1,404,923	1,725,150	2,004,193	2,350,770	2,698,546	2,842,042	2,009,452	1,046,887	182,995

DIVISION 1: YEARS 1-5 OF CASH FLOW ANALYSIS

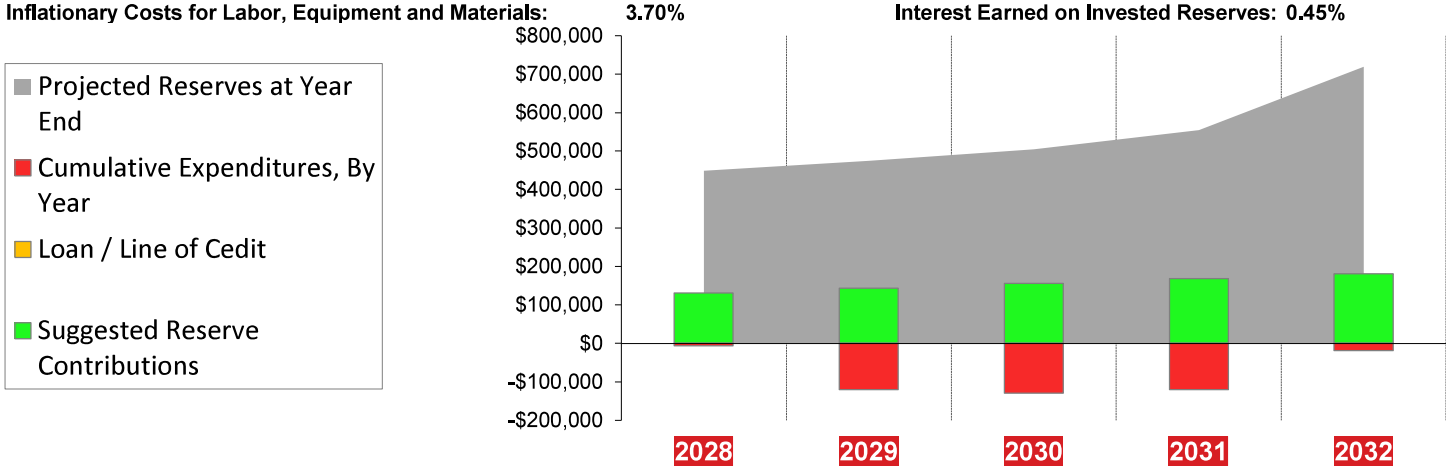
Local Inflationary Costs for Labor, Equipment and Materials: 3.70% **Interest Earned on Invested Reserves:** 0.45%



		2022	2023	2024	2025	2026	2027
+	Reserves at Beginning of Year	244,740	244,740	115,784	198,790	291,373	305,017
+	Suggested Reserve Contribution		70,000	82,300	94,600	106,900	119,200
	Annual Reserve Adjustment (%)		50.0%	17.6%	14.9%	13.0%	11.5%
+	Loan / Line of Cedit		20,000				
+	Estimated Interest Earned on Invested Reserves		809	706	1,100	1,339	1,408
+	Cumulative Expenses, By Year		-219,765		-3,117	-94,595	-103,467
=	Projected Reserves at Year End	244,740	115,784	198,790	291,373	305,017	322,158
Line Item	Reserve Component Listed by Property Class	Year Start	1	2	3	4	5
		2022	2023	2024	2025	2026	2027
	EXTERNAL BUILDING COMPONENTS						
1	Chimney Caps, Metal, Phased					45,794	
2	Gutters and Downspouts, Aluminum, Phased		65,954				
3	Light Fixtures, Exterior						103,467
4	Roofs, Asphalt Shingles, Phased		153,811				
5	Soffits and Fascia, Aluminum, Partial						
6	Walls, Aluminum Siding, Partial						
7	Walls, Paint Finishes and Capital Repairs					15,265	
	SITE COMPONENTS						
8	Asphalt Pavement, Crack Repair, Patch and Seal Coat					15,033	
9	Asphalt Pavement, Repaving, Full-Depth Replacement, Phased						
10	Concrete Sidewalks and Stoops, Partial Replacement						
11	Concrete Patios, Partial Replacement						
12	Landscaping Improvements						
13	Mailboxes and Posts						
14	Signage, Monument Signs					18,503	
	OTHER COMPONENTS						
15	Reserve Study Update				3,117		

DIVISION 2: YEARS 6-10 OF CASH FLOW ANALYSIS

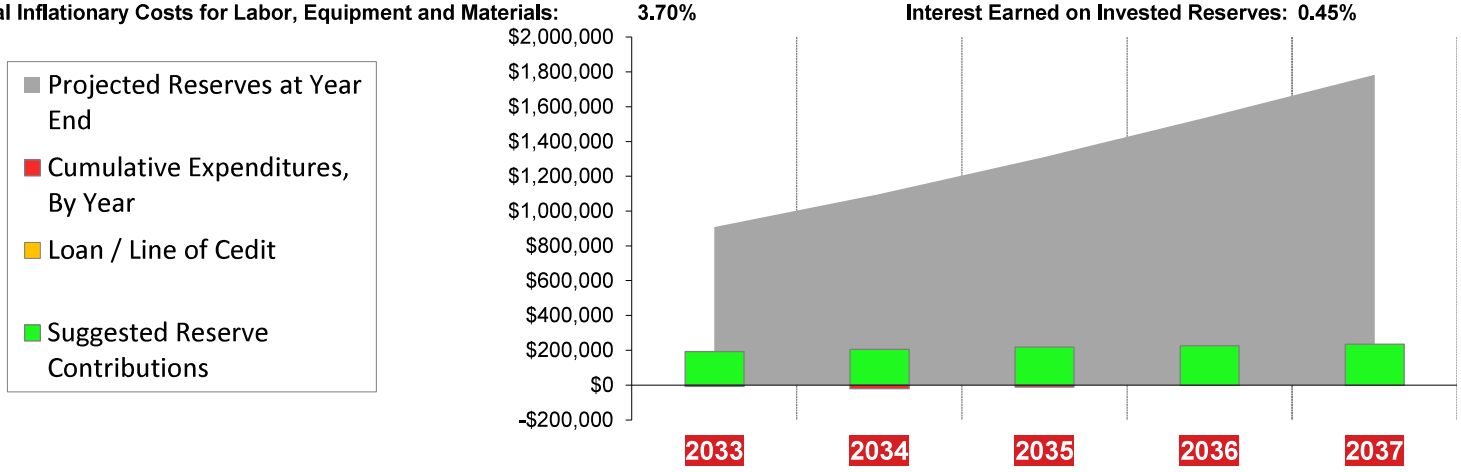
Local Inflationary Costs for Labor, Equipment and Materials: 3.70% **Interest Earned on Invested Reserves: 0.45%**



		2028	2029	2030	2031	2032
+	Reserves at Beginning of Year	322,158	449,172	474,728	503,939	554,527
+	Suggested Reserve Contribution	131,500	143,800	156,100	168,400	180,700
	Annual Reserve Adjustment (%)	10.3%	9.4%	8.6%	7.9%	7.3%
+	Loan / Line of Cedit					
+	Estimated Interest Earned on Invested Reserves	1,732	2,074	2,197	2,376	2,859
+	Cumulative Expenditure, By Year	-6,218	-120,318	-129,085	-120,188	-18,983
=	Projected Reserves at Year End	449,172	474,728	503,939	554,527	719,103
Line Item	Reserve Component Listed by Property Class	6	7	8	9	10
		2028	2029	2030	2031	2032
	EXTERNAL BUILDING COMPONENTS					
1	Chimney Caps, Metal, Phased					
2	Gutters and Downspouts, Aluminum, Phased					
3	Light Fixtures, Exterior					
4	Roofs, Asphalt Shingles, Phased					
5	Soffits and Fascia, Aluminum, Partial					
6	Walls, Aluminum Siding, Partial					
7	Walls, Paint Finishes and Capital Repairs					18,983
	SITE COMPONENTS					
8	Asphalt Pavement, Crack Repair, Patch and Seal Coat					
9	Asphalt Pavement, Repaving, Full-Depth Replacement, Phased		111,764	115,900	120,188	
10	Concrete Sidewalks and Stoops, Partial Replacement		4,809			
11	Concrete Patios, Partial Replacement		3,745			
12	Landscaping Improvements	6,218				
13	Mailboxes and Posts			13,186		
14	Signage, Monument Signs					
	OTHER COMPONENTS					
15	Reserve Study Update					

DIVISION 3: YEARS 11-15 OF CASH FLOW ANALYSIS

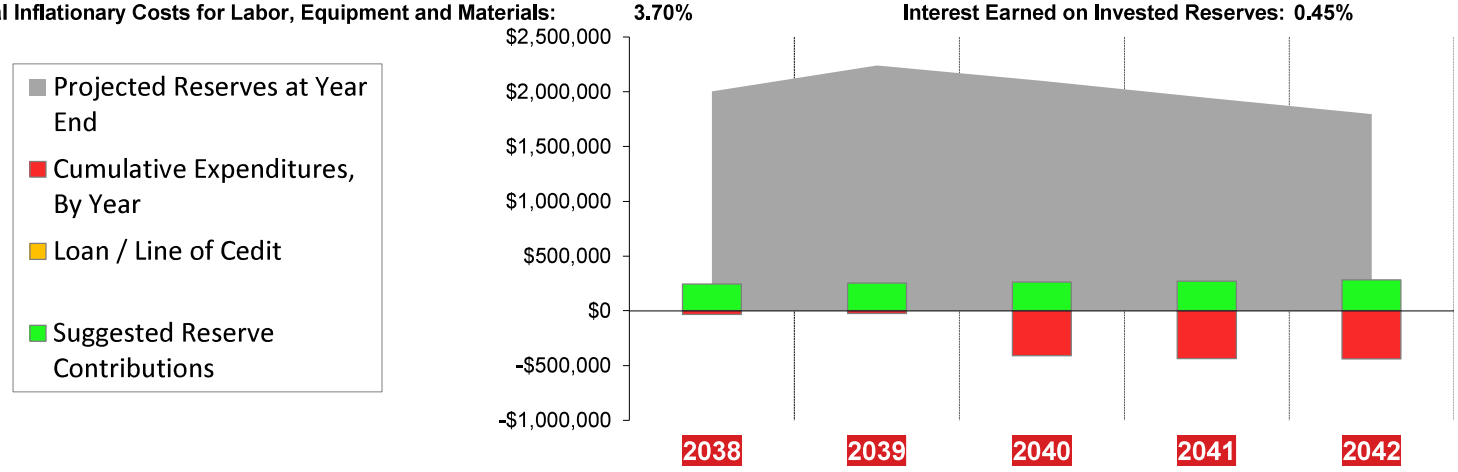
Local Inflationary Costs for Labor, Equipment and Materials: 3.70% **Interest Earned on Invested Reserves: 0.45%**



		2033	2034	2035	2036	2037
+	Reserves at Beginning of Year	719,103	908,300	1,097,999	1,310,369	1,542,473
+	Suggested Reserve Contribution	193,000	205,300	217,600	225,700	234,100
	Annual Reserve Adjustment (%)	6.8%	6.4%	6.0%	3.7%	3.7%
+	Loan / Line of Cedit					
+	Estimated Interest Earned on Invested Reserves	3,653	4,504	5,407	6,404	7,468
+	Cumulative Expenditure, By Year	-7,457	-20,104	-10,637		
=	Projected Reserves at Year End	908,300	1,097,999	1,310,369	1,542,473	1,784,041
Line Item	Reserve Component Listed by Property Class	11	12	13	14	15
		2033	2034	2035	2036	2037
	EXTERNAL BUILDING COMPONENTS					
1	Chimney Caps, Metal, Phased					
2	Gutters and Downspouts, Aluminum, Phased					
3	Light Fixtures, Exterior					
4	Roofs, Asphalt Shingles, Phased					
5	Soffits and Fascia, Aluminum, Partial					
6	Walls, Aluminum Siding, Partial					
7	Walls, Paint Finishes and Capital Repairs					
	SITE COMPONENTS					
8	Asphalt Pavement, Crack Repair, Patch and Seal Coat		20,104			
9	Asphalt Pavement, Repaving, Full-Depth Replacement, Phased					
10	Concrete Sidewalks and Stoops, Partial Replacement			5,980		
11	Concrete Patios, Partial Replacement			4,657		
12	Landscaping Improvements	7,457				
13	Mailboxes and Posts					
14	Signage, Monument Signs					
	OTHER COMPONENTS					
15	Reserve Study Update					

DIVISION 4: YEARS 16-20 OF CASH FLOW ANALYSIS

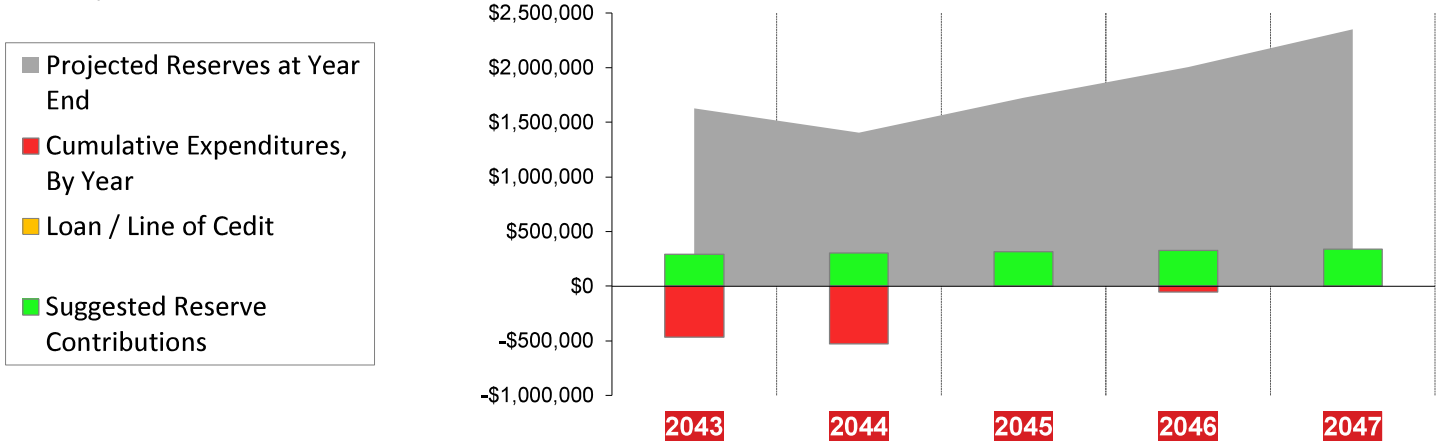
Local Inflationary Costs for Labor, Equipment and Materials: 3.70% **Interest Earned on Invested Reserves: 0.45%**



+	**Reserves at Beginning of Year**	**1,784,041**	**2,002,794**	**2,240,009**	**2,102,145**	**1,944,969**
+	**Suggested Reserve Contribution**	**242,800**	**251,800**	**261,100**	**270,800**	**280,800**
	Annual Reserve Adjustment (%)	**3.7%**	**3.7%**	**3.7%**	**3.7%**	**3.7%**
+	**Loan / Line of Cedit**					
+	**Estimated Interest Earned on Invested Reserves**	**8,501**	**9,525**	**9,748**	**9,086**	**8,395**
+	**Cumulative Expenditure, By Year**	**-32,549**	**-24,109**	**-408,712**	**-437,063**	**-439,516**
=	**Projected Reserves at Year End**	**2,002,794**	**2,240,009**	**2,102,145**	**1,944,969**	**1,794,647**
Line Item	**Reserve Component Listed by Property Class**	**16**	**17**	**18**	**19**	**20**
		2038	**2039**	**2040**	**2041**	**2042**
	EXTERNAL BUILDING COMPONENTS					
1	Chimney Caps, Metal, Phased					
2	Gutters and Downspouts, Aluminum, Phased			122,660	127,198	131,905
3	Light Fixtures, Exterior					
4	Roofs, Asphalt Shingles, Phased			286,052	296,636	307,612
5	Soffits and Fascia, Aluminum, Partial					
6	Walls, Aluminum Siding, Partial					
7	Walls, Paint Finishes and Capital Repairs	23,607				
	SITE COMPONENTS					
8	Asphalt Pavement, Crack Repair, Patch and Seal Coat		24,109			
9	Asphalt Pavement, Repaving, Full-Depth Replacement, Phased					
10	Concrete Sidewalks and Stoops, Partial Replacement				7,437	
11	Concrete Patios, Partial Replacement				5,792	
12	Landscaping Improvements	8,942				
13	Mailboxes and Posts					
14	Signage, Monument Signs					
	OTHER COMPONENTS					
15	Reserve Study Update					

DIVISION 5: YEARS 21-25 OF CASH FLOW ANALYSIS

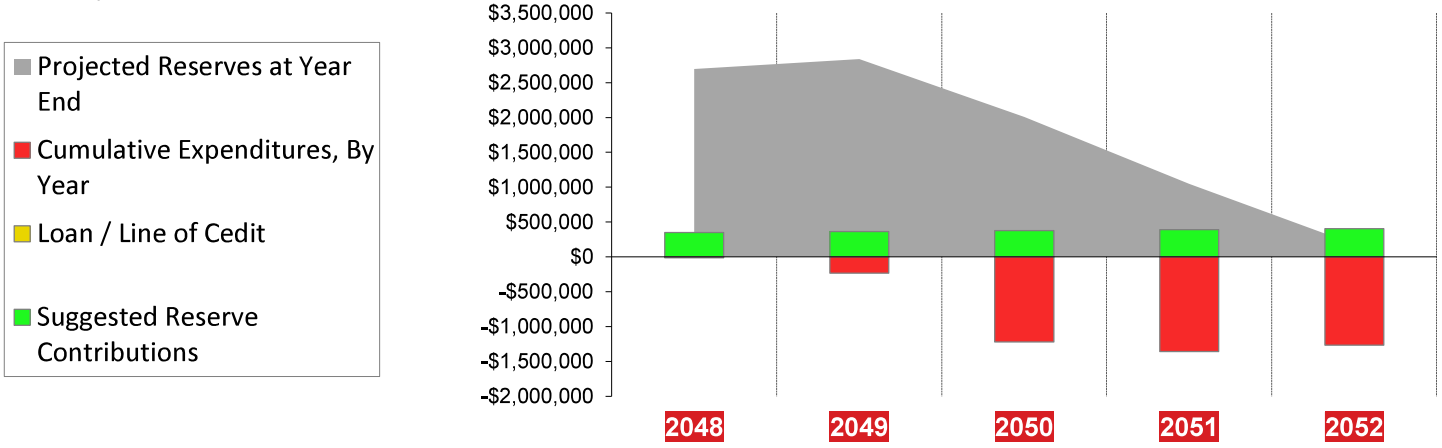
Local Inflationary Costs for Labor, Equipment and Materials: 3.70% **Interest Earned on Invested Reserves: 0.45%**



		2043	2044	2045	2046	2047
+	Reserves at Beginning of Year	1,794,647	1,627,027	1,404,923	1,725,150	2,004,193
+	Suggested Reserve Contribution	291,200	302,000	313,200	324,800	336,800
	Annual Reserve Adjustment (%)	3.7%	3.7%	3.7%	3.7%	3.7%
+	Loan / Line of Cedit					
+	Estimated Interest Earned on Invested Reserves	7,681	6,807	7,027	8,372	9,777
+	Cumulative Expenditure, By Year	-466,502	-530,911		-54,129	
=	Projected Reserves at Year End	1,627,027	1,404,923	1,725,150	2,004,193	2,350,770
Line Item	Reserve Component Listed by Property Class	21	22	23	24	25
		2043	2044	2045	2046	2047
	EXTERNAL BUILDING COMPONENTS					
1	Chimney Caps, Metal, Phased					
2	Gutters and Downspouts, Aluminum, Phased	136,785	141,846			
3	Light Fixtures, Exterior					
4	Roofs, Asphalt Shingles, Phased	318,993	330,796			
5	Soffits and Fascia, Aluminum, Partial					
6	Walls, Aluminum Siding, Partial					
7	Walls, Paint Finishes and Capital Repairs		29,357			
	SITE COMPONENTS					
8	Asphalt Pavement, Crack Repair, Patch and Seal Coat		28,912			
9	Asphalt Pavement, Repaving, Full-Depth Replacement, Phased					
10	Concrete Sidewalks and Stoops, Partial Replacement				8,918	
11	Concrete Patios, Partial Replacement				6,945	
12	Landscaping Improvements	10,723				
13	Mailboxes and Posts					
14	Signage, Monument Signs				38,266	
	OTHER COMPONENTS					
15	Reserve Study Update					

DIVISION 6: YEARS 26-30 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials: 3.70% **Interest Earned on Invested Reserves: 0.45%**



		2048	2049	2050	2051	2052
+	Reserves at Beginning of Year	2,350,770	2,698,546	2,842,042	2,009,452	1,046,887
+	Suggested Reserve Contribution	349,300	362,200	375,600	389,500	403,900
	Annual Reserve Adjustment (%)	3.7%	3.7%	3.7%	3.7%	3.7%
+	Loan / Line of Cedit					
+	Estimated Interest Earned on Invested Reserves	11,335	12,438	10,891	6,861	2,761
+	Cumulative Expenditure, By Year	-12,859	-231,142	-1,219,081	-1,358,926	-1,270,553
=	Projected Reserves at Year End	2,698,546	2,842,042	2,009,452	1,046,887	182,995
Line Item	Reserve Component Listed by Property Class	26	27	28	29	30
		2048	2049	2050	2051	2052
	EXTERNAL BUILDING COMPONENTS					
1	Chimney Caps, Metal, Phased				113,574	
2	Gutters and Downspouts, Aluminum, Phased					
3	Light Fixtures, Exterior					256,610
4	Roofs, Asphalt Shingles, Phased					
5	Soffits and Fascia, Aluminum, Partial			244,540	253,588	262,971
6	Walls, Aluminum Siding, Partial			698,339	724,178	750,973
7	Walls, Paint Finishes and Capital Repairs			36,507		
	SITE COMPONENTS					
8	Asphalt Pavement, Crack Repair, Patch and Seal Coat					
9	Asphalt Pavement, Repaving, Full-Depth Replacement, Phased		231,142	239,694	248,563	
10	Concrete Sidewalks and Stoops, Partial Replacement				10,695	
11	Concrete Patios, Partial Replacement				8,329	
12	Landscaping Improvements	12,859				
13	Mailboxes and Posts					
14	Signage, Monument Signs					
	OTHER COMPONENTS					
15	Reserve Study Update					

Chimney Caps, Metal, Phased

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 2.17% **Line Item: 1**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	88	Each	Current Unit Cost:	$450.00	
Replacement Per Phase:	88	Each	Current Cost Per Phase:	$39,600	
Replaced in Next 30-Years:	176	Each	Total Cost Next 30-Years:	$159,368	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	22 to 27		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	4		Useful Life in Menomonee Falls, WI	to 25	Years
Estimated First Year of Replacement:	2026		Full or Partial Replacement:	Full	200.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	85	



Chimney caps



Chimney caps



Chimney caps in good condition



Chimney caps in good condition

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$45,794	**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**	$113,574
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

There is one chimney cap per unit. The chimney caps are all original to the time of construction. Management reports no problems with the caps. We recommend deferring replacement for a few years. We recommend replacing the chimney caps in 2026 and again in 2051.

Gutters and Downspouts, Aluminum, Phased

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 9.90% **Line Item: 2**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	36,000	Linear Feet	Current Unit Cost:	$8.86	
Replacement Per Phase:	7,200	Linear Feet	Current Cost Per Phase:	$63,780	
Replaced in Next 30-Years:	46,800	Linear Feet	Total Cost Next 30-Years:	$726,348	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	22 to 27		Overall Current Condition:	Good	
Remaining Years Until Replacement:	1		Useful Life in Menomonee Falls, WI	20 to 25	Years
Estimated First Year of Replacement:	2023		Full or Partial Replacement:	Full	130.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	High Priority		Priority Score	88	



Gutter and downspout



Downspout with rusted fasteners



Downspout and extension



Small dent in downspout

Schedule of Replacements Costs

2022	$0				
2023	$65,954	**2033**	$0	**2043**	$136,785
2024	$0	**2034**	$0	**2044**	$141,846
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$122,660	**2050**	$0
2031	$0	**2041**	$127,198	**2051**	$0
2032	$0	**2042**	$131,905	**2052**	$0

Engineering Narrative

There are 13 remaining buildings that require gutters and downspouts replacement. A down payment was made in 2022, and we include the remaining project cost in 2023. The unit cost is based on the actual pricing provided by the Board. We recommend another phased replacement of the gutters and downspouts from 2040 to 2044.

Light Fixtures, Exterior

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 4.91% **Line Item: 3**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	719	Each	Current Unit Cost:	$120.00	
Replacement Per Phase:	719	Each	Current Cost Per Phase:	$86,280	
Replaced in Next 30-Years:	1,438	Each	Total Cost Next 30-Years:	$360,077	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	22 to 27		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	5		Useful Life in Menomonee Falls, WI	20 to 25	Years
Estimated First Year of Replacement:	2027		Full or Partial Replacement:	Full	200.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	75	



Front door light fixture



Garage light fixture



Garage light fixture



Paint peeling on light fixture

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$103,467	**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**	$256,610

Engineering Narrative

There are several light fixtures on each building and they are original to construction. There is chipped paint on a lot of the light fixtures and the overall condition is fair. We recommend replacing the light fixtures in 2027 and again in 2052.

Roofs, Asphalt Shingles, Phased

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 23.08% **Line Item: 4**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	2,010	Squares	Current Unit Cost:	$370.00	
Replacement Per Phase:	402	Squares	Current Cost Per Phase:	$148,740	
Replaced in Next 30-Years:	2,613	Squares	Total Cost Next 30-Years:	$1,693,900	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	1 to 22		Overall Current Condition:	Good	
Remaining Years Until Replacement:	1		Useful Life in Menomonee Falls, WI	15 to 20	Years
Estimated First Year of Replacement:	2023		Full or Partial Replacement:	Full	130.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	High Priority		Priority Score	88	



Laminated asphalt roof shingles



Laminated asphalt roof shingles



Laminated asphalt roof shingles in good condition



Asphalt roof shingles in good condition

Schedule of Replacements Costs

2022	$0				
2023	$153,811	**2033**	$0	**2043**	$318,993
2024	$0	**2034**	$0	**2044**	$330,796
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$286,052	**2050**	$0
2031	$0	**2041**	$296,636	**2051**	$0
2032	$0	**2042**	$307,612	**2052**	$0

Engineering Narrative

There are 13 remaining buildings that require roof replacement. A down payment was made in 2022, and we include the remaining project cost in 2023. The unit cost is based on the actual pricing provided by the Board. We recommend a subsequent phased replacement from 2040 to 2044.

Soffits and Fascia, Aluminum, Partial

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 10.37% **Line Item: 5**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	45,150	Square Feet	Current Unit Cost:	$11.75	
Replacement Per Phase:	7,525	Square Feet	Current Cost Per Phase:	$88,419	
Replaced in Next 30-Years:	22,575	Square Feet	Total Cost Next 30-Years:	$761,098	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	22 to 27		Overall Current Condition:	Good	
Remaining Years Until Replacement:	28		Useful Life in Menomonee Falls, WI	40 to 45	Years
Estimated First Year of Replacement:	2050		Full or Partial Replacement:	Partial	50.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	High Priority		Priority Score	89	



Soffits above front stoop



Soffits and fascia



Soffits and fascia in good condition



Soffits in good condition

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$244,540
2031	$0	**2041**	$0	**2051**	$253,588
2032	$0	**2042**	$0	**2052**	$262,971

Engineering Narrative

The aluminum soffits and fascia appear in good condition. The soffits and fascia are original to construction. The vents are designed to establish a balance in temperatures on each side of the roof assembly. Proper venting will minimize ice dam issues, as well as prevent premature shingle failure from excessive heat. At the request of the Board, this version of the report includes replacement of 50% of soffits and fascia, phased from 2050 to 2052.

Walls, Aluminum Siding, Partial

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 29.61% **Line Item: 6**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	151,500	Square Feet	Current Unit Cost:	$10.00	
Replacement Per Phase:	25,250	Square Feet	Current Cost Per Phase:	$252,500	
Replaced in Next 30-Years:	75,750	Square Feet	Total Cost Next 30-Years:	$2,173,490	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	22 to 27		Overall Current Condition:	Good	
Remaining Years Until Replacement:	28		Useful Life in Menomonee Falls, WI	35 to 40	Years
Estimated First Year of Replacement:	2050		Full or Partial Replacement:	Partial	50.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	High Priority		Priority Score	83	



Aluminum siding



Aluminum siding



Aluminum siding in good condition



Dented aluminum siding

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$698,339
2031	$0	**2041**	$0	**2051**	$724,178
2032	$0	**2042**	$0	**2052**	$750,973

Engineering Narrative

Aluminum siding covers all facades of the building. There are a few isolated dents in the aluminum siding, however the overall condition of the siding is good. At the request of the Board, this version of the report includes replacement of 50% of soffits and fascia, phased from 2050 to 2052.

Walls, Paint Finishes and Capital Repairs

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.69% **Line Item: 7**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	88	Unit	Current Unit Cost:	$150.00	
Replacement Per Phase:	88	Unit	Current Cost Per Phase:	$13,200	
Replaced in Next 30-Years:	440	Unit	Total Cost Next 30-Years:	$123,718	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	1 to 22		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	4		Useful Life in Menomonee Falls, WI	4 to 6	Years
Estimated First Year of Replacement:	2026		Full or Partial Replacement:	Full	500.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	92	



Front door wood posts with paint



Front door wood posts with paint



Base of front door posts



Paint chipped on posts

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$29,357
2025	$0	**2035**	$0	**2045**	$0
2026	$15,265	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$23,607	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$36,507
2031	$0	**2041**	$0	**2051**	$0
2032	$18,983	**2042**	$0	**2052**	$0

Engineering Narrative

There are wood posts and front door trim. We recommend paint finishes every 4-6 years. Partial painting at patio door encasements was addressed in 2022. There are chipped paint finishes on the posts and the overall condition of the paint is fair. We recommend painting and partial replacement of the wood posts and trim in 2026 and every 6 years after.

Asphalt Pavement, Crack Repair, Patch and Seal Coat

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.20% **Line Item: 8**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	6,500	Square Yards	Current Unit Cost:	$2.00	
Replacement Per Phase:	6,500	Square Yards	Current Cost Per Phase:	$13,000	
Replaced in Next 30-Years:	26,000	Square Yards	Total Cost Next 30-Years:	$88,159	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	1		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	4		Useful Life in Menomonee Falls, WI	3 to 5	Years
Estimated First Year of Replacement:	2026		Full or Partial Replacement:	Full	400.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	99	



Asphalt pavement driveway



Asphalt pavement driveway



Cracks in driveway



Cracks in driveway

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$20,104	**2044**	$28,912
2025	$0	**2035**	$0	**2045**	$0
2026	$15,033	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$24,109	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

The Association is responsible for the driveways. There was full seal coat done in 2020 and additional repairs budgeted in 2021 and 2022. There are several cracks in the driveways and the overall condition is fair. We recommend a crack repair, patch and seal coat in 2026 and every 5 years after, except for during replacement.

Asphalt Pavement, Repaving, Full-Depth Replacement, Phased

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 14.54% **Line Item:** 9

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	6,500	Square Yards	Current Unit Cost:	$40.00	
Replacement Per Phase:	2,167	Square Yards	Current Cost Per Phase:	$86,667	
Replaced in Next 30-Years:	13,000	Square Yards	Total Cost Next 30-Years:	$1,067,251	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	22 to 27		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	7		Useful Life in Menomonee Falls, WI	15 to 20	Years
Estimated First Year of Replacement:	2029		Full or Partial Replacement:	Full	200.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	92	



Asphalt pavement driveway



Asphalt pavement driveway with cracks



Driveway in fair condition



Asphalt pavement driveway with cracks

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$111,764	**2039**	$0	**2049**	$231,142
2030	$115,900	**2040**	$0	**2050**	$239,694
2031	$120,188	**2041**	$0	**2051**	$248,563
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

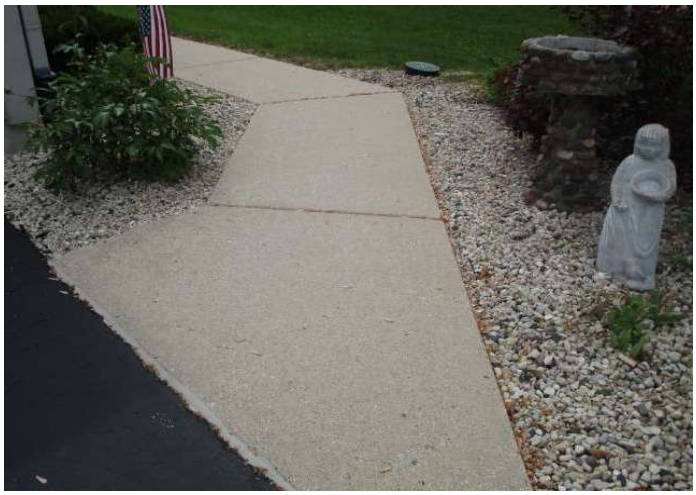
The Association is responsible for the replacement of the driveways. The asphalt pavement is original to construction. There are several cracks in the asphalt pavement driveways and the overall condition is fair. We recommend a phased replacement of the driveways starting in 2029 to 2031 and again from 2049 to 2031.

Concrete Sidewalks and Stoops, Partial Replacement

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: **0.52%** **Line Item: 10**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1,695	Square Feet	Current Unit Cost:	$16.00	
Replacement Per Phase:	233	Square Feet	Current Cost Per Phase:	$3,729	
Replaced in Next 30-Years:	932	Square Feet	Total Cost Next 30-Years:	$37,839	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	22 to 27		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	7		Useful Life in Menomonee Falls, WI	to 65	Years
Estimated First Year of Replacement:	2029		Full or Partial Replacement:	Partial	55.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	79	



Sidewalk front garage to front door



Front stoop



Spalling on sidewalk



Crack in concrete sidewalk

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$5,980	**2045**	$0
2026	$0	**2036**	$0	**2046**	$8,918
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$4,809	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$7,437	**2051**	$10,695
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

The Association is responsible for the front stoops and the sidewalks leading from the driveway to the front door. The back patios are a limited common element and therefore not covered by reserves. There are several cracks and areas of spalling on the sidewalks. We recommend a 55% additional replacement over the next 30 years.

Concrete Patios, Partial Replacement

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.40% **Line Item:** 11

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	88	Each	Current Unit Cost:	$300.00	
Replacement Per Phase:	10	Each	Current Cost Per Phase:	$2,904	
Replaced in Next 30-Years:	48	Each	Total Cost Next 30-Years:	$29,468	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	22 to 27		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	7		Useful Life in Menomonee Falls, WI	to 65	Years
Estimated First Year of Replacement:	2029		Full or Partial Replacement:	Partial	55.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	79	



Typical concrete patio



Typical concrete patio



Concrete patio with spalling



Spalling on concrete patio

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$4,657	**2045**	$0
2026	$0	**2036**	$0	**2046**	$6,945
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$3,745	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$5,792	**2051**	$8,329
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

The Association is responsible for all of the patios located at the rear end of the buildings. There are several cracks and spalling on the concrete patios. The board has reported that some patios are at risk. The overall condition of the patios is fair. We recommend a 55% additional replacement over the next 30 years.

Landscaping Improvements

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: **0.63%** **Line Item: 12**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Allowance	Current Unit Cost:	$5,000.00	
Replacement Per Phase:	1	Allowance	Current Cost Per Phase:	$5,000	
Replaced in Next 30-Years:	5	Allowance	Total Cost Next 30-Years:	$46,199	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	1		Overall Current Condition:	Good	
Remaining Years Until Replacement:	6		Useful Life in Menomonee Falls, WI	Varies	Years
Estimated First Year of Replacement:	2028		Full or Partial Replacement:	Full	500.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	43	



Backyard landscaping



Side yard landscaping



Backyard landscaping



Backyard landscaping

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$7,457	**2043**	$10,723
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$6,218	**2038**	$8,942	**2048**	$12,859
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

An allowance is provided to maintain the health and appearance of the property's landscaping. The Association has indicated that they intend to address various landscaping improvements in the near-term, although no set scope of work is yet defined. The report should be updated to reflect actual cost, once known. Landscaping expenditures are intended for those projects above and beyond the operating budget.

Mailboxes and Posts

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.18% **Line Item: 13**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	58	Each	Current Unit Cost:	$170.00	
Replacement Per Phase:	58	Each	Current Cost Per Phase:	$9,860	
Replaced in Next 30-Years:	58	Each	Total Cost Next 30-Years:	$13,186	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	22 to 27		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	8		Useful Life in Menomonee Falls, WI	to 30	Years
Estimated First Year of Replacement:	2030		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	66	



Mailbox and post



Mailbox and post



Splits in wood mailbox post



Splits in wood mailbox post

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$13,186	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

There are 88 mailboxes and 58 mailbox posts. This price includes both the mailboxes and posts. These mailboxes and posts are original to construction. The mailboxes have some chipped finishes and dents on them. The wooden posts have several splits in the wood. The overall condition of the mailboxes and posts are fair. We recommend replacing the mailboxes and posts in 2030.

Signage, Monument Signs

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.77% **Line Item: 14**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	2	Each	Current Unit Cost:	$8,000.00	
Replacement Per Phase:	2	Each	Current Cost Per Phase:	$16,000	
Replaced in Next 30-Years:	4	Each	Total Cost Next 30-Years:	$56,768	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	22 to 27		Overall Current Condition:	Poor	
Remaining Years Until Replacement:	4		Useful Life in Menomonee Falls, WI	to 25	Years
Estimated First Year of Replacement:	2026		Full or Partial Replacement:	Full	200.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	74	



Front monument sign



Monument sign letters



Rusted fasteners on monument sign



Splits in wood on monument sign

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$18,503	**2036**	$0	**2046**	$38,266
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

Engineering Narrative

There are 2 signage monuments at the entrances of the property. The signage monuments are original to construction. There are chipped finishes, rusted fasteners, and splits in the wood, making the overall condition of the signs poor. This current unit cost includes a new sign, a landscaping allowance and a new light. We recommend replacing the wood signage monuments in 2026 and 2046.

Reserve Study Update

OTHER COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: **0.04%** **Line Item: 15**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Each	Current Unit Cost:	$2,795.00	
Replacement Per Phase:	1	Each	Current Cost Per Phase:	$2,795	
Replaced in Next 30-Years:	1	Each	Total Cost Next 30-Years:	$3,117	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	0		Overall Current Condition:		
Remaining Years Until Replacement:	3		Useful Life in Menomonee Falls, WI	to 3	Years
Estimated First Year of Replacement:	2025		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating			Priority Score		

BUILDING -RESERVES-

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REQUEST RESERVE STUDY UPDATE PROPOSAL

Use Reference Number:

21745

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$3,117	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

It is necessary to update the reserve study every three years +/- to make certain an equitable funding plan is in place. A variety of factors can alter reserve recommendations, including changes in the following: maintenance practices, reserve balance, construction inflation rates, construction labor rates, interest rates on invested reserves and / or unforeseen damage from weather events.

TERMS AND DEFINITIONS

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

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

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

COMPONENT: The individual line items in the Reserve Study, developed or updated in the Physical Analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited Useful Life expectancies, 3) predictable Remaining Useful Life expectancies, 4) above a minimum threshold cost, and 5) as required by local codes.

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

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

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

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

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

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

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

REMAINING YEARS UNTIL REPLACEMENT: Also referred to as "Remaining Life" (RL). The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the initial year have "zero" Remaining Useful Life.

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

RESERVE BALANCE: Actual or projected funds as of a particular point in time that the association has identified for use to defray the future repair or replacement of those major components which the association is obligated to maintain. Also known as Reserves, Reserve Accounts, Cash 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. The Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis. "Our budget and finance committee is soliciting proposals to update our Reserve Study for next year's budget."

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

USEFUL LIFE (UL): Total Useful Life or Depreciable Life. The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present

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: 2/17/2022

Customer: Tamarack Village Condominium Association, Inc.

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

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

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

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

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

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

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

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

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

Service Contract

Contract Date: 2/17/2022

Customer: Tamarack Village Condominium Association, Inc.

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

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

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

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

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

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

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



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