BUILDING
RESERVES

RESERVE STUDY

For

East Oaks Owners Association
5850 Oxboro Ave
Oak Park Heights, MN

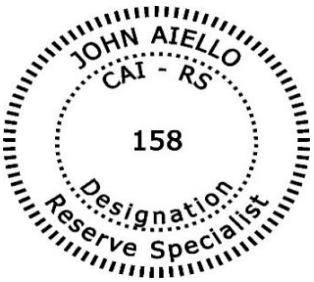
Date of Inspection: November 19, 2020

Phone: 877.514.8256
Fax: 866.794.9779

MEMBER OF community ASSOCIATIONS INSTITUTE

This Reserve Study was:

- **Submitted by Building Reserves on: December 16, 2020**
- **Inspected and prepared by: John Aiello, Engineer, Reserve Specialist**
- **Professionally reviewed by: Brittany Eggert, Reserve Specialist**



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

BUILDING
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RESERVE STUDY UPDATE

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

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

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

or click here:

REQUEST RESERVE STUDY UPDATE PROPOSAL

UPDATE RESERVE STUDY Service Packages:	Full New Study	Update with Site Inspection	Update without Site Inspection
Report prepared to conform with CAI National Reserve Study Standards	●	●	●
Analysis of all property documents	●	●	●
Satellite image showing property boundaries	●	●	●
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 Component	●	●	Not Included
Customized Engineering Narrative of all Reserve Components	●	●	●
Customized Funding Plan for Your Property	●	●	●
Customized 30-Year Replacement Schedule	●	●	●
30-Year Cash Flow Analysis + 5-Year Cash Flow Division Break-outs	●	●	●
Senior Engineering Team Quality Review	●	●	●
Unlimited Support via Phone or Email	●	●	●
Building Reserves Exclusive Easy-to-Read PDF Report Layout	●	●	●
2ND REPORT VERSION including or excluding assets for budgeting comparisons	●	●	●
Two Revised Reports at No Additional Cost (upon request, within 6 months)	●	●	●
Excel Model (Create unlimited what-if scenarios for free) NEW	●	●	●
Prioritization Chart - *Low Priority, Deferrable, Highly Recommended* NEW	●	●	●
Prioritization Score - *E asily see 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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TABLE OF CONTENTS

TABLE OF CONTENTS

Revisions

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

Updates

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

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

FUNDING SUMMARY

Current Funding

Current Reserve Status as of:	Projected 1/1/2021
Current Reserve Balance:	$51,000
Current Annual Reserve Contributions:	$19,596
Current Reserve Contribution per Unit per Month (Ave.):	$62.81
Current Operating Budget:	$81,900
Current Percentage of Operating Budget to Reserve Account:	23.93%

(Unaudited Cash Status Of the Reserve Fund)

Recommended Funding

Recommended Fund Start as of:	January 1, 2022
Recommended Annual Reserve Contribution:	**$38,600**
Per Unit Per Month (Average):	*$123.72*
Recommended Special Assessment:	**$0**
Per Unit Per Month (Average):	*$0.00*
Total Recommended Reserve Contribution:	**$38,600**
Per Unit Per Month (Average):	*$123.72*

Recommended Adjustment

Recommended Adjustment in Annual Reserve Contribution:	**$19,004**
Per Unit per Month (Average):	*$60.91*

Total Suggested Annual Reserve Contributions For Next 30-Years

Year	$	% Adjustment	Year	$	% Adjustment	Year	$	% Adjustment
2022	$38,600	97.0%	2032	$96,900	3.0%	2042	$130,100	3.0%
2023	$57,600	49.2%	2033	$99,800	3.0%	2043	$134,000	3.0%
2024	$76,600	33.0%	2034	$102,800	3.0%	2044	$138,000	3.0%
2025	$78,900	3.0%	2035	$105,900	3.0%	2045	$142,100	3.0%
2026	$81,300	3.0%	2036	$109,100	3.0%	2046	$146,300	3.0%
2027	$83,700	3.0%	2037	$112,400	3.0%	2047	$150,700	3.0%
2028	$86,200	3.0%	2038	$115,700	2.9%	2048	$155,200	3.0%
2029	$88,800	3.0%	2039	$119,100	2.9%	2049	$159,800	3.0%
2030	$91,400	2.9%	2040	$122,600	2.9%	2050	$164,600	3.0%
2031	$94,100	3.0%	2041	$126,300	3.0%	2051	$169,500	3.0%

Special Assessments

This recommended funding plan does NOT include any special assessments

PROPERTY OVERVIEW

Client Profile

Client Reference Number:	200279
Type of Study:	Full Reserve Study
Date of Non-Invasive Inspection:	November 19, 2020
Date of Study Shipment:	December 16, 2020
Fiscal Year Start and End:	Jan 1 - Dec 31

Community Description

Type of Development:	Townhomes
Number of Units:	26
Number of Buildings:	13
Year(s) Built:	1997-1999

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

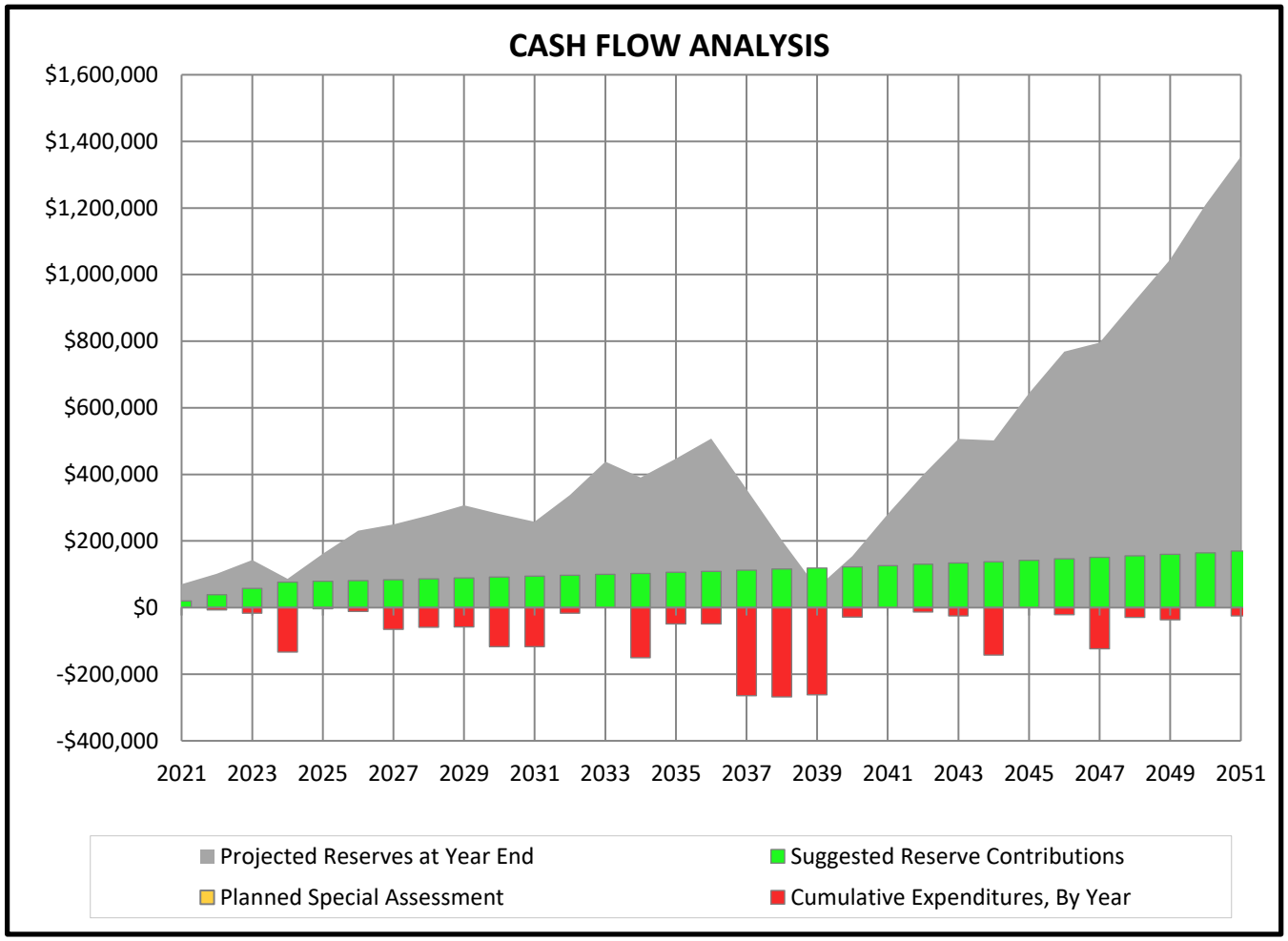
Building Reserves uses level recommended reserve contributions which are increased annually.

- 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		**0.01%**
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		**2.98%**
Obtained from averages of top national cost indexes as well as Building Reserves' proprietary cost database information.		
# of Units		**26**
Current Total Operating Income	**$**	**81,900**
Obtained from the Annual Budget, provided by the Board of Directors and/or management.		
Current Annual Reserve Contribution	**$**	**19,596**
Obtained from the Annual Budget, provided by the Board of Directors and/or management.		
Current Monthly Reserve Contribution	**$**	**1,633**
Obtained from the Annual Budget, provided by the Board of Directors and/or management.		
Current Reserve Balance	**$**	**51,000**
Unaudited reserve balance, obtained from the Board of Directors and/or management.		
Reserve Balance Date		**Projected 1/1/2021**
Fiscal Year		**Jan 1 - Dec 31**
Start Date of Recommended Funding Plan		**1/1/2022**
Projected Reserve Balance at Start of Funding Plan	**$**	**70,602**
Calculated by taking the "Current Reserve Balance" + ("Current Monthly Reserve Contribution" x # Remaining Months in Fiscal Year, Based upon Reserve Balance Date)		

Recommended Reserve Funding Plan, Next 30-Years



This Reserve Study was submitted on December 16, 2020

By Building Reserves, Inc.

This Reserve Study was:

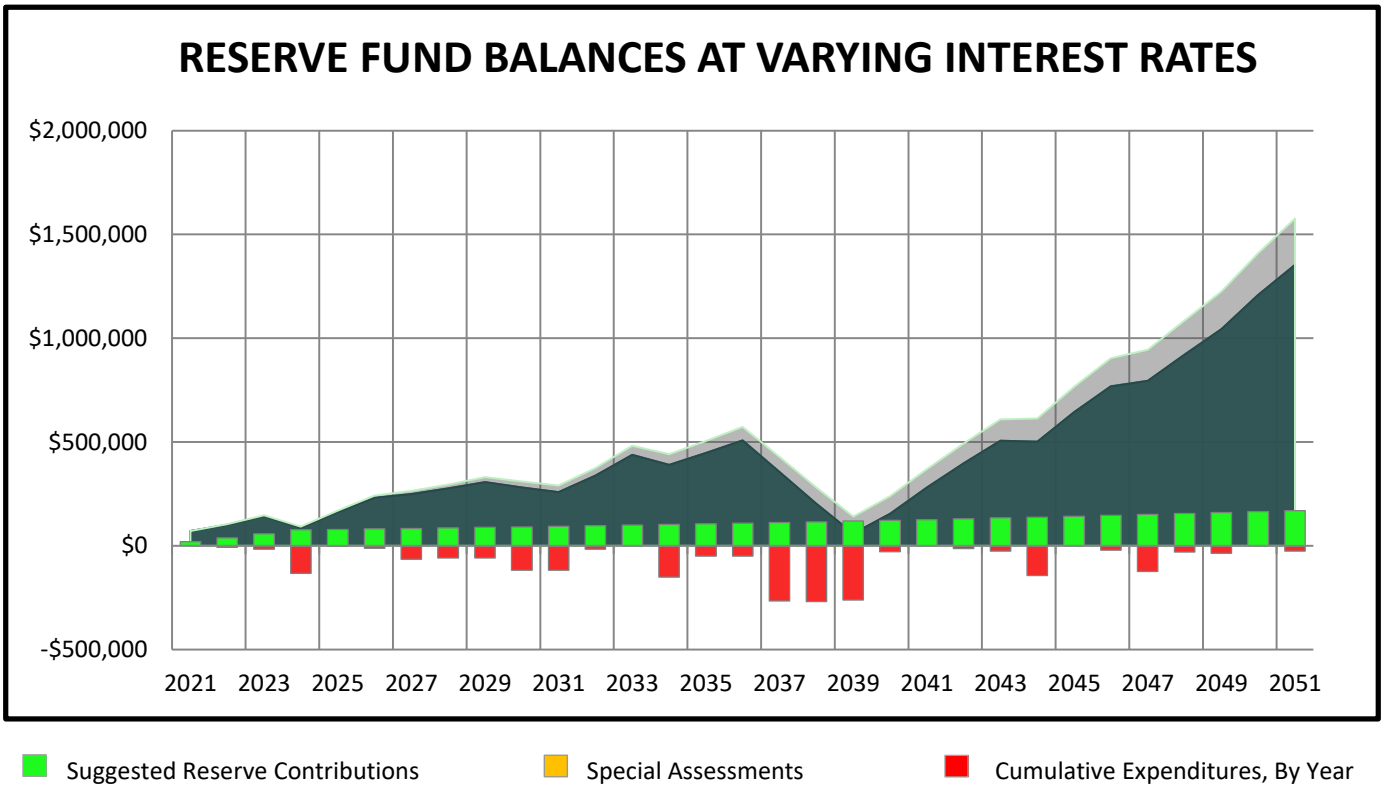
- Inspected and Prepared by: John Aiello, Engineer, Reserve Specialist
- Professionally Reviewed by: Brittany Eggert, Reserve Specialist

RS (Reserve Specialist) is the reserve provider professional designation of the Community Association Institute (CAI) representing America's 380,000 condominium, cooperative and homeowners association.

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, 0.01%

- 30-Year Cumulative Interest: $1,282
- 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, 1.50%

- 30-Year Cumulative Interest: $223,574

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 **$2,900**

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

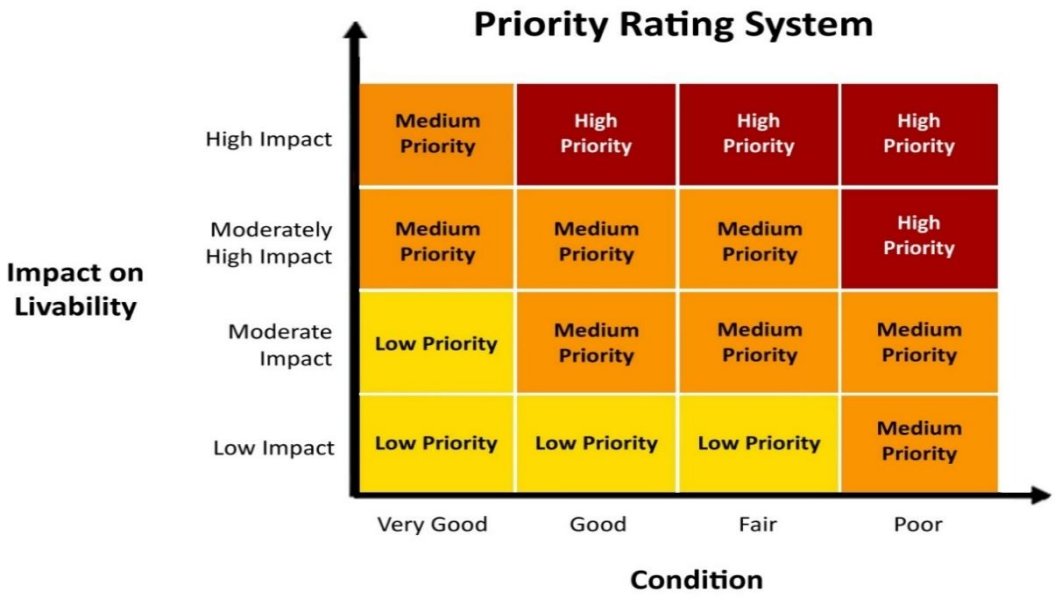
RESPONSIBILITY MATRIX

Component Name	Association-Responsibility				
	Reserve	Operating	Long-Lived	Owner	Other
Asphalt Pavement, Crack Repair, Patch and Partial Seal Coat	X				
Asphalt Pavement, Driveways, Replacement, Phased	X				
Asphalt Pavement, Street, Full-Depth Replacement	X				
Asphalt Pavement, Street, Mill and Overlay	X				
Catch Basins, Capital Repairs	X				
Concrete Curbs and Gutters, Partial Replacement	X				
Concrete Driveway Aprons and Sidewalks, Partial Replacement	X				
Decks, Finishes				X	
Decks, Structure / Decking / Railings, Front, Replacement	X				
Decks, Structure / Decking / Railings, Rear, Replacement, Phased	X				
Doors				X	
Drain Tiles				X	
Electrical Systems, Common, Capital Repairs		X			
Electrical Systems, Common, Complete Replacement			X		
Electrical Systems, Serving Individual Unit(s)				X	
Fences, Chain Link				X	
Fire Detection, Emergency Devices				X	
Fire Hydrants					X
Foundations				X	
Front Stoops and Entryway Concrete (*Included as Reserve Component)				X	
Garage Door Operators				X	
Garage Doors, Metal Sectional	X				
Garage Interiors				X	
General Building Repairs As-Needed		X			
Gutters and Downspouts, Aluminum	X				
Heating, Ventilation, and Air Conditioning				X	
Irrigation System, Annual Repairs and Interim Controller Replacements		X			
Irrigation System, Phased Replacements	X				
Landscape		X			
Light Bulbs, Common		X			
Light Poles and Fixtures	X				
Mailbox Stations	X				
Maintenance Items Normally Funded through the Operating Budget		X			
Patios				X	
Pipes and Plumbing Systems				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
Pipes, Subsurface Utilities, Storm Water, Under Private Streets			X		
Pipes, Subsurface Utilities, Storm Water, Under Public Streets					X
Pipes, Subsurface, Common, Inspections		X			
Railings At Stoops				X	
Reserve Study Update	X				
Retaining Walls, Masonry, Phased Replacements	X				
Retaining Walls, Timber, Replace with Masonry	X				
Roof Inspections and Capital Repairs		X			
Roofs, Asphalt Shingles, Phased	X				
Signage	X				
Soffits and Fascia, Aluminum, Phased	X				
Structural Building Frames			X		
Sump Pumps				X	
Touch-Up Painting		X			
Unit Interiors				X	

RESPONSIBILITY MATRIX

Component Name	Association-Responsibility				
	Reserve	Operating	Long-Lived	Owner	Other
Utility Boxes and Meters					X
Walls, Masonry, Inspection and Capital Repairs	X				
Walls, Vinyl Siding, Phased (Includes Full Wood Trim Replacement)	X				
Walls, Wood Trim, Paint Finishes	X				
Window Screens				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	Decks, Structure / Decking / Railings, Front, Replacement	Medium Priority	Very Good	Moderately High Impact
2	Decks, Structure / Decking / Railings, Rear, Replacement, Phased	Medium Priority	Fair	Moderately High Impact
3	Garage Doors, Metal Sectional	Medium Priority	Fair	Moderately High Impact
4	Gutters and Downspouts, Aluminum	High Priority	Good	High Impact
5	Roofs, Asphalt Shingles, Phased	High Priority	Good	High Impact
6	Soffits and Fascia, Aluminum, Phased	High Priority	Good	High Impact
7	Walls, Masonry, Inspection and Capital Repairs	Medium Priority	Good	Moderately High Impact
8	Walls, Vinyl Siding, Phased (Includes Full Wood Trim Replacement)	High Priority	Fair	High Impact
9	Walls, Wood Trim, Paint Finishes	Medium Priority	Good	Moderately High Impact
	SITE COMPONENTS			
10	Asphalt Pavement, Crack Repair, Patch and Partial Seal Coat	Medium Priority	Fair	Moderate Impact
11	Asphalt Pavement, Driveways, Replacement, Phased	Medium Priority	Fair	Moderately High Impact
12	Asphalt Pavement, Street, Mill and Overlay	Medium Priority	Fair	Moderately High Impact
13	Asphalt Pavement, Street, Full-Depth Replacement	Medium Priority	Fair	Moderately High Impact
14	Catch Basins, Capital Repairs	Medium Priority	Good	Moderately High Impact
15	Concrete Curbs and Gutters, Partial Replacement	Low Priority	Good	Low Impact
16	Concrete Driveway Aprons and Sidewalks, Partial Replacement	Medium Priority	Good	Moderately High Impact
17	Irrigation System, Phased Replacements	Medium Priority	Good	Moderate Impact
18	Light Poles and Fixtures	Medium Priority	Good	Moderately High Impact
19	Mailbox Stations	Medium Priority	Good	Moderately High Impact
20	Retaining Walls, Masonry, Phased Replacements	Medium Priority	Good	Moderate Impact
21	Retaining Walls, Timber, Replace with Masonry	Medium Priority	Poor	Moderate Impact
22	Signage	Low Priority	Very Good	Moderate Impact
	OTHER COMPONENTS			
23	Reserve Study Update			

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.

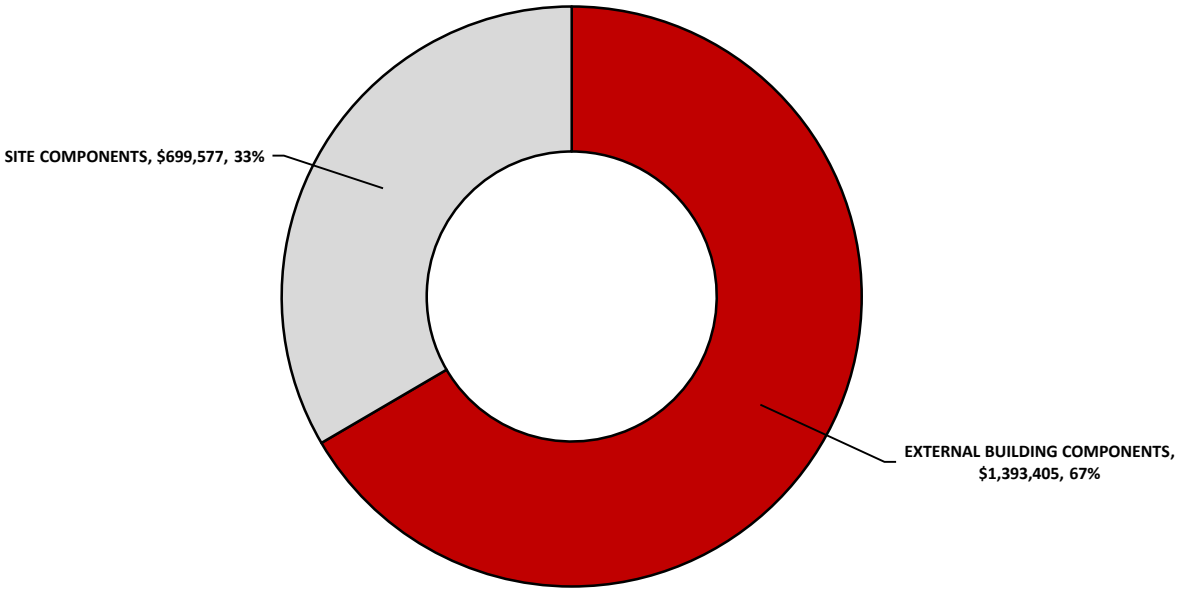
1 to 10 Rating: 1 = Low Desirability; 10 = High Desirability

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	Walls, Vinyl Siding, Phased (Includes Full Wood Trim Replacement)	16	5	10	9	**101**
2	Decks, Structure / Decking / Railings, Rear, Replacement, Phased	6	4	8	9	**98**
21	Retaining Walls, Timber, Replace with Masonry	2	2	5	7	**95**
12	Asphalt Pavement, Street, Mill and Overlay	23	3	6	7	**93**
13	Asphalt Pavement, Street, Full-Depth Replacement	3	3	6	7	**93**
5	Roofs, Asphalt Shingles, Phased	9	7	10	10	**88**
3	Garage Doors, Metal Sectional	8	5	7	8	**85**
11	Asphalt Pavement, Driveways, Replacement, Phased	2	5	7	7	**84**
7	Walls, Masonry, Inspection and Capital Repairs	17	6	8	8	**83**
10	Asphalt Pavement, Crack Repair, Patch and Partial Seal Coat	1	4	5	7	**81**
14	Catch Basins, Capital Repairs	3	6	7	7	**77**
18	Light Poles and Fixtures	11	6	7	7	**77**
16	Concrete Driveway Aprons and Sidewalks, Partial Replacement	3	7	8	7	**75**
4	Gutters and Downspouts, Aluminum	26	8	9	8	**74**
6	Soffits and Fascia, Aluminum, Phased	16	8	9	8	**74**
9	Walls, Wood Trim, Paint Finishes	4	7	7	8	**71**
1	Decks, Structure / Decking / Railings, Front, Replacement	30	9	8	9	**63**
19	Mailbox Stations	17	8	7	7	**63**
20	Retaining Walls, Masonry, Phased Replacements	15	7	5	7	**60**
17	Irrigation System, Phased Replacements	14	7	4	8	**56**
22	Signage	16	9	5	9	**48**
15	Concrete Curbs and Gutters, Partial Replacement	3	7	2	3	**41**

QUANTITY AND COST PROJECTIONS FOR NEXT 30-YEARS

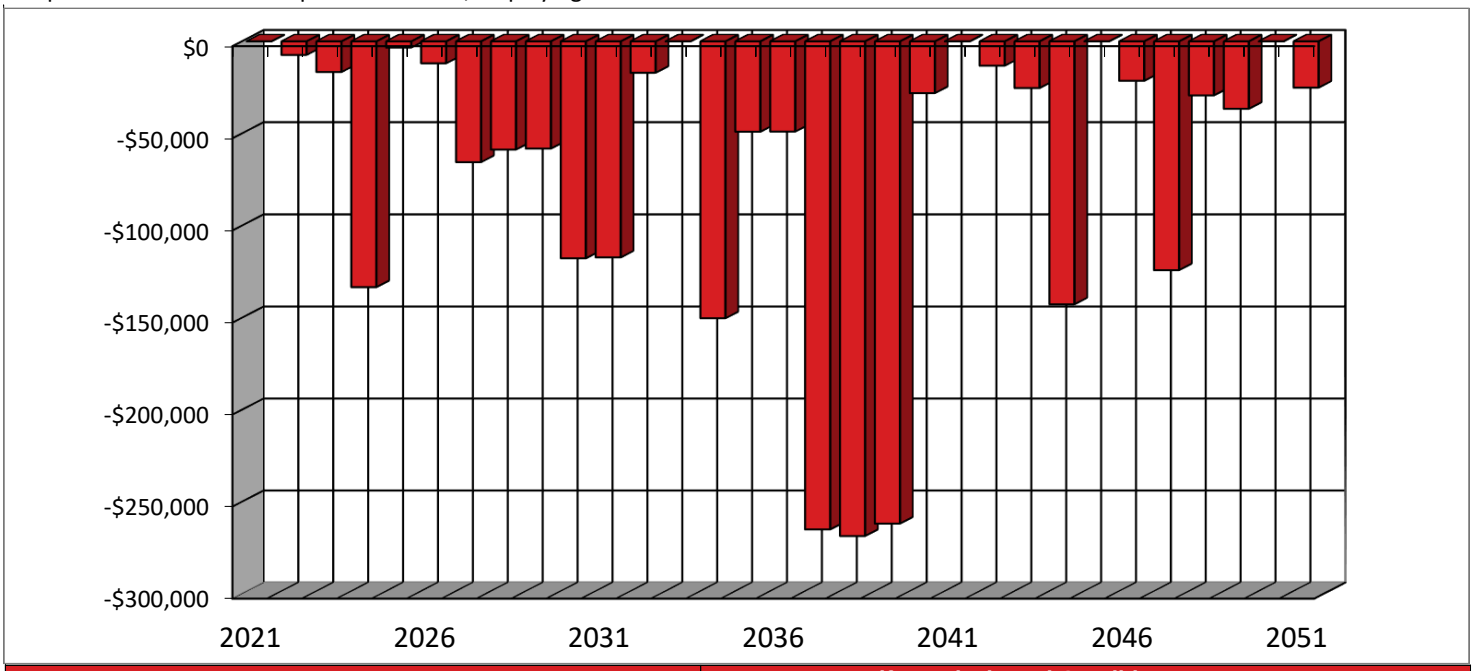
Graph Illustrates Total Future Cost of Replacement By Property Class



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	Decks, Structure / Decking / Railings, Front, Replacement	Square Feet	315	315	$33.00	$10,395	$25,085
2	Decks, Structure / Decking / Railings, Rear, Replacement, Phased	Square Feet	1,088	2,175	$34.50	$37,519	$90,828
3	Garage Doors, Metal Sectional	Each	26	26	$1,150.00	$29,900	$37,818
4	Gutters and Downspouts, Aluminum	Linear Feet	3,815	3,815	$10.60	$40,439	$86,771
5	Roofs, Asphalt Shingles, Phased	Squares	224	672	$390.00	$87,360	$358,930
6	Soffits and Fascia, Aluminum, Phased	Square Feet	3,967	11,900	$10.55	$41,848	$206,882
7	Walls, Masonry, Inspection and Capital Repairs	Square Feet	2,150	2,150	$2.00	$4,300	$7,084
8	Walls, Vinyl Siding, Phased (Includes Full Wood Trim Replacement)	Square Feet	23,433	70,300	$4.80	$112,480	$556,058
9	Walls, Wood Trim, Paint Finishes	Square Feet	1,150	5,750	$2.60	$2,990	$23,949
	SITE COMPONENTS						
10	Asphalt Pavement, Crack Repair, Patch and Partial Seal Coat	Square Yards	5,275	31,650	$1.35	$7,121	$65,529
11	Asphalt Pavement, Driveways, Replacement, Phased	Square Yards	321	3,529	$32.00	$10,267	$187,612
12	Asphalt Pavement, Street, Mill and Overlay	Square Yards	3,350	3,350	$17.00	$56,950	$111,895
13	Asphalt Pavement, Street, Full-Depth Replacement	Square Yards	3,350	3,350	$31.00	$103,850	$113,414
14	Catch Basins, Capital Repairs	Each	3	6	$1,150.00	$3,450	$10,546
15	Concrete Curbs and Gutters, Partial Replacement	Linear Feet	228	684	$28.00	$6,384	$28,867
16	Concrete Driveway Aprons and Sidewalks, Partial Replacement	Square Feet	522	3,134	$11.10	$5,799	$56,879
17	Irrigation System, Phased Replacements	Units	26	26	$1,250.00	$32,500	$49,026
18	Light Poles and Fixtures	Each	2	2	$2,600.00	$5,200	$7,183
19	Mailbox Stations	Each	2	2	$2,200.00	$4,400	$7,249
20	Retaining Walls, Masonry, Phased Replacements	Square Feet	700	700	$45.00	$31,500	$48,933
21	Retaining Walls, Timber, Replace with Masonry	Square Feet	120	120	$45.00	$5,400	$5,727
22	Signage	Each	1	1	$4,200.00	$4,200	$6,719
	OTHER COMPONENTS						
23	Reserve Study Update	Each	1	1	$2,595.00	$2,595	$2,834

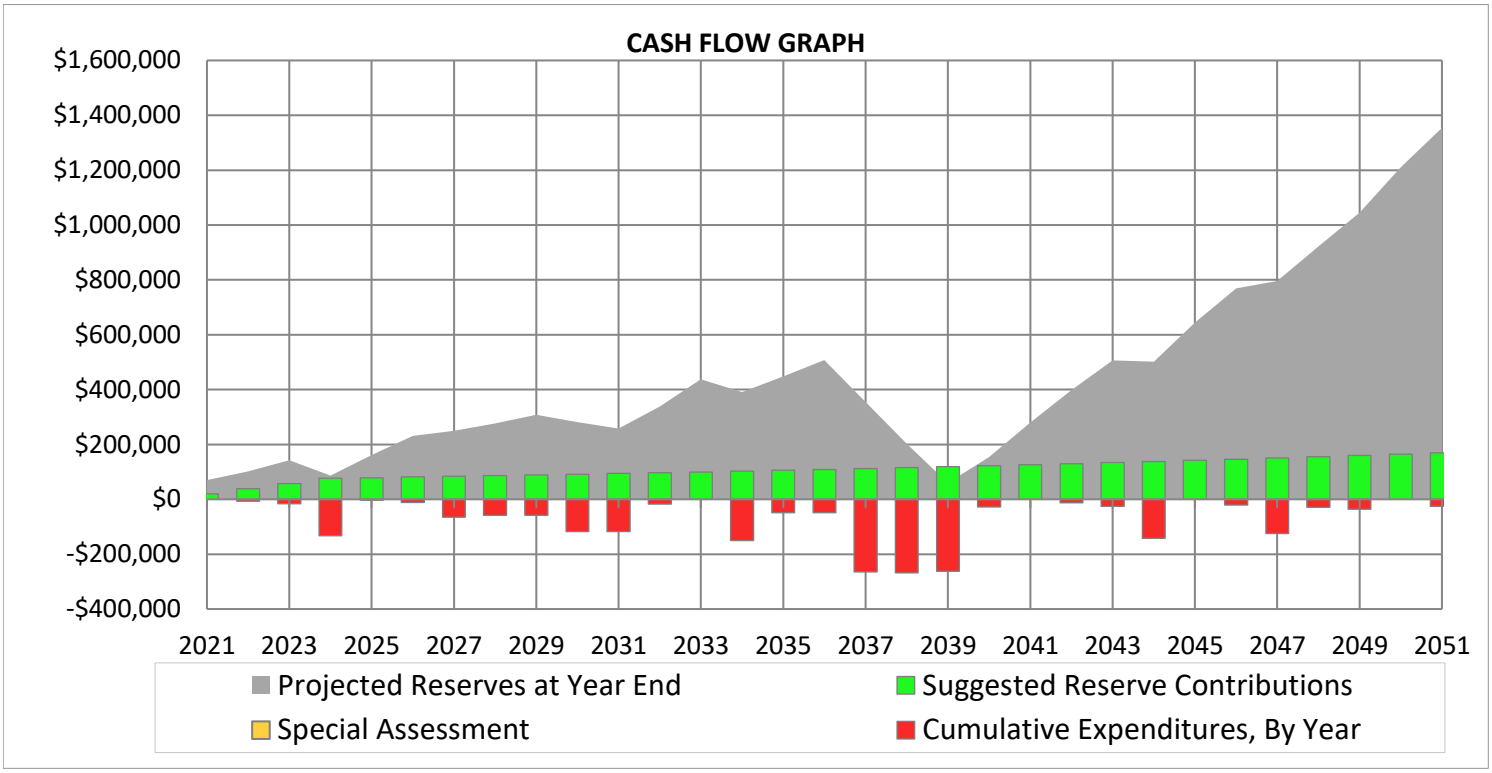
LIFE ANALYSIS AND CONDITION ASSESSMENT

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	Decks, Structure / Decking / Railings, Front, Replacement	25 to 30	30	2051	2	Very Good
2	Decks, Structure / Decking / Railings, Rear, Replacement, Phased	25 to 30	6	2027	22 to 24	Fair
3	Garage Doors, Metal Sectional	20 to 25	8	2029	22 to 24	Fair
4	Gutters and Downspouts, Aluminum	20 to 25	26	2047	4	Good
5	Roofs, Asphalt Shingles, Phased	20 to 25	9	2030	8 to 12	Good
6	Soffits and Fascia, Aluminum, Phased	40 to 45	16	2037	22 to 24	Good
7	Walls, Masonry, Inspection and Capital Repairs	to 30 +	17	2038	22 to 24	Good
8	Walls, Vinyl Siding, Phased (Includes Full Wood Trim Replacement)	35 to 40	16	2037	22 to 24	Fair
9	Walls, Wood Trim, Paint Finishes	30 to 35	4	2025	2 +/-	Good
	SITE COMPONENTS					
10	Asphalt Pavement, Crack Repair, Patch and Partial Seal Coat	3 to 5	1	2022	4	Fair
11	Asphalt Pavement, Driveways, Replacement, Phased	15 to 20	2	2023	Varies	Fair
12	Asphalt Pavement, Street, Mill and Overlay	15 to 20	23	2044	22 to 24	Fair
13	Asphalt Pavement, Street, Full-Depth Replacement	15 to 20	3	2024	22 to 24	Fair
14	Catch Basins, Capital Repairs	15 to 20	3	2024	22 to 24	Good
15	Concrete Curbs and Gutters, Partial Replacement	to 65	3	2024	Varies	Good
16	Concrete Driveway Aprons and Sidewalks, Partial Replacement	to 65	3	2024	Varies	Good
17	Irrigation System, Phased Replacements	30 to 35	14	2035	22 to 24	Good
18	Light Poles and Fixtures	to 30 +	11	2032	22 to 24	Good
19	Mailbox Stations	to 25	17	2038	8	Good
20	Retaining Walls, Masonry, Phased Replacements	35 to 40	15	2036	to 24	Good
21	Retaining Walls, Timber, Replace with Masonry	15 to 20	2	2023	22 to 24	Poor
22	Signage	15 to 20	16	2037	3 to 4	Very Good
	OTHER COMPONENTS					
23	Reserve Study Update	to 3	3	2024		

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



NOTE: 2021 includes funding data from Projected 1/1/2(- End of Fiscal Year

		Start Year	1	2	3	4	5	6	7	8	9	10
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
+	Reserves at Beginning of Year	$51,000	70,602	101,878	142,875	86,166	161,716	231,145	249,384	276,920	307,612	281,361
+	Suggested Reserve Contribution	$19,596	38,600	57,600	76,600	78,900	81,300	83,700	86,200	88,800	91,400	94,100
	Annual Reserve Adjustment (%)		97.0%	49.2%	33.0%	3.0%	3.0%	3.0%	3.0%	3.0%	2.9%	3.0%
+	Special Assessment	$0	0	0	0	0	0	0	0	0	0	0
+	Estimated Interest Earned	$6	9	12	11	12	20	24	26	29	29	27
+	Cumulative Expenditure, By Year	$0	-7,333	-16,614	-133,320	-3,363	-11,890	-65,485	-58,690	-58,137	-117,680	-117,177
=	Projected Reserves at Year End	$70,602	101,878	142,875	86,166	161,716	231,145	249,384	276,920	307,612	281,361	258,311

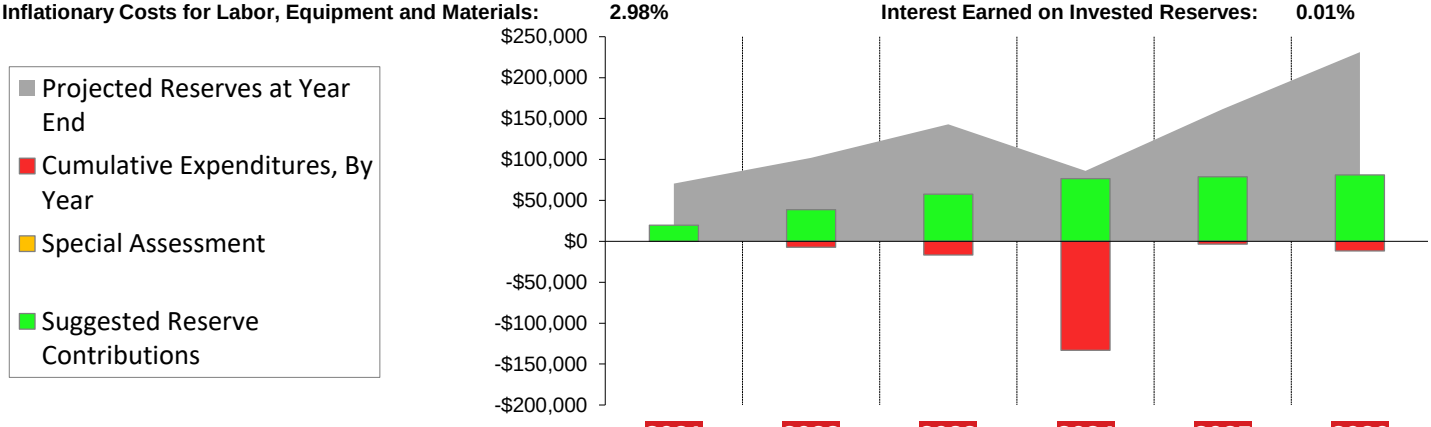
		11	12	13	14	15	16	17	18	19	20
		2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
+	Reserves at Beginning of Year	258,311	338,222	438,061	390,709	447,625	507,840	355,289	202,444	59,740	154,284
+	Suggested Reserve Contribution	96,900	99,800	102,800	105,900	109,100	112,400	115,700	119,100	122,600	126,300
	Annual Reserve Adjustment (%)	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	2.9%	2.9%	2.9%	3.0%
+	Special Assessment	0	0	0	0	0	0	0	0	0	0
+	Estimated Interest Earned	30	39	41	42	48	43	28	13	11	22
+	Cumulative Expenditure, By Year	-17,019	0	-150,193	-49,026	-48,933	-264,994	-268,573	-261,817	-28,067	0
=	Projected Reserves at Year End	338,222	438,061	390,709	447,625	507,840	355,289	202,444	59,740	154,284	280,606

		21	22	23	24	25	26	27	28	29	30
		2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
+	Reserves at Beginning of Year	280,606	397,546	506,298	501,739	643,896	768,875	795,572	921,565	1,044,906	1,209,619
+	Suggested Reserve Contribution	130,100	134,000	138,000	142,100	146,300	150,700	155,200	159,800	164,600	169,500
	Annual Reserve Adjustment (%)	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
+	Special Assessment	0	0	0	0	0	0	0	0	0	0
+	Estimated Interest Earned	34	45	50	57	71	78	86	98	113	128
+	Cumulative Expenditure, By Year	-13,194	-25,293	-142,610	0	-21,392	-124,081	-29,293	-36,557	0	-25,085
=	Projected Reserves at Year End	397,546	506,298	501,739	643,896	768,875	795,572	921,565	1,044,906	1,209,619	1,354,162

BUILDING RESERVES

DIVISION 1: YEARS 1-5 OF CASH FLOW ANALYSIS

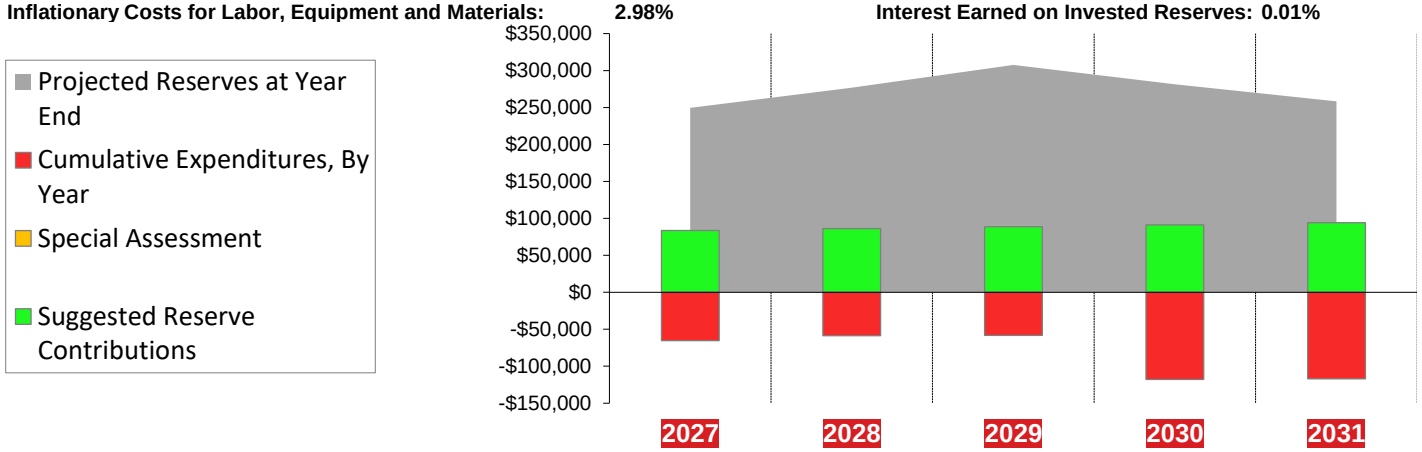
Local Inflationary Costs for Labor, Equipment and Materials: 2.98% **Interest Earned on Invested Reserves:** 0.01%



		2021	2022	2023	2024	2025	2026
+	**Reserves at Beginning of Year**	51,000	70,602	101,878	142,875	86,166	161,716
+	**Suggested Reserve Contribution**	19,596	38,600	57,600	76,600	78,900	81,300
	Annual Reserve Adjustment (%)		97.0%	49.2%	33.0%	3.0%	3.0%
+	**Special Assessment**						
+	**Estimated Interest Earned on Invested Reserves**	6	9	12	11	12	20
+	**Cumulative Expenses, By Year**		-7,333	-16,614	-133,320	-3,363	-11,890
=	**Projected Reserves at Year End**	70,602	101,878	142,875	86,166	161,716	231,145
Line Item	**Reserve Component Listed by Property Class**	Year Start	1	2	3	4	5
		2021	2022	2023	2024	2025	2026
	EXTERNAL BUILDING COMPONENTS						
1	Decks, Structure / Decking / Railings, Front, Replacement						
2	Decks, Structure / Decking / Railings, Rear, Replacement, Phased						
3	Garage Doors, Metal Sectional						
4	Gutters and Downspouts, Aluminum						
5	Roofs, Asphalt Shingles, Phased						
6	Soffits and Fascia, Aluminum, Phased						
7	Walls, Masonry, Inspection and Capital Repairs						
8	Walls, Vinyl Siding, Phased (Includes Full Wood Trim Replacement)						
9	Walls, Wood Trim, Paint Finishes					3,363	
	SITE COMPONENTS						
10	Asphalt Pavement, Crack Repair, Patch and Partial Seal Coat		7,333				
11	Asphalt Pavement, Driveways, Replacement, Phased			10,888			11,890
12	Asphalt Pavement, Street, Mill and Overlay						
13	Asphalt Pavement, Street, Full-Depth Replacement				113,414		
14	Catch Basins, Capital Repairs				3,768		
15	Concrete Curbs and Gutters, Partial Replacement				6,972		
16	Concrete Driveway Aprons and Sidewalks, Partial Replacement				6,333		
17	Irrigation System, Phased Replacements						
18	Light Poles and Fixtures						
19	Mailbox Stations						
20	Retaining Walls, Masonry, Phased Replacements						
21	Retaining Walls, Timber, Replace with Masonry			5,727			
22	Signage						
	OTHER COMPONENTS						
23	Reserve Study Update				2,834		

DIVISION 2: YEARS 6-10 OF CASH FLOW ANALYSIS

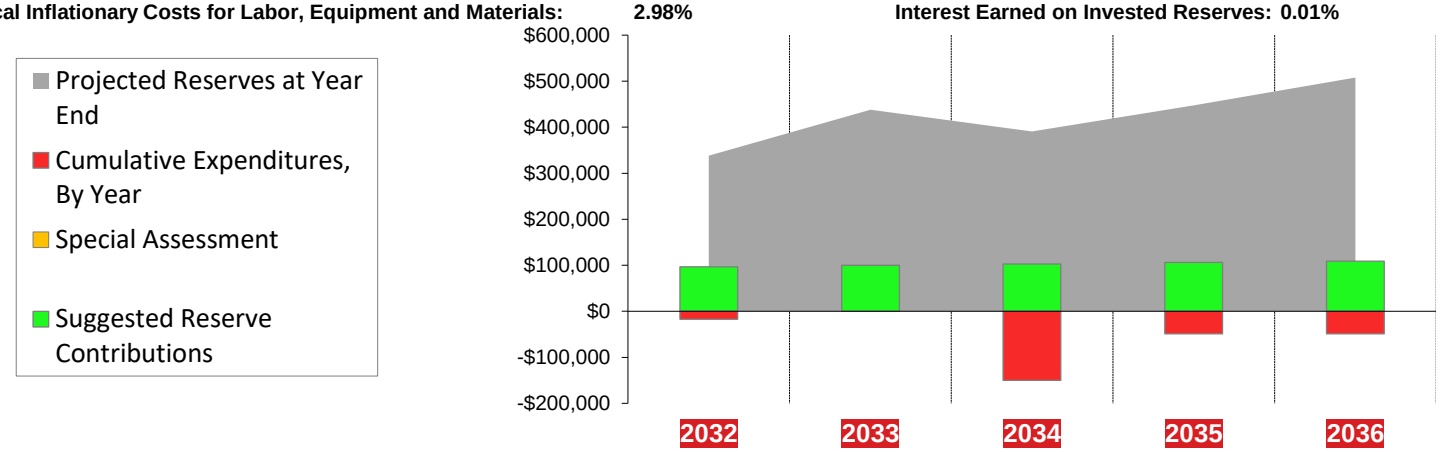
Local Inflationary Costs for Labor, Equipment and Materials: 2.98% **Interest Earned on Invested Reserves: 0.01%**



+	**Reserves at Beginning of Year**	**231,145**	**249,384**	**276,920**	**307,612**	**281,361**
+	**Suggested Reserve Contribution**	**83,700**	**86,200**	**88,800**	**91,400**	**94,100**
	Annual Reserve Adjustment (%)	**3.0%**	**3.0%**	**3.0%**	**2.9%**	**3.0%**
+	**Special Assessment**					
+	**Estimated Interest Earned on Invested Reserves**	**24**	**26**	**29**	**29**	**27**
+	**Cumulative Expenditure, By Year**	**-65,485**	**-58,690**	**-58,137**	**-117,680**	**-117,177**
=	**Projected Reserves at Year End**	**249,384**	**276,920**	**307,612**	**281,361**	**258,311**
Line Item	**Reserve Component Listed by Property Class**	**6**	**7**	**8**	**9**	**10**
		2027	**2028**	**2029**	**2030**	**2031**
	EXTERNAL BUILDING COMPONENTS					
1	Decks, Structure / Decking / Railings, Front, Replacement					
2	Decks, Structure / Decking / Railings, Rear, Replacement, Phased	44,747	46,081			
3	Garage Doors, Metal Sectional			37,818		
4	Gutters and Downspouts, Aluminum					
5	Roofs, Asphalt Shingles, Phased				113,786	117,177
6	Soffits and Fascia, Aluminum, Phased					
7	Walls, Masonry, Inspection and Capital Repairs					
8	Walls, Vinyl Siding, Phased (Includes Full Wood Trim Replacement)					
9	Walls, Wood Trim, Paint Finishes				3,894	
	SITE COMPONENTS					
10	Asphalt Pavement, Crack Repair, Patch and Partial Seal Coat	8,493				
11	Asphalt Pavement, Driveways, Replacement, Phased	12,245	12,610	12,985		
12	Asphalt Pavement, Street, Mill and Overlay					
13	Asphalt Pavement, Street, Full-Depth Replacement					
14	Catch Basins, Capital Repairs					
15	Concrete Curbs and Gutters, Partial Replacement					
16	Concrete Driveway Aprons and Sidewalks, Partial Replacement			7,334		
17	Irrigation System, Phased Replacements					
18	Light Poles and Fixtures					
19	Mailbox Stations					
20	Retaining Walls, Masonry, Phased Replacements					
21	Retaining Walls, Timber, Replace with Masonry					
22	Signage					
	OTHER COMPONENTS					
23	Reserve Study Update					

DIVISION 3: YEARS 11-15 OF CASH FLOW ANALYSIS

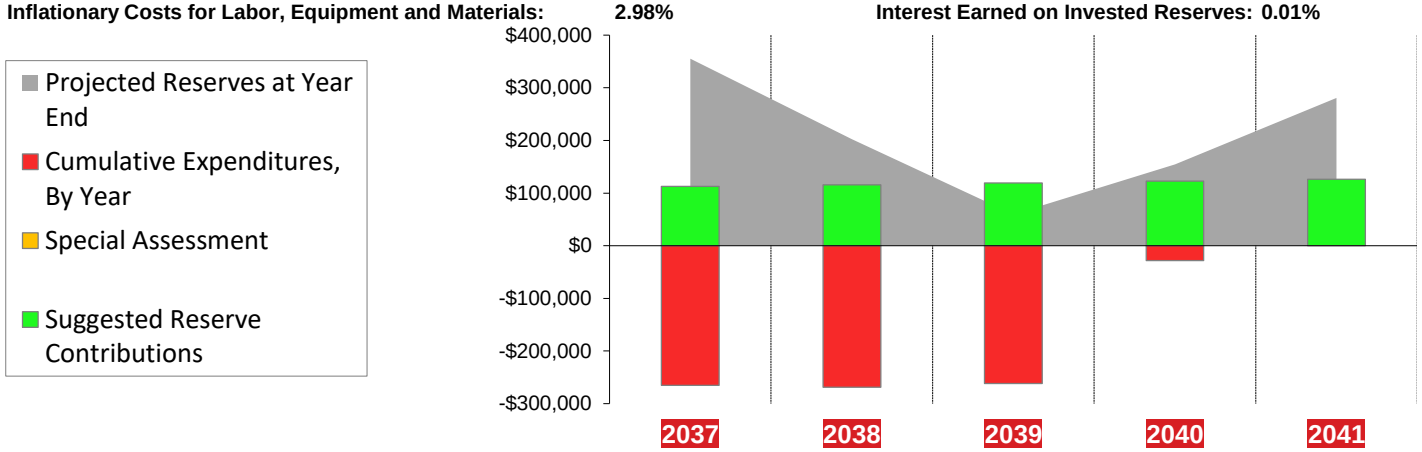
Local Inflationary Costs for Labor, Equipment and Materials: 2.98% **Interest Earned on Invested Reserves: 0.01%**



+	**Reserves at Beginning of Year**	**258,311**	**338,222**	**438,061**	**390,709**	**447,625**
+	**Suggested Reserve Contribution**	**96,900**	**99,800**	**102,800**	**105,900**	**109,100**
	Annual Reserve Adjustment (%)	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**
+	**Special Assessment**					
+	**Estimated Interest Earned on Invested Reserves**	**30**	**39**	**41**	**42**	**48**
+	**Cumulative Expenditure, By Year**	**-17,019**		**-150,193**	**-49,026**	**-48,933**
=	**Projected Reserves at Year End**	**338,222**	**438,061**	**390,709**	**447,625**	**507,840**
Line Item	**Reserve Component Listed by Property Class**	**11**	**12**	**13**	**14**	**15**
		2032	**2033**	**2034**	**2035**	**2036**
	EXTERNAL BUILDING COMPONENTS					
1	Decks, Structure / Decking / Railings, Front, Replacement					
2	Decks, Structure / Decking / Railings, Rear, Replacement, Phased					
3	Garage Doors, Metal Sectional					
4	Gutters and Downspouts, Aluminum					
5	Roofs, Asphalt Shingles, Phased			127,968		
6	Soffits and Fascia, Aluminum, Phased					
7	Walls, Masonry, Inspection and Capital Repairs					
8	Walls, Vinyl Siding, Phased (Includes Full Wood Trim Replacement)					
9	Walls, Wood Trim, Paint Finishes			4,380		
	SITE COMPONENTS					
10	Asphalt Pavement, Crack Repair, Patch and Partial Seal Coat	9,836				
11	Asphalt Pavement, Driveways, Replacement, Phased					
12	Asphalt Pavement, Street, Mill and Overlay					
13	Asphalt Pavement, Street, Full-Depth Replacement					
14	Catch Basins, Capital Repairs					
15	Concrete Curbs and Gutters, Partial Replacement			9,351		
16	Concrete Driveway Aprons and Sidewalks, Partial Replacement			8,494		
17	Irrigation System, Phased Replacements				49,026	
18	Light Poles and Fixtures	7,183				
19	Mailbox Stations					
20	Retaining Walls, Masonry, Phased Replacements					48,933
21	Retaining Walls, Timber, Replace with Masonry					
22	Signage					
	OTHER COMPONENTS					
23	Reserve Study Update					

DIVISION 4: YEARS 16-20 OF CASH FLOW ANALYSIS

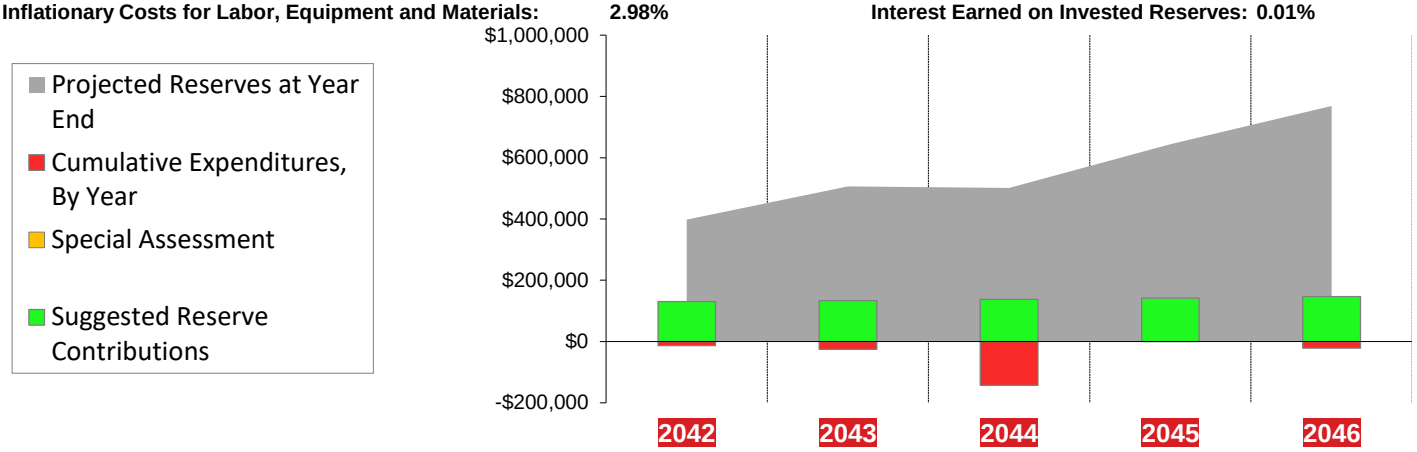
Local Inflationary Costs for Labor, Equipment and Materials: 2.98% **Interest Earned on Invested Reserves: 0.01%**



+	**Reserves at Beginning of Year**	**507,840**	**355,289**	**202,444**	**59,740**	**154,284**
+	**Suggested Reserve Contribution**	**112,400**	**115,700**	**119,100**	**122,600**	**126,300**
	Annual Reserve Adjustment (%)	**3.0%**	**2.9%**	**2.9%**	**2.9%**	**3.0%**
+	**Special Assessment**					
+	**Estimated Interest Earned on Invested Reserves**	**43**	**28**	**13**	**11**	**22**
+	**Cumulative Expenditure, By Year**	**-264,994**	**-268,573**	**-261,817**	**-28,067**	
=	**Projected Reserves at Year End**	**355,289**	**202,444**	**59,740**	**154,284**	**280,606**
Line Item	**Reserve Component Listed by Property Class**	**16**	**17**	**18**	**19**	**20**
		2037	**2038**	**2039**	**2040**	**2041**
	EXTERNAL BUILDING COMPONENTS					
1	Decks, Structure / Decking / Railings, Front, Replacement					
2	Decks, Structure / Decking / Railings, Rear, Replacement, Phased					
3	Garage Doors, Metal Sectional					
4	Gutters and Downspouts, Aluminum					
5	Roofs, Asphalt Shingles, Phased					
6	Soffits and Fascia, Aluminum, Phased	66,946	68,941	70,995		
7	Walls, Masonry, Inspection and Capital Repairs		7,084			
8	Walls, Vinyl Siding, Phased (Includes Full Wood Trim Replacement)	179,937	185,300	190,821		
9	Walls, Wood Trim, Paint Finishes					
	SITE COMPONENTS					
10	Asphalt Pavement, Crack Repair, Patch and Partial Seal Coat	11,392				
11	Asphalt Pavement, Driveways, Replacement, Phased				17,936	
12	Asphalt Pavement, Street, Mill and Overlay					
13	Asphalt Pavement, Street, Full-Depth Replacement					
14	Catch Basins, Capital Repairs					
15	Concrete Curbs and Gutters, Partial Replacement					
16	Concrete Driveway Aprons and Sidewalks, Partial Replacement				10,131	
17	Irrigation System, Phased Replacements					
18	Light Poles and Fixtures					
19	Mailbox Stations		7,249			
20	Retaining Walls, Masonry, Phased Replacements					
21	Retaining Walls, Timber, Replace with Masonry					
22	Signage	6,719				
	OTHER COMPONENTS					
23	Reserve Study Update					

DIVISION 5: YEARS 21-25 OF CASH FLOW ANALYSIS

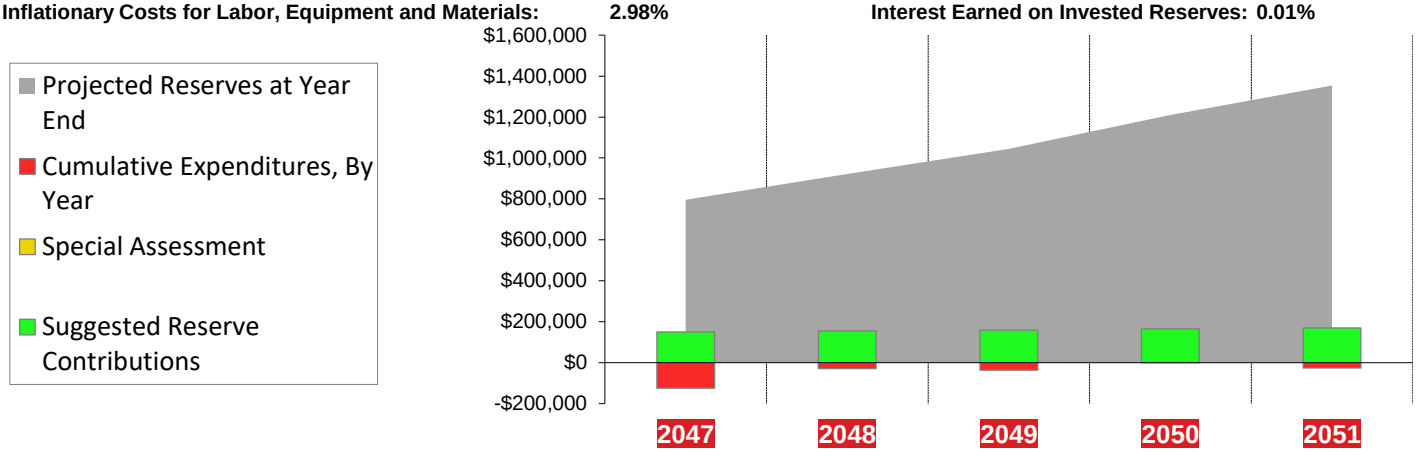
Local Inflationary Costs for Labor, Equipment and Materials: 2.98% **Interest Earned on Invested Reserves: 0.01%**



+	**Reserves at Beginning of Year**	**280,606**	**397,546**	**506,298**	**501,739**	**643,896**
+	**Suggested Reserve Contribution**	**130,100**	**134,000**	**138,000**	**142,100**	**146,300**
	Annual Reserve Adjustment (%)	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**
+	**Special Assessment**					
+	**Estimated Interest Earned on Invested Reserves**	**34**	**45**	**50**	**57**	**71**
+	**Cumulative Expenditure, By Year**	**-13,194**	**-25,293**	**-142,610**		**-21,392**
=	**Projected Reserves at Year End**	**397,546**	**506,298**	**501,739**	**643,896**	**768,875**
Line Item	**Reserve Component Listed by Property Class**	**21**	**22**	**23**	**24**	**25**
		2042	**2043**	**2044**	**2045**	**2046**
	EXTERNAL BUILDING COMPONENTS					
1	Decks, Structure / Decking / Railings, Front, Replacement					
2	Decks, Structure / Decking / Railings, Rear, Replacement, Phased					
3	Garage Doors, Metal Sectional					
4	Gutters and Downspouts, Aluminum					
5	Roofs, Asphalt Shingles, Phased					
6	Soffits and Fascia, Aluminum, Phased					
7	Walls, Masonry, Inspection and Capital Repairs					
8	Walls, Vinyl Siding, Phased (Includes Full Wood Trim Replacement)					
9	Walls, Wood Trim, Paint Finishes		5,705			
	SITE COMPONENTS					
10	Asphalt Pavement, Crack Repair, Patch and Partial Seal Coat	13,194				
11	Asphalt Pavement, Driveways, Replacement, Phased		19,588			21,392
12	Asphalt Pavement, Street, Mill and Overlay			111,895		
13	Asphalt Pavement, Street, Full-Depth Replacement					
14	Catch Basins, Capital Repairs			6,779		
15	Concrete Curbs and Gutters, Partial Replacement			12,543		
16	Concrete Driveway Aprons and Sidewalks, Partial Replacement			11,393		
17	Irrigation System, Phased Replacements					
18	Light Poles and Fixtures					
19	Mailbox Stations					
20	Retaining Walls, Masonry, Phased Replacements					
21	Retaining Walls, Timber, Replace with Masonry					
22	Signage					
	OTHER COMPONENTS					
23	Reserve Study Update					

DIVISION 6: YEARS 26-30 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials: 2.98% **Interest Earned on Invested Reserves: 0.01%**



+	**Reserves at Beginning of Year**	**768,875**	**795,572**	**921,565**	**1,044,906**	**1,209,619**
+	**Suggested Reserve Contribution**	**150,700**	**155,200**	**159,800**	**164,600**	**169,500**
	Annual Reserve Adjustment (%)	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**
+	**Special Assessment**					
+	**Estimated Interest Earned on Invested Reserves**	**78**	**86**	**98**	**113**	**128**
+	**Cumulative Expenditure, By Year**	**-124,081**	**-29,293**	**-36,557**		**-25,085**
=	**Projected Reserves at Year End**	**795,572**	**921,565**	**1,044,906**	**1,209,619**	**1,354,162**
Line Item	**Reserve Component Listed by Property Class**	**26**	**27**	**28**	**29**	**30**
		2047	**2048**	**2049**	**2050**	**2051**
	EXTERNAL BUILDING COMPONENTS					
1	Decks, Structure / Decking / Railings, Front, Replacement					25,085
2	Decks, Structure / Decking / Railings, Rear, Replacement, Phased					
3	Garage Doors, Metal Sectional					
4	Gutters and Downspouts, Aluminum	86,771				
5	Roofs, Asphalt Shingles, Phased					
6	Soffits and Fascia, Aluminum, Phased					
7	Walls, Masonry, Inspection and Capital Repairs					
8	Walls, Vinyl Siding, Phased (Includes Full Wood Trim Replacement)					
9	Walls, Wood Trim, Paint Finishes		6,607			
	SITE COMPONENTS					
10	Asphalt Pavement, Crack Repair, Patch and Partial Seal Coat	15,280				
11	Asphalt Pavement, Driveways, Replacement, Phased	22,029	22,686	23,362		
12	Asphalt Pavement, Street, Mill and Overlay					
13	Asphalt Pavement, Street, Full-Depth Replacement					
14	Catch Basins, Capital Repairs					
15	Concrete Curbs and Gutters, Partial Replacement					
16	Concrete Driveway Aprons and Sidewalks, Partial Replacement			13,195		
17	Irrigation System, Phased Replacements					
18	Light Poles and Fixtures					
19	Mailbox Stations					
20	Retaining Walls, Masonry, Phased Replacements					
21	Retaining Walls, Timber, Replace with Masonry					
22	Signage					
	OTHER COMPONENTS					
23	Reserve Study Update					

Decks, Structure / Decking / Railings, Front, Replacement

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.20% **LINE ITEM: 1**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	315	Square Feet	Current Unit Cost:	$33.00	
Replacement Per Phase:	315	Square Feet	Current Cost Per Phase:	$10,395	
Replaced in Next 30-Years:	315	Square Feet	Total Cost Next 30-Years:	$25,085	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	2		Overall Current Condition:	Very Good	
Remaining Years Until Replacement:	30		Useful Life in Oak Park Heights, MN	25 to 30	Years
Estimated First Year of Replacement:	2051		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	63	

Front deck with no railings

Decking and fascia are composite

Front decks with railings

Prefinished aluminum railing

Schedule of Replacements Costs

2021	$0				
2022	$0	**2032**	$0	**2042**	$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**	$0
2031	$0	**2041**	$0	**2051**	$25,085

Engineering Narrative

Component includes replacement of the 8 front decks comprising 315 square feet of horizontal surface area, and 24 linear feet of prefinished aluminum railings. The decks and railings were replaced in 2019. We recommend the Association budget for replacement by 2051.

Decks, Structure / Decking / Railings, Rear, Replacement, Phased

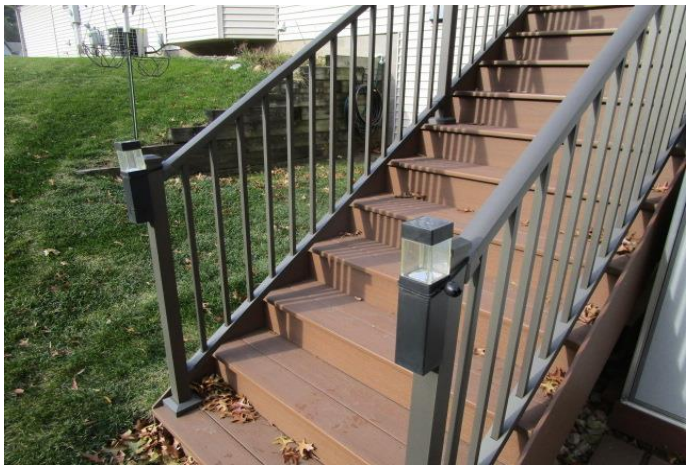
EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 4.33% **Line Item: 2**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	2,175	Square Feet	Current Unit Cost:	$34.50	
Replacement Per Phase:	1,088	Square Feet	Current Cost Per Phase:	$37,519	
Replaced in Next 30-Years:	2,175	Square Feet	Total Cost Next 30-Years:	$90,828	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	22 to 24		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	6		Useful Life in Oak Park Heights, MN	25 to 30	Years
Estimated First Year of Replacement:	2027		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	98	

Composite decking and railings

Rear deck overview



Composite decking with aluminum railings

Detail view of composite railing with sag

Schedule of Replacements Costs

2021	$0				
2022	$0	**2032**	$0	**2042**	$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	$44,747	**2037**	$0	**2047**	$0
2028	$46,081	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0

Engineering Narrative

Component includes replacement of the rear decks and railings. We observed a mix of materials at the decks. Our unit cost assumes replacement of materials similar to the recently replaced front decks. Some materials at the rear decks appear newer and the majority appears to be original. We recommend the Association budget for a phased replacement of the rear decks from 2027-2028.

Garage Doors, Metal Sectional

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.80% **Line Item: 3**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	26	Each	Current Unit Cost:	$1,150.00	
Replacement Per Phase:	26	Each	Current Cost Per Phase:	$29,900	
Replaced in Next 30-Years:	26	Each	Total Cost Next 30-Years:	$37,818	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	22 to 24		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	8		Useful Life in Oak Park Heights, MN	20 to 25	Years
Estimated First Year of Replacement:	2029		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	85	

Garage door overview

Surface condition

Lock

Garage door

Schedule of Replacements Costs

2021	$0				
2022	$0	**2032**	$0	**2042**	$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	$37,818	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0

Engineering Narrative

The garage doors are reportedly original and appear to be in fair condition. The garage door hardware and openers are owner responsibility. Based on condition, we recommend the Association anticipate a remaining useful life of 8 years and plan for replacement by 2029.

Gutters and Downspouts, Aluminum

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 4.14% **Line Item: 4**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	3,815	Linear Feet	Current Unit Cost:	$10.60	
Replacement Per Phase:	3,815	Linear Feet	Current Cost Per Phase:	$40,439	
Replaced in Next 30-Years:	3,815	Linear Feet	Total Cost Next 30-Years:	$86,771	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	4		Overall Current Condition:	Good	
Remaining Years Until Replacement:	26		Useful Life in Oak Park Heights, MN	20 to 25	Years
Estimated First Year of Replacement:	2047		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	High Priority		Priority Score	74	

Gutter and downspout connection

Downspout

Improper connection resulting in water splashing onto the siding and window - repair through operating budget

Dented downspout extension - repair as-needed through operating budget

Schedule of Replacements Costs

2021	$0				
2022	$0	**2032**	$0	**2042**	$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**	$86,771
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0

Engineering Narrative

Aluminum gutters and downspouts drain water from the Association roofs and direct it to grade. The gutters and downspouts were observed in generally good condition, with some areas that should be addressed as operating expenses. Based on the condition of the materials, we anticipate a remaining useful life of 26 years.

Roofs, Asphalt Shingles, Phased

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 17.13% **Line Item: 5**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	672	Squares	Current Unit Cost:	$390.00	
Replacement Per Phase:	224	Squares	Current Cost Per Phase:	$87,360	
Replaced in Next 30-Years:	672	Squares	Total Cost Next 30-Years:	$358,930	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	8 to 12		Overall Current Condition:	Good	
Remaining Years Until Replacement:	9		Useful Life in Oak Park Heights, MN	20 to 25	Years
Estimated First Year of Replacement:	2030		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	High Priority		Priority Score	88	

2009 roofing shingles

2009 roof overview

2012 roof with metal valley flashing

2012 laminate roofing shingles

Schedule of Replacements Costs

2021	$0				
2022	$0	**2032**	$0	**2042**	$0
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$127,968	**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	$113,786	**2040**	$0	**2050**	$0
2031	$117,177	**2041**	$0	**2051**	$0

Engineering Narrative

Roofs are comprised of laminate asphalt shingles. The roofs appear to be in good condition with no reported leaks. The ages of the roofs were determined from permit records found on the Washington County Assessor website. Based on age and condition, we recommend the Association budget for a phased replacement from 2030-2034.

Soffits and Fascia, Aluminum, Phased

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 9.87% **Line Item: 6**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	11,900	Square Feet	Current Unit Cost:	$10.55	
Replacement Per Phase:	3,967	Square Feet	Current Cost Per Phase:	$41,848	
Replaced in Next 30-Years:	11,900	Square Feet	Total Cost Next 30-Years:	$206,882	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	22 to 24		Overall Current Condition:	Good	
Remaining Years Until Replacement:	16		Useful Life in Oak Park Heights, MN	40 to 45	Years
Estimated First Year of Replacement:	2037		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	High Priority		Priority Score	74	

Soffit and fascia overview

Aluminum soffit with ventilation

Vented soffit

Fascia detail view

Schedule of Replacements Costs

2021	$0				
2022	$0	**2032**	$0	**2042**	$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**	$66,946	**2047**	$0
2028	$0	**2038**	$68,941	**2048**	$0
2029	$0	**2039**	$70,995	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0

Engineering Narrative

Component includes replacement of the prefinished aluminum soffit and fascia. The original soffit and fascia was observed in good condition with minimal issues including various nail pops. Any repairs prior to replacement should be addressed operationally. We recommend the Association budget for a phased replacement from 2037-2039, in coordination with siding replacement as noted later in this report.

Walls, Masonry, Inspection and Capital Repairs

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.34% **Line Item: 7**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	2,150	Square Feet	Current Unit Cost:	$2.00	
Replacement Per Phase:	2,150	Square Feet	Current Cost Per Phase:	$4,300	
Replaced in Next 30-Years:	2,150	Square Feet	Total Cost Next 30-Years:	$7,084	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	22 to 24		Overall Current Condition:	Good	
Remaining Years Until Replacement:	17		Useful Life in Oak Park Heights, MN	to 30 +	Years
Estimated First Year of Replacement:	2038		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	83	

Thin mortar crack

Thin mortar crack

Rust at a steel lintel over a garage door

Non-typical condition of the brick - shown at 5872

Schedule of Replacements Costs					
2021	$0				
2022	$0	**2032**	$0	**2042**	$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**	$7,084	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0

Engineering Narrative

The masonry walls appear to be in good condition overall. We note isolated mortar cracks, rusted lintels and minimal base deterioration. The issues observed during our site inspection should be addressed as part of general exterior building maintenance and funded operationally within the next year or two. This component includes a larger project in 2038 that may include replacement of larger areas of masonry walls. Updates to this study will revisit the timing of this project.

Walls, Vinyl Siding, Phased (Includes Full Wood Trim Replacement)

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 26.53% **Line Item: 8**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	70,300	Square Feet	Current Unit Cost:	$4.80	
Replacement Per Phase:	23,433	Square Feet	Current Cost Per Phase:	$112,480	
Replaced in Next 30-Years:	70,300	Square Feet	Total Cost Next 30-Years:	$556,058	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	22 to 24		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	16		Useful Life in Oak Park Heights, MN	35 to 40	Years
Estimated First Year of Replacement:	2037		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	High Priority		Priority Score	101	

Vinyl siding overview

Buckled and warped siding panels

Damaged siding panel showing exposed wood sheathing

Spot checks behind siding revealed a lack of waterproof barrier

Schedule of Replacements Costs

2021	$0				
2022	$0	**2032**	$0	**2042**	$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**	$179,937	**2047**	$0
2028	$0	**2038**	$185,300	**2048**	$0
2029	$0	**2039**	$190,821	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0

Engineering Narrative

Component includes replacement of the vinyl siding, wood trim at garage doors and wood posts at front porches. The siding was observed at many locations, and found to lack a waterproof barrier (house wrap). Lack of a waterproof barrier can result in issues prior to the end of the typical useful life of vinyl siding. At this time, the Association reports no issues with the siding. Replacement is included in a phased manner from 2037-2039, in coordination with replacement of the soffits and fascia.

Walls, Wood Trim, Paint Finishes

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.14% **Line Item: 9**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1,150	Square Feet	Current Unit Cost:	$2.60	
Replacement Per Phase:	1,150	Square Feet	Current Cost Per Phase:	$2,990	
Replaced in Next 30-Years:	5,750	Square Feet	Total Cost Next 30-Years:	$23,949	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	2 +/-		Overall Current Condition:	Good	
Remaining Years Until Replacement:	4		Useful Life in Oak Park Heights, MN	30 to 35	Years
Estimated First Year of Replacement:	2025		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	71	

Wood trim at a garage door frame

Wood trim with good finishes

Wood trim with good finishes

Wood trim at porch posts

Schedule of Replacements Costs

2021	$0				
2022	$0	**2032**	$0	**2042**	$0
2023	$0	**2033**	$0	**2043**	$5,705
2024	$0	**2034**	$4,380	**2044**	$0
2025	$3,363	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$6,607
2029	$0	**2039**	$0	**2049**	$0
2030	$3,894	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0

Engineering Narrative

Component includes paint finishes and partial replacements of the wood trim at the garage doors and the 8 wood posts located at front entrance stoops. The paint finish on the trim appears to be in good condition. We recommend the Association budget for trim painting by 2025 and every 4 to 5 years after, except when replacement occurs. Trim replacement is included with vinyl siding on the previous page.

Asphalt Pavement, Crack Repair, Patch and Partial Seal Coat

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 3.13% **Line Item: 10**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	5,275	Square Yards	Current Unit Cost:	$1.35	
Replacement Per Phase:	5,275	Square Yards	Current Cost Per Phase:	$7,121	
Replaced in Next 30-Years:	31,650	Square Yards	Total Cost Next 30-Years:	$65,529	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	4		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	1		Useful Life in Oak Park Heights, MN	3 to 5	Years
Estimated First Year of Replacement:	2022		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	81	

Cracks and previous repairs at driveway pavement

Cracks and previous repairs at driveway pavement

Cracks and previous repairs at street pavement

Old crack fill

Schedule of Replacements Costs

2021	$0				
2022	$7,333	**2032**	$9,836	**2042**	$13,194
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	$8,493	**2037**	$11,392	**2047**	$15,280
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0

Engineering Narrative

Unit cost includes crack routing and filling, spot patching as required to all street and driveway pavement; and the application of a seal coat at the driveways only. The pavement was last repaired in 2017. Repairs are recommended in 2022 and every 5 years after. We reference the reader to the following 3 pages for recommendations on pavement replacement.

Asphalt Pavement, Driveways, Replacement, Phased

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 8.95% **Line Item: 11**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1,925	Square Yards	Current Unit Cost:	$32.00	
Replacement Per Phase:	321	Square Yards	Current Cost Per Phase:	$10,267	
Replaced in Next 30-Years:	3,529	Square Yards	Total Cost Next 30-Years:	$187,612	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Varies		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	2		Useful Life in Oak Park Heights, MN	15 to 20	Years
Estimated First Year of Replacement:	2023		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	84	

Settlement in a driveway

Fatigue cracks at a driveway

Crack fill, cracks and a previous patch

New driveways at 5891-5893

Schedule of Replacements Costs

2021	$0				
2022	$0	**2032**	$0	**2042**	$0
2023	$10,888	**2033**	$0	**2043**	$19,588
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$11,890	**2036**	$0	**2046**	$21,392
2027	$12,245	**2037**	$0	**2047**	$22,029
2028	$12,610	**2038**	$0	**2048**	$22,686
2029	$12,985	**2039**	$0	**2049**	$23,362
2030	$0	**2040**	$17,936	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0

Engineering Narrative

Component includes replacement of the driveways. The driveway pavement is in fair overall condition, with some pavement appearing newer. Based on the observed condition of the pavement, we recommend the Association budget for a phased replacement of the pavement from 2023-2040, and again 20 years after.

Asphalt Pavement, Street, Mill and Overlay

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 5.34% **Line Item: 12**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	3,350	Square Yards	Current Unit Cost:	$17.00	
Replacement Per Phase:	3,350	Square Yards	Current Cost Per Phase:	$56,950	
Replaced in Next 30-Years:	3,350	Square Yards	Total Cost Next 30-Years:	$111,895	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	22 to 24		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	23		Useful Life in Oak Park Heights, MN	15 to 20	Years
Estimated First Year of Replacement:	2044		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	93	

Street overview with cracks

Fatigue cracks and a patch

Fatigue cracks and limited crack fill

Ponded water

Schedule of Replacements Costs

2021	$0				
2022	$0	**2032**	$0	**2042**	$0
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$111,895
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0

Engineering Narrative

Component includes a mill and overlay of the asphalt pavement street by 2044. Unit cost includes milling (removal) of the top layer of asphalt pavement, partial base corrections, and overlay (new installation) of a new top wear course of asphalt pavement. Mill and overlay is only possible if the base remains in good condition.

Asphalt Pavement, Street, Full-Depth Replacement

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 5.41% **Line Item: 13**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	3,350	Square Yards	Current Unit Cost:	$31.00	
Replacement Per Phase:	3,350	Square Yards	Current Cost Per Phase:	$103,850	
Replaced in Next 30-Years:	3,350	Square Yards	Total Cost Next 30-Years:	$113,414	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	22 to 24		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	3		Useful Life in Oak Park Heights, MN	15 to 20	Years
Estimated First Year of Replacement:	2024		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	93	

Fatigue cracks and previous crack fill

Large patch at the street

Fatigue cracks and limited crack fill

Asphalt pavement street

Schedule of Replacements Costs

2021	$0				
2022	$0	**2032**	$0	**2042**	$0
2023	$0	**2033**	$0	**2043**	$0
2024	$113,414	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0

Engineering Narrative

Component includes a full-depth replacement of the asphalt pavement street, including removal of both the wear course and base course, base corrections, and reinstallation of new base course and wear course by 2024. If, at the time of repaving, the base is found in good condition, the Association may opt for the less expensive mill and overlay method of repaving.

Catch Basins, Capital Repairs

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.50% **Line Item: 14**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	3	Each	Current Unit Cost:	$1,150.00	
Replacement Per Phase:	3	Each	Current Cost Per Phase:	$3,450	
Replaced in Next 30-Years:	6	Each	Total Cost Next 30-Years:	$10,546	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	22 to 24		Overall Current Condition:	Good	
Remaining Years Until Replacement:	3		Useful Life in Oak Park Heights, MN	15 to 20	Years
Estimated First Year of Replacement:	2024		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	77	

Pair of catch basins

Single catch basin

Basin interior view

Recent repairs at a catch basin

Schedule of Replacements Costs

2021	$0				
2022	$0	**2032**	$0	**2042**	$0
2023	$0	**2033**	$0	**2043**	$0
2024	$3,768	**2034**	$0	**2044**	$6,779
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0

Engineering Narrative

Storm water catch basins collect water from the street and direct it into and underground pipe system. Over time, the concrete collars, mortar and pipe connections may deteriorate, shift or sustain damage from vehicle loading. As the integrity of the basins is compromised, water and sediment may erode from the surrounding soil and create voids that lead to potholes. We recommend the Association budget for catch basin repairs by 2024 and again by 2044, in coordination with repaving, due to the interrelated nature of these elements.

Concrete Curbs and Gutters, Partial Replacement

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.38% **Line Item: 15**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1,900	Linear Feet	Current Unit Cost:	$28.00	
Replacement Per Phase:	228	Linear Feet	Current Cost Per Phase:	$6,384	
Replaced in Next 30-Years:	684	Linear Feet	Total Cost Next 30-Years:	$28,867	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Varies		Overall Current Condition:	Good	
Remaining Years Until Replacement:	3		Useful Life in Oak Park Heights, MN	to 65	Years
Estimated First Year of Replacement:	2024		Full or Partial Replacement:	Partial	36.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Low Priority		Priority Score	41	

Crack at a curb

Crack at a curb

Crack at a curb

Crack at a curb

Schedule of Replacements Costs					
2021	$0				
2022	$0	**2032**	$0	**2042**	$0
2023	$0	**2033**	$0	**2043**	$0
2024	$6,972	**2034**	$9,351	**2044**	$12,543
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0

Engineering Narrative

Component includes partial replacement of the concrete curbs and gutters located along the private street. Concrete curbs and gutters have a useful life of up to 65 years with ongoing partial replacements. We recommend replacement of 36 percent over the next 30 years.

Concrete Driveway Aprons and Sidewalks, Partial Replacement

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 2.71% **Line Item: 16**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	6,530	Square Feet	Current Unit Cost:	$11.10	
Replacement Per Phase:	522	Square Feet	Current Cost Per Phase:	$5,799	
Replaced in Next 30-Years:	3,134	Square Feet	Total Cost Next 30-Years:	$56,879	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Varies		Overall Current Condition:	Good	
Remaining Years Until Replacement:	3		Useful Life in Oak Park Heights, MN	to 65	Years
Estimated First Year of Replacement:	2024		Full or Partial Replacement:	Partial	48.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	75	

Concrete driveway apron

Sidewalk with a recent replacement

Shifted concrete slabs at a sidewalk

Crack at a sidewalk

Schedule of Replacements Costs

2021	$0				
2022	$0	**2032**	$0	**2042**	$0
2023	$0	**2033**	$0	**2043**	$0
2024	$6,333	**2034**	$8,494	**2044**	$11,393
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	$7,334	**2039**	$0	**2049**	$13,195
2030	$0	**2040**	$10,131	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0

Engineering Narrative

Component includes 1,800 square feet of concrete driveway aprons. Sidewalks and patios are owner responsibility, however at the request of the Board, we include 4,730 square feet of sidewalks leading from the driveways to the front entrances. The sidewalks leading to the rear of the units and patios are not included here. We recommend replacement of 48 percent over the next 30 years.

Irrigation System, Phased Replacements

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 2.34% **Line Item: 17**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	26	Units	Current Unit Cost:	$1,250.00	
Replacement Per Phase:	26	Units	Current Cost Per Phase:	$32,500	
Replaced in Next 30-Years:	26	Units	Total Cost Next 30-Years:	$49,026	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	22 to 24		Overall Current Condition:	Good	
Remaining Years Until Replacement:	14		Useful Life in Oak Park Heights, MN	30 to 35	Years
Estimated First Year of Replacement:	2035		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	56	

Irrigation system equipment enclosure

Irrigation system sprinkler head

Irrigation system sprinkler head

Irrigated median

Schedule of Replacements Costs

2021	$0				
2022	$0	**2032**	$0	**2042**	$0
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$49,026	**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

Engineering Narrative

Component includes the phased replacement of the property's irrigation system, including all subsurface piping, controllers, valves, sprinkler heads, etc. Annual head repairs and interim replacement of the system's controller(s) should be funded as needed from the Association's operating budget. System replacement is anticipated at the end of the typically useful life, by 2035.

Light Poles and Fixtures

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.34% **Line Item: 18**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	2	Each	Current Unit Cost:	$2,600.00	
Replacement Per Phase:	2	Each	Current Cost Per Phase:	$5,200	
Replaced in Next 30-Years:	2	Each	Total Cost Next 30-Years:	$7,183	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	22 to 24		Overall Current Condition:	Good	
Remaining Years Until Replacement:	11		Useful Life in Oak Park Heights, MN	to 30 +	Years
Estimated First Year of Replacement:	2032		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	77	

Light pole and fixture (1 of 2)

Light pole and fixture (2 of 2)

Light fixture

Fiberglass pole

Schedule of Replacements Costs					
2021	$0				
2022	$0	**2032**	$7,183	**2042**	$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**	$0
2031	$0	**2041**	$0	**2051**	$0

Engineering Narrative

Two fiberglass light poles with light fixtures are located along the private street. The original light poles and fixtures appear to be in good condition. Replacement is recommended by 2032.

Mailbox Stations

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS:	**0.35%**			**Line Item: 19**	
ESTIMATED UNIT QUANTITY			**ESTIMATED REPLACEMENT COSTS**		
Present:	2	Each	Current Unit Cost:	$2,200.00	
Replacement Per Phase:	2	Each	Current Cost Per Phase:	$4,400	
Replaced in Next 30-Years:	2	Each	Total Cost Next 30-Years:	$7,249	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	8		Overall Current Condition:	Good	
Remaining Years Until Replacement:	17		Useful Life in Oak Park Heights, MN	to 25	Years
Estimated First Year of Replacement:	2038		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	63	

Mailbox station overview

Mailbox station from 2013

Isolated chipped paint finish

Surface condition of the hinge

Schedule of Replacements Costs

2021	$0				
2022	$0	**2032**	$0	**2042**	$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**	$7,249	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0

Engineering Narrative

Component includes replacement of 2 Regency style cluster boxes. The boxes date to 2013, per the labels located on the rears of the units. Replacement is recommended by 2038. Touch up painting is considered an operating budget expense.

Retaining Walls, Masonry, Phased Replacements

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 2.33% **Line Item: 20**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	700	Square Feet	Current Unit Cost:	$45.00	
Replacement Per Phase:	700	Square Feet	Current Cost Per Phase:	$31,500	
Replaced in Next 30-Years:	700	Square Feet	Total Cost Next 30-Years:	$48,933	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	to 24		Overall Current Condition:	Good	
Remaining Years Until Replacement:	15		Useful Life in Oak Park Heights, MN	35 to 40	Years
Estimated First Year of Replacement:	2036		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	60	

Masonry retaining wall overview

Masonry retaining wall overview

Masonry retaining wall overview

Masonry retaining wall overview

Schedule of Replacements Costs

2021	$0				
2022	$0	**2032**	$0	**2042**	$0
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$48,933	**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

Engineering Narrative

Masonry retaining walls are located along the south perimeter of the property at multiple locations. Some of the walls appear newer. The retaining walls are in good condition. Replacement is recommended by 2036.

Retaining Walls, Timber, Replace with Masonry

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.27% **Line Item: 21**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	120	Square Feet	Current Unit Cost:	$45.00	
Replacement Per Phase:	120	Square Feet	Current Cost Per Phase:	$5,400	
Replaced in Next 30-Years:	120	Square Feet	Total Cost Next 30-Years:	$5,727	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	22 to 24		Overall Current Condition:	Poor	
Remaining Years Until Replacement:	2		Useful Life in Oak Park Heights, MN	15 to 20	Years
Estimated First Year of Replacement:	2023		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	95	

Timber retaining wall with multiple tiers

Rot at the wall

Single timber retaining wall

Aged timber

Schedule of Replacements Costs

2021	$0				
2022	$0	**2032**	$0	**2042**	$0
2023	$5,727	**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**	$0
2031	$0	**2041**	$0	**2051**	$0

Engineering Narrative

Timber retaining walls are located at units 5851 and 5853. The walls are in poor condition with aged timbers and rot observed. There is no evidence of imminent failure. We therefore recommend the Association budget for replacement by 2023 with masonry retaining walls.

Signage

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.32% **Line Item: 22**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Each	Current Unit Cost:	$4,200.00	
Replacement Per Phase:	1	Each	Current Cost Per Phase:	$4,200	
Replaced in Next 30-Years:	1	Each	Total Cost Next 30-Years:	$6,719	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	3 to 4		Overall Current Condition:	Very Good	
Remaining Years Until Replacement:	16		Useful Life in Oak Park Heights, MN	15 to 20	Years
Estimated First Year of Replacement:	2037		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Low Priority		Priority Score	48	

Signage overview

Signage overview

Cracked concrete cap

Surface condition of the signage

Schedule of Replacements Costs					
2021	$0				
2022	$0	**2032**	$0	**2042**	$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**	$6,719	**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

Engineering Narrative

Component includes replacement of the signage, replacement of the wood framing and posts, and repairs to the masonry supports. The entrance signage provides a good first impression to guests and potential owners. Replacement is recommended by 2037.

Reserve Study Update

OTHER COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 0.14% **Line Item: 23**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Each	Current Unit Cost:	$2,595.00	
Replacement Per Phase:	1	Each	Current Cost Per Phase:	$2,595	
Replaced in Next 30-Years:	1	Each	Total Cost Next 30-Years:	$2,834	
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 Oak Park Heights, MN	to 3	Years
Estimated First Year of Replacement:	2024		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating			Priority Score		

BUILDING RESERVES

To Request a Reserve Study Update proposal, email:

PROPOSALS@BUILDINGRESERVES.COM

or Click Here

REQUEST RESERVE STUDY UPDATE PROPOSAL

Use Reference Number:

200279

Schedule of Replacements Costs					
2021	$0				
2022	$0	**2032**	$0	**2042**	$0
2023	$0	**2033**	$0	**2043**	$0
2024	$2,834	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0

Engineering Narrative

It is necessary to update the Association's 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: 8/26/2020

Customer: East Oaks Owners Association

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

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

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

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

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

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

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

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

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

Service Contract

Contract Date: 8/26/2020

Customer: East Oaks Owners Association

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

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

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

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

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

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

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

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