



RESERVE STUDY

For

Chelsea Woods Association
1505 Yuma Ln N
Minneapolis, MN

Date of Inspection: April 21, 2020

Revision #2: September 14, 2020



This Reserve Study was:

- Submitted by Building Reserves on: September 14, 2020
- Inspected and prepared by: Mike Bentley, 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.



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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 - <i>Low Priority, Deferrable, Highly Recommended</i> NEW	●	●	●
Prioritization Score - <i>Easily see projects sorted in order of high to low priority</i> NEW	●	●	●
Responsibility Matrix NEW	●	●	●
Comparative Reserve Balance Scenarios at Varying Interest Rates NEW	●	●	●



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Not Included. Request PMP Proposal at: PROPOSALS@BUILDINGRESERVES.COM

Revisions

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

Updates

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

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

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Use Reference Number:

16427U

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Use Reference Number:

16427U

FUNDING SUMMARY

Current Funding

Current Reserve Status as of:	January 1, 2021
Current Reserve Balance:	\$1,115,000
Current Annual Reserve Contributions:	\$139,000
Current Reserve Contribution per Unit per Month (Ave.):	\$51.71
Current Operating Budget:	\$755,875
Current Percentage of Operating Budget to Reserve Account:	18.39%

(Unaudited Cash Status Of the Reserve Fund)

Recommended Funding

Recommended Fund Start as of:	January 1, 2021
Recommended Annual Reserve Contribution:	\$165,800
<i>Per Unit Per Month (Average):</i>	<i>\$61.68</i>
Recommended Special Assessment:	\$0
<i>Per Unit Per Month (Average):</i>	<i>\$0.00</i>
Total Recommended Reserve Contribution:	\$165,800
<i>Per Unit Per Month (Average):</i>	<i>\$61.68</i>

Recommended Adjustment

Recommended Adjustment in Annual Reserve Contribution:	\$26,800
<i>Per Unit per Month (Average):</i>	<i>\$9.97</i>

Total Suggested Annual Reserve Contributions For Next 30-Years								
Year	\$	% Adjustment	Year	\$	% Adjustment	Year	\$	% Adjustment
2021	\$165,800	19.3%	2031	\$325,500	3.0%	2041	\$436,600	3.0%
2022	\$192,600	16.2%	2032	\$335,200	3.0%	2042	\$449,600	3.0%
2023	\$219,400	13.9%	2033	\$345,200	3.0%	2043	\$463,000	3.0%
2024	\$246,200	12.2%	2034	\$355,500	3.0%	2044	\$476,800	3.0%
2025	\$273,000	10.9%	2035	\$366,100	3.0%	2045	\$491,000	3.0%
2026	\$281,100	3.0%	2036	\$377,000	3.0%	2046	\$505,600	3.0%
2027	\$289,500	3.0%	2037	\$388,200	3.0%	2047	\$520,700	3.0%
2028	\$298,100	3.0%	2038	\$399,800	3.0%	2048	\$536,200	3.0%
2029	\$307,000	3.0%	2039	\$411,700	3.0%	2049	\$552,200	3.0%
2030	\$316,100	3.0%	2040	\$424,000	3.0%	2050	\$568,700	3.0%

Special Assessments

This recommended funding plan does NOT include any special assessments

PROPERTY OVERVIEW

Client Profile

Client Reference Number:	16427U
Type of Study:	Full Reserve Study
Date of Non-Invasive Inspection:	April 21, 2020
Date of Study Shipment:	September 14, 2020
Fiscal Year Start and End:	Jan 1 - Dec 31

Community Description

Type of Development:	HOA
Number of Units:	224
Number of Buildings:	120
Year(s) Built:	1972-1976



What Is A Reserve Study? Why Have One Done?

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

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

A Reserve Study: A Multi-Functional Tool

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

Other Advantages Of Reserve Studies Include:

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

ANALYSIS METHODS AND FUNDING STRATEGIES

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

Building Reserves employs the following funding strategies:

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

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

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

FINANCIAL PARAMETERS

Interest Rate	1.80%
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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%
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Obtained from averages of top national cost indexes as well as Building Reserves' proprietary cost database information.

# of Units	224
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Current Total Operating Income	\$	755,875
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Obtained from the Annual Budget, provided by the Board of Directors and/or management.

Current Annual Reserve Contribution	\$	139,000
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Obtained from the Annual Budget, provided by the Board of Directors and/or management.

Current Monthly Reserve Contribution	\$	11,583
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Obtained from the Annual Budget, provided by the Board of Directors and/or management.

Current Reserve Balance	\$	1,115,000
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Unaudited reserve balance, obtained from the Board of Directors and/or management.

Reserve Balance Date	1/1/2021
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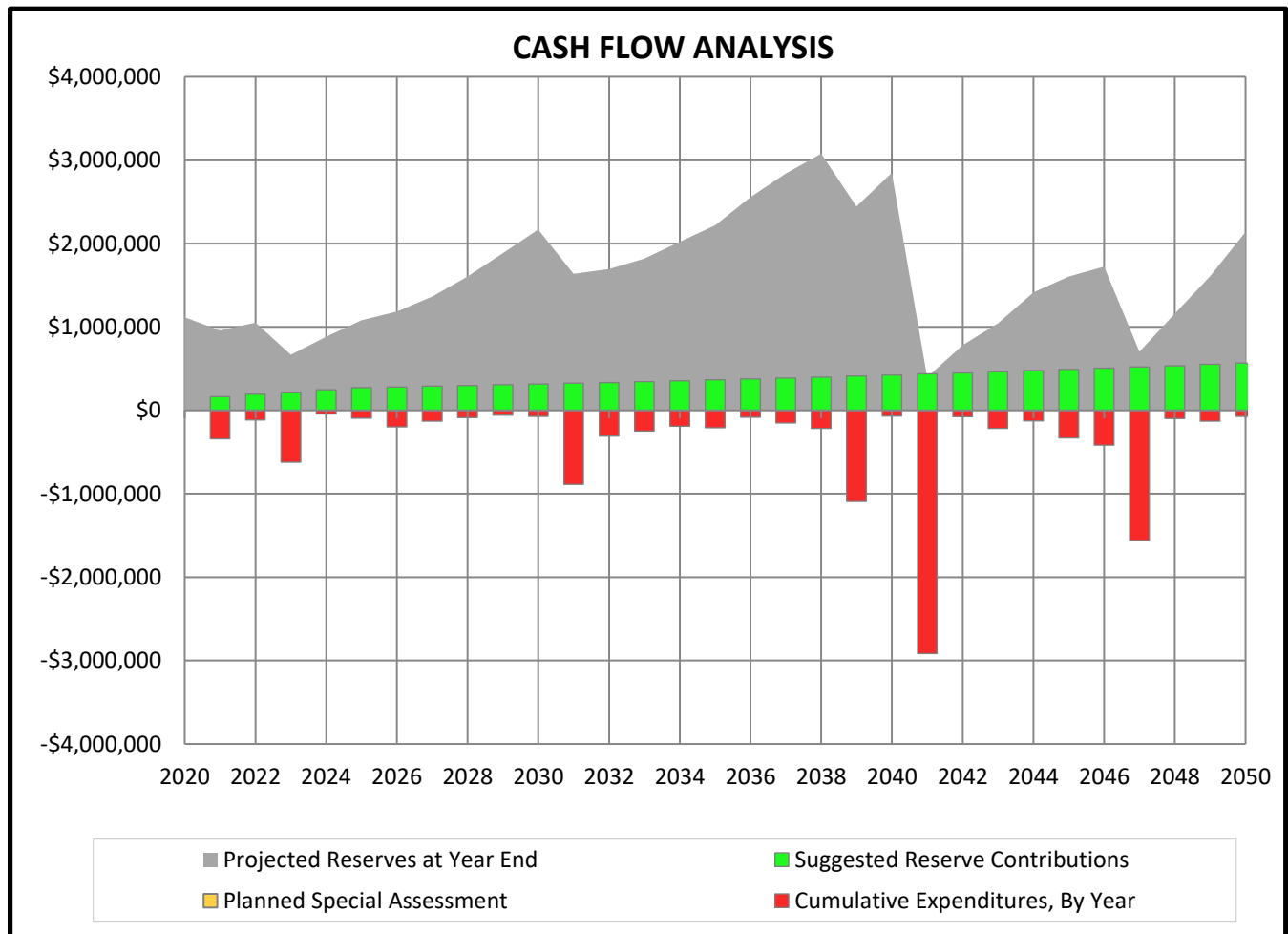
Fiscal Year	Jan 1 - Dec 31
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Start Date of Recommended Funding Plan	1/1/2021
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Projected Reserve Balance at Start of Funding Plan	\$	1,115,000
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Calculated 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 September 14, 2020

By Building Reserves, Inc.

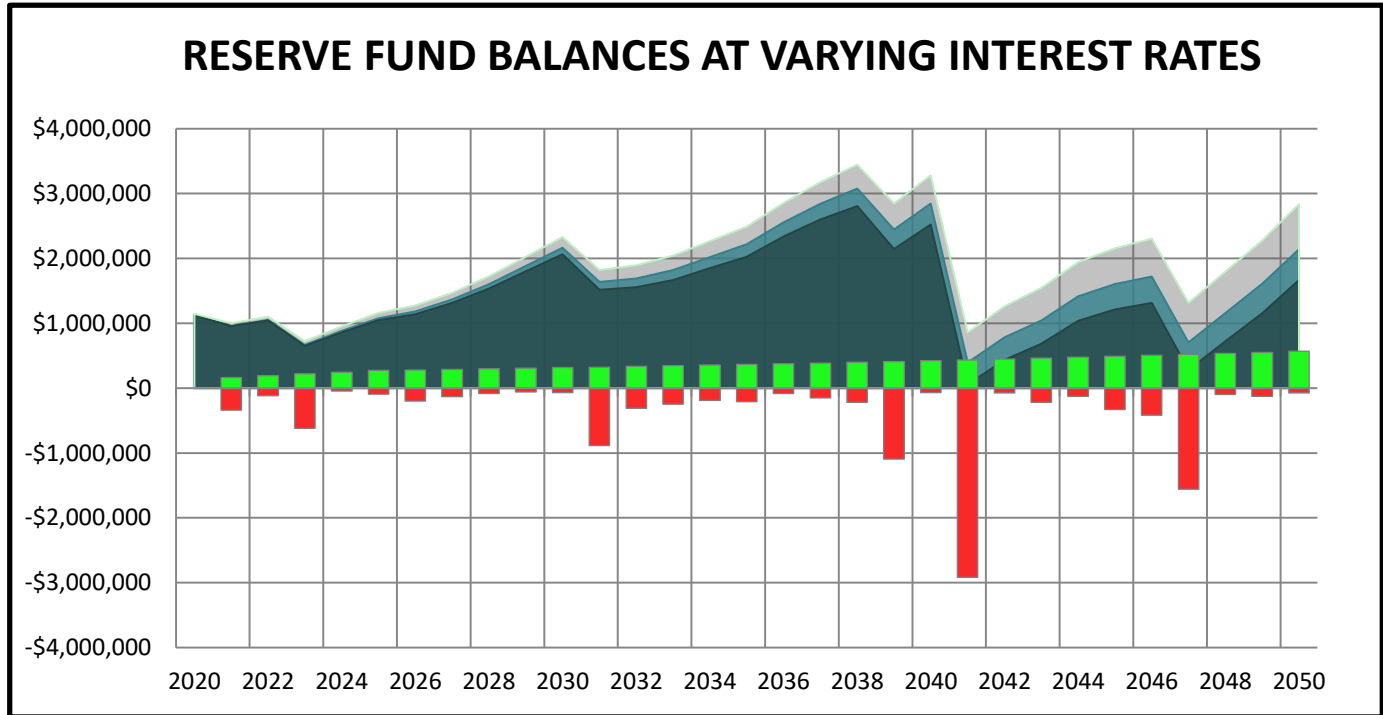
This Reserve Study was:

- Inspected and Prepared by: Mike Bentley, 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.

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.



■ Suggested Reserve Contributions

■ Special Assessments

■ Cumulative Expenditures, By Year

Projected Reserves at Year End, 0.90%

- 30-Year Cumulative Interest: \$384,114

Projected Reserves at Year End, 1.80%

- 30-Year Cumulative Interest: \$857,609
- This interest rate is used as the basis for the recommended cash flow within this report
- This interest rate is based on how reserve funds are currently being invested, or the interest rate provided by the Board of Directors and/or Management

Projected Reserves at Year End, 2.70%

- 30-Year Cumulative Interest: \$1,557,804

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 **\$5,000**

Long-Lived Components are classified as:

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

Unit Owner Responsibilities are classified as:

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

Components Maintained by Others are classified as:

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

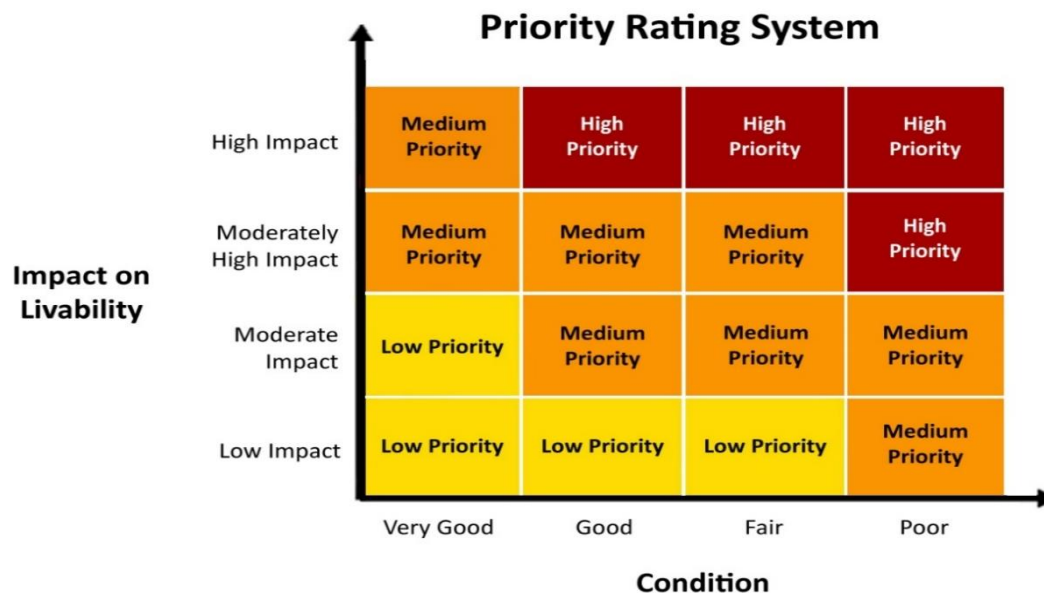
RESPONSIBILITY MATRIX

Component Name	Association-Responsibility			Owner	Other
	Reserve	Operating	Long-Lived		
All Exterior Building Elements Except Painting and Garage Light Fixtures				X	
Asphalt Pavement, Driveways, Crack Repair, Patch and Repaving				X	
Asphalt Pavement, Driveways, Seal Coat and Walking Path Repairs	X				
Asphalt Pavement, Streets, Chip Seal	X				
Asphalt Pavement, Streets, Crack Repair and Patching	X				
Asphalt Pavement, Streets, Repaving, Full-Depth Replacement (Incl. Curbs and Drains)	X				
Asphalt Pavement, Walking Paths, Repaving, Full-Depth Replacement, Phased	X				
Bridges, Pedestrian, Wood, Phased Replacement	X				
COMMON BUILDING COMPONENTS	X				
Electrical and Plumbing Systems, Serving Individual Unit(s)				X	
Electrical Systems, Common, Capital Repairs		X			
Electrical Systems, Common, Complete Replacement			X		
Fences, Wood, Split-Rail, County Road 6	X				
Fire Detection Devices, Serving Individual Unit(s)				X	
Fire Hydrants					X
Foundation, Office			X		
Heating, Ventilation, and Air Conditioning, Serving Individual Unit(s)				X	
Interior Renovations, Office, Partial	X				
Irrigation System, Annual Repairs and Interim Controller Replacements		X			
Irrigation System, Phased Replacements	X				
Landscaping Improvements, Ash Tree Removal/Replacement	X				
Light Bulbs, Common Fixtures		X			
Light Fixtures, Exterior	X				
Light Poles and Fixtures					X
Mailbox Stations	X				
Maintenance Items Normally Funded through the Operating Budget		X			
Motors		X			
Office, Building HVAC and Water Heater		X			
Pipes, Subsurface Utilities, Laterals, Sanitary Sewer, Office and Pools			X		
Pipes, Subsurface Utilities, Laterals, Sanitary Sewer, Serving Individual Unit(s)				X	
Pipes, Subsurface Utilities, Laterals, Water Supply, Office and Pools			X		
Pipes, Subsurface Utilities, Laterals, Water Supply, Serving Individual Unit(s)				X	
Pipes, Subsurface Utilities, Mains and Laterals, Gas					X
Pipes, Subsurface Utilities, Mains, Sanitary Sewer					X
Pipes, Subsurface Utilities, Mains, Water Supply					X
Pipes, Subsurface Utilities, Storm Water			X		
Pipes, Subsurface, Common, Inspections		X			
Ponds and Creeks, Weirs, Repairs and Replacements, Phased	X				
Ponds, Aerator, Island Pond	X				
Ponds, Bathymetric Surveys		X			
Ponds, Sediment Removal					X
Ponds, Water Quality Maintenance and/or Chemical Treatments		X			
Pool Covers	X				
Pool Decks, Concrete, Partial Replacements	X				
Pool Fences, Wood, Replacement	X				
Pool Furniture	X				
Pool Mechanical Equipment, Phased Replacement	X				
Pool Resurfacing, North Pool (Incl. Coping and Waterline Tile)	X				
Pool Resurfacing, South Pool (Incl. Coping and Waterline Tile)	X				
Pool Structural Shell, North Pool, Replacement			X		
Pool Structural Shell, South Pool, Replacement (Incl. Deck)	X				
Pool, Safety Signage and Equipment		X			
Reserve Study Update	X				
Retaining Wall, County Road 6					X
Roof Assemblies, Shingles, Gutters and Downspouts	X				
Security Systems, FOB Access	X				
Signage, Address	X				

RESPONSIBILITY MATRIX

<u>Component Name</u>	Association-Responsibility			Owner	Other
	Reserve	Operating	Long-Lived		
Signage, Monument (Incl. Lighting)	X				
Site Furnishings, Dog Waste Stations		X			
Street Systems, 18th Avenue North					X
Street Systems, Yuma Lane					X
Structural Building Frame, Office			X		
Tennis and Basketball Courts, Major Renovation	X				
Tennis Court, North Court, Color Coat	X				
Tennis Court, North Court, Fence, Chain Link	X				
Tennis Court, North Court, Surface Replacement	X				
Unit Interiors				X	
Utility Boxes and Meters					X
Valves		X			
Vehicle, Gator	X				
Vehicle, Pick-Up, 2012 Chevy 2012	X				
Walls and Trim, Paint Finishes, Touch-Up				X	
Walls, Exterior Buildings, Engineering Analysis	X				
Walls, Exterior Buildings, Paint Finishes	X				
Windows and Doors, Common Buildings	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
1	EXTERNAL BUILDING COMPONENTS			
2	Light Fixtures, Exterior	Medium Priority	Poor	Moderate Impact
3	Walls, Exterior Buildings, Engineering Analysis	Medium Priority	Fair	Moderately High Impact
3	Walls, Exterior Buildings, Paint Finishes	Medium Priority	Fair	Moderately High Impact
	SITE COMPONENTS			
4	Asphalt Pavement, Driveways, Seal Coat and Walking Path Repairs	Medium Priority	Good	Moderately High Impact
5	Asphalt Pavement, Streets, Crack Repair and Patching	Medium Priority	Fair	Moderately High Impact
6	Asphalt Pavement, Streets, Chip Seal	Medium Priority	Fair	Moderately High Impact
7	Asphalt Pavement, Streets, Repaving, Full-Depth Replacement (Incl.	Medium Priority	Good	Moderately High Impact
8	Asphalt Pavement, Walking Paths, Repaving, Full-Depth Replacement	Medium Priority	Fair	Moderately High Impact
9	Bridges, Pedestrian, Wood, Phased Replacement	Medium Priority	Fair	Moderately High Impact
10	Fences, Wood, Split-Rail, County Road 6	Low Priority	Very Good	Low Impact
11	Irrigation System, Phased Replacements	Medium Priority	Fair	Moderate Impact
12	Landscaping Improvements, Ash Tree Removal/Replacement	Medium Priority	Fair	Moderate Impact
13	Mailbox Stations	Medium Priority	Good	Moderately High Impact
14	Ponds, Aerator, Island Pond	Medium Priority	Good	Moderate Impact
15	Ponds and Creeks, Weirs, Repairs and Replacements, Phased	Medium Priority	Poor	Moderate Impact
16	Signage, Address	Medium Priority	Good	Moderate Impact
17	Signage, Monument (Incl. Lighting)	Medium Priority	Good	Moderate Impact
18	Tennis and Basketball Courts, Major Renovation	High Priority	Poor	Moderately High Impact
19	Tennis Court, North Court, Color Coat	High Priority	Poor	Moderately High Impact
20	Tennis Court, North Court, Fence, Chain Link	Medium Priority	Poor	Moderate Impact
21	Tennis Court, North Court, Surface Replacement	High Priority	Poor	Moderately High Impact
22	Vehicle, Gator	Medium Priority	Good	Moderately High Impact
23	Vehicle, Pick-Up, 2012 Chevy 2012	Medium Priority	Fair	Moderately High Impact
	COMMON BUILDING COMPONENTS			
24	Interior Renovations, Office, Partial	Low Priority	Fair	Low Impact
25	Roof Assemblies, Shingles, Gutters and Downspouts	Medium Priority	Fair	Moderately High Impact
26	Windows and Doors, Common Buildings	Medium Priority	Fair	Moderately High Impact
	POOL COMPONENTS			
27	Pool Covers	Medium Priority	Good	Moderate Impact

PRIORITY CHART CONTINUED

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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.

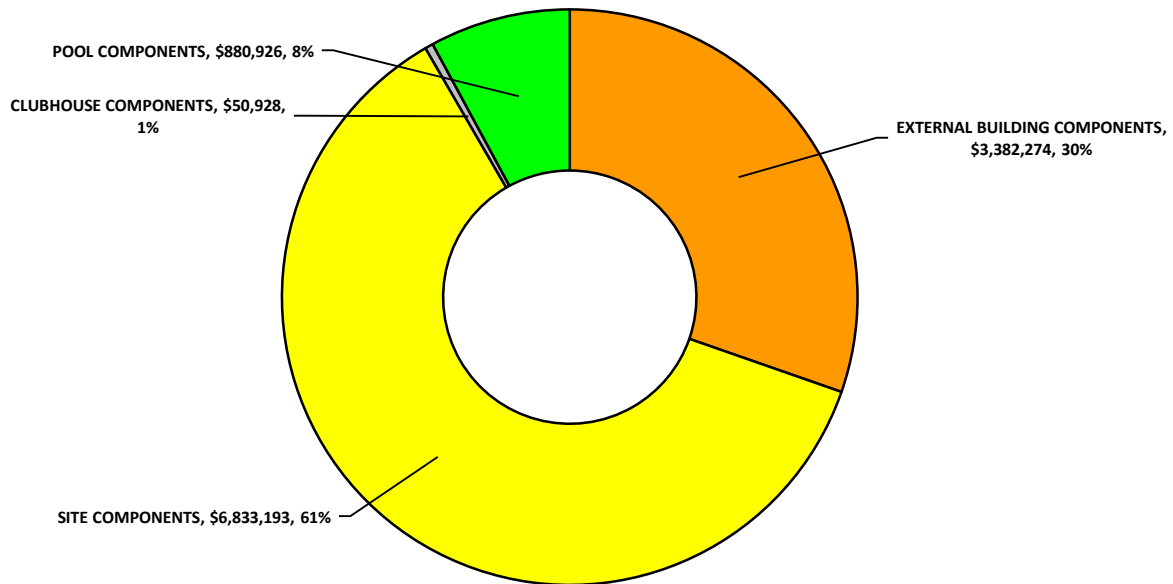
1 to 10 Rating: 1 = Low Desirability; 10 = High Desirability

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
18	Tennis and Basketball Courts, Major Renovation	1	2	8	9	112
19	Tennis Court, North Court, Color Coat	6	2	7	9	107
21	Tennis Court, North Court, Surface Replacement	26	2	7	9	107
30	Pool Fences, Wood, Replacement	6	4	10	7	106
33	Pool Resurfacing, South Pool (Incl. Coping and Waterline Tile)	2	3	8	9	105
8	Asphalt Pavement, Walking Paths, Repaving, Full-Depth Replacement	1	3	8	7	103
29	Pool Furniture	1	1	5	8	103
15	Ponds and Creeks, Weirs, Repairs and Replacements, Phased	1	1	5	7	102
1	Light Fixtures, Exterior	3	2	5	9	97
34	Pool Structural Shell, South Pool, Replacement (Incl. Deck)	12	4	8	7	96
20	Tennis Court, North Court, Fence, Chain Link	26	2	5	7	95
28	Pool Decks, Concrete, Partial Replacements	22	5	9	8	95
3	Walls, Exterior Buildings, Paint Finishes	3	4	7	9	93
5	Asphalt Pavement, Streets, Crack Repair and Patching	2	4	7	8	92
6	Asphalt Pavement, Streets, Chip Seal	6	4	7	8	92
2	Walls, Exterior Buildings, Engineering Analysis	1	5	7	6	83
4	Asphalt Pavement, Driveways, Seal Coat and Walking Path Repairs	2	6	8	8	83
9	Bridges, Pedestrian, Wood, Phased Replacement	1	5	7	6	83
25	Roof Assemblies, Shingles, Gutters and Downspouts	4	4	6	4	83
26	Windows and Doors, Common Buildings	10	4	6	4	83
31	Pool Mechanical Equipment, Phased Replacement	2	6	8	7	82
35	Security Systems, FOB Access	8	7	9	6	79
7	Asphalt Pavement, Streets, Repaving, Full-Depth Replacement (Incl. Vehicle, Pick-Up, 2012 Chevy 2012	21	6	7	8	78
23	Landscaping Improvements, Ash Tree Removal/Replacement	5	5	6	5	77
12	Irrigation System, Phased Replacements	1	5	4	7	69
11	Signage, Address	11	5	4	6	68
16	Mailbox Stations	5	6	5	8	68
13	Pool Covers	14	7	6	6	64
27	Signage, Monument (Incl. Lighting)	6	6	5	4	64
17	Interior Renovations, Office, Partial	7	7	5	8	61
24	Vehicle, Gator	3	4	1	3	57
22	Pool Resurfacing, North Pool (Incl. Coping and Waterline Tile)	8	8	6	5	56
32	Ponds, Aerator, Island Pond	11	10	8	9	56
14	Fences, Wood, Split-Rail, County Road 6	1	8	4	6	47
10	Fences, Wood, Split-Rail, County Road 6	19	9	1	3	22
10	Fences, Wood, Split-Rail, County Road 6	19	9	1	3	22

QUANTITY AND COST PROJECTIONS FOR NEXT 30-YEARS

Graph Illustrates Total Future Cost of Replacement By Property Class



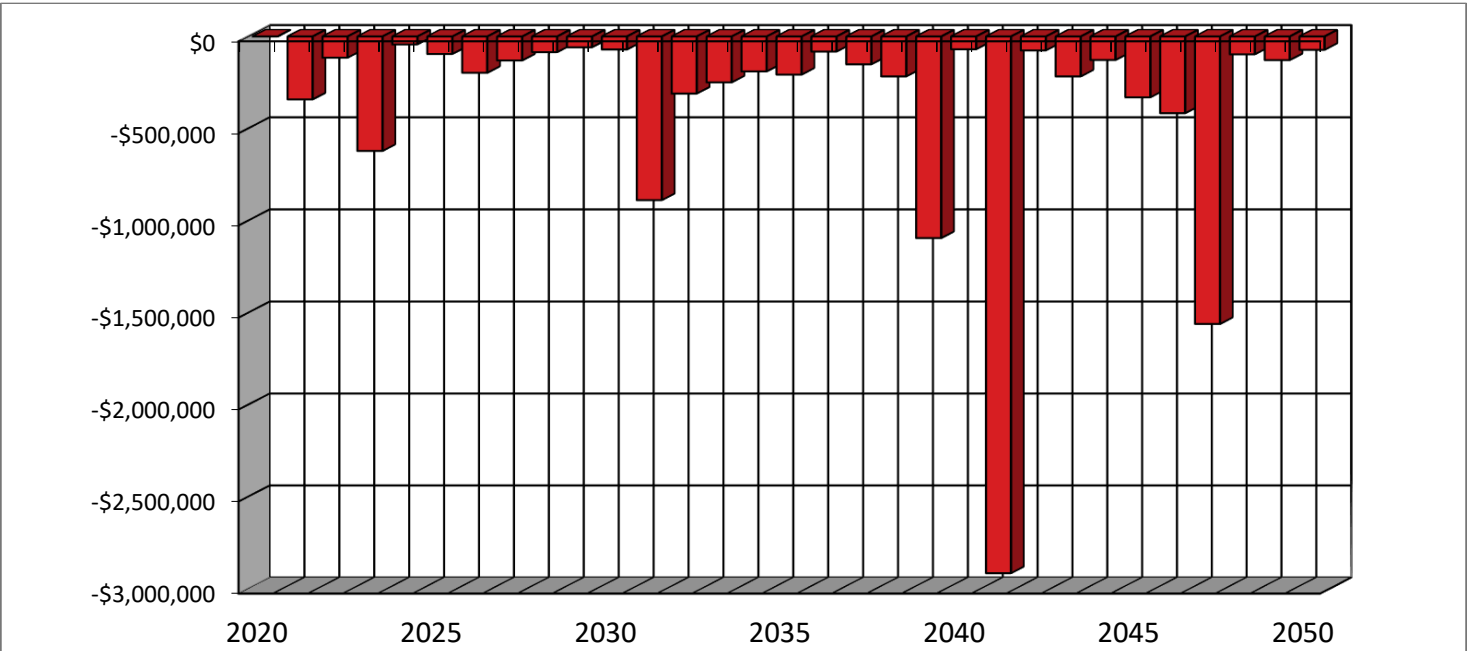
Reserve Inventory		Replacement Quantities			Replacement Costs		
Line Item	Reserve Component Listed by Property Class	Units	Per Phase	Total for 30-Years	Unit Cost	Current Cost Per Phase	Total Future Cost
1	EXTERNAL BUILDING COMPONENTS						
2	Light Fixtures, Exterior	Each	233	466	\$160.00	\$37,280	\$123,090
3	Walls, Exterior Buildings, Engineering Analysis	Allowance	1	4	\$15,000.00	\$15,000	\$90,950
3	Walls, Exterior Buildings, Paint Finishes	Square Feet	615,900	2,463,600	\$0.80	\$492,720	\$3,168,235
	SITE COMPONENTS						
4	Asphalt Pavement, Driveways, Seal Coat and Walking Path Repairs	Square Yards	14,160	99,120	\$2.05	\$29,028	\$323,515
5	Asphalt Pavement, Streets, Crack Repair and Patching	Square Yards	21,560	150,920	\$0.75	\$16,170	\$181,531
6	Asphalt Pavement, Streets, Chip Seal	Square Yards	21,560	86,240	\$3.20	\$68,992	\$449,915
7	Asphalt Pavement, Streets, Repaving, Full-Depth Replacement (Incl. of Base)	Square Yards	21,560	21,560	\$70.51	\$1,520,200	\$2,816,510
8	Asphalt Pavement, Walking Paths, Repaving, Full-Depth Replacement	Square Yards	307	1,533	\$30.00	\$9,200	\$69,492
9	Bridges, Pedestrian, Wood, Phased Replacement	Each	2	10	\$7,282.97	\$14,566	\$110,024
10	Fences, Wood, Split-Rail, County Road 6	Linear Feet	565	565	\$22.00	\$12,430	\$21,716
11	Irrigation System, Phased Replacements	Zones	25	127	\$1,500.00	\$38,100	\$296,951
12	Landscaping Improvements, Ash Tree Removal/Replacement	Allowance	1	30	\$30,000.00	\$30,000	\$1,465,042
13	Mailbox Stations	Each	23	23	\$2,000.00	\$46,000	\$69,390
14	Ponds, Aerator, Island Pond	Each	6	18	\$8,000.00	\$48,000	\$218,307
15	Ponds and Creeks, Weirs, Repairs and Replacements, Phased	Allowance	1	3	\$25,000.00	\$25,000	\$118,699
16	Signage, Address	Each	17	34	\$440.00	\$7,480	\$24,249
17	Signage, Monument (Incl. Lighting)	Each	4	8	\$5,750.00	\$23,000	\$79,071
18	Tennis and Basketball Courts, Major Renovation	Allowance	1	1	\$168,902.00	\$168,902	\$168,902
19	Tennis Court, North Court, Color Coat	Square Yards	800	3,200	\$9.00	\$7,200	\$43,390
20	Tennis Court, North Court, Fence, Chain Link	Linear Feet	275	275	\$60.00	\$16,500	\$35,405
21	Tennis Court, North Court, Surface Replacement	Square Yards	800	800	\$60.00	\$48,000	\$102,995
22	Vehicle, Gator	Each	1	3	\$12,500.00	\$12,500	\$65,460
23	Vehicle, Pick-Up, 2012 Chevy 2012	Each	1	3	\$36,000.00	\$36,000	\$172,628
	COMMON BUILDING COMPONENTS						
24	Interior Renovations, Office, Partial	Allowance	1	2	\$5,400.00	\$5,400	\$16,507
25	Roof Assemblies, Shingles, Gutters and Downspouts	Squares	22	44	\$375.00	\$8,250	\$25,971
26	Windows and Doors, Common Buildings	Square Feet	180	180	\$35.00	\$6,300	\$8,450
	POOL COMPONENTS						
27	Pool Covers	Square Feet	2,785	8,355	\$5.00	\$13,925	\$68,763

QUANTITY AND COST PROJECTIONS FOR NEXT 30-YEARS CONTINUED

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LIFE ANALYSIS AND CONDITION ASSESSMENT

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

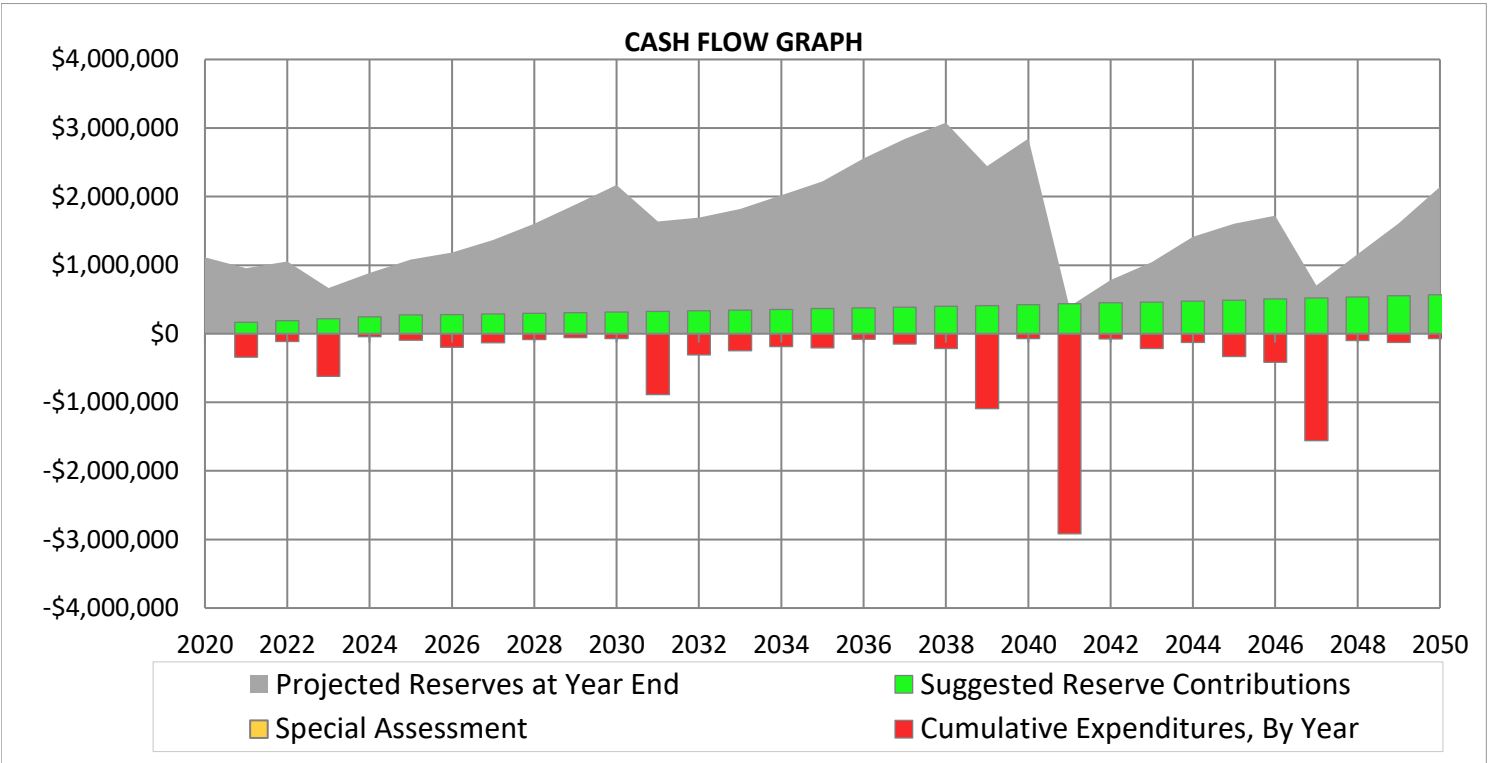


Reserve Inventory		Life Analysis and Condition Assessment				
Line Item	Reserve Component Listed by Property Class	Useful life	Remaining Useful Life	Estimated 1st Replacement Year	Estimated Current Age	Current Condition
EXTERNAL BUILDING COMPONENTS						
1	Light Fixtures, Exterior	20 to 25	3	2023	Unknown	Poor
2	Walls, Exterior Buildings, Engineering Analysis	to 8	1	2021	N/A	Fair
3	Walls, Exterior Buildings, Paint Finishes	to 8	3	2023	4 to 5	Fair
SITE COMPONENTS						
4	Asphalt Pavement, Driveways, Seal Coat and Walking Path Repairs	3 to 5	2	2022	1	Good
5	Asphalt Pavement, Streets, Crack Repair and Patching	3 to 5	2	2022	Unknown	Fair
6	Asphalt Pavement, Streets, Chip Seal	to 6	6	2026	11 to 13	Fair
7	Asphalt Pavement, Streets, Repaving, Full-Depth Replacement (Incl.	15 to 20	21	2041	11 to 13	Good
8	Asphalt Pavement, Walking Paths, Repaving, Full-Depth Replacement	15 to 20	1	2021	Unknown	Fair
9	Bridges, Pedestrian, Wood, Phased Replacement	15 to 20	1	2021	Unknown	Fair
10	Fences, Wood, Split-Rail, County Road 6	15 to 20	19	2039	1	Very Good
11	Irrigation System, Phased Replacements	30 to 35	11	2031	Varies	Fair
12	Landscaping Improvements, Ash Tree Removal/Replacement	ongoing	1	2021	Varies	Fair
13	Mailbox Stations	to 25	14	2034	8	Good
14	Ponds, Aerator, Island Pond	to 15	1	2021	2	Good
15	Ponds and Creeks, Weirs, Repairs and Replacements, Phased	to 15	1	2021	Unknown	Poor
16	Signage, Address	15 to 20	5	2025	13 to 15	Good
17	Signage, Monument (Incl. Lighting)	15 to 20	7	2027	13 to 15	Good
18	Tennis and Basketball Courts, Major Renovation	N/A	1	2021	Unknown	Poor
19	Tennis Court, North Court, Color Coat	4 to 6	6	2026	8	Poor
20	Tennis Court, North Court, Fence, Chain Link	25 to 30	26	2046	Unknown	Poor
21	Tennis Court, North Court, Surface Replacement	25 to 30	26	2046	Unknown	Poor
22	Vehicle, Gator	to 10	8	2028	2	Good
23	Vehicle, Pick-Up, 2012 Chevy 2012	10 to 15	5	2025	8	Fair
COMMON BUILDING COMPONENTS						
24	Interior Renovations, Office, Partial	to 20	3	2023	Unknown	Fair
25	Roof Assemblies, Shingles, Gutters and Downspouts	15 to 20	4	2024	Unknown	Fair
26	Windows and Doors, Common Buildings	35 to 45	10	2030	Unknown	Fair
POOL COMPONENTS						
27	Pool Covers	6 to 10	6	2026	4	Good

LIFE ANALYSIS AND CONDITION ASSESSMENT CONTINUED

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



NOTE: 2020 includes funding data from
1/1/2021 - End of Fiscal Year

	Start Year	1	2	3	4	5	6	7	8	9	10
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
+ Reserves at Beginning of Year	\$1,115,000	1,115,000	957,934	1,053,394	666,958	883,975	1,079,486	1,183,640	1,365,946	1,605,620	1,885,145
+ Suggested Reserve Contribution	\$0	165,800	192,600	219,400	246,200	273,000	281,100	289,500	298,100	307,000	316,100
Annual Reserve Adjustment (%)		19.3%	16.2%	13.9%	12.2%	10.9%	3.0%	3.0%	3.0%	3.0%	3.0%
+ Special Assessment	\$0	0	0	0	0	0	0	0	0	0	0
+ Estimated Interest Earned	\$0	18,490	17,940	15,345	13,834	17,514	20,186	22,742	26,506	31,137	36,144
+ Cumulative Expenditure, By Year	\$0	-341,356	-115,080	-621,181	-43,017	-95,003	-197,131	-129,936	-84,932	-58,612	-70,378
= Projected Reserves at Year End	\$1,115,000	957,934	1,053,394	666,958	883,975	1,079,486	1,183,640	1,365,946	1,605,620	1,885,145	2,167,010

	11	12	13	14	15	16	17	18	19	20
	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
+ Reserves at Beginning of Year	2,167,010	1,638,387	1,693,510	1,821,236	2,021,365	2,218,477	2,556,281	2,841,645	3,077,666	2,444,897
+ Suggested Reserve Contribution	325,500	335,200	345,200	355,500	366,100	377,000	388,200	399,800	411,700	424,000
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	33,943	29,720	31,351	34,275	37,818	42,590	48,148	52,799	49,260	47,200
+ Cumulative Expenditure, By Year	-888,066	-309,797	-248,825	-189,646	-206,806	-81,786	-150,984	-216,578	-1,093,729	-69,356
= Projected Reserves at Year End	1,638,387	1,693,510	1,821,236	2,021,365	2,218,477	2,556,281	2,841,645	3,077,666	2,444,897	2,846,742

	21	22	23	24	25	26	27	28	29	30
	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
+ Reserves at Beginning of Year	2,846,742	397,014	781,500	1,044,047	1,415,276	1,603,118	1,722,161	704,433	1,160,558	1,609,237
+ Suggested Reserve Contribution	436,600	449,600	463,000	476,800	491,000	505,600	520,700	536,200	552,200	568,700
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	28,933	10,512	16,283	21,936	26,923	29,661	21,645	16,635	24,706	33,433
+ Cumulative Expenditure, By Year	-2,915,261	-75,626	-216,736	-127,507	-330,081	-416,218	-1,560,073	-96,710	-128,227	-72,395
= Projected Reserves at Year End	397,014	781,500	1,044,047	1,415,276	1,603,118	1,722,161	704,433	1,160,558	1,609,237	2,138,975

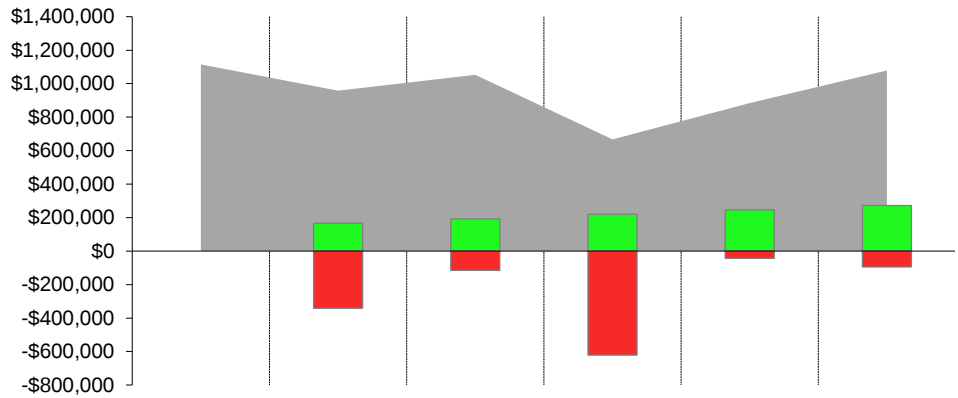
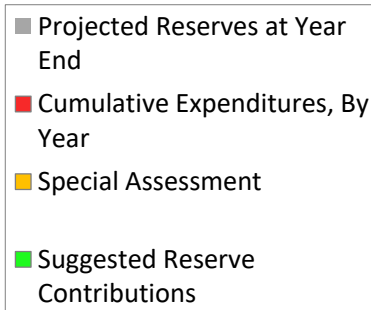
DIVISION 1: YEARS 1-5 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials:

2.98%

Interest Earned on Invested Reserves:

1.80%



		2020	2021	2022	2023	2024	2025
+	Reserves at Beginning of Year	1,115,000	1,115,000	957,934	1,053,394	666,958	883,975
+	Suggested Reserve Contribution		165,800	192,600	219,400	246,200	273,000
	Annual Reserve Adjustment (%)		19.3%	16.2%	13.9%	12.2%	10.9%
+	Special Assessment						
+	Estimated Interest Earned on Invested Reserves		18,490	17,940	15,345	13,834	17,514
+	Cumulative Expenses, By Year		-341,356	-115,080	-621,181	-43,017	-95,003
=	Projected Reserves at Year End	1,115,000	957,934	1,053,394	666,958	883,975	1,079,486
Line Item	Reserve Component Listed by Property Class	Year Start	1	2	3	4	5
		2020	2021	2022	2023	2024	2025
	EXTERNAL BUILDING COMPONENTS						
1	Light Fixtures, Exterior				40,713		
2	Walls, Exterior Buildings, Engineering Analysis		15,447				
3	Walls, Exterior Buildings, Paint Finishes				538,095		
	SITE COMPONENTS						
4	Asphalt Pavement, Driveways, Seal Coat and Walking Path Repairs			30,784			
5	Asphalt Pavement, Streets, Crack Repair and Patching			17,148			
6	Asphalt Pavement, Streets, Chip Seal						
7	Asphalt Pavement, Streets, Repaving, Full-Depth Replacement (Incl. C						
8	Asphalt Pavement, Walking Paths, Repaving, Full-Depth Replacement		9,474				
9	Bridges, Pedestrian, Wood, Phased Replacement		15,000				
10	Fences, Wood, Split-Rail, County Road 6						
11	Irrigation System, Phased Replacements						
12	Landscaping Improvements, Ash Tree Removal/Replacement		30,894	31,815	32,763	33,739	34,744
13	Mailbox Stations						
14	Ponds, Aerator, Island Pond		45,000				
15	Ponds and Creeks, Weirs, Repairs and Replacements, Phased		25,745				
16	Signage, Address						8,663
17	Signage, Monument (Incl. Lighting)						
18	Tennis and Basketball Courts, Major Renovation		168,902				
19	Tennis Court, North Court, Color Coat						
20	Tennis Court, North Court, Fence, Chain Link						
21	Tennis Court, North Court, Surface Replacement						
22	Vehicle, Gator						
23	Vehicle, Pick-Up, 2012 Chevy 2012						41,693
	COMMON BUILDING COMPONENTS						
24	Interior Renovations, Office, Partial				5,897		
25	Roof Assemblies, Shingles, Gutters and Downspouts					9,278	
26	Windows and Doors, Common Buildings						
	POOL COMPONENTS						
27	Pool Covers						

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

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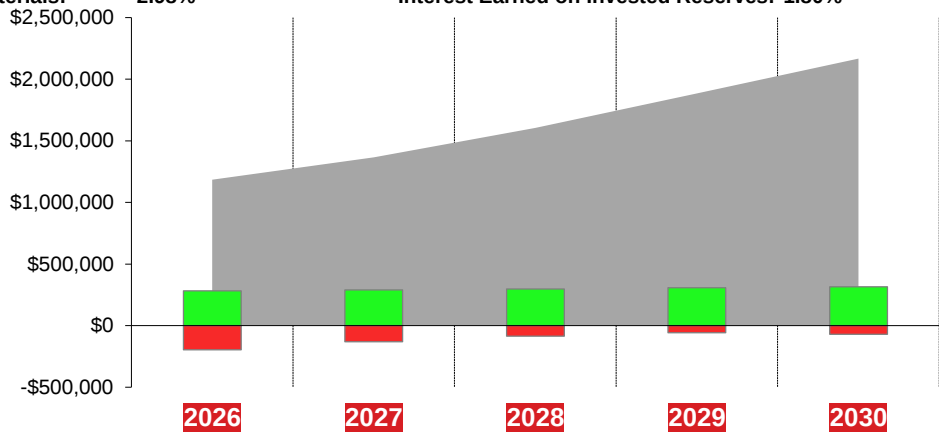
DIVISION 2: YEARS 6-10 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials:

2.98%

Interest Earned on Invested Reserves: 1.80%

- Projected Reserves at Year End
- Cumulative Expenditures, By Year
- Special Assessment
- Suggested Reserve Contributions



		2026	2027	2028	2029	2030
+	Reserves at Beginning of Year	1,079,486	1,183,640	1,365,946	1,605,620	1,885,145
+	Suggested Reserve Contribution	281,100	289,500	298,100	307,000	316,100
	Annual Reserve Adjustment (%)	3.0%	3.0%	3.0%	3.0%	3.0%
+	Special Assessment					
+	Estimated Interest Earned on Invested Reserves	20,186	22,742	26,506	31,137	36,144
+	Cumulative Expenditure, By Year	-197,131	-129,936	-84,932	-58,612	-70,378
=	Projected Reserves at Year End	1,183,640	1,365,946	1,605,620	1,885,145	2,167,010
Line Item	Reserve Component Listed by Property Class	6	7	8	9	10
		2026	2027	2028	2029	2030
	EXTERNAL BUILDING COMPONENTS					
1	Light Fixtures, Exterior					
2	Walls, Exterior Buildings, Engineering Analysis				19,537	
3	Walls, Exterior Buildings, Paint Finishes					
	SITE COMPONENTS					
4	Asphalt Pavement, Driveways, Seal Coat and Walking Path Repairs		35,652			
5	Asphalt Pavement, Streets, Crack Repair and Patching	19,285				21,689
6	Asphalt Pavement, Streets, Chip Seal	82,284				
7	Asphalt Pavement, Streets, Repaving, Full-Depth Replacement (Incl. C					
8	Asphalt Pavement, Walking Paths, Repaving, Full-Depth Replacement		11,299			
9	Bridges, Pedestrian, Wood, Phased Replacement		17,890			
10	Fences, Wood, Split-Rail, County Road 6					
11	Irrigation System, Phased Replacements					
12	Landscaping Improvements, Ash Tree Removal/Replacement	35,780	36,846	37,944	39,075	40,239
13	Mailbox Stations					
14	Ponds, Aerator, Island Pond					
15	Ponds and Creeks, Weirs, Repairs and Replacements, Phased					
16	Signage, Address					
17	Signage, Monument (Incl. Lighting)		28,249			
18	Tennis and Basketball Courts, Major Renovation					
19	Tennis Court, North Court, Color Coat	8,587				
20	Tennis Court, North Court, Fence, Chain Link					
21	Tennis Court, North Court, Surface Replacement					
22	Vehicle, Gator			15,810		
23	Vehicle, Pick-Up, 2012 Chevy 2012					
	COMMON BUILDING COMPONENTS					
24	Interior Renovations, Office, Partial					
25	Roof Assemblies, Shingles, Gutters and Downspouts					
26	Windows and Doors, Common Buildings					8,450
	POOL COMPONENTS					
27	Pool Covers	16,608				

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

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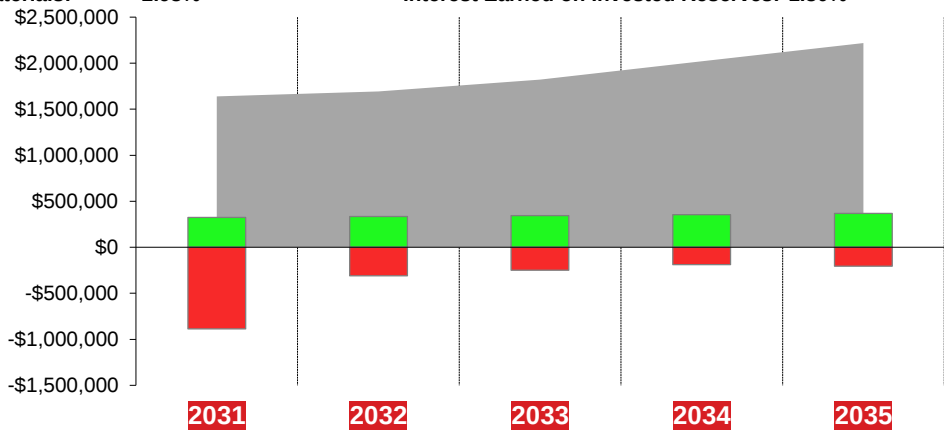
DIVISION 3: YEARS 11-15 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials:

2.98%

Interest Earned on Invested Reserves: 1.80%

- Projected Reserves at Year End
- Cumulative Expenditures, By Year
- Special Assessment
- Suggested Reserve Contributions



		2031	2032	2033	2034	2035
+	Reserves at Beginning of Year	2,167,010	1,638,387	1,693,510	1,821,236	2,021,365
+	Suggested Reserve Contribution	325,500	335,200	345,200	355,500	366,100
	Annual Reserve Adjustment (%)	3.0%	3.0%	3.0%	3.0%	3.0%
+	Special Assessment					
+	Estimated Interest Earned on Invested Reserves	33,943	29,720	31,351	34,275	37,818
+	Cumulative Expenditure, By Year	-888,066	-309,797	-248,825	-189,646	-206,806
=	Projected Reserves at Year End	1,638,387	1,693,510	1,821,236	2,021,365	2,218,477
Line Item	Reserve Component Listed by Property Class	11	12	13	14	15
		2031	2032	2033	2034	2035
1	EXTERNAL BUILDING COMPONENTS					
2	Light Fixtures, Exterior					
3	Walls, Exterior Buildings, Engineering Analysis					
3	Walls, Exterior Buildings, Paint Finishes	680,584				
	SITE COMPONENTS					
4	Asphalt Pavement, Driveways, Seal Coat and Walking Path Repairs	40,096				45,093
5	Asphalt Pavement, Streets, Crack Repair and Patching				24,392	
6	Asphalt Pavement, Streets, Chip Seal		98,137			
7	Asphalt Pavement, Streets, Repaving, Full-Depth Replacement (Incl. C					
8	Asphalt Pavement, Walking Paths, Repaving, Full-Depth Replacement			13,476		
9	Bridges, Pedestrian, Wood, Phased Replacement			21,337		
10	Fences, Wood, Split-Rail, County Road 6					
11	Irrigation System, Phased Replacements	52,627		55,810		59,186
12	Landscaping Improvements, Ash Tree Removal/Replacement	41,438	42,673	43,945	45,254	46,603
13	Mailbox Stations				69,390	
14	Ponds, Aerator, Island Pond			70,312		
15	Ponds and Creeks, Weirs, Repairs and Replacements, Phased				37,712	
16	Signage, Address					
17	Signage, Monument (Incl. Lighting)					
18	Tennis and Basketball Courts, Major Renovation					
19	Tennis Court, North Court, Color Coat	9,945				
20	Tennis Court, North Court, Fence, Chain Link					
21	Tennis Court, North Court, Surface Replacement					
22	Vehicle, Gator					
23	Vehicle, Pick-Up, 2012 Chevy 2012					55,924
	COMMON BUILDING COMPONENTS					
24	Interior Renovations, Office, Partial					
25	Roof Assemblies, Shingles, Gutters and Downspouts					
26	Windows and Doors, Common Buildings					
	POOL COMPONENTS					
27	Pool Covers					

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

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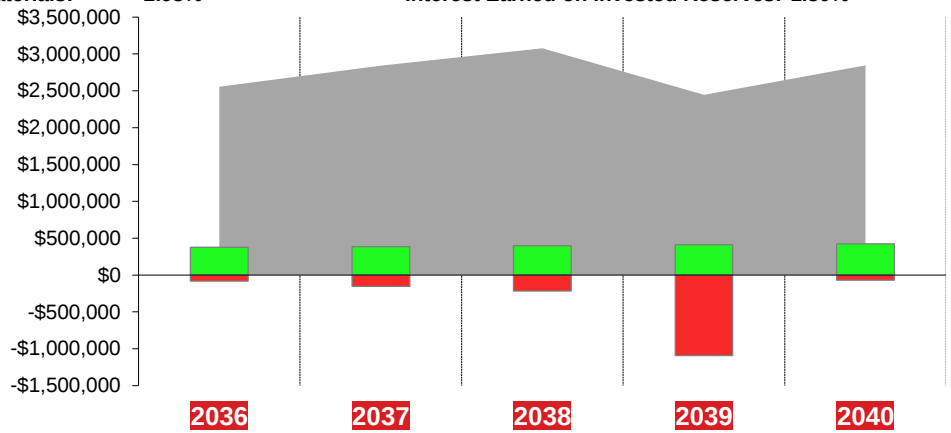
DIVISION 4: YEARS 16-20 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials:

2.98%

Interest Earned on Invested Reserves: 1.80%

- Projected Reserves at Year End
- Cumulative Expenditures, By Year
- Special Assessment
- Suggested Reserve Contributions



		2036	2037	2038	2039	2040
+	Reserves at Beginning of Year	2,218,477	2,556,281	2,841,645	3,077,666	2,444,897
+	Suggested Reserve Contribution	377,000	388,200	399,800	411,700	424,000
	Annual Reserve Adjustment (%)	3.0%	3.0%	3.0%	3.0%	3.0%
+	Special Assessment					
+	Estimated Interest Earned on Invested Reserves	42,590	48,148	52,799	49,260	47,200
+	Cumulative Expenditure, By Year	-81,786	-150,984	-216,578	-1,093,729	-69,356
=	Projected Reserves at Year End	2,556,281	2,841,645	3,077,666	2,444,897	2,846,742
Line Item	Reserve Component Listed by Property Class	16	17	18	19	20
		2036	2037	2038	2039	2040
	EXTERNAL BUILDING COMPONENTS					
1	Light Fixtures, Exterior					
2	Walls, Exterior Buildings, Engineering Analysis		24,711			
3	Walls, Exterior Buildings, Paint Finishes				860,806	
	SITE COMPONENTS					
4	Asphalt Pavement, Driveways, Seal Coat and Walking Path Repairs				50,713	
5	Asphalt Pavement, Streets, Crack Repair and Patching			27,432		
6	Asphalt Pavement, Streets, Chip Seal			117,044		
7	Asphalt Pavement, Streets, Repaving, Full-Depth Replacement (Incl. C					
8	Asphalt Pavement, Walking Paths, Repaving, Full-Depth Replacement				16,073	
9	Bridges, Pedestrian, Wood, Phased Replacement				25,447	
10	Fences, Wood, Split-Rail, County Road 6				21,716	
11	Irrigation System, Phased Replacements		62,766		66,563	
12	Landscaping Improvements, Ash Tree Removal/Replacement	47,992	49,422	50,895	52,411	53,973
13	Mailbox Stations					
14	Ponds, Aerator, Island Pond					
15	Ponds and Creeks, Weirs, Repairs and Replacements, Phased					
16	Signage, Address					
17	Signage, Monument (Incl. Lighting)					
18	Tennis and Basketball Courts, Major Renovation					
19	Tennis Court, North Court, Color Coat	11,518				
20	Tennis Court, North Court, Fence, Chain Link					
21	Tennis Court, North Court, Surface Replacement					
22	Vehicle, Gator			21,206		
23	Vehicle, Pick-Up, 2012 Chevy 2012					
	COMMON BUILDING COMPONENTS					
24	Interior Renovations, Office, Partial					
25	Roof Assemblies, Shingles, Gutters and Downspouts					
26	Windows and Doors, Common Buildings					
	POOL COMPONENTS					
27	Pool Covers	22,276				

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

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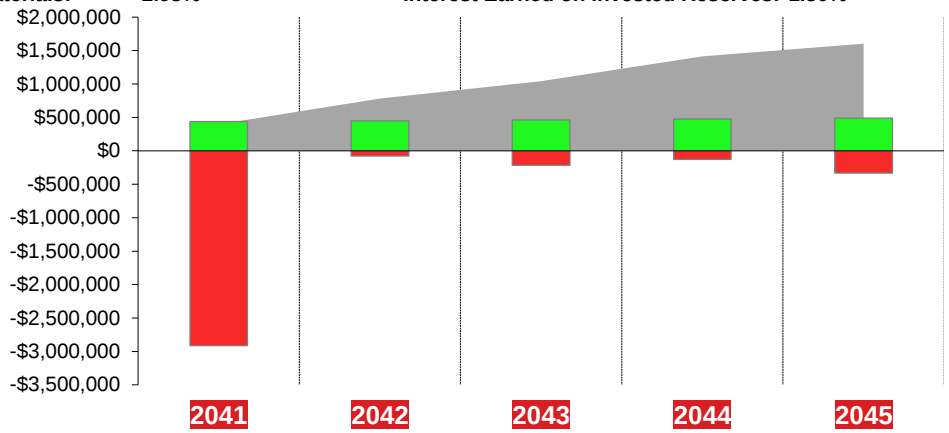
DIVISION 5: YEARS 21-25 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials:

2.98%

Interest Earned on Invested Reserves: 1.80%

- Projected Reserves at Year End
- Cumulative Expenditures, By Year
- Special Assessment
- Suggested Reserve Contributions



		2041	2042	2043	2044	2045
+	Reserves at Beginning of Year	2,846,742	397,014	781,500	1,044,047	1,415,276
+	Suggested Reserve Contribution	436,600	449,600	463,000	476,800	491,000
	Annual Reserve Adjustment (%)	3.0%	3.0%	3.0%	3.0%	3.0%
+	Special Assessment					
+	Estimated Interest Earned on Invested Reserves	28,933	10,512	16,283	21,936	26,923
+	Cumulative Expenditure, By Year	-2,915,261	-75,626	-216,736	-127,507	-330,081
=	Projected Reserves at Year End	397,014	781,500	1,044,047	1,415,276	1,603,118
Line Item	Reserve Component Listed by Property Class	21	22	23	24	25
		2041	2042	2043	2044	2045
	EXTERNAL BUILDING COMPONENTS					
1	Light Fixtures, Exterior					
2	Walls, Exterior Buildings, Engineering Analysis					31,255
3	Walls, Exterior Buildings, Paint Finishes					
	SITE COMPONENTS					
4	Asphalt Pavement, Driveways, Seal Coat and Walking Path Repairs			57,034		
5	Asphalt Pavement, Streets, Crack Repair and Patching					33,692
6	Asphalt Pavement, Streets, Chip Seal					
7	Asphalt Pavement, Streets, Repaving, Full-Depth Replacement (Incl. C	2,816,510				
8	Asphalt Pavement, Walking Paths, Repaving, Full-Depth Replacement					19,169
9	Bridges, Pedestrian, Wood, Phased Replacement					30,350
10	Fences, Wood, Split-Rail, County Road 6					
11	Irrigation System, Phased Replacements					
12	Landscaping Improvements, Ash Tree Removal/Replacement	55,582	57,238	58,944	60,700	62,509
13	Mailbox Stations					
14	Ponds, Aerator, Island Pond					
15	Ponds and Creeks, Weirs, Repairs and Replacements, Phased					
16	Signage, Address					15,586
17	Signage, Monument (Incl. Lighting)					
18	Tennis and Basketball Courts, Major Renovation					
19	Tennis Court, North Court, Color Coat	13,340				
20	Tennis Court, North Court, Fence, Chain Link					
21	Tennis Court, North Court, Surface Replacement					
22	Vehicle, Gator					
23	Vehicle, Pick-Up, 2012 Chevy 2012					75,011
	COMMON BUILDING COMPONENTS					
24	Interior Renovations, Office, Partial			10,610		
25	Roof Assemblies, Shingles, Gutters and Downspouts				16,693	
26	Windows and Doors, Common Buildings					
	POOL COMPONENTS					
27	Pool Covers					

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

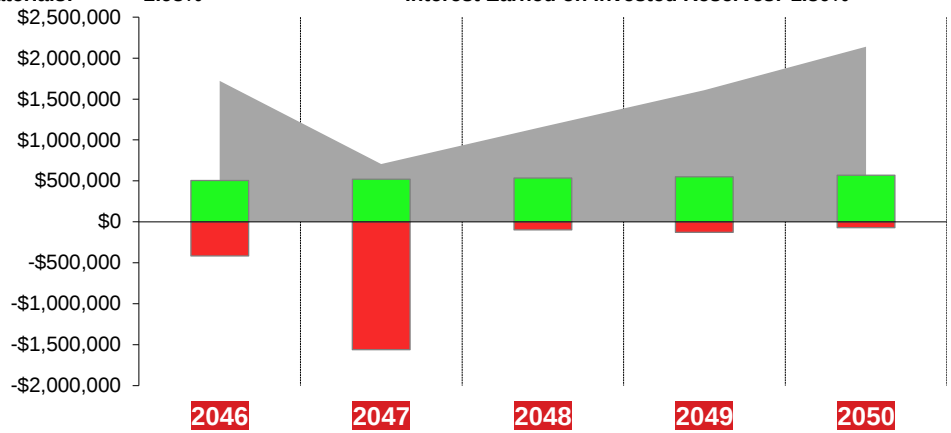
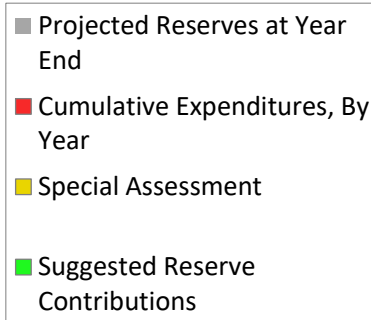
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DIVISION 6: YEARS 26-30 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials:

2.98%

Interest Earned on Invested Reserves: 1.80%



		2046	2047	2048	2049	2050
+	Reserves at Beginning of Year	1,603,118	1,722,161	704,433	1,160,558	1,609,237
+	Suggested Reserve Contribution	505,600	520,700	536,200	552,200	568,700
	Annual Reserve Adjustment (%)	3.0%	3.0%	3.0%	3.0%	3.0%
+	Special Assessment					
+	Estimated Interest Earned on Invested Reserves	29,661	21,645	16,635	24,706	33,433
+	Cumulative Expenditure, By Year	-416,218	-1,560,073	-96,710	-128,227	-72,395
=	Projected Reserves at Year End	1,722,161	704,433	1,160,558	1,609,237	2,138,975
Line Item	Reserve Component Listed by Property Class	26	27	28	29	30
		2046	2047	2048	2049	2050
	EXTERNAL BUILDING COMPONENTS					
1	Light Fixtures, Exterior		82,377			
2	Walls, Exterior Buildings, Engineering Analysis					
3	Walls, Exterior Buildings, Paint Finishes		1,088,750			
	SITE COMPONENTS					
4	Asphalt Pavement, Driveways, Seal Coat and Walking Path Repairs		64,142			
5	Asphalt Pavement, Streets, Crack Repair and Patching				37,892	
6	Asphalt Pavement, Streets, Chip Seal		152,450			
7	Asphalt Pavement, Streets, Repaving, Full-Depth Replacement (Incl. C					
8	Asphalt Pavement, Walking Paths, Repaving, Full-Depth Replacement					
9	Bridges, Pedestrian, Wood, Phased Replacement					
10	Fences, Wood, Split-Rail, County Road 6					
11	Irrigation System, Phased Replacements					
12	Landscaping Improvements, Ash Tree Removal/Replacement	64,372	66,290	68,266	70,300	72,395
13	Mailbox Stations					
14	Ponds, Aerator, Island Pond	102,995				
15	Ponds and Creeks, Weirs, Repairs and Replacements, Phased		55,242			
16	Signage, Address					
17	Signage, Monument (Incl. Lighting)		50,822			
18	Tennis and Basketball Courts, Major Renovation					
19	Tennis Court, North Court, Color Coat					
20	Tennis Court, North Court, Fence, Chain Link	35,405				
21	Tennis Court, North Court, Surface Replacement	102,995				
22	Vehicle, Gator			28,444		
23	Vehicle, Pick-Up, 2012 Chevy 2012					
	COMMON BUILDING COMPONENTS					
24	Interior Renovations, Office, Partial					
25	Roof Assemblies, Shingles, Gutters and Downspouts					
26	Windows and Doors, Common Buildings					
	POOL COMPONENTS					
27	Pool Covers	29,879				

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

[illegible]

Light Fixtures, Exterior

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.10%

LINE ITEM: 1

ESTIMATED UNIT QUANTITY

Present:	233	Each
Replacement Per Phase:	233	Each
Replaced in Next 30-Years:	466	Each

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$160.00
Current Cost Per Phase:	\$37,280
Total Cost Next 30-Years:	\$123,090

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	Unknown
Remaining Years Until Replacement:	3
Estimated First Year of Replacement:	2023

CONDITION AND USEFUL LIFE

Overall Current Condition:	Poor
Useful Life in Minneapolis, MN	20 to 25 Years
Full or Partial Replacement:	Full

PRIORITY RATING

Priority Rating	Medium Priority
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PRIORITY SCORE

Priority Score	97
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Light fixture at single family home garage



Peeling finishes



Peeling finishes



Light fixture at office

Schedule of Replacements Costs

2020	\$0	2031	\$0	2041	\$0
2021	\$0	2032	\$0	2042	\$0
2022	\$0	2033	\$0	2043	\$0
2023	\$40,713	2034	\$0	2044	\$0
2024	\$0	2035	\$0	2045	\$0
2025	\$0	2036	\$0	2046	\$0
2026	\$0	2037	\$0	2047	\$82,377
2027	\$0	2038	\$0	2048	\$0
2028	\$0	2039	\$0	2049	\$0
2029	\$0	2040	\$0	2050	\$0

Engineering Narrative

Our inspection notes 1 exterior building light fixture for each residential garage and 9 light fixtures at the common buildings. The ages of these fixtures were not available at the time of inspection. We note several fixtures with significant finish deterioration. We include an allowance to replace the light fixtures by 2023 and again by 2047, immediately following exterior building paint finish applications.

Walls, Exterior Buildings, Engineering Analysis

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.82%

Line Item: 2

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	1	Allowance	Current Unit Cost:	\$15,000.00
Replacement Per Phase:	1	Allowance	Current Cost Per Phase:	\$15,000
Replaced in Next 30-Years:	4	Allowance	Total Cost Next 30-Years:	\$90,950
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	N/A		Overall Current Condition:	Fair
Remaining Years Until Replacement:	1		Useful Life in Minneapolis, MN	to 8 Years
Estimated First Year of Replacement:	2021		Full or Partial Replacement:	Full
PRIORITY RATING			PRIORITY SCORE	
Priority Rating	Medium Priority		Priority Score	83



Townhome rears



Soffit, siding and trim



Typical siding



Loose soffit

Schedule of Replacements Costs					
2020	\$0				
2021	\$15,447	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$0
2025	\$0	2035	\$0	2045	\$31,255
2026	\$0	2036	\$0	2046	\$0
2027	\$0	2037	\$24,711	2047	\$0
2028	\$0	2038	\$0	2048	\$0
2029	\$19,537	2039	\$0	2049	\$0
2030	\$0	2040	\$0	2050	\$0

Engineering Narrative
While the Association is responsible for the cost of paint finish applications at the residential buildings, unit owners are responsible for the cost of siding repairs and replacements. The siding comprises a mix of natural wood, composite hardboard, LP SmartSide and fiber cement siding. The Association will likely conduct a thorough inspection of the siding and trim to identify necessary repairs prior to paint finish applications. The cost to repair or replace siding and trim at residential buildings is the responsibility of unit owners. We include an allowance for this site investigation 2 years prior to any painting project, as discussed on the following page.

Walls, Exterior Buildings, Paint Finishes

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 28.41%

Line Item: 3

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	615,900	Square Feet	Current Unit Cost:	\$0.80
Replacement Per Phase:	615,900	Square Feet	Current Cost Per Phase:	\$492,720
Replaced in Next 30-Years:	2,463,600	Square Feet	Total Cost Next 30-Years:	\$3,168,235
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	4 to 5		Overall Current Condition:	Fair
Remaining Years Until Replacement:	3		Useful Life in Minneapolis, MN	to 8 Years
Estimated First Year of Replacement:	2023		Full or Partial Replacement:	Full
PRIORITY RATING			PRIORITY SCORE	
Priority Rating	Medium Priority		Priority Score	93



Chipped paint finishes at garage trim



Poor paint finish at fascia



Rust at fastener



Siding deterioration at chimney chase

Schedule of Replacements Costs					
2020	\$0				
2021	\$0	2031	\$680,584	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$538,095	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	\$1,088,750
2028	\$0	2038	\$0	2048	\$0
2029	\$0	2039	\$860,806	2049	\$0
2030	\$0	2040	\$0	2050	\$0

Engineering Narrative
The exteriors of the residential buildings, garages, common buildings and common wood fences are protected by a paint finish. The Association last painted the community between 2015 and 2016. We include allowances for future paint finish applications by 2023 and every 8 years after. Our cost includes allowances to repair/replace the siding at the common buildings as needed. The cost to repair or replace siding and trim at residential buildings is the responsibility of unit owners.

Asphalt Pavement, Driveways, Seal Coat and Walking Path Repairs

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 2.90%

Line Item: 4

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	14,160	Square Yards	Current Unit Cost:	\$2.05
Replacement Per Phase:	14,160	Square Yards	Current Cost Per Phase:	\$29,028
Replaced in Next 30-Years:	99,120	Square Yards	Total Cost Next 30-Years:	\$323,515
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	1		Overall Current Condition:	Good
Remaining Years Until Replacement:	2		Useful Life in Minneapolis, 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	83



Typical driveway



Driveway seal coat in good condition



Trip hazard at walking path



Isolated failing seal coat

Schedule of Replacements Costs					
2020	\$0				
2021	\$0	2031	\$40,096	2041	\$0
2022	\$30,784	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$57,034
2024	\$0	2034	\$0	2044	\$0
2025	\$0	2035	\$45,093	2045	\$0
2026	\$0	2036	\$0	2046	\$0
2027	\$35,652	2037	\$0	2047	\$64,142
2028	\$0	2038	\$0	2048	\$0
2029	\$0	2039	\$50,713	2049	\$0
2030	\$0	2040	\$0	2050	\$0

Engineering Narrative
Our site inspection notes approximately 13,240 square yards of driveway pavement and 920 square yards of common walking paths. The Association seal coated the driveways in 2019 and they appear in good overall condition. The cost of crack repairs, patching and driveway replacement is the unit owner responsibility. We include an allowance for future driveway seal coat applications and repairs to the walking paths by 2022, 2027 and every 4 years after.

Asphalt Pavement, Streets, Crack Repair and Patching

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.63%

Line Item: 5

ESTIMATED UNIT QUANTITY

Present:	21,560	Square Yards
Replacement Per Phase:	21,560	Square Yards
Replaced in Next 30-Years:	150,920	Square Yards

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$0.75
Current Cost Per Phase:	\$16,170
Total Cost Next 30-Years:	\$181,531

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	Unknown
Remaining Years Until Replacement:	2
Estimated First Year of Replacement:	2022

CONDITION AND USEFUL LIFE

Overall Current Condition:	Fair	
Useful Life in Minneapolis, MN	3 to 5	Years
Full or Partial Replacement:	Full	

PRIORITY RATING

Priority Rating	Medium Priority
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PRIORITY SCORE

Priority Score	92
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Longitudinal cracks at street



Longitudinal cracks at street



Previous crack repair



Street overview

Schedule of Replacements Costs

2020	\$0	2031	\$0	2041	\$0
2021	\$0	2032	\$0	2042	\$0
2022	\$17,148	2033	\$0	2043	\$0
2023	\$0	2034	\$24,392	2044	\$0
2024	\$0	2035	\$0	2045	\$33,692
2025	\$0	2036	\$0	2046	\$0
2026	\$19,285	2037	\$0	2047	\$0
2027	\$0	2038	\$27,432	2048	\$0
2028	\$0	2039	\$0	2049	\$37,892
2029	\$0	2040	\$0	2050	\$0
2030	\$21,689				

Engineering Narrative

The Association is responsible for the private street pavement in the community, which excludes Yuma Lane and 18th Avenue North. The street pavement appears in good to fair overall condition. We note limited cracks and settlement. However, Management reports several areas with poor drainage. We include an allowance to repair the street pavement by 2022 and every 4 years after, except during the repaving event.

Asphalt Pavement, Streets, Chip Seal

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: **4.03%**

Line Item: 6

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	21,560	Square Yards	Current Unit Cost:	\$3.20	
Replacement Per Phase:	21,560	Square Yards	Current Cost Per Phase:	\$68,992	
Replaced in Next 30-Years:	86,240	Square Yards	Total Cost Next 30-Years:	\$449,915	
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE		
Estimated Current Age in Years:	11 to 13		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	6		Useful Life in Minneapolis, MN	to 6	Years
Estimated First Year of Replacement:	2026		Full or Partial Replacement:	Full	
PRIORITY RATING			PRIORITY SCORE		
Priority Rating	Medium Priority		Priority Score	92	



Pavement settlement



Transverse crack



Asphaltic curb



Street pavement in good condition

Schedule of Replacements Costs					
2020	\$0				
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$98,137	2042	\$0
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$0
2025	\$0	2035	\$0	2045	\$0
2026	\$82,284	2036	\$0	2046	\$0
2027	\$0	2037	\$0	2047	\$152,450
2028	\$0	2038	\$117,044	2048	\$0
2029	\$0	2039	\$0	2049	\$0
2030	\$0	2040	\$0	2050	\$0

Engineering Narrative
At the direction of the Board and Management, we include a line item for a chip seal to the streets by 2026 and every 6 years after, and adjusted to include the repaving event, as discussed on the following page.

Asphalt Pavement, Streets, Repaving, Full-Depth Replacement (Incl. Curbs and Drainage Improvements)

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 25.26%

Line Item: 7

ESTIMATED UNIT QUANTITY

Present:	21,560	Square Yards
Replacement Per Phase:	21,560	Square Yards
Replaced in Next 30-Years:	21,560	Square Yards

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$70.51
Current Cost Per Phase:	\$1,520,200
Total Cost Next 30-Years:	\$2,816,510

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	11 to 13
Remaining Years Until Replacement:	21
Estimated First Year of Replacement:	2041

CONDITION AND USEFUL LIFE

Overall Current Condition:	Good	
Useful Life in Minneapolis, MN	15 to 20	Years
Full or Partial Replacement:	Full	

PRIORITY RATING

Priority Rating	Medium Priority
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PRIORITY SCORE

Priority Score	78
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Street overview



Isolated catch basin (we only counted 4 throughout the site)



Asphaltic curb



Pavement at cul de sac

Schedule of Replacements Costs

2020	\$0	2031	\$0	2041	\$2,816,510
2021	\$0	2032	\$0	2042	\$0
2022	\$0	2033	\$0	2043	\$0
2023	\$0	2034	\$0	2044	\$0
2024	\$0	2035	\$0	2045	\$0
2025	\$0	2036	\$0	2046	\$0
2026	\$0	2037	\$0	2047	\$0
2027	\$0	2038	\$0	2048	\$0
2028	\$0	2039	\$0	2049	\$0
2029	\$0	2040	\$0	2050	\$0

Engineering Narrative

As noted previously, Management reports several locations with poor drainage. The only way to address the drainage is to completely replace all or portions of the street pavement to correct soil grade, install catch basins and subsurface pipe. At the direction of the Board and Management, we defer full-depth replacement of the streets, including installing concrete curbs and gutters and addressing drainage issues until 2041. Updates of this study will monitor how the pavement ages over time.

Asphalt Pavement, Walking Paths, Repaving, Full-Depth Replacement, Phased

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.62%

Line Item: 8

ESTIMATED UNIT QUANTITY

Present:	920	Square Yards
Replacement Per Phase:	307	Square Yards
Replaced in Next 30-Years:	1,533	Square Yards

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$30.00
Current Cost Per Phase:	\$9,200
Total Cost Next 30-Years:	\$69,492

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	Unknown
Remaining Years Until Replacement:	1
Estimated First Year of Replacement:	2021

CONDITION AND USEFUL LIFE

Overall Current Condition:	Fair	
Useful Life in Minneapolis, MN	15 to 20	Years
Full or Partial Replacement:	Full	

PRIORITY RATING

Priority Rating	Medium Priority
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PRIORITY SCORE

Priority Score	103
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Typical walking path



Repaired and unrepaired cracks



Walking path through woods



Failing pavement near south tennis courts

Schedule of Replacements Costs

2020	\$0	2031	\$0	2041	\$0
2021	\$9,474	2032	\$0	2042	\$0
2022	\$0	2033	\$13,476	2043	\$0
2023	\$0	2034	\$0	2044	\$0
2024	\$0	2035	\$0	2045	\$19,169
2025	\$0	2036	\$0	2046	\$0
2026	\$0	2037	\$0	2047	\$0
2027	\$11,299	2038	\$0	2048	\$0
2028	\$0	2039	\$16,073	2049	\$0
2029	\$0	2040	\$0	2050	\$0

Engineering Narrative

Approximately 920 square yards of asphalt pavement walking paths wind through the community. The paths vary in condition, with the south tennis court path in the worst condition. We discuss repairs previously in this report. We include an allowance to replace up to 1/3rd of the walking path pavement by 2021 and every 6 years after, in coordination with bridge replacements.

Bridges, Pedestrian, Wood, Phased Replacement

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.99%

Line Item: 9

ESTIMATED UNIT QUANTITY

Present:	6	Each
Replacement Per Phase:	2	Each
Replaced in Next 30-Years:	10	Each

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$7,282.97
Current Cost Per Phase:	\$14,566
Total Cost Next 30-Years:	\$110,024

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	Unknown
Remaining Years Until Replacement:	1
Estimated First Year of Replacement:	2021

CONDITION AND USEFUL LIFE

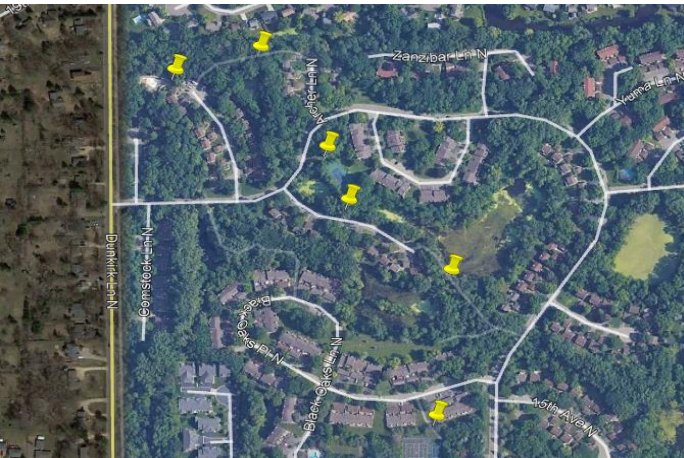
Overall Current Condition:	Fair
Useful Life in Minneapolis, MN	15 to 20 Years
Full or Partial Replacement:	Full

PRIORITY RATING

Priority Rating	Medium Priority
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PRIORITY SCORE

Priority Score	83
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Locations of bridges



Bridge with railings



Bridge without railings



Wood bridge

Schedule of Replacements Costs

2020	\$0	2031	\$0	2041	\$0
2021	\$15,000	2032	\$0	2042	\$0
2022	\$0	2033	\$21,337	2043	\$0
2023	\$0	2034	\$0	2044	\$0
2024	\$0	2035	\$0	2045	\$30,350
2025	\$0	2036	\$0	2046	\$0
2026	\$0	2037	\$0	2047	\$0
2027	\$17,890	2038	\$0	2048	\$0
2028	\$0	2039	\$25,447	2049	\$0
2029	\$0	2040	\$0	2050	\$0

Engineering Narrative

Six wood bridges, varying in size, construction style and condition are located throughout the community's common walking paths. We include an allowance to replace up to 2 bridges every 6 years beginning by 2021. The Association should fund repairs and paint/stain finishes through the operating budget as needed.

Fences, Wood, Split-Rail, County Road 6

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.19%

Line Item: 10

ESTIMATED UNIT QUANTITY

Present:	565	Linear Feet
Replacement Per Phase:	565	Linear Feet
Replaced in Next 30-Years:	565	Linear Feet

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$22.00
Current Cost Per Phase:	\$12,430
Total Cost Next 30-Years:	\$21,716

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	1
Remaining Years Until Replacement:	19
Estimated First Year of Replacement:	2039

CONDITION AND USEFUL LIFE

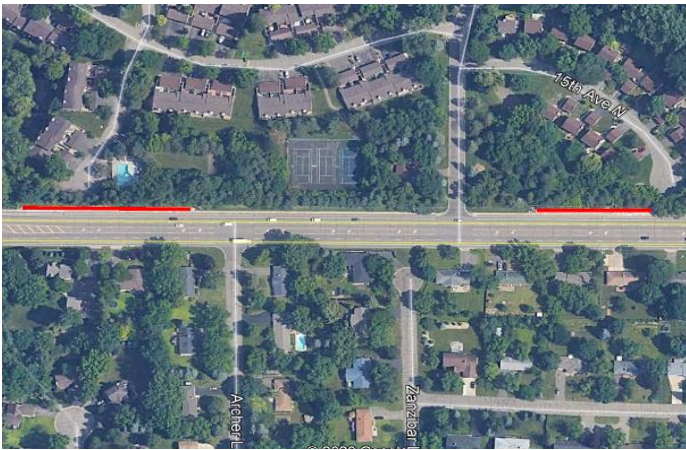
Overall Current Condition:	Very Good
Useful Life in Minneapolis, MN	15 to 20 Years
Full or Partial Replacement:	Full

PRIORITY RATING

Priority Rating	Low Priority
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PRIORITY SCORE

Priority Score	22
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Locations of wood fences along County 6



New split rail fence



New split rail fence



Wood post

Schedule of Replacements Costs

2020	\$0				
2021	\$0	2031	\$0	2041	\$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	\$21,716	2049	\$0
2030	\$0	2040	\$0	2050	\$0

Engineering Narrative

The split rail wood fences along the community's south perimeter along County Road 6 were replaced by the county in 2019 in coordination with replacement of the retaining walls. The cost to maintain and replace the walls is not the responsibility of the Association, but future replacement of the fence is. We include an allowance to replace the fences by 2039.

Irrigation System, Phased Replacements

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 2.66%

Line Item: 11

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	127 Zones	Current Unit Cost:	\$1,500.00
Replacement Per Phase:	25 Zones	Current Cost Per Phase:	\$38,100
Replaced in Next 30-Years:	127 Zones	Total Cost Next 30-Years:	\$296,951
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	Varies	Overall Current Condition:	Fair
Remaining Years Until Replacement:	11	Useful Life in Minneapolis, MN	30 to 35 Years
Estimated First Year of Replacement:	2031	Full or Partial Replacement:	Full
PRIORITY RATING		PRIORITY SCORE	
Priority Rating	Medium Priority	Priority Score	68



Irrigation system controller



Shelter for irrigation equipment



Irrigation system controller



Rain sensor

Schedule of Replacements Costs					
2020	\$0				
2021	\$0	2031	\$52,627	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$55,810	2043	\$0
2024	\$0	2034	\$0	2044	\$0
2025	\$0	2035	\$59,186	2045	\$0
2026	\$0	2036	\$0	2046	\$0
2027	\$0	2037	\$62,766	2047	\$0
2028	\$0	2038	\$0	2048	\$0
2029	\$0	2039	\$66,563	2049	\$0
2030	\$0	2040	\$0	2050	\$0

Engineering Narrative
An irrigation system comprising 11 controllers, 127 zones and an estimated 1,525 heads waters the lawn and landscaped areas throughout the community. The system is original and reported in satisfactory operational condition. Over time, erosion, plant growth and the freeze-and-thaw cycle will cause damage to the system. As such, we recommend the Association budget for phased replacement of the system between 2031 and 2039. The Association should fund interim head and controller replacements through the operating budget as needed.

Landscaping Improvements, Ash Tree Removal/Replacement

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 13.14%

Line Item: 12

ESTIMATED UNIT QUANTITY

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

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$30,000.00
Current Cost Per Phase:	\$30,000
Total Cost Next 30-Years:	\$1,465,042

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	Varies
Remaining Years Until Replacement:	1
Estimated First Year of Replacement:	2021

CONDITION AND USEFUL LIFE

Overall Current Condition:	Fair	
Useful Life in Minneapolis, MN	ongoing	Years
Full or Partial Replacement:	Full	

PRIORITY RATING

Priority Rating	Medium Priority
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PRIORITY SCORE

Priority Score	69
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Tree in common area



Recently removed trees



Tree in common area



Walking path in woods

Schedule of Replacements Costs

2020	\$0				
2021	\$30,894	2031	\$41,438	2041	\$55,582
2022	\$31,815	2032	\$42,673	2042	\$57,238
2023	\$32,763	2033	\$43,945	2043	\$58,944
2024	\$33,739	2034	\$45,254	2044	\$60,700
2025	\$34,744	2035	\$46,603	2045	\$62,509
2026	\$35,780	2036	\$47,992	2046	\$64,372
2027	\$36,846	2037	\$49,422	2047	\$66,290
2028	\$37,944	2038	\$50,895	2048	\$68,266
2029	\$39,075	2039	\$52,411	2049	\$70,300
2030	\$40,239	2040	\$53,973	2050	\$72,395

Engineering Narrative

The Association maintains various plantings, trees, creek and pond shorelines throughout the community. Maintenance of the landscape should be funded through the operating budget. However, at times, whether due to drought, disease, or the desire to update the look of the community, it can make sense to fund landscape replacements through reserves. At the direction of Management, we include an allowance of \$30,000, plus inflation, annually beginning by 2021.

Mailbox Stations

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.62%

Line Item: 13

ESTIMATED UNIT QUANTITY

Present:	23	Each
Replacement Per Phase:	23	Each
Replaced in Next 30-Years:	23	Each

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$2,000.00
Current Cost Per Phase:	\$46,000
Total Cost Next 30-Years:	\$69,390

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	8
Remaining Years Until Replacement:	14
Estimated First Year of Replacement:	2034

CONDITION AND USEFUL LIFE

Overall Current Condition:	Good
Useful Life in Minneapolis, MN	to 25 Years
Full or Partial Replacement:	Full

PRIORITY RATING

Priority Rating	Medium Priority
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PRIORITY SCORE

Priority Score	64
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Common mailboxes



Mail and package boxes



Mailboxes



Mailbox manufacturer's tag

Schedule of Replacements Costs

2020	\$0				
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$69,390	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

Engineering Narrative

Twenty-three mailbox stations serve the community. The mailbox stations are in good condition and were installed in 2012. We include an allowance to replace the mailbox stations by 2034.

Ponds, Aerator, Island Pond

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.96%

Line Item: 14

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	6	Each	Current Unit Cost:	\$8,000.00
Replacement Per Phase:	6	Each	Current Cost Per Phase:	\$48,000
Replaced in Next 30-Years:	18	Each	Total Cost Next 30-Years:	\$218,307
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	2		Overall Current Condition:	Good
Remaining Years Until Replacement:	1		Useful Life in Minneapolis, MN	to 15 Years
Estimated First Year of Replacement:	2021		Full or Partial Replacement:	Full
PRIORITY RATING			PRIORITY SCORE	
Priority Rating	Medium Priority		Priority Score	47



Pond fountain



Pond fountain



Fountain at Island Pond



Fountain at Island Pond

Schedule of Replacements Costs					
2020	\$0				
2021	\$45,000	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$70,312	2043	\$0
2024	\$0	2034	\$0	2044	\$0
2025	\$0	2035	\$0	2045	\$0
2026	\$0	2036	\$0	2046	\$102,995
2027	\$0	2037	\$0	2047	\$0
2028	\$0	2038	\$0	2048	\$0
2029	\$0	2039	\$0	2049	\$0
2030	\$0	2040	\$0	2050	\$0

Engineering Narrative
While the Association maintains 8 named ponds, only the central Island Pond is served by a fountain. The fountain is in good condition and was installed in 2018. Management informs us the Association will spend \$45,000 in 2021 to install up to 5 additional aerators. The fountain provides a pleasant visual appeal to the pond, but also entrains oxygen which can improve water quality and prevent algae blooms. We include allowances to replace up to 6 aerators by 2033 and 2046.

Ponds and Creeks, Weirs, Repairs and Replacements, Phased

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.06%

Line Item: 15

ESTIMATED UNIT QUANTITY

Present:	1	Allowance
Replacement Per Phase:	1	Allowance
Replaced in Next 30-Years:	3	Allowance

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$25,000.00
Current Cost Per Phase:	\$25,000
Total Cost Next 30-Years:	\$118,699

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	Unknown
Remaining Years Until Replacement:	1
Estimated First Year of Replacement:	2021

CONDITION AND USEFUL LIFE

Overall Current Condition:	Poor
Useful Life in Minneapolis, MN	to 15 Years
Full or Partial Replacement:	Full

PRIORITY RATING

Priority Rating	Medium Priority
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PRIORITY SCORE

Priority Score	102
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Weir in poor condition



Beam under bridge



Weir near north tennis court



Schedule of Replacements Costs

2020	\$0	2031	\$0	2041	\$0
2021	\$25,745	2032	\$0	2042	\$0
2022	\$0	2033	\$0	2043	\$0
2023	\$0	2034	\$37,712	2044	\$0
2024	\$0	2035	\$0	2045	\$0
2025	\$0	2036	\$0	2046	\$0
2026	\$0	2037	\$0	2047	\$55,242
2027	\$0	2038	\$0	2048	\$0
2028	\$0	2039	\$0	2049	\$0
2029	\$0	2040	\$0	2050	\$0

Engineering Narrative

Wood weirs control the flow of water through the creeks between the ponds throughout the community. Of the ponds we identified, many are in poor condition and exhibit overturning and displacement of members. We include an allowance to repair and replace the weirs as needed by 2021 and every 13 years after.

Signage, Address

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.22%

Line Item: 16

ESTIMATED UNIT QUANTITY

Present:	17	Each
Replacement Per Phase:	17	Each
Replaced in Next 30-Years:	34	Each

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$440.00
Current Cost Per Phase:	\$7,480
Total Cost Next 30-Years:	\$24,249

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	13 to 15
Remaining Years Until Replacement:	5
Estimated First Year of Replacement:	2025

CONDITION AND USEFUL LIFE

Overall Current Condition:	Good
Useful Life in Minneapolis, MN	15 to 20 Years
Full or Partial Replacement:	Full

PRIORITY RATING

Priority Rating	Medium Priority
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PRIORITY SCORE

Priority Score	68
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Wood signage



Wood signage



Damaged post



Wood detail

Schedule of Replacements Costs

2020	\$0	2031	\$0	2041	\$0
2021	\$0	2032	\$0	2042	\$0
2022	\$0	2033	\$0	2043	\$0
2023	\$0	2034	\$0	2044	\$0
2024	\$0	2035	\$0	2045	\$15,586
2025	\$8,663	2036	\$0	2046	\$0
2026	\$0	2037	\$0	2047	\$0
2027	\$0	2038	\$0	2048	\$0
2028	\$0	2039	\$0	2049	\$0
2029	\$0	2040	\$0	2050	\$0

Engineering Narrative

Seventeen wood address signs are located throughout the community. The signs are in good overall condition and were installed between 2005 and 2007. The Association should fund repairs and paint finish applications through the operating budget. We include an allowance to replace the signs by 2025 and 2045.

Signage, Monument (Incl. Lighting)

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.71%

Line Item: 17

ESTIMATED UNIT QUANTITY

Present:	4	Each
Replacement Per Phase:	4	Each
Replaced in Next 30-Years:	8	Each

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$5,750.00
Current Cost Per Phase:	\$23,000
Total Cost Next 30-Years:	\$79,071

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	13 to 15
Remaining Years Until Replacement:	7
Estimated First Year of Replacement:	2027

CONDITION AND USEFUL LIFE

Overall Current Condition:	Good
Useful Life in Minneapolis, MN	15 to 20 Years
Full or Partial Replacement:	Full

PRIORITY RATING

Priority Rating	Medium Priority
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PRIORITY SCORE

Priority Score	61
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Typical monument



Recently added electrical equipment



Light fixture



Lettering

Schedule of Replacements Costs

2020	\$0	2031	\$0	2041	\$0
2021	\$0	2032	\$0	2042	\$0
2022	\$0	2033	\$0	2043	\$0
2023	\$0	2034	\$0	2044	\$0
2024	\$0	2035	\$0	2045	\$0
2025	\$0	2036	\$0	2046	\$0
2026	\$0	2037	\$0	2047	\$50,822
2027	\$28,249	2038	\$0	2048	\$0
2028	\$0	2039	\$0	2049	\$0
2029	\$0	2040	\$0	2050	\$0

Engineering Narrative

Four wood signs are located the community entrances. The signs were installed between 2005 and 2007. The Association spent approximately \$10,000 in 2019 to install lighting and meters at the signs. The signs provide a good first impression to guests and potential owners. We include allowances to replace the signs and lighting by 2027 and again by 2047.

Tennis and Basketball Courts, Major Renovation

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.51%

Line Item: 18

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Allowance	Current Unit Cost:	\$168,902.00	
Replacement Per Phase:	1	Allowance	Current Cost Per Phase:	\$168,902	
Replaced in Next 30-Years:	1	Allowance	Total Cost Next 30-Years:	\$168,902	
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE		
Estimated Current Age in Years:	Unknown		Overall Current Condition:	Poor	
Remaining Years Until Replacement:	1		Useful Life in Minneapolis, MN	N/A	Years
Estimated First Year of Replacement:	2021		Full or Partial Replacement:	Full	
PRIORITY RATING			PRIORITY SCORE		
Priority Rating	High Priority		Priority Score	112	



South tennis courts



Failed pavement



Failed color coat and cracks



Basketball court

Schedule of Replacements Costs					
2020	\$0				
2021	\$168,902	2031	\$0	2041	\$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

Engineering Narrative
The existing sports courts include 4 tennis courts and a basketball court. The court surfaces are in poor condition; we noted multiple trip hazards and failing color coats. Management informs us that the Association does not have a need for this many courts and intends to remove the 3 south tennis courts and basketball courts. The Association will remove and replace the north tennis court. We include an allowance for this work in 2021 and base our cost on a bid provided by Management.

Tennis Court, North Court, Color Coat

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.39%

Line Item: 19

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	800 Square Yards	Current Unit Cost:	\$9.00
Replacement Per Phase:	800 Square Yards	Current Cost Per Phase:	\$7,200
Replaced in Next 30-Years:	3,200 Square Yards	Total Cost Next 30-Years:	\$43,390
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	8	Overall Current Condition:	Poor
Remaining Years Until Replacement:	6	Useful Life in Minneapolis, MN	4 to 6 Years
Estimated First Year of Replacement:	2026	Full or Partial Replacement:	Full
PRIORITY RATING		PRIORITY SCORE	
Priority Rating	High Priority	Priority Score	107



North tennis court



Failed color coat



Trip hazard



Cracks

Schedule of Replacements Costs					
2020	\$0				
2021	\$0	2031	\$9,945	2041	\$13,340
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	\$8,587	2036	\$11,518	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

Engineering Narrative
As noted previously, we include an allowance to replace the north tennis court in 2021. Moving forward, we include an allowance for crack repairs, pavement patching and color coat applications by 2026 and every 5 years after, except during subsequent court replacement. These activities will maintain a safe playing surface and extend the life of the pavement.

Tennis Court, North Court, Fence, Chain Link

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.32%

Line Item: 20

ESTIMATED UNIT QUANTITY

Present:	275	Linear Feet
Replacement Per Phase:	275	Linear Feet
Replaced in Next 30-Years:	275	Linear Feet

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$60.00
Current Cost Per Phase:	\$16,500
Total Cost Next 30-Years:	\$35,405

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	Unknown
Remaining Years Until Replacement:	26
Estimated First Year of Replacement:	2046

CONDITION AND USEFUL LIFE

Overall Current Condition:	Poor	
Useful Life in Minneapolis, MN	25 to 30	Years
Full or Partial Replacement:	Full	

PRIORITY RATING

Priority Rating	Medium Priority
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PRIORITY SCORE

Priority Score	95
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Fence overview



Chain link fence



Loose rail connections



Loose rail connection

Schedule of Replacements Costs

2020	\$0	2031	\$0	2041	\$0
2021	\$0	2032	\$0	2042	\$0
2022	\$0	2033	\$0	2043	\$0
2023	\$0	2034	\$0	2044	\$0
2024	\$0	2035	\$0	2045	\$0
2025	\$0	2036	\$0	2046	\$35,405
2026	\$0	2037	\$0	2047	\$0
2027	\$0	2038	\$0	2048	\$0
2028	\$0	2039	\$0	2049	\$0
2029	\$0	2040	\$0	2050	\$0

Engineering Narrative

As discussed previously, the Association will replace the north tennis court fence in 2021. We include an allowance for subsequent replacement of the fence by 2046.

Tennis Court, North Court, Surface Replacement

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.92%

Line Item: 21

ESTIMATED UNIT QUANTITY

Present:	800	Square Yards
Replacement Per Phase:	800	Square Yards
Replaced in Next 30-Years:	800	Square Yards

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$60.00
Current Cost Per Phase:	\$48,000
Total Cost Next 30-Years:	\$102,995

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	Unknown
Remaining Years Until Replacement:	26
Estimated First Year of Replacement:	2046

CONDITION AND USEFUL LIFE

Overall Current Condition:	Poor	
Useful Life in Minneapolis, MN	25 to 30	Years
Full or Partial Replacement:	Full	

PRIORITY RATING

Priority Rating	High Priority
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PRIORITY SCORE

Priority Score	107
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North court



Discoloration of color coat



Pavement crack



Pavement crack

Schedule of Replacements Costs

2020	\$0	2031	\$0	2041	\$0
2021	\$0	2032	\$0	2042	\$0
2022	\$0	2033	\$0	2043	\$0
2023	\$0	2034	\$0	2044	\$0
2024	\$0	2035	\$0	2045	\$0
2025	\$0	2036	\$0	2046	\$102,995
2026	\$0	2037	\$0	2047	\$0
2027	\$0	2038	\$0	2048	\$0
2028	\$0	2039	\$0	2049	\$0
2029	\$0	2040	\$0	2050	\$0

Engineering Narrative

As noted previously, the Association will replace the north tennis court in 2021. With the benefit of the crack repairs, patching and color coat applications, we anticipate a useful life of 25- to 30-years. We include an allowance for future subsequent replacement of the north tennis court pavement by 2046.

Vehicle, Gator

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.59%

Line Item: 22

ESTIMATED UNIT QUANTITY

Present:	1	Each
Replacement Per Phase:	1	Each
Replaced in Next 30-Years:	3	Each

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$12,500.00
Current Cost Per Phase:	\$12,500
Total Cost Next 30-Years:	\$65,460

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	2
Remaining Years Until Replacement:	8
Estimated First Year of Replacement:	2028

CONDITION AND USEFUL LIFE

Overall Current Condition:	Good
Useful Life in Minneapolis, MN	to 10 Years
Full or Partial Replacement:	Full

PRIORITY RATING

Priority Rating	Medium Priority
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PRIORITY SCORE

Priority Score	56
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Gator



Gator utility vehicle



Gator



Gator model

Schedule of Replacements Costs

2020	\$0				
2021	\$0	2031	\$0	2041	\$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	\$15,810	2038	\$21,206	2048	\$28,444
2029	\$0	2039	\$0	2049	\$0
2030	\$0	2040	\$0	2050	\$0

Engineering Narrative

A Gator utility vehicle was purchased in 2018 for use by Association staff. The utility vehicle is in good condition. We include an allowance to replace the vehicle by 2028 and every 10 years after. We base our cost of replacement on the Association's historic cost, as reported by Management.

Vehicle, Pick-Up, 2012 Chevy 2012

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.55%

Line Item: 23

ESTIMATED UNIT QUANTITY

Present:	1	Each
Replacement Per Phase:	1	Each
Replaced in Next 30-Years:	3	Each

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$36,000.00
Current Cost Per Phase:	\$36,000
Total Cost Next 30-Years:	\$172,628

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	8
Remaining Years Until Replacement:	5
Estimated First Year of Replacement:	2025

CONDITION AND USEFUL LIFE

Overall Current Condition:	Fair
Useful Life in Minneapolis, MN	10 to 15 Years
Full or Partial Replacement:	Full

PRIORITY RATING

Priority Rating	Medium Priority
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PRIORITY SCORE

Priority Score	77
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Pick up

Pick up



Equipment in bed

Cab

Schedule of Replacements Costs

2020	\$0	2031	\$0	2041	\$0
2021	\$0	2032	\$0	2042	\$0
2022	\$0	2033	\$0	2043	\$0
2023	\$0	2034	\$0	2044	\$0
2024	\$0	2035	\$55,924	2045	\$75,011
2025	\$41,693	2036	\$0	2046	\$0
2026	\$0	2037	\$0	2047	\$0
2027	\$0	2038	\$0	2048	\$0
2028	\$0	2039	\$0	2049	\$0
2029	\$0	2040	\$0	2050	\$0

Engineering Narrative

A 2012 model year Chevy 2500 was purchased used in 2015 for use by Association staff. The truck is in satisfactory operational condition. We include an allowance to replace the truck in like kind with other used trucks by 2025 and every 10 years after. The Association should fund all repairs and service through the operating budget as needed.

Interior Renovations, Office, Partial

COMMON BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.15%

Line Item: 24

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	1	Allowance	Current Unit Cost:	\$5,400.00
Replacement Per Phase:	1	Allowance	Current Cost Per Phase:	\$5,400
Replaced in Next 30-Years:	2	Allowance	Total Cost Next 30-Years:	\$16,507
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	Unknown		Overall Current Condition:	Fair
Remaining Years Until Replacement:	3		Useful Life in Minneapolis, MN	to 20 Years
Estimated First Year of Replacement:	2023		Full or Partial Replacement:	Full
PRIORITY RATING			PRIORITY SCORE	
Priority Rating	Low Priority		Priority Score	57



Office interior



Rest room



Office furnishings



Tile floor covering

Schedule of Replacements Costs					
2020	\$0				
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$5,897	2033	\$0	2043	\$10,610
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

Engineering Narrative
The common interior spaces at the office include a small gathering/administrative room and a rest room. The office is primarily used by Association staff and for Board meetings. The desire to update the interior of the office is largely driven by aesthetic concerns. At this time, we include allowances for interior renovations by 2023 and again by 2043.

Roof Assemblies, Shingles, Gutters and Downspouts

COMMON BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.23%

Line Item: 25

ESTIMATED UNIT QUANTITY

Present:	22	Squares
Replacement Per Phase:	22	Squares
Replaced in Next 30-Years:	44	Squares

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$375.00
Current Cost Per Phase:	\$8,250
Total Cost Next 30-Years:	\$25,971

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	Unknown
Remaining Years Until Replacement:	4
Estimated First Year of Replacement:	2024

CONDITION AND USEFUL LIFE

Overall Current Condition:	Fair	
Useful Life in Minneapolis, MN	15 to 20	Years
Full or Partial Replacement:	Full	

PRIORITY RATING

Priority Rating	Medium Priority
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PRIORITY SCORE

Priority Score	83
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Office exterior



Debris on roof



Shingles at roof



Aluminum gutter and downspout

Schedule of Replacements Costs

2020	\$0	2031	\$0	2041	\$0
2021	\$0	2032	\$0	2042	\$0
2022	\$0	2033	\$0	2043	\$0
2023	\$0	2034	\$0	2044	\$16,693
2024	\$9,278	2035	\$0	2045	\$0
2025	\$0	2036	\$0	2046	\$0
2026	\$0	2037	\$0	2047	\$0
2027	\$0	2038	\$0	2048	\$0
2028	\$0	2039	\$0	2049	\$0
2029	\$0	2040	\$0	2050	\$0

Engineering Narrative

The roof assemblies at the common buildings include approximately 22 squares of asphalt shingle roofs and 60 linear feet of aluminum gutters and downspouts. The ages of the roofs were not available at the time of inspection. Based on the condition of the office roof, we include an allowance for replacement of the common building roof assemblies by 2024 and again by 2044.

Windows and Doors, Common Buildings

COMMON BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.08%

Line Item: 26

ESTIMATED UNIT QUANTITY

Present:	180	Square Feet
Replacement Per Phase:	180	Square Feet
Replaced in Next 30-Years:	180	Square Feet

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$35.00
Current Cost Per Phase:	\$6,300
Total Cost Next 30-Years:	\$8,450

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	Unknown
Remaining Years Until Replacement:	10
Estimated First Year of Replacement:	2030

CONDITION AND USEFUL LIFE

Overall Current Condition:	Fair	
Useful Life in Minneapolis, MN	35 to 45	Years
Full or Partial Replacement:	Full	

PRIORITY RATING

Priority Rating	Medium Priority
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PRIORITY SCORE

Priority Score	83
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Pedestrian door



Window



Garage doors



Weep at window

Schedule of Replacements Costs

2020	\$0	2031	\$0	2041	\$0
2021	\$0	2032	\$0	2042	\$0
2022	\$0	2033	\$0	2043	\$0
2023	\$0	2034	\$0	2044	\$0
2024	\$0	2035	\$0	2045	\$0
2025	\$0	2036	\$0	2046	\$0
2026	\$0	2037	\$0	2047	\$0
2027	\$0	2038	\$0	2048	\$0
2028	\$0	2039	\$0	2049	\$0
2029	\$0	2040	\$0	2050	\$0
2030	\$8,450				

Engineering Narrative

Limited windows, pedestrian and garage doors serve the office and pool mechanical buildings. The ages of the windows and doors were not available at the time of inspection. Based on condition, we recommend the Association fund replacement by 2030. The Association should fund interim replacement of individual doors, windows and garage operators through the operating budget as needed.

Pool Covers

POOL COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.62%

Line Item: 27

ESTIMATED UNIT QUANTITY

Present:	2,785	Square Feet
Replacement Per Phase:	2,785	Square Feet
Replaced in Next 30-Years:	8,355	Square Feet

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$5.00
Current Cost Per Phase:	\$13,925
Total Cost Next 30-Years:	\$68,763

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	4
Remaining Years Until Replacement:	6
Estimated First Year of Replacement:	2026

CONDITION AND USEFUL LIFE

Overall Current Condition:	Good	
Useful Life in Minneapolis, MN	6 to 10	Years
Full or Partial Replacement:	Full	

PRIORITY RATING

Priority Rating	Medium Priority
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PRIORITY SCORE

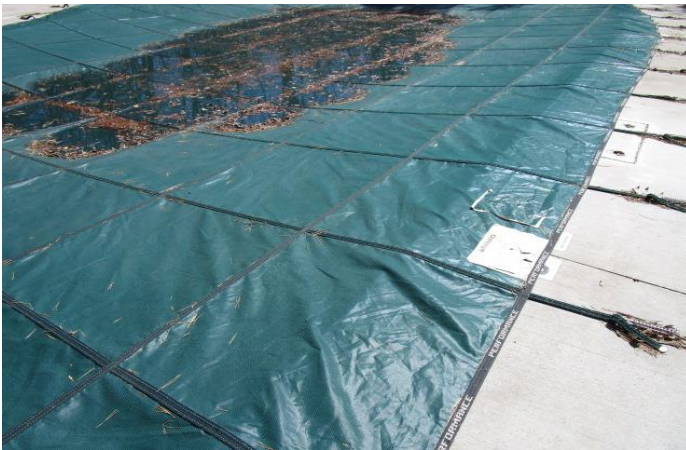
Priority Score	64
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South pool cover



Tear at south pool cover



South pool cover



North pool cover

Schedule of Replacements Costs

2020	\$0	2031	\$0	2041	\$0
2021	\$0	2032	\$0	2042	\$0
2022	\$0	2033	\$0	2043	\$0
2023	\$0	2034	\$0	2044	\$0
2024	\$0	2035	\$0	2045	\$0
2025	\$0	2036	\$22,276	2046	\$29,879
2026	\$16,608	2037	\$0	2047	\$0
2027	\$0	2038	\$0	2048	\$0
2028	\$0	2039	\$0	2049	\$0
2029	\$0	2040	\$0	2050	\$0

Engineering Narrative

Pool covers prevent debris accumulation during the office season. The covers were purchased in 2016 and appear in good to fair condition. We note isolated damage at the south pool cover as depicted above. We include an allowance to replace the pool covers by 2026 and every 10 years after.

Pool Decks, Concrete, Partial Replacements

POOL COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.16%

Line Item: 28

ESTIMATED UNIT QUANTITY

Present:	6,425	Square Feet
Replacement Per Phase:	643	Square Feet
Replaced in Next 30-Years:	643	Square Feet

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$15.00
Current Cost Per Phase:	\$9,638
Total Cost Next 30-Years:	\$18,388

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	Varies
Remaining Years Until Replacement:	22
Estimated First Year of Replacement:	2042

CONDITION AND USEFUL LIFE

Overall Current Condition:	Fair	
Useful Life in Minneapolis, MN	to 65	Years
Full or Partial Replacement:	Partial	10.0%

PRIORITY RATING

Priority Rating	High Priority
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PRIORITY SCORE

Priority Score	95
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New north pool deck



Hairline crack at north pool deck



South pool deck in good condition



New north pool deck

Schedule of Replacements Costs

2020	\$0	2031	\$0	2041	\$0
2021	\$0	2032	\$0	2042	\$18,388
2022	\$0	2033	\$0	2043	\$0
2023	\$0	2034	\$0	2044	\$0
2024	\$0	2035	\$0	2045	\$0
2025	\$0	2036	\$0	2046	\$0
2026	\$0	2037	\$0	2047	\$0
2027	\$0	2038	\$0	2048	\$0
2028	\$0	2039	\$0	2049	\$0
2029	\$0	2040	\$0	2050	\$0

Engineering Narrative

Concrete pool decks surround each of the pools. The north pool deck is in very good condition and was replaced in its entirety in 2019. The south pool deck is likely original. We discuss complete replacement of the south pool deck later in this study. We include an allowance to replace up to 10% of the pool decks by 2042. The Association should inspect the decks at least annually to identify potential trip hazards.

Pool Furniture

POOL COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.23%

Line Item: 29

ESTIMATED UNIT QUANTITY

Present:	2	Pools
Replacement Per Phase:	2	Pools
Replaced in Next 30-Years:	6	Pools

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$15,000.00
Current Cost Per Phase:	\$30,000
Total Cost Next 30-Years:	\$137,348

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	Varies
Remaining Years Until Replacement:	1
Estimated First Year of Replacement:	2021

CONDITION AND USEFUL LIFE

Overall Current Condition:	Poor
Useful Life in Minneapolis, MN	to 12 Years
Full or Partial Replacement:	Full

PRIORITY RATING

Priority Rating	Medium Priority
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PRIORITY SCORE

Priority Score	103
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North pool furniture



North pool furniture



South pool furniture



South pool furniture

Schedule of Replacements Costs

2020	\$0	2031	\$0	2041	\$0
2021	\$30,894	2032	\$0	2042	\$0
2022	\$0	2033	\$43,945	2043	\$0
2023	\$0	2034	\$0	2044	\$0
2024	\$0	2035	\$0	2045	\$62,509
2025	\$0	2036	\$0	2046	\$0
2026	\$0	2037	\$0	2047	\$0
2027	\$0	2038	\$0	2048	\$0
2028	\$0	2039	\$0	2049	\$0
2029	\$0	2040	\$0	2050	\$0

Engineering Narrative

Various chairs, loungers, tables and umbrellas serve each of the pools. The furniture varies in age and is largely in poor to fair condition. We include an allowance to replace and upgrade the existing furniture with more substantial equipment by 2021 and every 12 years after.

Pool Fences, Wood, Replacement

POOL COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.87%

Line Item: 30

ESTIMATED UNIT QUANTITY

Present:	580	Linear Feet
Replacement Per Phase:	580	Linear Feet
Replaced in Next 30-Years:	1,160	Linear Feet

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$50.00
Current Cost Per Phase:	\$29,000
Total Cost Next 30-Years:	\$96,813

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	Unknown
Remaining Years Until Replacement:	6
Estimated First Year of Replacement:	2026

CONDITION AND USEFUL LIFE

Overall Current Condition:	Fair	
Useful Life in Minneapolis, MN	15 to 20	Years
Full or Partial Replacement:	Full	

PRIORITY RATING

Priority Rating	High Priority
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PRIORITY SCORE

Priority Score	106
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Previous wood board replacements



Leaning wood fence at south pool



South pool fence



Wood rot at fence base

Schedule of Replacements Costs

2020	\$0	2031	\$0	2041	\$0
2021	\$0	2032	\$0	2042	\$0
2022	\$0	2033	\$0	2043	\$0
2023	\$0	2034	\$0	2044	\$0
2024	\$0	2035	\$0	2045	\$0
2025	\$0	2036	\$0	2046	\$62,226
2026	\$34,587	2037	\$0	2047	\$0
2027	\$0	2038	\$0	2048	\$0
2028	\$0	2039	\$0	2049	\$0
2029	\$0	2040	\$0	2050	\$0

Engineering Narrative

Wood shadow-box fences surround each of the pools and are located in limited quantities at other common areas, including storage areas by the office. The ages of the fences were not available at the time of inspection; their condition appears fair overall. We discuss paint finishes previously in this study. Based on condition, we recommend the Association budget for replacement of the common wood fences by 2026 and by 2046.

Pool Mechanical Equipment, Phased Replacement

POOL COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.25%

Line Item: 31

ESTIMATED UNIT QUANTITY

Present:	1	Allowance
Replacement Per Phase:	1	Allowance
Replaced in Next 30-Years:	10	Allowance

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$8,550.00
Current Cost Per Phase:	\$8,550
Total Cost Next 30-Years:	\$139,139

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	Varies
Remaining Years Until Replacement:	2
Estimated First Year of Replacement:	2022

CONDITION AND USEFUL LIFE

Overall Current Condition:	Good	
Useful Life in Minneapolis, MN	8 to 15	Years
Full or Partial Replacement:	Full	

PRIORITY RATING

Priority Rating	Medium Priority
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PRIORITY SCORE

Priority Score	82
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North pool heater



North pool pumps



South pool heater



South pool filter

Schedule of Replacements Costs

2020	\$0				
2021	\$0	2031	\$11,810	2041	\$0
2022	\$9,067	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$16,799
2024	\$0	2034	\$12,898	2044	\$0
2025	\$9,902	2035	\$0	2045	\$0
2026	\$0	2036	\$0	2046	\$18,346
2027	\$0	2037	\$14,085	2047	\$0
2028	\$10,814	2038	\$0	2048	\$0
2029	\$0	2039	\$0	2049	\$20,035
2030	\$0	2040	\$15,382	2050	\$0

Engineering Narrative

The mechanical equipment serving both pools includes 2 heaters, 3 sand filters, 3 circulation pumps, 2 chemical feed systems and various pipes and valves. Approximately 2/3rds of the pool equipment (that located at the north pool) was replaced in 2019 and is in very good condition; the ages of the south pool equipment were not available at the time of inspection. Simultaneous failure of the equipment is unlikely. Therefore, we include a budgetary allowance to replace up to 25% of the pool equipment every 3 years beginning by 2022.

Pool Resurfacing, North Pool (Incl. Coping and Waterline Tile)

POOL COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.12%

Line Item: 32

ESTIMATED UNIT QUANTITY

Present:	2,440	Square Feet
Replacement Per Phase:	2,440	Square Feet
Replaced in Next 30-Years:	4,880	Square Feet

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$15.30
Current Cost Per Phase:	\$37,332
Total Cost Next 30-Years:	\$124,916

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	1
Remaining Years Until Replacement:	11
Estimated First Year of Replacement:	2031

CONDITION AND USEFUL LIFE

Overall Current Condition:	Very Good	
Useful Life in Minneapolis, MN	8 to 12	Years
Full or Partial Replacement:	Full	

PRIORITY RATING

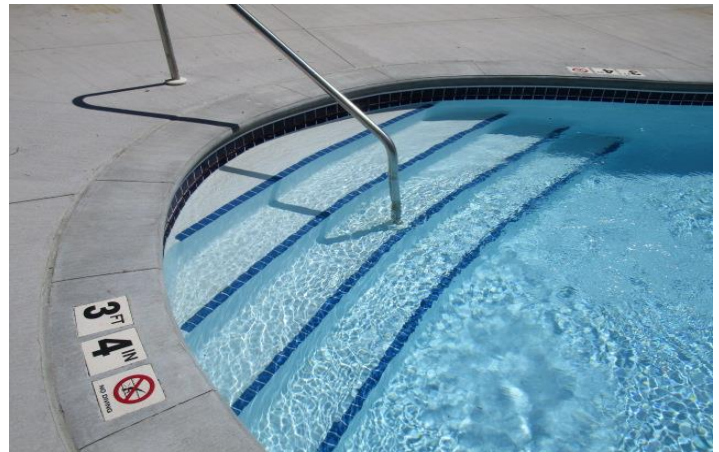
Priority Rating	Medium Priority
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PRIORITY SCORE

Priority Score	56
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North pool overview



Finish and tile at stairs



Concrete coping and waterline tile



Concrete coping and waterline tile

Schedule of Replacements Costs

2020	\$0				
2021	\$0	2031	\$51,566	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$73,350
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

Engineering Narrative

The Association refinished the north pool wall and floor surfaces, as well as replaced the coping and waterline tile in 2019. The Association still needs to fund \$51,750 from reserves for the remaining payments on the project. We include an allowance for future refinishing, waterline tile and coping replacement by 2031 and 2043.

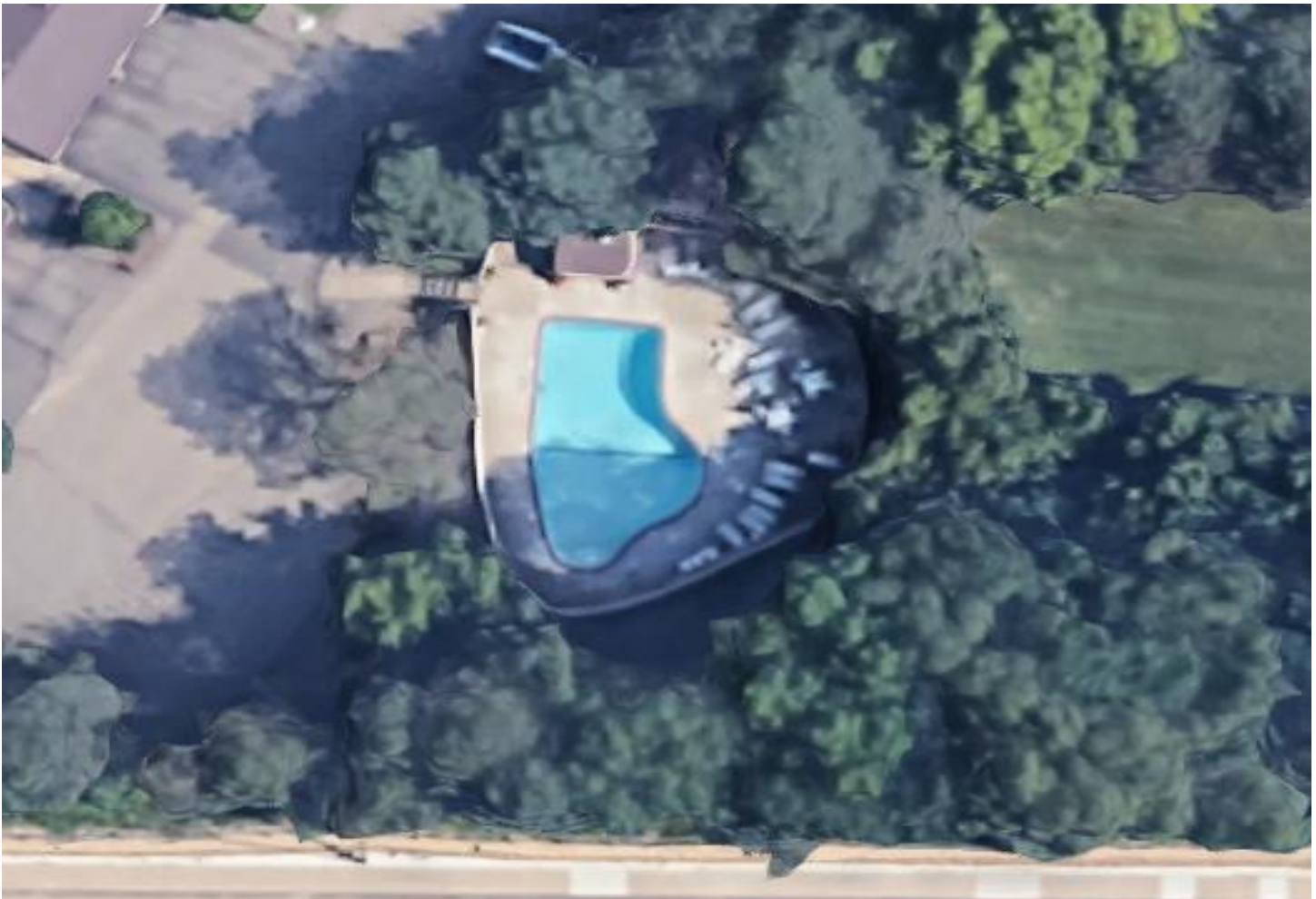
Pool Resurfacing, South Pool (Incl. Coping and Waterline Tile)

POOL COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.68%

Line Item: 33

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	1,440	Square Feet	Current Unit Cost:	\$17.20
Replacement Per Phase:	1,440	Square Feet	Current Cost Per Phase:	\$24,768
Replaced in Next 30-Years:	2,880	Square Feet	Total Cost Next 30-Years:	\$76,380
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	>10		Overall Current Condition:	Fair
Remaining Years Until Replacement:	2		Useful Life in Minneapolis, MN	8 to 12 Years
Estimated First Year of Replacement:	2022		Full or Partial Replacement:	Full
PRIORITY RATING			PRIORITY SCORE	
Priority Rating	Medium Priority		Priority Score	105



South pool overview

Schedule of Replacements Costs					
2020	\$0				
2021	\$0	2031	\$0	2041	\$0
2022	\$26,266	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$50,114
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

Engineering Narrative
The walls and floor at the south pool use a plaster surface to protect the underlying concrete shell. Visual inspection of the surface was not possible at the time of inspection. Management informs us that the south pool was last resurfaced more than 10 years ago, but does not report any known issues with cracks, peeling or discoloration. At this time, we include an allowance to resurface the pool, replace the coping and waterline tile by 2022 and again by 2044 following complete pool replacement as discussed later in this study.

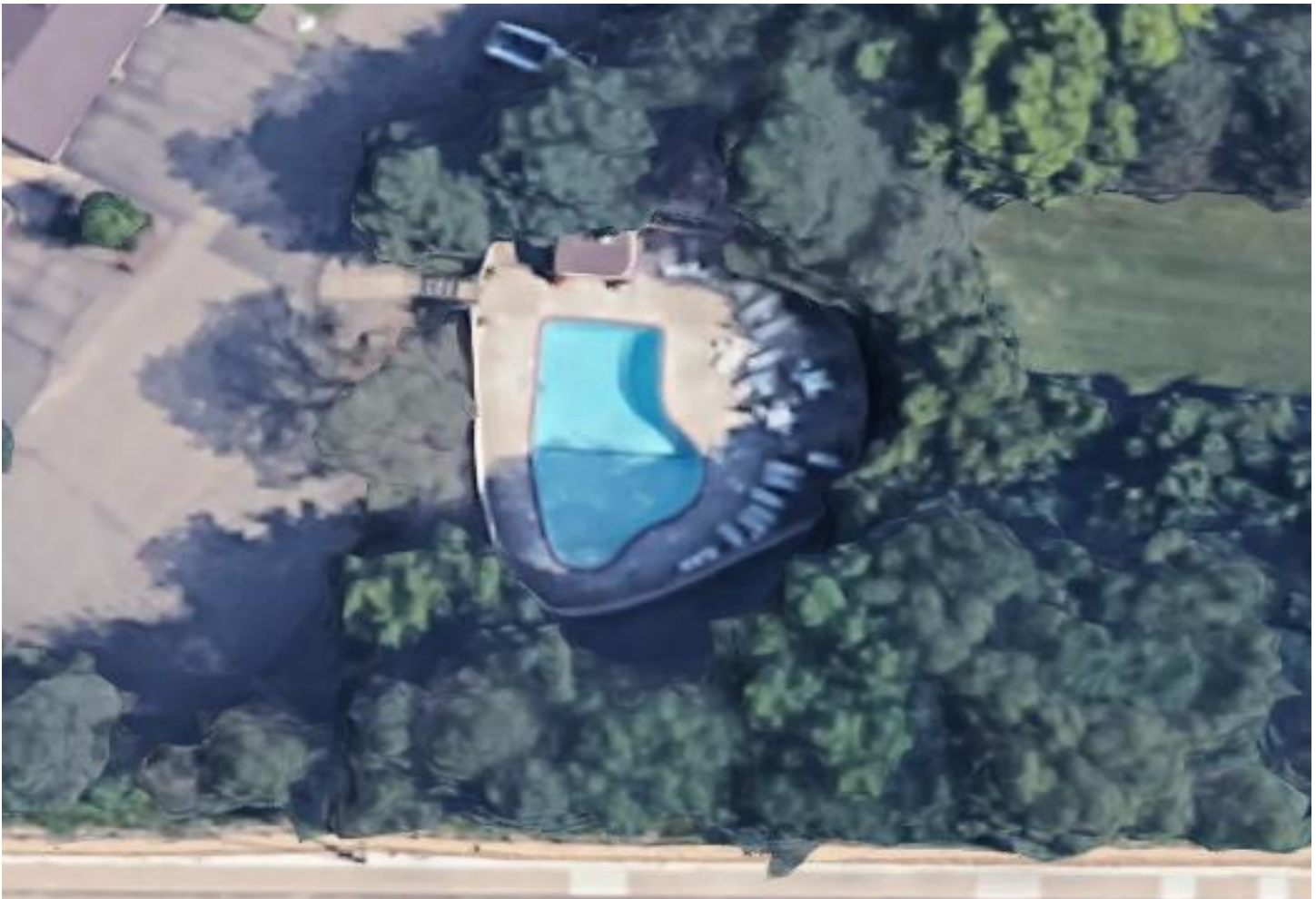
Pool Structural Shell, South Pool, Replacement (Incl. Deck)

POOL COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.52%

Line Item: 34

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	990 Hor. Sq. Ft.	Current Unit Cost:	\$120.00
Replacement Per Phase:	990 Hor. Sq. Ft.	Current Cost Per Phase:	\$118,800
Replaced in Next 30-Years:	990 Hor. Sq. Ft.	Total Cost Next 30-Years:	\$168,986
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	to 48	Overall Current Condition:	Fair
Remaining Years Until Replacement:	12	Useful Life in Minneapolis, MN	to 60 Years
Estimated First Year of Replacement:	2032	Full or Partial Replacement:	Full
PRIORITY RATING		PRIORITY SCORE	
Priority Rating	Medium Priority	Priority Score	96



South pool overview

Schedule of Replacements Costs			
2020	\$0		
2021	\$0	2031	\$0
2022	\$0	2032	\$168,986
2023	\$0	2033	\$0
2024	\$0	2034	\$0
2025	\$0	2035	\$0
2026	\$0	2036	\$0
2027	\$0	2037	\$0
2028	\$0	2038	\$0
2029	\$0	2039	\$0
2030	\$0	2040	\$0
		2041	\$0
		2042	\$0
		2043	\$0
		2044	\$0
		2045	\$0
		2046	\$0
		2047	\$0
		2048	\$0
		2049	\$0
		2050	\$0

Engineering Narrative
The concrete pool structure and deck at the south pool are original. The cover was on at the time of inspection. Between the cover and the wall and floor finish, inspection of the concrete shell is not possible through our non-invasive analysis. Management does not report any known structure cracks or unusual water loss. We include an allowance to replace the south pool deck in 2032. We do not anticipate the need to replace the north pool structure and deck during the next 30 years in light of the 2019 major renovation project.

Security Systems, FOB Access

POOL COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.45%

Line Item: 35

ESTIMATED UNIT QUANTITY

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

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$8,050.00
Current Cost Per Phase:	\$16,100
Total Cost Next 30-Years:	\$50,192

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	4 to 5
Remaining Years Until Replacement:	8
Estimated First Year of Replacement:	2028

CONDITION AND USEFUL LIFE

Overall Current Condition:	Good
Useful Life in Minneapolis, MN	10 to 15 Years
Full or Partial Replacement:	Full

PRIORITY RATING

Priority Rating	High Priority
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PRIORITY SCORE

Priority Score	79
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South pool FOB reader



South pool FOB reader



North pool FOB reader



North pool FOB reader

Schedule of Replacements Costs

2020	\$0	2031	\$0	2041	\$29,829
2021	\$0	2032	\$0	2042	\$0
2022	\$0	2033	\$0	2043	\$0
2023	\$0	2034	\$0	2044	\$0
2024	\$0	2035	\$0	2045	\$0
2025	\$0	2036	\$0	2046	\$0
2026	\$0	2037	\$0	2047	\$0
2027	\$0	2038	\$0	2048	\$0
2028	\$20,363	2039	\$0	2049	\$0
2029	\$0	2040	\$0	2050	\$0

Engineering Narrative

Each pool is served by a single proximity FOB reader with head-end equipment. The FOB reader equipment limits access to the pools and is reported in satisfactory operational condition. We include an allowance to replace the controls, readers and approximately 470 FOBs by 2028 and again by 2041.

Reserve Study Update

OTHER COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 0.03%

Line Item: 36

ESTIMATED UNIT QUANTITY

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

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$3,400.00
Current Cost Per Phase:	\$3,400
Total Cost Next 30-Years:	\$3,713

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	0
Remaining Years Until Replacement:	3
Estimated First Year of Replacement:	2023

CONDITION AND USEFUL LIFE

Overall Current Condition:	
Useful Life in Minneapolis, MN	to 3 Years
Full or Partial Replacement:	Full

PRIORITY RATING

Priority Rating

PRIORITY SCORE

Priority Score



To Request a Reserve Study Update proposal, email:

PROPOSALS@BUILDINGRESERVES.COM

or Click Here

REQUEST RESERVE STUDY UPDATE PROPOSAL

Use Reference Number:

16427U

Schedule of Replacements Costs

2020	\$0	2031	\$0	2041	\$0
2021	\$0	2032	\$0	2042	\$0
2022	\$0	2033	\$0	2043	\$0
2023	\$3,713	2034	\$0	2044	\$0
2024	\$0	2035	\$0	2045	\$0
2025	\$0	2036	\$0	2046	\$0
2026	\$0	2037	\$0	2047	\$0
2027	\$0	2038	\$0	2048	\$0
2028	\$0	2039	\$0	2049	\$0
2029	\$0	2040	\$0	2050	\$0

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.

PREVENTATIVE MAINTENANCE PLAN

0

Preventative Maintenance Tasks		Frequency	Your Recorded Cost
1)	0	Annually	
2)	0	Semi-Annually	
3)	0	Quarterly	
4)	0	Monthly	
5)	0	Weekly	
6)	0	Daily	
7)	0	As-Needed	

Notes:

0

Preventative Maintenance Tasks		Frequency	Your Recorded Cost
1)	0	Annually	
2)	0	Semi-Annually	
3)	0	Quarterly	
4)	0	Monthly	
5)	0	Weekly	
6)	0	Daily	
7)	0	As-Needed	

Notes:

0

Preventative Maintenance Tasks		Frequency	Your Recorded Cost
1)	0	Annually	
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7)	0	As-Needed	

Notes:

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1)	0	Annually	
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Notes:

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Notes:

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Notes:

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TERMS AND DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

RESERVE BALANCE: Actual or projected funds as of a particular point in time that the association has identified for use to defray the future repair or replacement of those major components which the association is obligated to maintain. Also known as Reserves, Reserve Accounts, Cash Reserves Based upon information provided and not audited.

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

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

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

RESOURCES USED

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

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

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

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

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

Service Contract

Contract Date: 2/29/2020

Customer: Chelsea Woods 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: 2/29/2020

Customer: Chelsea Woods 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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