



RESERVE STUDY

For

Lakewood Prairie Homeowners' Association
1200 Barberry Way
Joliet, IL

Date of Inspection: 4/20/2018



This Reserve Study was:

- Submitted by Building Reserves on: May 7, 2018
- Inspected and prepared by: Brittany Eggert, Reserve Specialist
- Professionally reviewed by: Michael Bentley, 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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1) Report Introduction

Satellite Image	1-1
Report Summary	1-2
A. What is a Reserve Study?	1-3
B. Financial Analysis	1-4
C. Classification of Reserve Components and Non-Reserve Components	1-7
D. Responsibility Matrix	1-8

2) Component Evaluation

SITE COMPONENTS

Asphalt Pavement, Repaving, Mill and Overlay	2-1
Asphalt Pavement, Repaving, Full-Depth Replacement	2-2
Concrete Curbs and Gutters, Partial Replacement	2-3
Concrete Flatwork, Partial Replacement	2-4
Fences, Metal, Replacement	2-5
Fences, Wood, Split Rail	2-6
Irrigation Systems, Phased Replacement	2-7
Light Poles and Fixtures	2-8
Playground Equipment & Resilient Ground Covering	2-9
Ponds, Dredging	2-10
Ponds, Landscaping, Extension of Prairie Grass Areas	2-11
Signage, Renovations (Masonry Repairs, Lettering, Lighting)	2-12
Site Furnishings	2-13
Tennis Courts, Color Coat & Capital Repairs	2-14
Tennis Courts, Fence, Chain Link	2-15
Tennis Courts, Surface Replacement	2-16

CLUBHOUSE & GUARDHOUSE COMPONENTS

Kitchen Renovations	2-17
Restroom Fixtures & Accessories, Replacement	2-18
Roof, Gutters & Downspouts	2-19
Siding, Trim, Soffits and Fascia	2-20
Split Systems, HVAC	2-21
Water Heater, 75-Gallon	2-22
Windows and Doors	2-23

POOL COMPONENTS

Concrete Deck & Coping, Partial Replacements	2-24
Mechanical Equipment (Filters, Pumps, Heaters, Chemical Sys.)	2-25
Pool Fence, Metal, Replacement	2-26
Pool Resurfacing, Proposed Aggregate / PebbleTec Finish	2-27
Waterline Tile, Pools	2-28

OTHER COMPONENTS

Reserve Study Update	2-29
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3) Reserve Analysis

Quantity and Cost Projections	3-1
Life Analysis and Condition Assessment	3-3
Priority Chart	3-5
30-Year Cash Flow Analysis Displaying Years: 1-30	3-7
Division 1: Years 1-5 of Cash Flow Analysis	3-8
Division 2: Years 6-10 of Cash Flow Analysis	3-10
Division 3: Years 11-15 of Cash Flow Analysis	3-12
Division 4: Years 16-20 of Cash Flow Analysis	3-14
Division 5: Years 21-25 of Cash Flow Analysis	3-16
Division 6: Years 26-30 of Cash Flow Analysis	3-18

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 within six 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



Client Profile

Client Reference Number:	18464
Type of Study:	Full Reserve Study
Date of Non-Invasive Inspection:	April 20, 2018
Date of Study Shipment:	May 7, 2018
Fiscal Year Start and End:	Jan 1 - Dec 31

Community Description

Type of Development:	HOA
Number of Units:	553
Number of Buildings:	1
Year(s) Built:	2006
Description of Major Components by Property Class:	
EXTERNAL BUILDING COMPONENTS	N/A
INTERNAL BUILDING COMPONENTS	N/A
SERVICE COMPONENTS	N/A
SITE COMPONENTS	Tennis Court, Playground, Signage, Ponds
CLUBHOUSE & GUARDHOUSE COMPONENT	Exterior & Interior Improvements, HVAC
POOL COMPONENTS	Resurfacing, Tile, Coping, Deck, Fence, Equip.
GARAGE COMPONENTS	N/A

Macro Economic Factors

Projected Interest Earned on Invested Reserves:	0.20%
Projected Local Inflation Costs:	2.90%

Current Funding

Current Reserve Status as of:	March 31, 2018
Current Reserve Balance:	\$92,424
Current Annual Reserve Contributions:	\$25,000
Current Reserve Contribution per Unit per Month (Ave.):	\$3.77
Current Operating Budget:	\$251,175
Current Percentage of Operating Budget to Reserve Account:	9.95%

(Unaudited Cash Status Of the Reserve Fund)

Recommended Funding

Recommended Fund Start as of:	January 1, 2019
Recommended Annual Reserve Contribution:	\$43,750
<i>Per Unit Per Month (Average):</i>	<i>\$6.59</i>
Recommended Special Assessment:	\$0
<i>Per Unit Per Month (Average):</i>	<i>\$0.00</i>
Total Recommended Reserve Contribution:	\$43,750
<i>Per Unit Per Month (Average):</i>	<i>\$6.59</i>

Recommended Adjustment

Recommended Adjustment in Annual Reserve Contribution:	\$18,750
<i>Per Unit per Month (Average):</i>	<i>\$2.83</i>

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. These studies help ensure that each homeowner pays their fair share of the deterioration in direct proportion to the amount of time they are owners.

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

A Reserve Study: A Multi-Functional Tool

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

Other Advantages Of Reserve Studies Include:

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

Current Funding

The current reserve funding plan as of **March 31, 2018** consists of:

- 1.) An overall operating budget of **\$251,175**
 - The current percentage contribution from the operating budget to reserves is **9.95%**
- 2.) A current reserve balance of **\$92,424**
- 3.) An annual reserve contribution of **\$25,000**

Recommended Funding

Building Reserves recommends the following funding plan to be in effect on **January 1, 2019**
Our recommend funding plan consists of:

- 1.) An annual reserve contribution of **\$43,750**
 - Equivalent to an average per unit per month contribution of **\$6.59**
- 2.) No planned special assessments necessary

Overall Recommended Adjustments In Current Funding Plan

- 1.) The recommended adjustment in the current fiscal year's reserve contribution is **\$18,750**
 - Equivalent to a per unit per month adjustment of **\$2.83**
- 2.) The recommended funding plan represents a percentage adjustment of **7.46%** in the current fiscal year's operating budget.

Our Recommended Funding Plan Is Based On The Following:

30-Year Cash Flow Analysis

This reserve study uses the Cash Flow Method to calculate the minimum recommended annual reserve contribution to determine adequate, but not excessive contributions. The Cash Flow Method pools all reserve expenses into one account. The 30-Year Cash Flow Analysis uses:

- 1.) The unaudited starting reserve fund balance and current reserve contributions, obtained from the Property Manager
- 2.) 30-Year projection of reserve expenses. This evaluation is based on:
 - Establishing each common reserve component
 - Quantifying each reserve component
 - Estimating the current replacement cost of each reserve component

B. FINANCIAL ANALYSIS

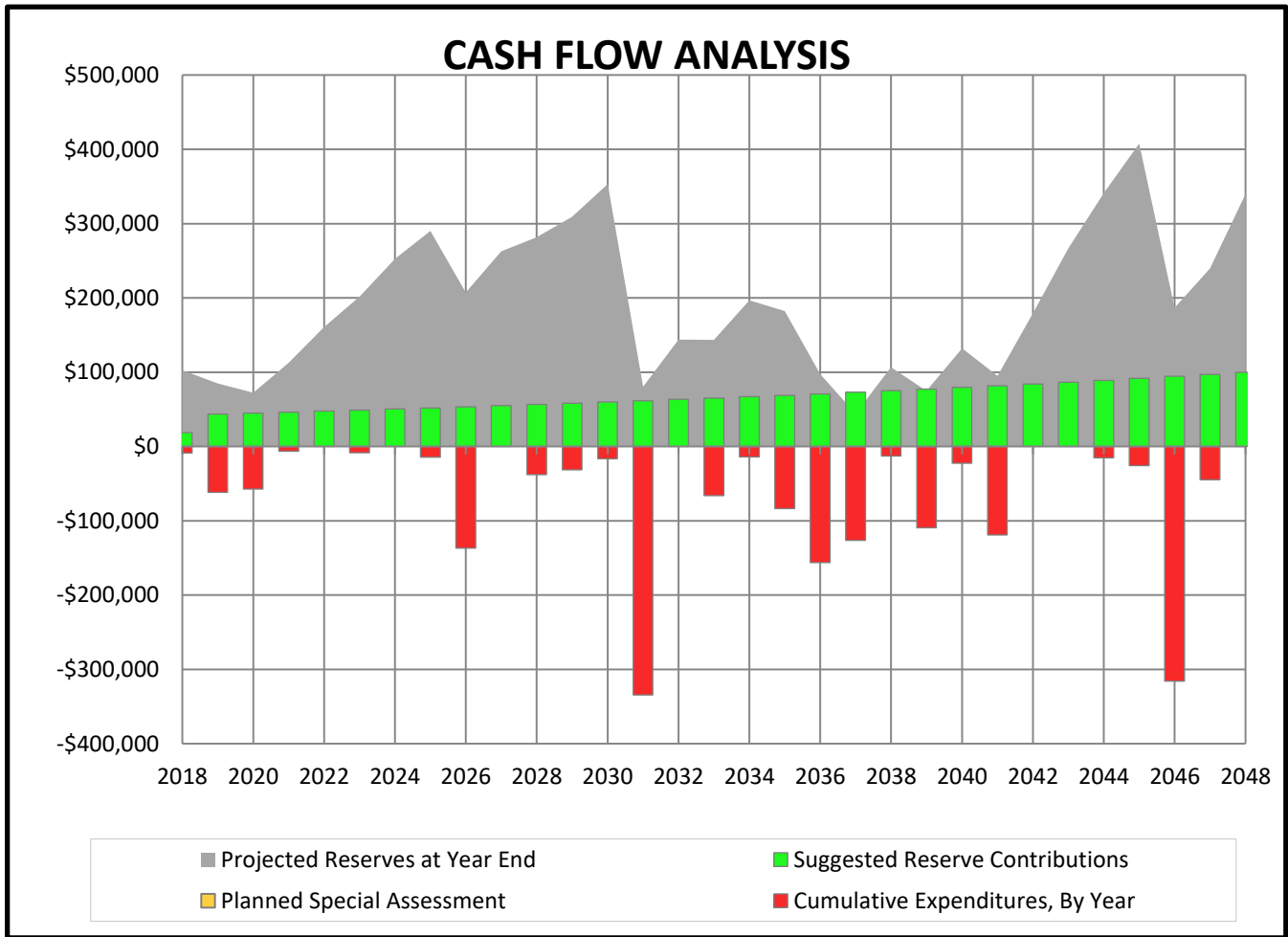
- Applying a useful life to each reserve component
 - Assessing current age and condition of each reserve component
- 3.) The projected local inflationary cost for labor, equipment and materials is **2.90%**
- This inflationary rate was obtained through Marshall and Swift, Inc.
- 4.) The projected interest earned on invested reserves is **0.20%**
- This interest rate is based on how reserves are currently being invested or the current average interest rate on a one-year certificate of deposit (CD). We assume that all interest or dividends earned are not subject to federal or state taxes.
- 5.) Properly scheduled times for projected projects
- Properly scheduled projects will allow communities to save time and money. By utilizing one contractor to complete multiple projects concurrently and by scheduling projects in a logical manner, time and money will be saved.
- 6.) Building Reserves uses level recommended monthly reserve contributions which are increased annually.
- Building Reserves has established reserve contributions, which are adjusted upwards annually to stay ahead of inflationary cost of labor, equipment and materials, thus while avoiding large initial increases or special assessments.

Sources used to establish local costs of replacements and useful life of components includes, R.S. Means Incorporated (Reeds Construction Data), government standards, experience on comparable properties and engineering judgment.

This Reserve Study is a budget-planning tool that identifies the current status of the reserve fund and a stable and equitable Reserve Funding Plan to offset the anticipated major common-area expenditures.

Total Suggested Annual Reserve Contributions For Next 30-Years					
Years	\$	Years	\$	Years	\$
2019	\$43,750	2029	\$58,100	2039	\$77,300
2020	\$45,000	2030	\$59,800	2040	\$79,500
2021	\$46,300	2031	\$61,500	2041	\$81,800
2022	\$47,600	2032	\$63,300	2042	\$84,200
2023	\$49,000	2033	\$65,100	2043	\$86,600
2024	\$50,400	2034	\$67,000	2044	\$89,100
2025	\$51,900	2035	\$68,900	2045	\$91,700
2026	\$53,400	2036	\$70,900	2046	\$94,400
2027	\$54,900	2037	\$73,000	2047	\$97,100
2028	\$56,500	2038	\$75,100	2048	\$99,900

Recommended Reserve Funding Plan For Next 30-Years



This Reserve Study was submitted on May 7, 2018

By Building Reserves, Inc.

This Reserve Study was:

- Inspected and prepared by Brittany Eggert, Reserve Specialist
- Review by: Michael Bentley, 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.

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

D. RESPONSIBILITY MATRIX

Component Name	Association-Responsibility				
	Reserve	Operating	Long-Lived	Owner	Other
Asphalt Pavement, Crack Repair, Patch and Seal Coat		X			
Asphalt Pavement, Repaving, Full-Depth Replacement	X				
Asphalt Pavement, Repaving, Mill and Overlay	X				
Catch Basins at Parking Lot, Capital Repairs		X			
CLUBHOUSE & GUARDHOUSE COMPONENTS	X				
Clubhouse Exterior Maintenance (Caulking, Masonry Repairs, etc.)		X			
Clubhouse Fireplace			X		
Clubhouse Furniture and Window Treatments		X			
Clubhouse Light Fixtures and Light Bulbs		X			
Clubhouse Paint Finishes		X			
Clubhouse Smoke Detectors, Exit Signage, and Emergency Lights		X			
Common Plumbing and Electrical Systems			X		
Computers, TV, Office Equipment		X			
Concrete Curbs and Gutters, Partial Replacement	X				
Concrete Deck & Coping, Partial Replacements	X				
Concrete Flatwork, Partial Replacement	X				
Concrete Perimeter Curbing at Playground, Capital Repairs		X			
Exhaust Fans at Pool Equip. Room and Restrooms		X			
Fences, Metal, Replacement	X				
Fences, Wood, Split Rail	X				
Fencing and Light Poles, Finish Maintenance		X			
Foundations			X		
Interior Doors, Trim, and Woodwork at Clubhouse			X		
Irrigation System, Annual Repairs and Interim Replacement of Controllers		X			
Irrigation Systems, Phased Replacement	X				
Kitchen Renovations	X				
Landscaping Improvements		X			
Light Poles and Fixtures	X				
Mechanical Equipment (Filters, Pumps, Heaters, Chemical Sys.)	X				
Mechanical Room Flooring, Sink, etc.		X			
Mulch Replenishments at Playground		X			
Park District Properties / Parks					X
Pipes, Subsurface Utilities, Clubhouse Laterals			X		
Pipes, Subsurface Utilities, Mains					X
Playground Equipment & Resilient Ground Covering	X				
Ponds / Basins: Prairie Grass Maintenance, Weed Removal, Burning, Rese		X			
Ponds / Basins: Water Treatments, Aerators		X			
Ponds, Bathymetric Surveys		X			
Ponds, Dredging	X				
Ponds, Landscaping, Extension of Prairie Grass Areas	X				
Pool Covers		X			
Pool Fence, Metal, Replacement	X				
Pool Furniture, Periodic Additions and Replacements		X			
Pool Resurfacing, Proposed Aggregate / PebbleTec Finish	X				
Pool Structural Shell			X		
Reserve Study Update	X				
Restroom Fixtures & Accessories, Replacement	X				
Roof, Gutters & Downspouts	X				
Shed		X			
Siding, Trim, Soffits and Fascia	X				
Signage, Renovations (Masonry Repairs, Lettering, Lighting)	X				
Site Furnishings	X				
Split Systems, HVAC	X				
Street Light Fixtures					X
Streets					X

D. RESPONSIBILITY MATRIX

<u>Component Name</u>	Association-Responsibility				
	Reserve	Operating	Long-Lived	Owner	Other
Structural Building Frame, Clubhouse			X		
Surveillance and FOB Systems		X			
Tennis Court Nets		X			
Tennis Courts, Color Coat & Capital Repairs	X				
Tennis Courts, Fence, Chain Link	X				
Tennis Courts, Surface Replacement	X				
Tile at Clubhouse (2016)			X		
Touch-Up Painting		X			
Trash Enclosure		X			
Tree Lighting at Clubhouse		X			
Unit Fences (including those fences that will be moved to homeowner lot)				X	
Unit Homes and Lots				X	
Unit Mailboxes				X	
Volleyball Court: Sand Replenishments and Nets		X			
Water Heater, 75-Gallon	X				
Waterline Tile, Pools	X				
Windows and Doors	X				

Asphalt Pavement, Repaving, Mill and Overlay

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 2.63%

LINE ITEM: 1

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	2,550 Square Yards	Current Unit Cost:	\$15.00
Replacement Per Phase:	2,550 Square Yards	Current Cost Per Phase:	\$38,250
Replaced in Next 30-Years:	2,550 Square Yards	Total Cost Next 30-Years:	\$48,079
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	12	Overall Current Condition:	Fair
Remaining Years Until Replacement:	8	Useful Life in Joliet, IL	15 to 20 Years
Estimated First Year of Replacement:	2026	Full or Partial Replacement:	Full



Asphalt pavement at parking lot at clubhouse



Asphalt pavement at parking lot at clubhouse



Seal coating should be performed operationally



Pavement is in fair overall condition

Schedule of Replacements Costs					
2018	\$0	2029	\$0	2039	\$0
2019	\$0	2030	\$0	2040	\$0
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	\$48,079	2037	\$0	2047	\$0
2027	\$0	2038	\$0	2048	\$0

Engineering Narrative
Asphalt pavement is located at the parking lot at the association's clubhouse. The pavement is in fair overall condition at 12 years of age. A mill and overlay (removal of the top wear course and reinstallation of the top wear course) is recommended at 20 years of age. Periodic seal coating, crack repair, and spot patching should be completed operationally as needed.

Asphalt Pavement, Repaving, Full-Depth Replacement

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 8.86% Line Item: 2

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	2,550 Square Yards	Current Unit Cost:	\$28.50
Replacement Per Phase:	2,550 Square Yards	Current Cost Per Phase:	\$72,675
Replaced in Next 30-Years:	2,550 Square Yards	Total Cost Next 30-Years:	\$161,814
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	12	Overall Current Condition:	Fair
Remaining Years Until Replacement:	28	Useful Life in Joliet, IL	15 to 20 Years
Estimated First Year of Replacement:	2046	Full or Partial Replacement:	Full



Asphalt pavement at parking lot at clubhouse



Asphalt pavement at parking lot at clubhouse



Seal coating should be performed operationally



Cracks at asphalt pavement

Schedule of Replacements Costs					
2018	\$0				
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$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	\$161,814
2027	\$0	2037	\$0	2047	\$0
2028	\$0	2038	\$0	2048	\$0

Engineering Narrative

Asphalt pavement is located at the parking lot at the association's clubhouse. The pavement is in fair overall condition at 12 years of age. A full-depth replacement of the pavement, including base corrections is recommended 20 years after the proposed mill and overlay project. Periodic seal coating, crack repair, and spot patching should be completed operationally as needed.

Concrete Curbs and Gutters, Partial Replacement

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.09%

Line Item: 3

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	1,130	Linear Feet	Current Unit Cost: \$34.00
Replacement Per Phase:	113	Linear Feet	Current Cost Per Phase: \$3,842
Replaced in Next 30-Years:	339	Linear Feet	Total Cost Next 30-Years: \$19,811
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	12	Overall Current Condition:	Good
Remaining Years Until Replacement:	8	Useful Life in Joliet, IL	to 65 Years
Estimated First Year of Replacement:	2026	Full or Partial Replacement:	Partial 30.0%



Concrete curb at handicap entry ramp



Raised curb and gutter at perimeter of parking lot



Raised curb and gutter at perimeter of parking lot



Raised curb and gutter at perimeter of parking lot

Schedule of Replacements Costs					
2018	\$0				
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$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	\$4,829	2036	\$6,427	2046	\$8,554
2027	\$0	2037	\$0	2047	\$0
2028	\$0	2038	\$0	2048	\$0

Engineering Narrative

Concrete curbs and gutters are located at the perimeter of the clubhouse parking lot. Curbs and gutters are in good overall condition at approximately 12 years of age. A phased replacement of 30.0% of surfaces is recommended within the next 30 years. Replacements coincide with concrete flatwork replacement and asphalt pavement replacement projects.

Concrete Flatwork, Partial Replacement

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 3.36% Line Item: 4

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	9,050 Square Feet	Current Unit Cost:	\$11.50
Replacement Per Phase:	634 Square Feet	Current Cost Per Phase:	\$7,285
Replaced in Next 30-Years:	3,168 Square Feet	Total Cost Next 30-Years:	\$61,438
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	12	Overall Current Condition:	Fair
Remaining Years Until Replacement:	5	Useful Life in Joliet, IL	to 65 Years
Estimated First Year of Replacement:	2023	Full or Partial Replacement:	Partial 35.0%



Concrete sidewalks at clubhouse



Concrete sidewalk at clubhouse



Sidewalk with newer ADA access to picnic table



Crack at sidewalk, near control joint

Schedule of Replacements Costs					
2018	\$0				
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$10,564	2041	\$14,060
2022	\$0	2032	\$0	2042	\$0
2023	\$8,405	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$0
2025	\$0	2035	\$0	2045	\$0
2026	\$0	2036	\$12,188	2046	\$16,221
2027	\$0	2037	\$0	2047	\$0
2028	\$0	2038	\$0	2048	\$0

Engineering Narrative
Total quantity includes all sidewalks and covered entry/patio areas at the clubhouse. The majority of surfaces are original (12 years of age), although isolated replacements have occurred in past years. Replacement of an additional 35.0% replacement is recommended in the next 30 years, concurrently with concrete curb and gutter replacements in 2036 and 2046.

Fences, Metal, Replacement

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.45% Line Item: 5

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	90 Linear Feet	Current Unit Cost:	\$54.00
Replacement Per Phase:	90 Linear Feet	Current Cost Per Phase:	\$4,860
Replaced in Next 30-Years:	90 Linear Feet	Total Cost Next 30-Years:	\$8,130
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	12	Overall Current Condition:	Good
Remaining Years Until Replacement:	18	Useful Life in Joliet, IL	30 to 35 Years
Estimated First Year of Replacement:	2036	Full or Partial Replacement:	Full



Aluminum picket fence near main property entrance



Aluminum picket fence near main property entrance



Aluminum picket fence near entrance monument wall



Aluminum picket fence near entrance monument wall

Schedule of Replacements Costs			
2018	\$0		
2019	\$0	2029	\$0
2020	\$0	2030	\$0
2021	\$0	2031	\$0
2022	\$0	2032	\$0
2023	\$0	2033	\$0
2024	\$0	2034	\$0
2025	\$0	2035	\$0
2026	\$0	2036	\$8,130
2027	\$0	2037	\$0
2028	\$0	2038	\$0

Engineering Narrative
Aluminum fencing is located near the entrance monuments at the Lakewood Prairie Boulevard entrance. Fencing is in good overall condition at 12 years of age. Replacement is recommended between 30 and 35 years of age.

Fences, Wood, Split Rail

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 2.22%

Line Item: 6

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	475	Linear Feet	Current Unit Cost: \$24.50
Replacement Per Phase:	475	Linear Feet	Current Cost Per Phase: \$11,638
Replaced in Next 30-Years:	950	Linear Feet	Total Cost Next 30-Years: \$40,539
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	12	Overall Current Condition:	Fair
Remaining Years Until Replacement:	8	Useful Life in Joliet, IL	15 to 20 Years
Estimated First Year of Replacement:	2026	Full or Partial Replacement:	Full



Split rail wood fence at perimeter of amenity area



Split rail fence at south side of clubhouse



Split rail wood fence at perimeter of amenity area



Wood deterioration at top of fence post

Schedule of Replacements Costs					
2018	\$0				
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$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	\$14,628	2036	\$0	2046	\$25,911
2027	\$0	2037	\$0	2047	\$0
2028	\$0	2038	\$0	2048	\$0

Engineering Narrative

A wood split rail fence is located at the south and east perimeters of the amenity center. The fence is in fair overall condition at 12 years of age, with deterioration noted at the tops of wood fence posts. Replacement of the fence is recommended every 20 years, beginning in 2026.

Irrigation Systems, Phased Replacement

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 4.26% Line Item: 7

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	28	Zones	Current Unit Cost: \$1,400.00
Replacement Per Phase:	14	Zones	Current Cost Per Phase: \$19,600
Replaced in Next 30-Years:	28	Zones	Total Cost Next 30-Years: \$77,695
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	1 & 12	Overall Current Condition:	Good
Remaining Years Until Replacement:	18	Useful Life in Joliet, IL	30 to 35 Years
Estimated First Year of Replacement:	2036	Full or Partial Replacement:	Full



Irrigation control valve near clubhouse



Irrigation head at lawn area



Irrigation head near planting bed



Irrigation head at planting bed

Schedule of Replacements Costs					
2018	\$0				
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$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	\$32,789	2046	\$0
2027	\$0	2037	\$0	2047	\$44,906
2028	\$0	2038	\$0	2048	\$0

Engineering Narrative
<p>There are approximately 12-15 irrigation zones present at the clubhouse / amenity center, and another 12-15 irrigation zones present at the main property entrance at Lakewood Prairie Boulevard. The irrigation system at the clubhouse is approximately 12 years of age, and replacement is recommended in 2036. The irrigation system at the main property entrance is approximately 1 year of age, and replacement is recommended in 2047.</p>

Light Poles and Fixtures

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 2.85%

Line Item: 8

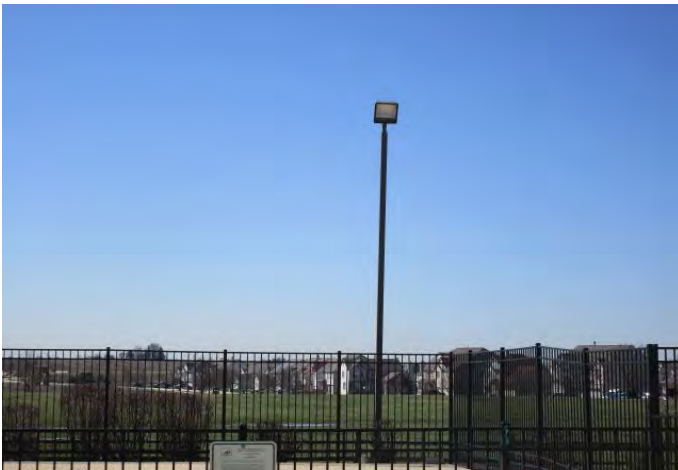
ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	11	Each	Current Unit Cost:	\$2,825.00
Replacement Per Phase:	11	Each	Current Cost Per Phase:	\$31,075
Replaced in Next 30-Years:	11	Each	Total Cost Next 30-Years:	\$51,986
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	12		Overall Current Condition:	Good
Remaining Years Until Replacement:	18		Useful Life in Joliet, IL	25 to 30 Years
Estimated First Year of Replacement:	2036		Full or Partial Replacement:	Full



Light pole and fixture at parking lot



Typical light fixture at parking lot



Light pole and fixture at swimming pool



Typical light fixture at swimming pool

Schedule of Replacements Costs					
2018	\$0				
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$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	\$51,986	2046	\$0
2027	\$0	2037	\$0	2047	\$0
2028	\$0	2038	\$0	2048	\$0

Engineering Narrative

(7) light poles and fixtures are located at the swimming pool area, and (4) light poles and fixtures are located at the clubhouse parking lot. Light poles and fixtures are in good overall condition at 12 years of age. Replacement is recommended at 25 to 30 years of age.

Playground Equipment & Resilient Ground Covering

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 3.62% Line Item: 9

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	1 Allowance	Current Unit Cost:	\$43,000.00
Replacement Per Phase:	1 Allowance	Current Cost Per Phase:	\$43,000
Replaced in Next 30-Years:	1 Allowance	Total Cost Next 30-Years:	\$66,024
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	2	Overall Current Condition:	Very Good
Remaining Years Until Replacement:	15	Useful Life in Joliet, IL	15 to 20 Years
Estimated First Year of Replacement:	2033	Full or Partial Replacement:	Full



Overview of playground area at clubhouse



Large play structure and swing set



Rubber resilient ground cover at playground area



Swing set at playground area

Schedule of Replacements Costs					
2018	\$0				
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$66,024	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

Engineering Narrative
<p>The property's playground area was renovated 2 years ago due to a fire. Equipment and resilient ground covering are in very good condition. Replacement is recommended between 15 and 20 years of age, in 2033.</p>

Ponds, Dredging

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 17.75%

Line Item: 10

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	96,100 Cubic Yards	Current Unit Cost:	\$15.50
Replacement Per Phase:	14,415 Cubic Yards	Current Cost Per Phase:	\$223,433
Replaced in Next 30-Years:	14,415 Cubic Yards	Total Cost Next 30-Years:	\$324,001
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	12	Overall Current Condition:	Fair
Remaining Years Until Replacement:	13	Useful Life in Joliet, IL	Varies Years
Estimated First Year of Replacement:	2031	Full or Partial Replacement:	Partial 15.0%



Overview of large pond at the south of the property



Pond aerators are replaced operationally



Smaller pond at the northwest corner of property



Accumulated sediment / aquatic growth at pond

Schedule of Replacements Costs			
2018	\$0	2029	\$0
2019	\$0	2030	\$0
2020	\$0	2031	\$324,001
2021	\$0	2032	\$0
2022	\$0	2033	\$0
2023	\$0	2034	\$0
2024	\$0	2035	\$0
2025	\$0	2036	\$0
2026	\$0	2037	\$0
2027	\$0	2038	\$0
2028	\$0	2039	\$0
		2040	\$0
		2041	\$0
		2042	\$0
		2043	\$0
		2044	\$0
		2045	\$0
		2046	\$0
		2047	\$0
		2048	\$0

Engineering Narrative

The association maintains (2) large ponds / basins at the south of the property and (1) smaller pond / basin at the northwest of the property. Dredging of ponds is typically necessary as the ponds age and accumulate silt. We recommend the Association monitor the pond via bathymetric surveys to determine when this project should occur. For budgetary purposes, we include dredging by 2031.

Ponds, Landscaping, Extension of Prairie Grass Areas

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 2.03% Line Item: 11

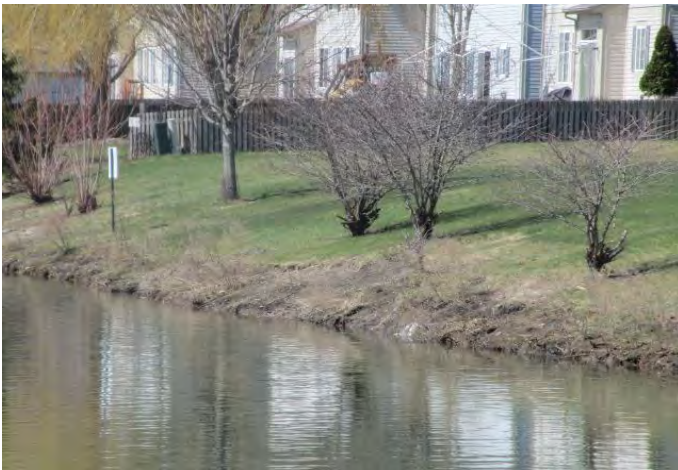
ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	1 Allowance	Current Unit Cost:	\$35,000.00
Replacement Per Phase:	1 Allowance	Current Cost Per Phase:	\$35,000
Replaced in Next 30-Years:	1 Allowance	Total Cost Next 30-Years:	\$37,059
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	N/A	Overall Current Condition:	
Remaining Years Until Replacement:	2	Useful Life in Joliet, IL	Varies Years
Estimated First Year of Replacement:	2020	Full or Partial Replacement:	Full



Overview of large pond at the south of the property



Proposed prairie grass extension project



Section of shoreline at proposed prairie grass extension area



Section of shoreline at proposed prairie grass extension area

Schedule of Replacements Costs					
2018	\$0				
2019	\$0	2029	\$0	2039	\$0
2020	\$37,059	2030	\$0	2040	\$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

Engineering Narrative

Management anticipates a prairie grass extension project between the residences at Angelica Court and the pond directly to the south, in an attempt to further stabilize the pond embankments. Proposed project is included in 2020. Project cost was derived through conversations with management.

Signage, Renovations (Masonry Repairs, Lettering, Lighting)

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 3.24% Line Item: 12

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	1 Allowance	Current Unit Cost:	\$17,000.00
Replacement Per Phase:	1 Allowance	Current Cost Per Phase:	\$17,000
Replaced in Next 30-Years:	2 Allowance	Total Cost Next 30-Years:	\$59,220
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	12	Overall Current Condition:	Good
Remaining Years Until Replacement:	8	Useful Life in Joliet, IL	15 to 20 Years
Estimated First Year of Replacement:	2026	Full or Partial Replacement:	Full



Masonry signage pier at clubhouse parking lot



Masonry monument wall with metal lettering & lighting



Double-faced sign at street median at main entry



Chipped finishes at metal lettering at south property entrance

Schedule of Replacements Costs					
2018	\$0				
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$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	\$21,368	2036	\$0	2046	\$37,851
2027	\$0	2037	\$0	2047	\$0
2028	\$0	2038	\$0	2048	\$0

Engineering Narrative
Signage renovations include the following: <u>Clubhouse Signage:</u> masonry inspections at signage piers at parking lot <u>South & North Entrances:</u> masonry inspections and replacement of metal signage letters <u>West Entrance:</u> masonry inspections, replacement of metal signage letters, replacement of signage lighting, and replacement of the (1) double-faced sign at the street median

Site Furnishings

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 2.40%

Line Item: 13

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	12	Each	Current Unit Cost: \$1,050.00
Replacement Per Phase:	12	Each	Current Cost Per Phase: \$12,600
Replaced in Next 30-Years:	24	Each	Total Cost Next 30-Years: \$43,892
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	12	Overall Current Condition:	Good
Remaining Years Until Replacement:	8	Useful Life in Joliet, IL	15 to 20 Years
Estimated First Year of Replacement:	2026	Full or Partial Replacement:	Full



Site furnishings near tennis court



Benches at clubhouse parking lot



Bench near playground



Picnic table near tennis court

Schedule of Replacements Costs					
2018	\$0				
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$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	\$15,838	2036	\$0	2046	\$28,054
2027	\$0	2037	\$0	2047	\$0
2028	\$0	2038	\$0	2048	\$0

Engineering Narrative
Total quantity includes (6) benches, (3) picnic tables, (2) waste receptacles, and (1) bike rack. Site furnishings are in good overall condition at 12 years of age. Replacement of all items is recommended by 20 years of age, and again 20 years thereafter.

Tennis Courts, Color Coat & Capital Repairs

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.85% Line Item: 14

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	810 Square Yards	Current Unit Cost:	\$10.89
Replacement Per Phase:	810 Square Yards	Current Cost Per Phase:	\$8,820
Replaced in Next 30-Years:	2,430 Square Yards	Total Cost Next 30-Years:	\$33,842
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	12	Overall Current Condition:	Fair
Remaining Years Until Replacement:	0	Useful Life in Joliet, IL	6 to 12 Years
Estimated First Year of Replacement:	2018	Full or Partial Replacement:	Full



Overview of tennis court surface



Worn coloring / markings at gated entrance



Cracks and depression at court surface



Pitted court surface

Schedule of Replacements Costs			
2018	\$8,820		
2019	\$0	2029	\$0
2020	\$0	2030	\$0
2021	\$0	2031	\$0
2022	\$0	2032	\$0
2023	\$0	2033	\$0
2024	\$0	2034	\$13,935
2025	\$0	2035	\$0
2026	\$11,086	2036	\$0
2027	\$0	2037	\$0
2028	\$0	2038	\$0

Engineering Narrative
<p>The association plans to complete capital repairs at the tennis court surface, as well as reapply a colored top coat with court striping. Unit cost is based upon actual proposed expenditure, as provided by management. Future capital repair and resurfacing projects are recommended every 8 years, until proposed court replacement in 2041 (see Page 2-16).</p>

Tennis Courts, Fence, Chain Link

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.47%

Line Item: 15

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	365 Linear Feet	Current Unit Cost:	\$38.00
Replacement Per Phase:	365 Linear Feet	Current Cost Per Phase:	\$13,870
Replaced in Next 30-Years:	365 Linear Feet	Total Cost Next 30-Years:	\$26,769
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	12	Overall Current Condition:	Good
Remaining Years Until Replacement:	23	Useful Life in Joliet, IL	25 to 30 Years
Estimated First Year of Replacement:	2041	Full or Partial Replacement:	Full



Chain link fence at tennis court perimeter



Chain link fence at tennis court perimeter



Typical condition of vinyl-coated fencing



Gated court entrance

Schedule of Replacements Costs					
2018	\$0				
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$26,769
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

Engineering Narrative

A vinyl-coated chain link fence with entry gate is located at the perimeter of the tennis court. The fencing is in good overall condition at 12 years of age. Replacement of the fencing is recommended in 2041, concurrently with the replacement of the tennis court pavement.

Tennis Courts, Surface Replacement

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 4.28%

Line Item: 16

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	810 Square Yards	Current Unit Cost:	\$50.00
Replacement Per Phase:	810 Square Yards	Current Cost Per Phase:	\$40,500
Replaced in Next 30-Years:	810 Square Yards	Total Cost Next 30-Years:	\$78,164
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	12	Overall Current Condition:	Good
Remaining Years Until Replacement:	23	Useful Life in Joliet, IL	25 to 30 Years
Estimated First Year of Replacement:	2041	Full or Partial Replacement:	Full



Overview of tennis court surface



Overview of tennis court surface



Court pavement is level and generally smooth



Typical condition at tennis court pavement

Schedule of Replacements Costs					
2018	\$0				
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$78,164
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

Engineering Narrative

The tennis court pavement is original to the property and is in good overall condition at 12 years of age. With continued capital repairs and resurfacing (see Page 2-14), the replacement of court pavement is recommended in 2041, concurrently with the replacement of the tennis court fence.

Kitchen Renovations

CLUBHOUSE & GUARDHOUSE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.20%

Line Item: 17

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	1 Allowance	Current Unit Cost:	\$13,500.00
Replacement Per Phase:	1 Allowance	Current Cost Per Phase:	\$13,500
Replaced in Next 30-Years:	1 Allowance	Total Cost Next 30-Years:	\$21,948
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	Varies	Overall Current Condition:	Good
Remaining Years Until Replacement:	17	Useful Life in Joliet, IL	20 to 30 Years
Estimated First Year of Replacement:	2035	Full or Partial Replacement:	Full



Overview of clubhouse kitchen



Appliances, cabinetry, and countertops at kitchen



Sink, faucet, countertops, and open shelving



Appliances, cabinetry, and countertops at kitchen

Schedule of Replacements Costs					
2018	\$0				
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$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	\$21,948	2045	\$0
2026	\$0	2036	\$0	2046	\$0
2027	\$0	2037	\$0	2047	\$0
2028	\$0	2038	\$0	2048	\$0

Engineering Narrative

Kitchen renovations include the replacement of the following: (1) refrigerator (3 yrs. of age), (1) range, (1) microwave, (1) exhaust hood, (1) sink, (1) faucet, cabinetry (2 yrs. of age), and countertops (2 yrs. of age). Kitchen upgrades are recommended in 2037, to coincide with restroom upgrades.

Restroom Fixtures & Accessories, Replacement

CLUBHOUSE & GUARDBOUSE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 2.32%

Line Item: 18

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	1	Allowance	Current Unit Cost: \$26,000.00
Replacement Per Phase:	1	Allowance	Current Cost Per Phase: \$26,000
Replaced in Next 30-Years:	1	Allowance	Total Cost Next 30-Years: \$42,270
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	12	Overall Current Condition:	Good
Remaining Years Until Replacement:	17	Useful Life in Joliet, IL	20 to 30 Years
Estimated First Year of Replacement:	2035	Full or Partial Replacement:	Full



Vanity area at restroom



Men's restroom fixtures and partitions



Shower area at women's restroom



Rust at metal lockers at restroom

Schedule of Replacements Costs			
2018	\$0		
2019	\$0	2029	\$0
2020	\$0	2030	\$0
2021	\$0	2031	\$0
2022	\$0	2032	\$0
2023	\$0	2033	\$0
2024	\$0	2034	\$0
2025	\$0	2035	\$42,270
2026	\$0	2036	\$0
2027	\$0	2037	\$0
2028	\$0	2038	\$0

Engineering Narrative
<p>Project cost includes replacement of the following: toilets, toilet partitions, ADA compliant grab bars, benches, cabinetry, stainless steel sinks, countertops, faucets, accessories, diaper changing station, shower fixtures, shower curtains, shower ADA benches, lockers, urinals, and urinal screen. Tile surfaces are considered long-lived. Renovations are recommended for 2035, to coincide with kitchen upgrades.</p>

Roof, Gutters & Downspouts

CLUBHOUSE & GUARDHOUSE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 2.08%

Line Item: 19

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	65 Squares	Current Unit Cost:	\$440.00
Replacement Per Phase:	65 Squares	Current Cost Per Phase:	\$28,600
Replaced in Next 30-Years:	65 Squares	Total Cost Next 30-Years:	\$38,064
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	12	Overall Current Condition:	Fair
Remaining Years Until Replacement:	10	Useful Life in Joliet, IL	20 to 25 Years
Estimated First Year of Replacement:	2028	Full or Partial Replacement:	Full



Overview of asphalt shingle roof at clubhouse



Overview of asphalt shingle roof at clubhouse



Gutters and downspouts at roof eaves



Dented aluminum gutter at roof eave

Schedule of Replacements Costs			
2018	\$0	2029	\$0
2019	\$0	2030	\$0
2020	\$0	2031	\$0
2021	\$0	2032	\$0
2022	\$0	2033	\$0
2023	\$0	2034	\$0
2024	\$0	2035	\$0
2025	\$0	2036	\$0
2026	\$0	2037	\$0
2027	\$0	2038	\$0
2028	\$38,064		

Engineering Narrative
Component includes the replacement of the asphalt shingle roofing, aluminum edge-hung gutters, and aluminum downspouts leading to grade at the clubhouse building and guardhouse building. The roofing system is in fair overall condition at 12 years of age, with no active leaks reported by management. Replacement is recommended by 2028.

Siding, Trim, Soffits and Fascia

CLUBHOUSE & GUARDHOUSE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 3.21%

Line Item: 20

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	5,400 Square Feet	Current Unit Cost:	\$6.30
Replacement Per Phase:	5,400 Square Feet	Current Cost Per Phase:	\$34,020
Replaced in Next 30-Years:	5,400 Square Feet	Total Cost Next 30-Years:	\$58,563
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	12	Overall Current Condition:	Good
Remaining Years Until Replacement:	19	Useful Life in Joliet, IL	30 to 40 Years
Estimated First Year of Replacement:	2037	Full or Partial Replacement:	Full



Overview of clubhouse building



Overview of guardhouse building



Soffit at covered patio area at clubhouse



Vinyl siding with hardboard trim at clubhouse

Schedule of Replacements Costs					
2018	\$0				
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$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	\$58,563	2047	\$0
2028	\$0	2038	\$0	2048	\$0

Engineering Narrative
<p>Component includes all vinyl siding, hardboard trim, soffits, and fascia at the clubhouse building and the guardhouse building. The wood railings at the clubhouse building are also included. Replacement is recommended between 30 and 40 years of age, in 2037, concurrently with window and door replacement.</p>

Split Systems, HVAC

CLUBHOUSE & GUARDHOUSE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 3.21%

Line Item: 21

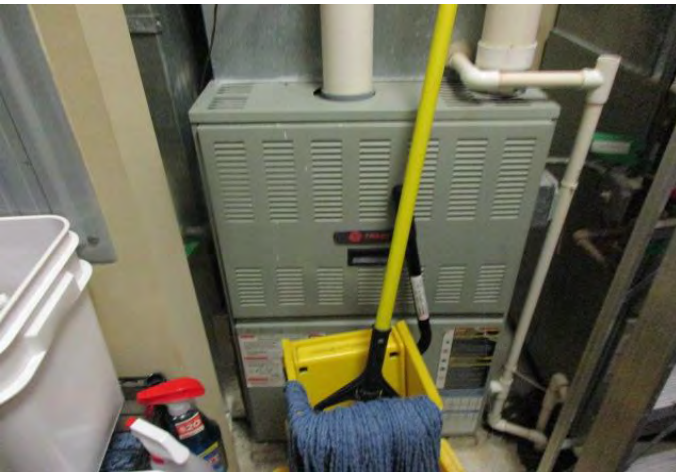
ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	2 Systems	Current Unit Cost:	\$8,400.00
Replacement Per Phase:	2 Systems	Current Cost Per Phase:	\$16,800
Replaced in Next 30-Years:	4 Systems	Total Cost Next 30-Years:	\$58,523
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	12	Overall Current Condition:	Fair
Remaining Years Until Replacement:	8	Useful Life in Joliet, IL	15 to 20 Years
Estimated First Year of Replacement:	2026	Full or Partial Replacement:	Full



Furnaces at interior of clubhouse building



Exterior condensing units at clubhouse



Furnace at interior of clubhouse building



Specification tag at condensing unit

Schedule of Replacements Costs			
2018	\$0		
2019	\$0	2029	\$0
2020	\$0	2030	\$0
2021	\$0	2031	\$0
2022	\$0	2032	\$0
2023	\$0	2033	\$0
2024	\$0	2034	\$0
2025	\$0	2035	\$0
2026	\$21,117	2036	\$0
2027	\$0	2037	\$0
2028	\$0	2038	\$0
		2040	\$0
		2041	\$0
		2042	\$0
		2043	\$0
		2044	\$0
		2045	\$0
		2046	\$37,406
		2047	\$0
		2048	\$0

Engineering Narrative

The clubhouse building is heated and cooled via (2) split systems, including (2) indoor furnaces and (2) exterior 4.0-ton condensing units. All units are in functional condition at 12 years of age. Replacement of all system components is recommended every 20 years, beginning in 2026.

Water Heater, 75-Gallon

CLUBHOUSE & GUARDHOUSE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.45%

Line Item: 22

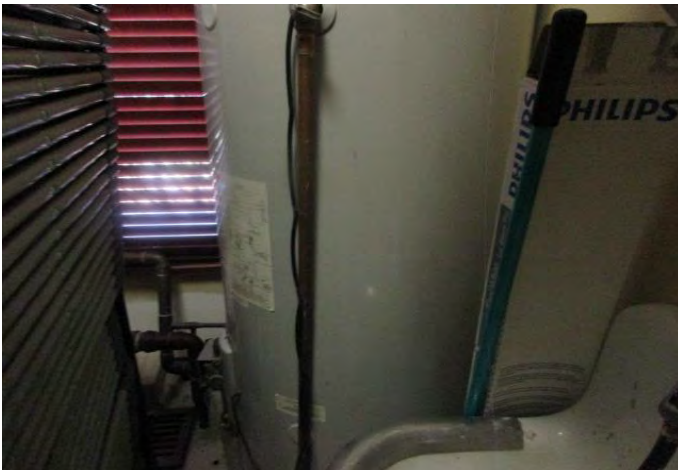
ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	1	Each	Current Unit Cost:	\$3,000.00
Replacement Per Phase:	1	Each	Current Cost Per Phase:	\$3,000
Replaced in Next 30-Years:	2	Each	Total Cost Next 30-Years:	\$8,287
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	12		Overall Current Condition:	Fair
Remaining Years Until Replacement:	3		Useful Life in Joliet, IL	10 to 15 Years
Estimated First Year of Replacement:	2021		Full or Partial Replacement:	Full



Water heater at clubhouse mechanical room



75-gallon water heater



75-gallon water heater



Specification tag at water heater

Schedule of Replacements Costs					
2018	\$0				
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$3,269	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	\$5,019	2046	\$0
2027	\$0	2037	\$0	2047	\$0
2028	\$0	2038	\$0	2048	\$0

Engineering Narrative

(1) 75-gallon water heater serves the clubhouse building. The unit is original and is in operational condition at 12 years of age. Replacement of the water heater is recommended every 15 years beginning in 2021.

Windows and Doors

CLUBHOUSE & GUARDHOUSE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 3.71%

Line Item: 23

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	715 Square Feet	Current Unit Cost:	\$55.00
Replacement Per Phase:	715 Square Feet	Current Cost Per Phase:	\$39,325
Replaced in Next 30-Years:	715 Square Feet	Total Cost Next 30-Years:	\$67,696
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	12	Overall Current Condition:	Good
Remaining Years Until Replacement:	19	Useful Life in Joliet, IL	30 to 40 Years
Estimated First Year of Replacement:	2037	Full or Partial Replacement:	Full



Entry doors and surrounding windows at clubhouse



Pool-facing windows at clubhouse



Windows at guardhouse building



Exterior doors at restroom & pool equipment room

Schedule of Replacements Costs			
2018	\$0		
2019	\$0	2029	\$0
2020	\$0	2030	\$0
2021	\$0	2031	\$0
2022	\$0	2032	\$0
2023	\$0	2033	\$0
2024	\$0	2034	\$0
2025	\$0	2035	\$0
2026	\$0	2036	\$0
2027	\$0	2037	\$67,696
2028	\$0	2038	\$0

Engineering Narrative

Total quantity includes all exterior windows and doors at the clubhouse building and guardhouse building. Windows and doors are in good overall condition at 12 years of age. Replacement is recommended between 30 and 40 years of age, in 2037, concurrently with the replacement of siding, soffits, fascia, and trim.

Concrete Deck & Coping, Partial Replacements

POOL COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 2.49%

Line Item: 24

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	6,210 Square Feet	Current Unit Cost:	\$15.50
Replacement Per Phase:	466 Square Feet	Current Cost Per Phase:	\$7,219
Replaced in Next 30-Years:	1,863 Square Feet	Total Cost Next 30-Years:	\$45,499
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	12	Overall Current Condition:	Fair
Remaining Years Until Replacement:	2	Useful Life in Joliet, IL	to 65 Years
Estimated First Year of Replacement:	2020	Full or Partial Replacement:	Partial 30.0%



Overview of concrete pool deck



Overview of concrete pool deck



Cracks at concrete pool deck



Cracks at concrete pool deck

Schedule of Replacements Costs			
2018	\$0	2029	\$9,887
2019	\$0	2030	\$0
2020	\$7,644	2031	\$0
2021	\$0	2032	\$0
2022	\$0	2033	\$0
2023	\$0	2034	\$0
2024	\$0	2035	\$0
2025	\$0	2036	\$0
2026	\$0	2037	\$0
2027	\$0	2038	\$12,788
2028	\$0	2039	\$0
		2040	\$0
		2041	\$0
		2042	\$0
		2043	\$0
		2044	\$15,180
		2045	\$0
		2046	\$0
		2047	\$0
		2048	\$0

Engineering Narrative

Component includes the partial replacement of the concrete pool deck and concrete coping at the perimeters of the large pool and wading pool. The concrete pool deck exhibits a fair amount of cracking at 12 years of age, and no major replacements have occurred to date. Replacement of 30.0% of surfaces is included within the next 30 years.

Mechanical Equipment (Filters, Pumps, Heaters, Chemical Sys.)

POOL COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 6.10%

Line Item: 25

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	1 Allowance	Current Unit Cost:	\$11,950.00
Replacement Per Phase:	1 Allowance	Current Cost Per Phase:	\$11,950
Replaced in Next 30-Years:	6 Allowance	Total Cost Next 30-Years:	\$111,315
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	Varies	Overall Current Condition:	Fair
Remaining Years Until Replacement:	2	Useful Life in Joliet, IL	8 to 15 Years
Estimated First Year of Replacement:	2020	Full or Partial Replacement:	Full



Heater for swimming pool



Filters for swimming pool



Variable frequency drives for pool pumps



Heater for wading pool

Schedule of Replacements Costs			
2018	\$0	2029	\$0
2019	\$0	2030	\$16,366
2020	\$12,653	2031	\$0
2021	\$0	2032	\$0
2022	\$0	2033	\$0
2023	\$0	2034	\$0
2024	\$0	2035	\$19,428
2025	\$14,597	2036	\$0
2026	\$0	2037	\$0
2027	\$0	2038	\$0
2028	\$0	2039	\$22,413
		2040	\$22,413
		2041	\$0
		2042	\$0
		2043	\$0
		2044	\$0
		2045	\$25,857
		2046	\$0
		2047	\$0
		2048	\$0

Engineering Narrative

Pool mechanical equipment includes the following: (3) heaters, (3) filters, (1) circulating pump for the large pool at 7.5-HP, (1) circulating pump for the wading pool at 1.5-HP, (1) chlorinator, and (2) chemical feeders with tanks. (2) heaters were replaced circa 2016. A continued, phased replacement of the pool equipment is included, with approximately 1/3rd of equipment being replaced every 5 years.

Pool Fence, Metal, Replacement

POOL COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 2.18%

Line Item: 26

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	410	Linear Feet	Current Unit Cost: \$58.00
Replacement Per Phase:	410	Linear Feet	Current Cost Per Phase: \$23,780
Replaced in Next 30-Years:	410	Linear Feet	Total Cost Next 30-Years: \$39,782
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	12	Overall Current Condition:	Good
Remaining Years Until Replacement:	18	Useful Life in Joliet, IL	30 to 35 Years
Estimated First Year of Replacement:	2036	Full or Partial Replacement:	Full



Overview of aluminum fence at perimeter of pool



Overview of aluminum fence at perimeter of pool



Shorter fence at perimeter of wading pool



Condition of chipped finishes at top fence rail

Schedule of Replacements Costs					
2018	\$0				
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$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	\$39,782	2046	\$0
2027	\$0	2037	\$0	2047	\$0
2028	\$0	2038	\$0	2048	\$0

Engineering Narrative

Total quantity includes the higher fence at the perimeter of the swimming pool area as well as the shorter fence at the wading pool. Fencing is in good overall condition at 12 years of age. Replacement of the pool fence is recommended in 2036, concurrently with the replacement of the metal fencing at the monument entry signs.

Pool Resurfacing, Proposed Aggregate / PebbleTec Finish

POOL COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 9.37% Line Item: 27

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	4,175 Square Feet	Current Unit Cost:	\$14.37
Replacement Per Phase:	4,175 Square Feet	Current Cost Per Phase:	\$60,000
Replaced in Next 30-Years:	8,349 Square Feet	Total Cost Next 30-Years:	\$171,104
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	12	Overall Current Condition:	Fair
Remaining Years Until Replacement:	1	Useful Life in Joliet, IL	to 20 Years
Estimated First Year of Replacement:	2019	Full or Partial Replacement:	Full



Aerial view of large pool and wading pool

Schedule of Replacements Costs			
2018	\$0		
2019	\$61,740	2029	\$0
2020	\$0	2030	\$0
2021	\$0	2031	\$0
2022	\$0	2032	\$0
2023	\$0	2033	\$0
2024	\$0	2034	\$0
2025	\$0	2035	\$0
2026	\$0	2036	\$0
2027	\$0	2037	\$0
2028	\$0	2038	\$0
		2039	\$109,364
		2040	\$0
		2041	\$0
		2042	\$0
		2043	\$0
		2044	\$0
		2045	\$0
		2046	\$0
		2047	\$0
		2048	\$0

Engineering Narrative
<p>The association plans on resurfacing both pools in 2019. Estimated project cost provided by management and includes an aggregate/pebble finish with a 20-year warranty. The swimming pool was covered during the time of inspection.</p>

Waterline Tile, Pools

POOL COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.17% Line Item: 28

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	325	Linear Feet	Current Unit Cost: \$48.00
Replacement Per Phase:	325	Linear Feet	Current Cost Per Phase: \$15,600
Replaced in Next 30-Years:	325	Linear Feet	Total Cost Next 30-Years: \$21,365
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	12	Overall Current Condition:	Fair
Remaining Years Until Replacement:	11	Useful Life in Joliet, IL	20 to 25 Years
Estimated First Year of Replacement:	2029	Full or Partial Replacement:	Full



Aerial view of large pool and wading pool

Schedule of Replacements Costs			
2018	\$0		
2019	\$0	2029	\$21,365
2020	\$0	2030	\$0
2021	\$0	2031	\$0
2022	\$0	2032	\$0
2023	\$0	2033	\$0
2024	\$0	2034	\$0
2025	\$0	2035	\$0
2026	\$0	2036	\$0
2027	\$0	2037	\$0
2028	\$0	2038	\$0

Engineering Narrative
<p>The waterline tile at both swimming pools is original. Replacement of the waterline tile is recommended in 2029, in 11 years, concurrently with the partial replacement of the concrete coping at the perimeter of the pool. The swimming pool was covered during the time of inspection.</p>

Reserve Study Update

OTHER COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 0.16% Line Item: 29

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Each	Current Unit Cost:	\$2,695.00	
Replacement Per Phase:	1	Each	Current Cost Per Phase:	\$2,695	
Replaced in Next 30-Years:	1	Each	Total Cost Next 30-Years:	\$2,936	
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE		
Estimated Current Age in Years:	0		Overall Current Condition:		
Remaining Years Until Replacement:	3		Useful Life in Joliet, IL	to 3	Years
Estimated First Year of Replacement:	2021		Full or Partial Replacement:	Full	



Schedule of Replacements Costs

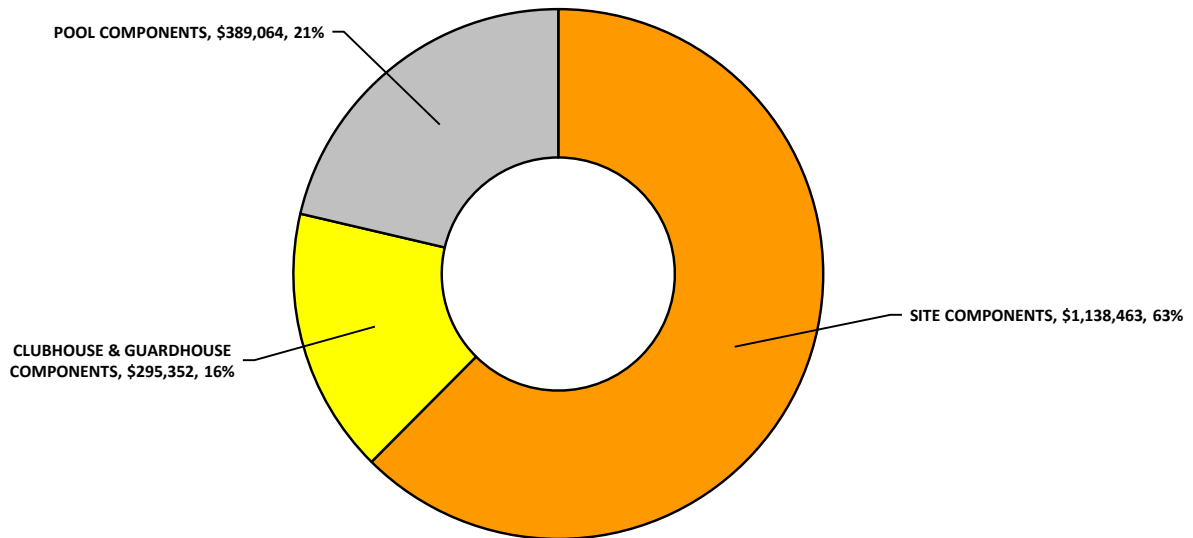
2018	\$0				
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$2,936	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$0
2025	\$0	2035	\$0	2045	\$0
2026	\$0	2036	\$0	2046	\$0
2027	\$0	2037	\$0	2047	\$0
2028	\$0	2038	\$0	2048	\$0

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.

QUANTITY AND COST PROJECTIONS FOR NEXT 30-YEARS

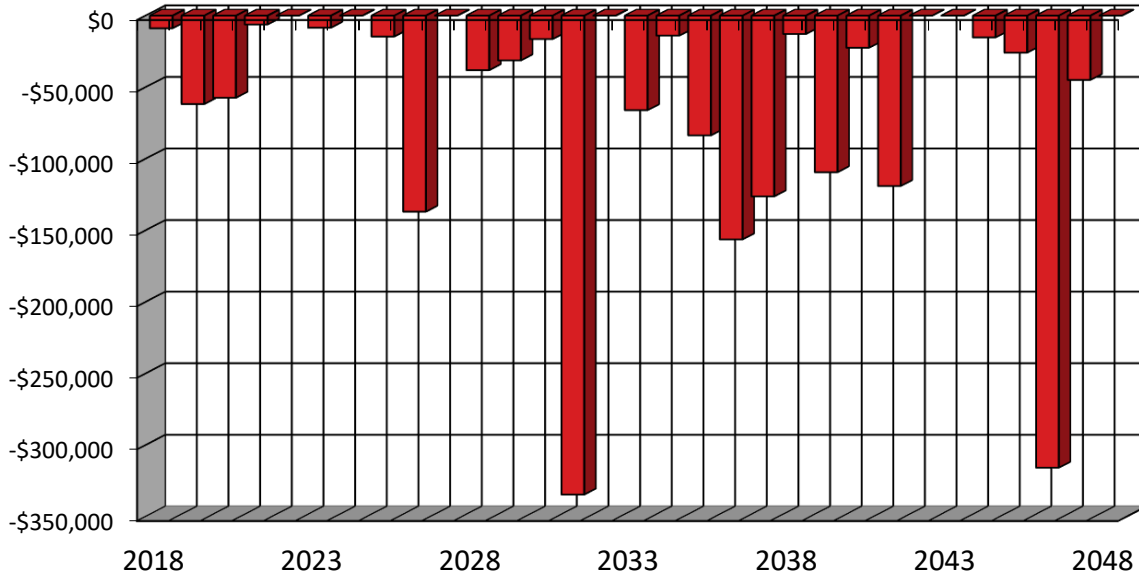
Graph Illustrates Total Future Cost of Replacement By Property Class



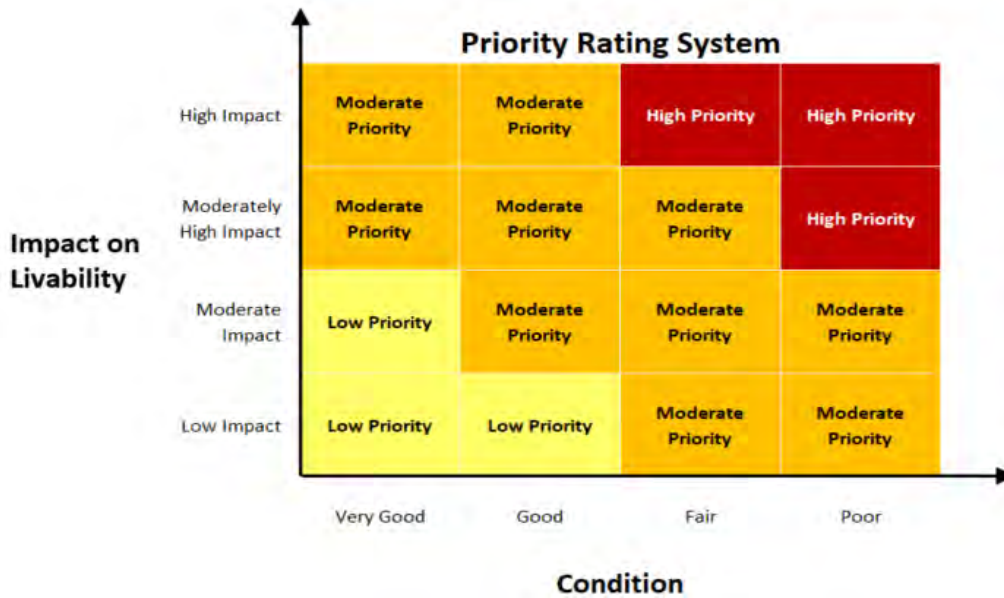
Reserve Inventory		Replacement Quantities			Replacement Costs		
Line Item	Reserve Component Listed by Property Class	Units	Per Phase	Total for 30-Years	Unit Cost	Current Cost Per Phase	Total Future Cost
SITE COMPONENTS							
1	Asphalt Pavement, Repaving, Mill and Overlay	Square Yards	2,550	2,550	\$15.00	\$38,250	\$48,079
2	Asphalt Pavement, Repaving, Full-Depth Replacement	Square Yards	2,550	2,550	\$28.50	\$72,675	\$161,814
3	Concrete Curbs and Gutters, Partial Replacement	Linear Feet	113	339	\$34.00	\$3,842	\$19,811
4	Concrete Flatwork, Partial Replacement	Square Feet	634	3,168	\$11.50	\$7,285	\$61,438
5	Fences, Metal, Replacement	Linear Feet	90	90	\$54.00	\$4,860	\$8,130
6	Fences, Wood, Split Rail	Linear Feet	475	950	\$24.50	\$11,638	\$40,539
7	Irrigation Systems, Phased Replacement	Zones	14	28	\$1,400.00	\$19,600	\$77,695
8	Light Poles and Fixtures	Each	11	11	\$2,825.00	\$31,075	\$51,986
9	Playground Equipment & Resilient Ground Covering	Allowance	1	1	\$43,000.00	\$43,000	\$66,024
10	Ponds, Dredging	Cubic Yards	14,415	14,415	\$15.50	\$223,433	\$324,001
11	Ponds, Landscaping, Extension of Prairie Grass Areas	Allowance	1	1	\$35,000.00	\$35,000	\$37,059
12	Signage, Renovations (Masonry Repairs, Lettering, Lighting)	Allowance	1	2	\$17,000.00	\$17,000	\$59,220
13	Site Furnishings	Each	12	24	\$1,050.00	\$12,600	\$43,892
14	Tennis Courts, Color Coat & Capital Repairs	Square Yards	810	2,430	\$10.89	\$8,820	\$33,842
15	Tennis Courts, Fence, Chain Link	Linear Feet	365	365	\$38.00	\$13,870	\$26,769
16	Tennis Courts, Surface Replacement	Square Yards	810	810	\$50.00	\$40,500	\$78,164
CLUBHOUSE & GUARDHOUSE COMPONENTS							
17	Kitchen Renovations	Allowance	1	1	\$13,500.00	\$13,500	\$21,948
18	Restroom Fixtures & Accessories, Replacement	Allowance	1	1	\$26,000.00	\$26,000	\$42,270
19	Roof, Gutters & Downspouts	Squares	65	65	\$440.00	\$28,600	\$38,064
20	Siding, Trim, Soffits and Fascia	Square Feet	5,400	5,400	\$6.30	\$34,020	\$58,563
21	Split Systems, HVAC	Systems	2	4	\$8,400.00	\$16,800	\$58,523
22	Water Heater, 75-Gallon	Each	1	2	\$3,000.00	\$3,000	\$8,287
23	Windows and Doors	Square Feet	715	715	\$55.00	\$39,325	\$67,696
POOL COMPONENTS							
24	Concrete Deck & Coping, Partial Replacements	Square Feet	466	1,863	\$15.50	\$7,219	\$45,499
25	Mechanical Equipment (Filters, Pumps, Heaters, Chemical Sys.)	Allowance	1	6	\$11,950.00	\$11,950	\$111,315
26	Pool Fence, Metal, Replacement	Linear Feet	410	410	\$58.00	\$23,780	\$39,782
27	Pool Resurfacing, Proposed Aggregate / PebbleTec Finish	Square Feet	4,175	8,349	\$14.37	\$60,000	\$171,104
28	Waterline Tile, Pools	Linear Feet	325	325	\$48.00	\$15,600	\$21,365

LIFE ANALYSIS AND CONDITION ASSESSMENT

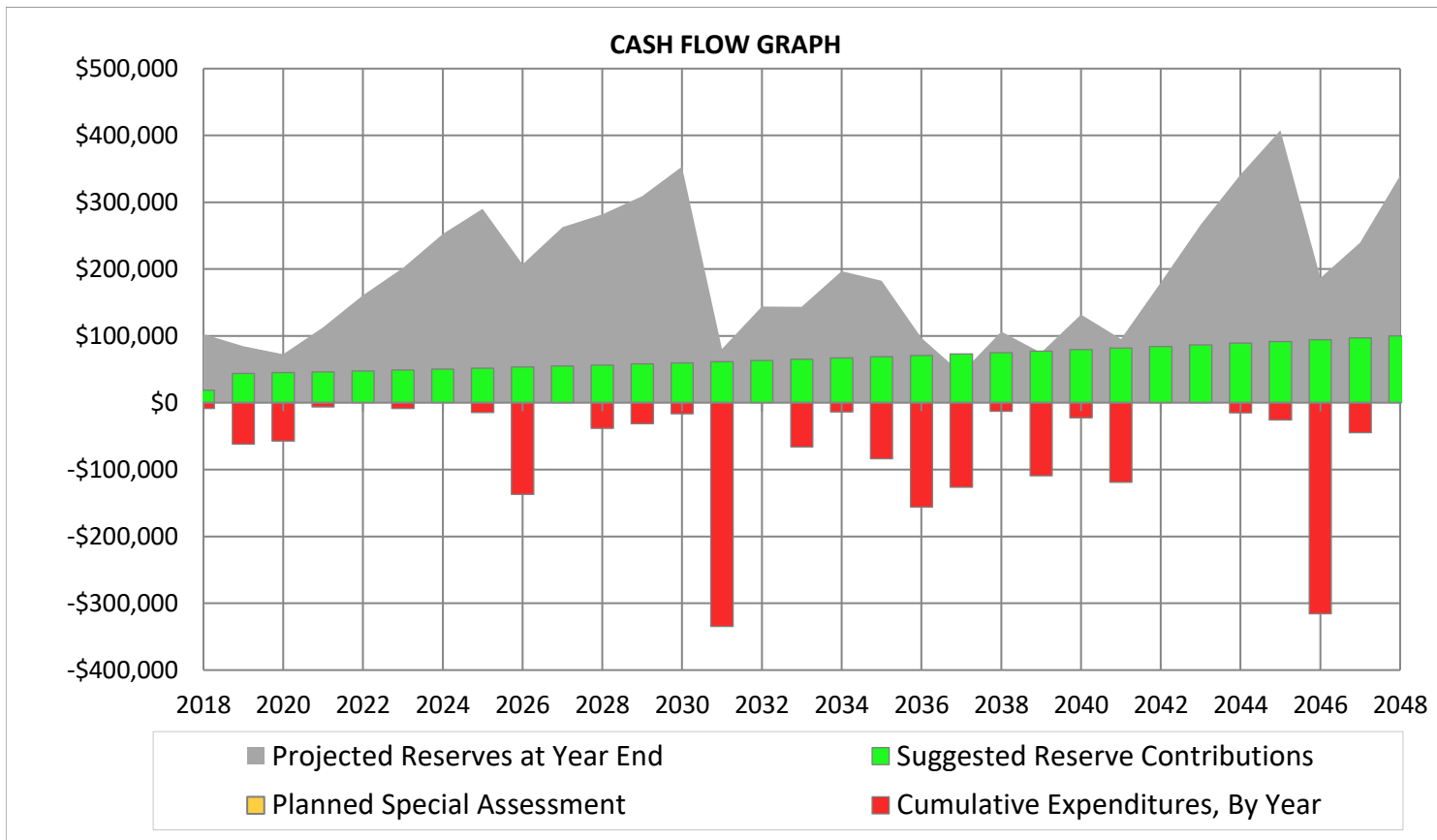
Graph Illustrates Reserve Expenses Per Year, Displaying Years 1-30



Reserve Inventory		Life Analysis and Condition Assessment				
Line Item	Reserve Component Listed by Property Class	Useful life	Remaining Useful Life	Estimated 1st Year of Replacement	Estimated Current Age	Current Condition
SITE COMPONENTS						
1	Asphalt Pavement, Repaving, Mill and Overlay	15 to 20	8	2026	12	Fair
2	Asphalt Pavement, Repaving, Full-Depth Replacement	15 to 20	28	2046	12	Fair
3	Concrete Curbs and Gutters, Partial Replacement	to 65	8	2026	12	Good
4	Concrete Flatwork, Partial Replacement	to 65	5	2023	12	Fair
5	Fences, Metal, Replacement	30 to 35	18	2036	12	Good
6	Fences, Wood, Split Rail	15 to 20	8	2026	12	Fair
7	Irrigation Systems, Phased Replacement	30 to 35	18	2036	1 & 12	Good
8	Light Poles and Fixtures	25 to 30	18	2036	12	Good
9	Playground Equipment & Resilient Ground Covering	15 to 20	15	2033	2	Very Good
10	Ponds, Dredging	Varies	13	2031	12	Fair
11	Ponds, Landscaping, Extension of Prairie Grass Areas	Varies	2	2020	N/A	
12	Signage, Renovations (Masonry Repairs, Lettering, Lighting)	15 to 20	8	2026	12	Good
13	Site Furnishings	15 to 20	8	2026	12	Good
14	Tennis Courts, Color Coat & Capital Repairs	6 to 12		2018	12	Fair
15	Tennis Courts, Fence, Chain Link	25 to 30	23	2041	12	Good
16	Tennis Courts, Surface Replacement	25 to 30	23	2041	12	Good
CLUBHOUSE & GUARDHOUSE COMPONENTS						
17	Kitchen Renovations	20 to 30	17	2035	Varies	Good
18	Restroom Fixtures & Accessories, Replacement	20 to 30	17	2035	12	Good
19	Roof, Gutters & Downspouts	20 to 25	10	2028	12	Fair
20	Siding, Trim, Soffits and Fascia	30 to 40	19	2037	12	Good
21	Split Systems, HVAC	15 to 20	8	2026	12	Fair
22	Water Heater, 75-Gallon	10 to 15	3	2021	12	Fair
23	Windows and Doors	30 to 40	19	2037	12	Good
POOL COMPONENTS						
24	Concrete Deck & Coping, Partial Replacements	to 65	2	2020	12	Fair
25	Mechanical Equipment (Filters, Pumps, Heaters, Chemical Sys.)	8 to 15	2	2020	Varies	Fair
26	Pool Fence, Metal, Replacement	30 to 35	18	2036	12	Good
27	Pool Resurfacing, Proposed Aggregate / PebbleTec Finish	to 20	1	2019	12	Fair
28	Waterline Tile, Pools	20 to 25	11	2029	12	Fair



Reserve Inventory		Priority Rating, Condition & Impact on Livability Assessment		
Line Item	Reserve Component Listed by Property Class	Priority	Current Condition	Impact on Livability
SITE COMPONENTS				
1	Asphalt Pavement, Repaving, Mill and Overlay	Moderate Priority	Fair	Moderate Impact
2	Asphalt Pavement, Repaving, Full-Depth Replacement	Moderate Priority	Fair	Moderate Impact
3	Concrete Curbs and Gutters, Partial Replacement	Low Priority	Good	Low Impact
4	Concrete Flatwork, Partial Replacement	Moderate Priority	Fair	Moderately High Impact
5	Fences, Metal, Replacement	Moderate Priority	Good	Moderate Impact
6	Fences, Wood, Split Rail	Moderate Priority	Fair	Low Impact
7	Irrigation Systems, Phased Replacement	Moderate Priority	Good	Moderately High Impact
8	Light Poles and Fixtures	Moderate Priority	Good	Moderately High Impact
9	Playground Equipment & Resilient Ground Covering	Moderate Priority	Very Good	Moderately High Impact
10	Ponds, Dredging	Moderate Priority	Fair	Moderately High Impact
11	Ponds, Landscaping, Extension of Prairie Grass Areas			Moderate Impact
12	Signage, Renovations (Masonry Repairs, Lettering, Lighting)	Moderate Priority	Good	Moderately High Impact
13	Site Furnishings	Moderate Priority	Good	Moderate Impact
14	Tennis Courts, Color Coat & Capital Repairs	Moderate Priority	Fair	Moderate Impact
15	Tennis Courts, Fence, Chain Link	Moderate Priority	Good	Moderate Impact
16	Tennis Courts, Surface Replacement	Moderate Priority	Good	Moderate Impact
CLUBHOUSE & GUARDHOUSE COMPONENTS				
17	Kitchen Renovations	Moderate Priority	Good	Moderate Impact
18	Restroom Fixtures & Accessories, Replacement	Moderate Priority	Good	Moderate Impact
19	Roof, Gutters & Downspouts	High Priority	Fair	High Impact
20	Siding, Trim, Soffits and Fascia	Moderate Priority	Good	High Impact
21	Split Systems, HVAC	High Priority	Fair	High Impact
22	Water Heater, 75-Gallon	High Priority	Fair	High Impact
23	Windows and Doors	Moderate Priority	Good	High Impact
POOL COMPONENTS				
24	Concrete Deck & Coping, Partial Replacements	High Priority	Fair	High Impact
25	Mechanical Equipment (Filters, Pumps, Heaters, Chemical Sys.)	High Priority	Fair	High Impact
26	Pool Fence, Metal, Replacement	Moderate Priority	Good	High Impact
27	Pool Resurfacing, Proposed Aggregate / PebbleTec Finish	Moderate Priority	Fair	Moderately High Impact
28	Waterline Tile, Pools	Moderate Priority	Fair	Moderately High Impact



	Start Year	1	2	3	4	5	6	7	8	9	10
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
+ Reserves at Beginning of Year	\$92,424	102,500	84,697	72,497	112,777	160,650	201,608	252,462	290,306	207,257	262,626
+ Suggested Reserve Contribution	\$18,750	43,750	45,000	46,300	47,600	49,000	50,400	51,900	53,400	54,900	56,500
+ Planned Special Assessment	\$0	0	0	0	0	0	0	0	0	0	0
+ Estimated Interest Earned	\$146	187	157	185	273	362	454	542	497	469	544
+ Cumulative Expenditure, By Year	-\$8,820	-\$61,740	-\$57,356	-\$6,205	0	-\$8,405	0	-\$14,597	-\$136,946	0	-\$38,064
= Projected Reserves at Year End	\$102,500	84,697	72,497	112,777	160,650	201,608	252,462	290,306	207,257	262,626	281,606

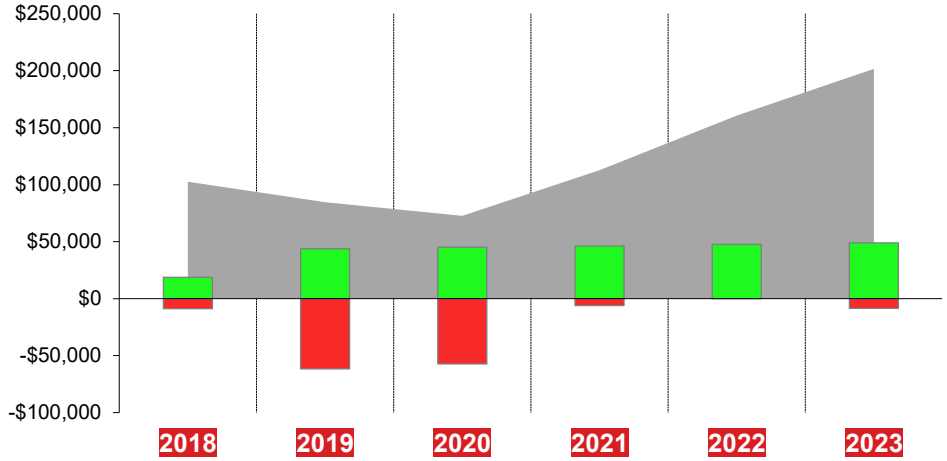
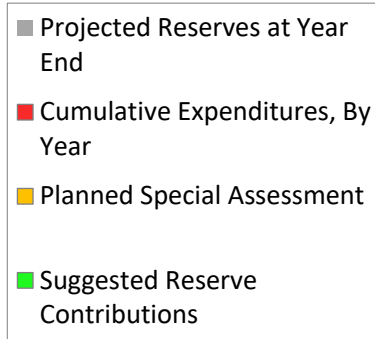
	11	12	13	14	15	16	17	18	19	20
	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
+ Reserves at Beginning of Year	281,606	309,045	353,141	80,509	144,033	143,396	196,801	182,434	97,291	44,172
+ Suggested Reserve Contribution	58,100	59,800	61,500	63,300	65,100	67,000	68,900	70,900	73,000	75,100
+ Planned Special Assessment	0	0	0	0	0	0	0	0	0	0
+ Estimated Interest Earned	590	662	433	224	287	340	379	279	141	151
+ Cumulative Expenditure, By Year	-\$31,251	-\$16,366	-\$334,565	0	-\$66,024	-\$13,935	-\$83,646	-\$156,322	-\$126,259	-\$12,788
= Projected Reserves at Year End	309,045	353,141	80,509	144,033	143,396	196,801	182,434	97,291	44,172	106,636

	21	22	23	24	25	26	27	28	29	30
	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
+ Reserves at Beginning of Year	106,636	74,753	132,047	95,080	179,554	266,600	341,126	407,717	186,899	239,520
+ Suggested Reserve Contribution	77,300	79,500	81,800	84,200	86,600	89,100	91,700	94,400	97,100	99,900
+ Planned Special Assessment	0	0	0	0	0	0	0	0	0	0
+ Estimated Interest Earned	181	207	227	274	446	607	748	594	426	579
+ Cumulative Expenditure, By Year	-\$109,364	-\$22,413	-\$118,994	0	0	-\$15,180	-\$25,857	-\$315,812	-\$44,906	0
= Projected Reserves at Year End	74,753	132,047	95,080	179,554	266,600	341,126	407,717	186,899	239,520	339,999

DIVISION 1: YEARS 1-5 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials: **2.90%**

Interest Earned on Invested Reserves: **0.20%**

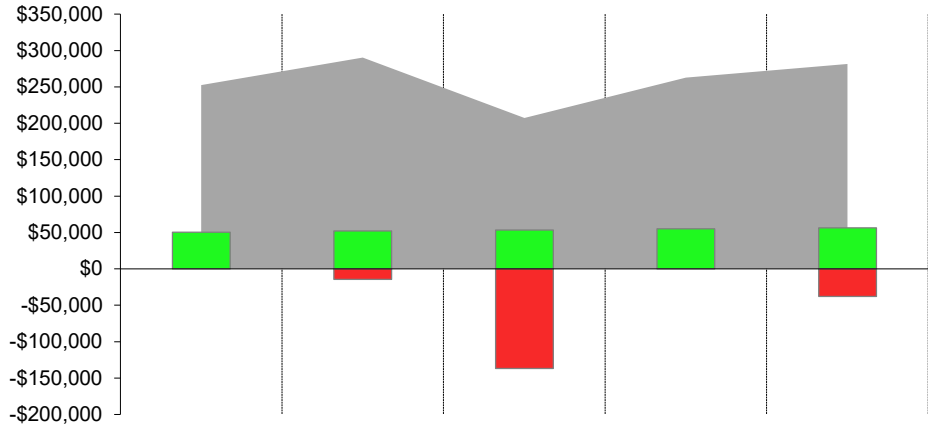
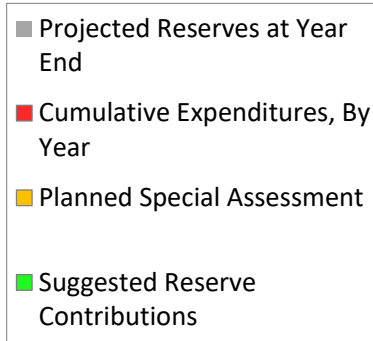


		2018	2019	2020	2021	2022	2023
+	Reserves at Beginning of Year	92,424	102,500	84,697	72,497	112,777	160,650
+	Suggested Reserve Contribution	18,750	43,750	45,000	46,300	47,600	49,000
+	Planned Special Assessment						
+	Estimated Interest Earned on Invested Reserves	146	187	157	185	273	362
+	Cumulative Expenses, By Year	-8,820	-61,740	-57,356	-6,205		-8,405
=	Projected Reserves at Year End	102,500	84,697	72,497	112,777	160,650	201,608
Line Item	Reserve Component Listed by Property Class	Year Start	1	2	3	4	5
		2018	2019	2020	2021	2022	2023
	SITE COMPONENTS						
1	Asphalt Pavement, Repaving, Mill and Overlay						
2	Asphalt Pavement, Repaving, Full-Depth Replacement						
3	Concrete Curbs and Gutters, Partial Replacement						
4	Concrete Flatwork, Partial Replacement						8,405
5	Fences, Metal, Replacement						
6	Fences, Wood, Split Rail						
7	Irrigation Systems, Phased Replacement						
8	Light Poles and Fixtures						
9	Playground Equipment & Resilient Ground Covering						
10	Ponds, Dredging						
11	Ponds, Landscaping, Extension of Prairie Grass Areas			37,059			
12	Signage, Renovations (Masonry Repairs, Lettering, Lighting)						
13	Site Furnishings						
14	Tennis Courts, Color Coat & Capital Repairs	8,820					
15	Tennis Courts, Fence, Chain Link						
16	Tennis Courts, Surface Replacement						
	CLUBHOUSE & GUARDHOUSE COMPONENTS						
17	Kitchen Renovations						
18	Restroom Fixtures & Accessories, Replacement						
19	Roof, Gutters & Downspouts						
20	Siding, Trim, Soffits and Fascia						
21	Split Systems, HVAC						
22	Water Heater, 75-Gallon				3,269		
23	Windows and Doors						
	POOL COMPONENTS						
24	Concrete Deck & Coping, Partial Replacements			7,644			
25	Mechanical Equipment (Filters, Pumps, Heaters, Chemical Sys.)			12,653			
26	Pool Fence, Metal, Replacement						
27	Pool Resurfacing, Proposed Aggregate / PebbleTec Finish		61,740				
28	Waterline Tile, Pools						

DIVISION 2: YEARS 6-10 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials: **2.90%**

Interest Earned on Invested Reserves: **0.20%**

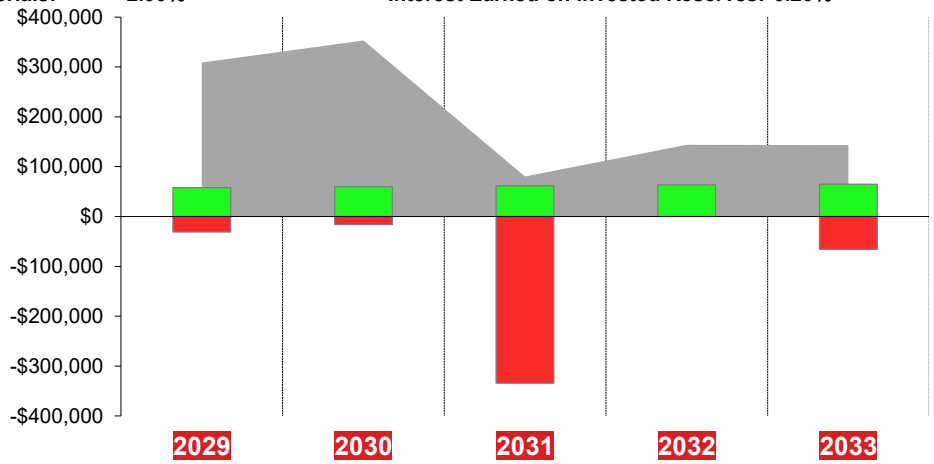
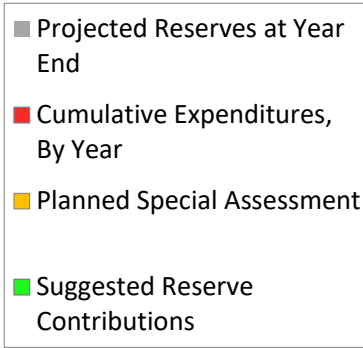


		2024	2025	2026	2027	2028
+	Reserves at Beginning of Year	201,608	252,462	290,306	207,257	262,626
+	Suggested Reserve Contribution	50,400	51,900	53,400	54,900	56,500
+	Planned Special Assessment					
+	Estimated Interest Earned on Invested Reserves	454	542	497	469	544
+	Cumulative Expenditure, By Year		-14,597	-136,946		-38,064
=	Projected Reserves at Year End	252,462	290,306	207,257	262,626	281,606
Line Item	Reserve Component Listed by Property Class	6	7	8	9	10
		2024	2025	2026	2027	2028
	SITE COMPONENTS					
1	Asphalt Pavement, Repaving, Mill and Overlay			48,079		
2	Asphalt Pavement, Repaving, Full-Depth Replacement					
3	Concrete Curbs and Gutters, Partial Replacement			4,829		
4	Concrete Flatwork, Partial Replacement					
5	Fences, Metal, Replacement					
6	Fences, Wood, Split Rail			14,628		
7	Irrigation Systems, Phased Replacement					
8	Light Poles and Fixtures					
9	Playground Equipment & Resilient Ground Covering					
10	Ponds, Dredging					
11	Ponds, Landscaping, Extension of Prairie Grass Areas					
12	Signage, Renovations (Masonry Repairs, Lettering, Lighting)			21,368		
13	Site Furnishings			15,838		
14	Tennis Courts, Color Coat & Capital Repairs			11,086		
15	Tennis Courts, Fence, Chain Link					
16	Tennis Courts, Surface Replacement					
	CLUBHOUSE & GUARDHOUSE COMPONENTS					
17	Kitchen Renovations					
18	Restroom Fixtures & Accessories, Replacement					
19	Roof, Gutters & Downspouts					38,064
20	Siding, Trim, Soffits and Fascia					
21	Split Systems, HVAC			21,117		
22	Water Heater, 75-Gallon					
23	Windows and Doors					
	POOL COMPONENTS					
24	Concrete Deck & Coping, Partial Replacements					
25	Mechanical Equipment (Filters, Pumps, Heaters, Chemical Sys.)		14,597			
26	Pool Fence, Metal, Replacement					
27	Pool Resurfacing, Proposed Aggregate / PebbleTec Finish					
28	Waterline Tile, Pools					

DIVISION 3: YEARS 11-15 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials: **2.90%**

Interest Earned on Invested Reserves: **0.20%**

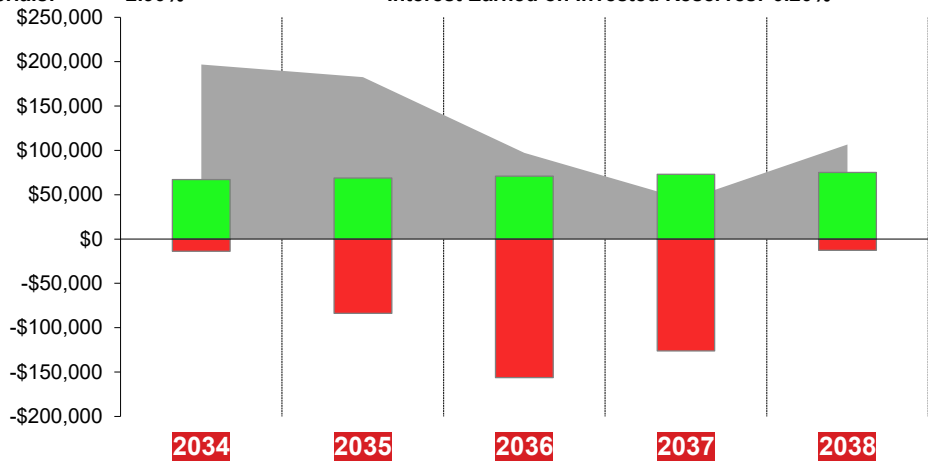
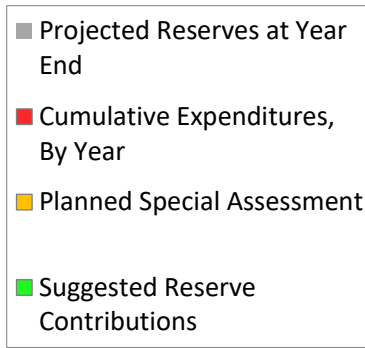


		2029	2030	2031	2032	2033
+	Reserves at Beginning of Year	281,606	309,045	353,141	80,509	144,033
+	Suggested Reserve Contribution	58,100	59,800	61,500	63,300	65,100
+	Planned Special Assessment					
+	Estimated Interest Earned on Invested Reserves	590	662	433	224	287
+	Cumulative Expenditure, By Year	-31,251	-16,366	-334,565	-66,024	-66,024
=	Projected Reserves at Year End	309,045	353,141	80,509	144,033	143,396
Line Item	Reserve Component Listed by Property Class	11 2029	12 2030	13 2031	14 2032	15 2033
	SITE COMPONENTS					
1	Asphalt Pavement, Repaving, Mill and Overlay					
2	Asphalt Pavement, Repaving, Full-Depth Replacement					
3	Concrete Curbs and Gutters, Partial Replacement					
4	Concrete Flatwork, Partial Replacement			10,564		
5	Fences, Metal, Replacement					
6	Fences, Wood, Split Rail					
7	Irrigation Systems, Phased Replacement					
8	Light Poles and Fixtures					
9	Playground Equipment & Resilient Ground Covering					66,024
10	Ponds, Dredging			324,001		
11	Ponds, Landscaping, Extension of Prairie Grass Areas					
12	Signage, Renovations (Masonry Repairs, Lettering, Lighting)					
13	Site Furnishings					
14	Tennis Courts, Color Coat & Capital Repairs					
15	Tennis Courts, Fence, Chain Link					
16	Tennis Courts, Surface Replacement					
	CLUBHOUSE & GUARDHOUSE COMPONENTS					
17	Kitchen Renovations					
18	Restroom Fixtures & Accessories, Replacement					
19	Roof, Gutters & Downspouts					
20	Siding, Trim, Soffits and Fascia					
21	Split Systems, HVAC					
22	Water Heater, 75-Gallon					
23	Windows and Doors					
	POOL COMPONENTS					
24	Concrete Deck & Coping, Partial Replacements	9,887				
25	Mechanical Equipment (Filters, Pumps, Heaters, Chemical Sys.)		16,366			
26	Pool Fence, Metal, Replacement					
27	Pool Resurfacing, Proposed Aggregate / PebbleTec Finish					
28	Waterline Tile, Pools	21,365				

DIVISION 4: YEARS 16-20 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials: **2.90%**

Interest Earned on Invested Reserves: **0.20%**



		2034	2035	2036	2037	2038
+	Reserves at Beginning of Year	143,396	196,801	182,434	97,291	44,172
+	Suggested Reserve Contribution	67,000	68,900	70,900	73,000	75,100
+	Planned Special Assessment					
+	Estimated Interest Earned on Invested Reserves	340	379	279	141	151
+	Cumulative Expenditure, By Year	-13,935	-83,646	-156,322	-126,259	-12,788
=	Projected Reserves at Year End	196,801	182,434	97,291	44,172	106,636
Line Item	Reserve Component Listed by Property Class	2034	2035	2036	2037	2038
	SITE COMPONENTS					
1	Asphalt Pavement, Repaving, Mill and Overlay					
2	Asphalt Pavement, Repaving, Full-Depth Replacement					
3	Concrete Curbs and Gutters, Partial Replacement			6,427		
4	Concrete Flatwork, Partial Replacement			12,188		
5	Fences, Metal, Replacement			8,130		
6	Fences, Wood, Split Rail					
7	Irrigation Systems, Phased Replacement			32,789		
8	Light Poles and Fixtures			51,986		
9	Playground Equipment & Resilient Ground Covering					
10	Ponds, Dredging					
11	Ponds, Landscaping, Extension of Prairie Grass Areas					
12	Signage, Renovations (Masonry Repairs, Lettering, Lighting)					
13	Site Furnishings					
14	Tennis Courts, Color Coat & Capital Repairs	13,935				
15	Tennis Courts, Fence, Chain Link					
16	Tennis Courts, Surface Replacement					
	CLUBHOUSE & GUARDHOUSE COMPONENTS					
17	Kitchen Renovations		21,948			
18	Restroom Fixtures & Accessories, Replacement		42,270			
19	Roof, Gutters & Downspouts					
20	Siding, Trim, Soffits and Fascia				58,563	
21	Split Systems, HVAC					
22	Water Heater, 75-Gallon			5,019		
23	Windows and Doors				67,696	
	POOL COMPONENTS					
24	Concrete Deck & Coping, Partial Replacements					12,788
25	Mechanical Equipment (Filters, Pumps, Heaters, Chemical Sys.)		19,428			
26	Pool Fence, Metal, Replacement			39,782		
27	Pool Resurfacing, Proposed Aggregate / PebbleTec Finish					
28	Waterline Tile, Pools					

DIVISION 4: YEARS 16-20 OF CASH FLOW ANALYSIS

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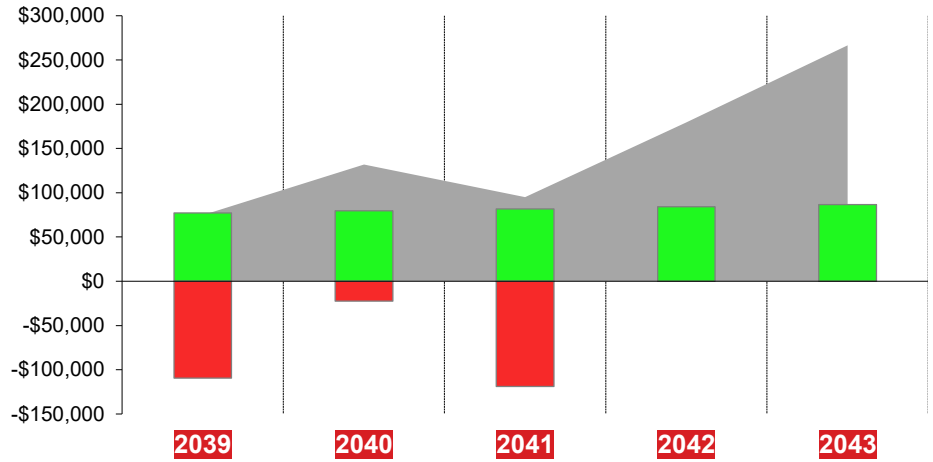
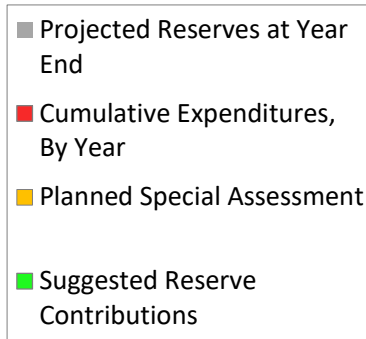
Line Item	Reserve Component Listed by Property Class	16	17	18	19	20
		2034	2035	2036	2037	2038
29	OTHER COMPONENTS Reserve Study Update					



DIVISION 5: YEARS 21-25 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials: **2.90%**

Interest Earned on Invested Reserves: **0.20%**



		2039	2040	2041	2042	2043
+	Reserves at Beginning of Year	106,636	74,753	132,047	95,080	179,554
+	Suggested Reserve Contribution	77,300	79,500	81,800	84,200	86,600
+	Planned Special Assessment					
+	Estimated Interest Earned on Invested Reserves	181	207	227	274	446
+	Cumulative Expenditure, By Year	-109,364	-22,413	-118,994		
=	Projected Reserves at Year End	74,753	132,047	95,080	179,554	266,600
Line Item	Reserve Component Listed by Property Class	2039	2040	2041	2042	2043
	SITE COMPONENTS					
1	Asphalt Pavement, Repaving, Mill and Overlay					
2	Asphalt Pavement, Repaving, Full-Depth Replacement					
3	Concrete Curbs and Gutters, Partial Replacement					
4	Concrete Flatwork, Partial Replacement			14,060		
5	Fences, Metal, Replacement					
6	Fences, Wood, Split Rail					
7	Irrigation Systems, Phased Replacement					
8	Light Poles and Fixtures					
9	Playground Equipment & Resilient Ground Covering					
10	Ponds, Dredging					
11	Ponds, Landscaping, Extension of Prairie Grass Areas					
12	Signage, Renovations (Masonry Repairs, Lettering, Lighting)					
13	Site Furnishings					
14	Tennis Courts, Color Coat & Capital Repairs					
15	Tennis Courts, Fence, Chain Link			26,769		
16	Tennis Courts, Surface Replacement			78,164		
	CLUBHOUSE & GUARDHOUSE COMPONENTS					
17	Kitchen Renovations					
18	Restroom Fixtures & Accessories, Replacement					
19	Roof, Gutters & Downspouts					
20	Siding, Trim, Soffits and Fascia					
21	Split Systems, HVAC					
22	Water Heater, 75-Gallon					
23	Windows and Doors					
	POOL COMPONENTS					
24	Concrete Deck & Coping, Partial Replacements					
25	Mechanical Equipment (Filters, Pumps, Heaters, Chemical Sys.)		22,413			
26	Pool Fence, Metal, Replacement					
27	Pool Resurfacing, Proposed Aggregate / PebbleTec Finish	109,364				
28	Waterline Tile, Pools					

DIVISION 5: YEARS 21-25 OF CASH FLOW ANALYSIS

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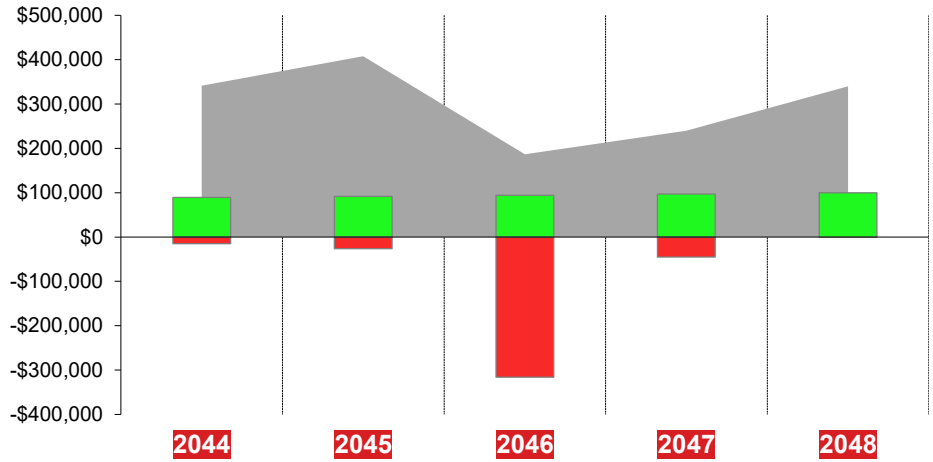
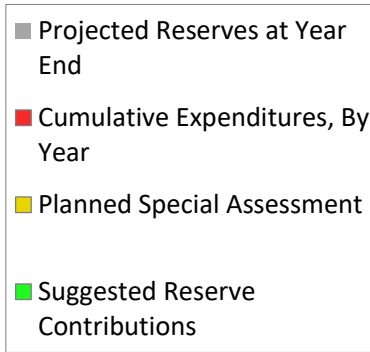
Line Item	Reserve Component Listed by Property Class	21	22	23	24	25
		2039	2040	2041	2042	2043
29	OTHER COMPONENTS Reserve Study Update					



DIVISION 6: YEARS 26-30 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials: **2.90%**

Interest Earned on Invested Reserves: **0.20%**



		2044	2045	2046	2047	2048
+	Reserves at Beginning of Year	266,600	341,126	407,717	186,899	239,520
+	Suggested Reserve Contribution	89,100	91,700	94,400	97,100	99,900
+	Planned Special Assessment					
+	Estimated Interest Earned on Invested Reserves	607	748	594	426	579
+	Cumulative Expenditure, By Year	-15,180	-25,857	-315,812	-44,906	
=	Projected Reserves at Year End	341,126	407,717	186,899	239,520	339,999
Line Item	Reserve Component Listed by Property Class	2044	2045	2046	2047	2048
	SITE COMPONENTS					
1	Asphalt Pavement, Repaving, Mill and Overlay					
2	Asphalt Pavement, Repaving, Full-Depth Replacement			161,814		
3	Concrete Curbs and Gutters, Partial Replacement			8,554		
4	Concrete Flatwork, Partial Replacement			16,221		
5	Fences, Metal, Replacement					
6	Fences, Wood, Split Rail			25,911		
7	Irrigation Systems, Phased Replacement				44,906	
8	Light Poles and Fixtures					
9	Playground Equipment & Resilient Ground Covering					
10	Ponds, Dredging					
11	Ponds, Landscaping, Extension of Prairie Grass Areas					
12	Signage, Renovations (Masonry Repairs, Lettering, Lighting)			37,851		
13	Site Furnishings			28,054		
14	Tennis Courts, Color Coat & Capital Repairs					
15	Tennis Courts, Fence, Chain Link					
16	Tennis Courts, Surface Replacement					
	CLUBHOUSE & GUARDHOUSE COMPONENTS					
17	Kitchen Renovations					
18	Restroom Fixtures & Accessories, Replacement					
19	Roof, Gutters & Downspouts					
20	Siding, Trim, Soffits and Fascia					
21	Split Systems, HVAC			37,406		
22	Water Heater, 75-Gallon					
23	Windows and Doors					
	POOL COMPONENTS					
24	Concrete Deck & Coping, Partial Replacements	15,180				
25	Mechanical Equipment (Filters, Pumps, Heaters, Chemical Sys.)		25,857			
26	Pool Fence, Metal, Replacement					
27	Pool Resurfacing, Proposed Aggregate / PebbleTec Finish					
28	Waterline Tile, Pools					

DIVISION 6: YEARS 26-30 OF CASH FLOW ANALYSIS

CONTINUED

Line Item	Reserve Component Listed by Property Class	26	27	28	29	30
		2044	2045	2046	2047	2048
29	OTHER COMPONENTS Reserve Study Update					



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: 3/28/2018

Customer: Lakewood Prairie Homeowners' Association

Building Reserves, Inc. (BR) and the above-identified Customer, under the express terms and conditions contained herein.

BR will complete an investigation and reserve study of the Property (the "Study") that reviews, among other things, an analysis of the unit quantity and unit costs, a life analysis and condition assessment, a projected replacement time and a cash flow analysis with recommended reserve contributions to offset capital and replacement costs of (the "Customer) property. Customer must provide BR with access to the Property within a reasonable period of time following BR's request for an onsite 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 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's opinions and estimates (whether oral or contained within the First 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 any common elements; or (iii) the actual remaining useful life of the Property or any elements contained thereon or therein. 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.

As a result of the Study, 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 one (1) revised draft, 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 "Revised Drafts" and, together with the Initial Report, the "Reports"). If Customer does not request a Revised Draft within six (6) calendar months following the date of the Initial Report, then the Initial Report shall be deemed as the Revised Draft.

Service Contract

Contract Date: 3/28/2018

Customer: Lakewood Prairie Homeowners' Association

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 other purpose, including, without limitation, 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.

In consideration of BR's services provided hereunder, Customer shall pay to BR an amount equal to the Fee set forth in the Proposal, and in accordance with the payment schedule set forth in the Proposal. BR's compensation is not dependent or contingent upon any conclusions in the Reports. If BR does not receive the Fee in accordance with the payment schedule set forth in the Proposal, then BR shall have the immediate right (in BR's sole and absolute discretion) to cease all services hereunder and to withhold any First Report and/or Final Reports.

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 hereby grants BR the right to use Customer's name in marketing materials and in BR's client list; provided, however, BR shall not disclose to any third party any conversations, documents, opinions or Reports held or generated in connection with BR's services rendered hereunder to Customer. This Service Contract constitutes the entire agreement between the parties hereto relating to the subject matter hereof; all prior agreements, correspondence, discussions and understandings of the parties relating to the subject matter hereof (whether oral or written) are merged herein and made a part hereof. This Service Contract may be modified only in writing and upon mutual agreement of the parties hereto.



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