BUILDING
-RESERVES-

RESERVE STUDY

For

Stone Ridge Condominium Homeowners Association, Inc.
11450 Ashland Circle
South Lyon, MI

Date of Inspection: August 16, 2021

Phone: 877.514.8256
Fax: 866.794.9779

WWW.BUILDINGRESERVES.COM

MEMBER OF community ASSOCIATIONS INSTITUTE

Client Reference Number: 15355-2021

This Reserve Study was:

- **Submitted by Building Reserves on: February 17, 2022**
- **Inspected and Prepared by: Jon Schreiner, Engineer, Reserve Specialist**
- **Professionally Reviewed by: Mike Bentley, Engineer, Reserve Specialist**

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

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RESERVE STUDY UPDATE

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

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

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

or click here:

REQUEST RESERVE STUDY UPDATE PROPOSAL

Client Reference Number: 15355-2021

	Full New Study	Update with Site Inspection	Update without Site Inspection
Reserve Component Inventory List Creation	●	Component List from Prior Report	Component List from Prior Report
Full Site Inspection with Measurements	●	Measurements from Prior Report	Measurements from Prior Report
In Person Pre-Inspection Meeting	●	●	Not Included
Condition Assessment of all Reserve Components	●	●	Not Included
Photographic Inventory & Captions of all Reserve Components	●	●	Not Included
Report compliant with CAI National Reserve Study Standards	●	●	●
Analysis of all Property Documents	●	●	●
Satellite Image Showing Property Boundaries	●	●	●
Customized Engineering Narrative for all Reserve Components	●	●	●
Customized Funding Plan for Your Property	●	●	●
Number of Independent Budgets / Cash Flows:	●	●	●
30-Year Cash Flow Analysis + 5-Year Cash Flow Division Break-outs	●	●	●
Phone / Email / Video Support with Senior Engineering Team	●	●	●
Building Reserves Exclusive Easy-to-Read PDF Report Layout	●	●	●
2nd Report Version Including / Excluding Assets for Budgeting Comparison	●	●	●
Two Revised Reports at No Additional Cost (upon request, within 6 months)	●	●	●
Excel File - *Create unlimited what-if scenarios for free* NEW	●	●	●
Prioritization Chart - *Low Priority, Deferrable, Highly Recommended* NEW	●	●	●
Prioritization Score - *View projects sorted in order of high to low priority* NEW	●	●	●
Responsibility Matrix NEW	●	●	●
Comparative Reserve Balance Scenarios at Varying Interest Rates NEW	●	●	●

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Revisions

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

Updates

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

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

FUNDING SUMMARY

Current Funding

Current Reserve Status as of:	December 31, 2021
Current Reserve Balance:	$232,683
Current Annual Reserve Contributions:	$24,480
Current Reserve Contribution per Unit per Month (Ave.):	$15.00
Current Total Income	$261,300
Current Percentage of Total Income to Reserve Account:	9.37%

(Unaudited Cash Status Of the Reserve Fund)

Recommended Funding

Recommended Fund Start as of:	January 1, 2023
Recommended Annual Reserve Contribution:	**$58,500**
Per Unit Per Month (Average):	*$35.85*
Recommended Special Assessment:	**$0**
Per Unit Per Month (Average):	*$0.00*
Total Recommended Reserve Contribution:	**$58,500**
Per Unit Per Month (Average):	*$35.85*

Recommended Adjustment

Recommended Adjustment in Annual Reserve Contribution:	**$34,020**
Per Unit per Month (Average):	*$20.85*

Total Suggested Annual Reserve Contributions For Next 30-Years

Year	$	% Adjustment	Year	$	% Adjustment	Year	$	% Adjustment
2023	$58,500	139.0%	2033	$184,600	2.7%	2043	$240,900	2.7%
2024	$92,500	58.1%	2034	$189,600	2.7%	2044	$247,400	2.7%
2025	$126,500	36.8%	2035	$194,700	2.7%	2045	$254,100	2.7%
2026	$160,500	26.9%	2036	$200,000	2.7%	2046	$261,000	2.7%
2027	$194,500	21.2%	2037	$205,400	2.7%	2047	$268,000	2.7%
2028	$228,500	17.5%	2038	$210,900	2.7%	2048	$275,200	2.7%
2029	$262,500	14.9%	2039	$216,600	2.7%	2049	$282,600	2.7%
2030	$296,500	13.0%	2040	$222,400	2.7%	2050	$290,200	2.7%
2031	$175,000	-41.0%	2041	$228,400	2.7%	2051	$298,000	2.7%
2032	$179,700	2.7%	2042	$234,600	2.7%	2052	$306,000	2.7%

Special Assessments

This recommended funding plan does NOT include any special assessments

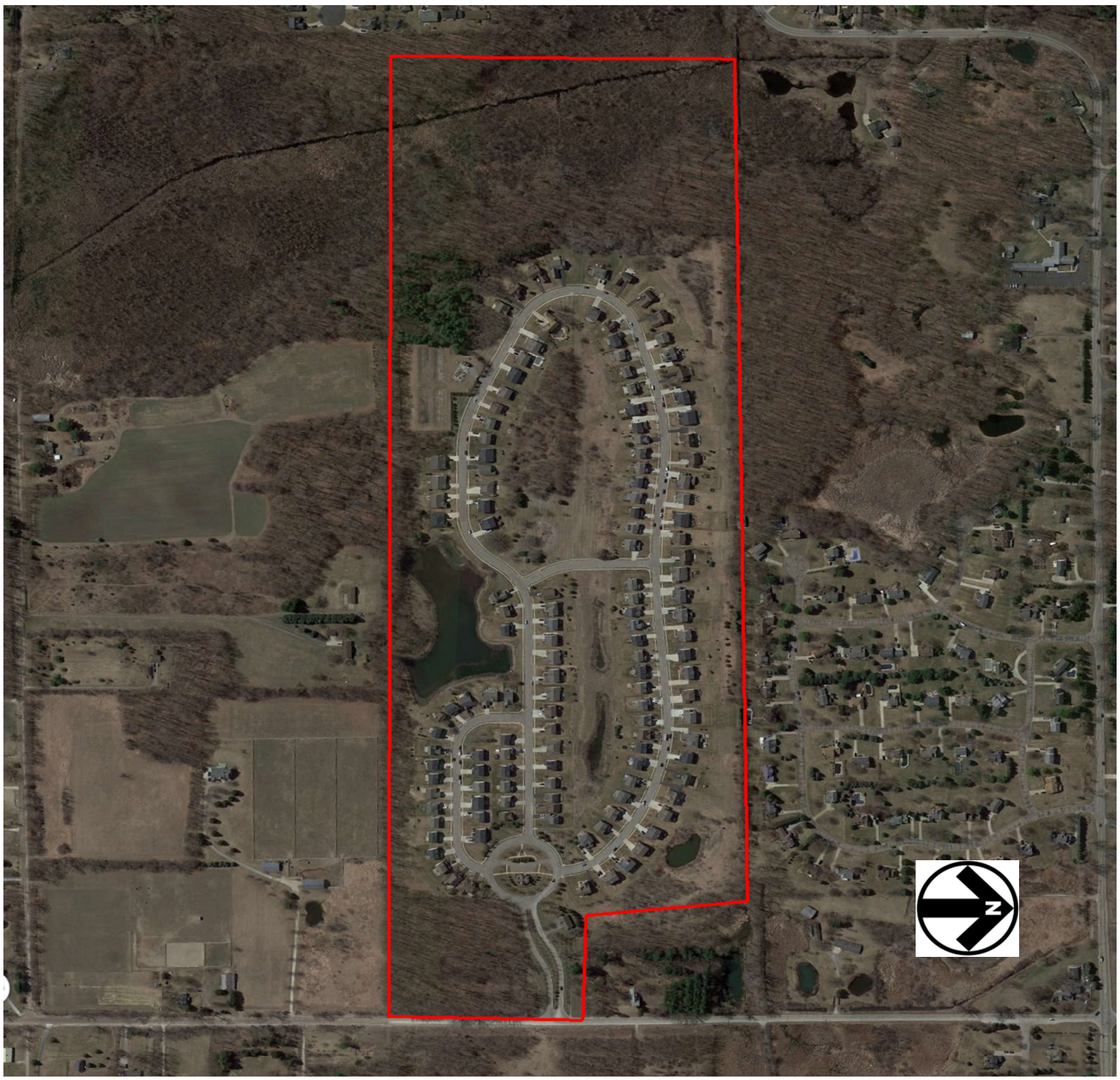
PROPERTY OVERVIEW

Client Profile

Client Reference Number:	15355-2021
Type of Study:	Full Reserve Study
Date of Non-Invasive Inspection:	August 16, 2021
Date of Study Shipment:	February 17, 2022
Fiscal Year Start and End:	Jan 1 - Dec 31

Community Description

Type of Development:	HOA
Number of Units:	136
Number of Buildings:	3
Year(s) Built:	2005



What Is A Reserve Study? Why Have One Done?

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

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

A Reserve Study: A Multi-Functional Tool

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

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

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

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

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

Other Advantages Of Reserve Studies Include:

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

ANALYSIS METHODS AND FUNDING STRATEGIES

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

Building Reserves employs the following funding strategies:

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

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

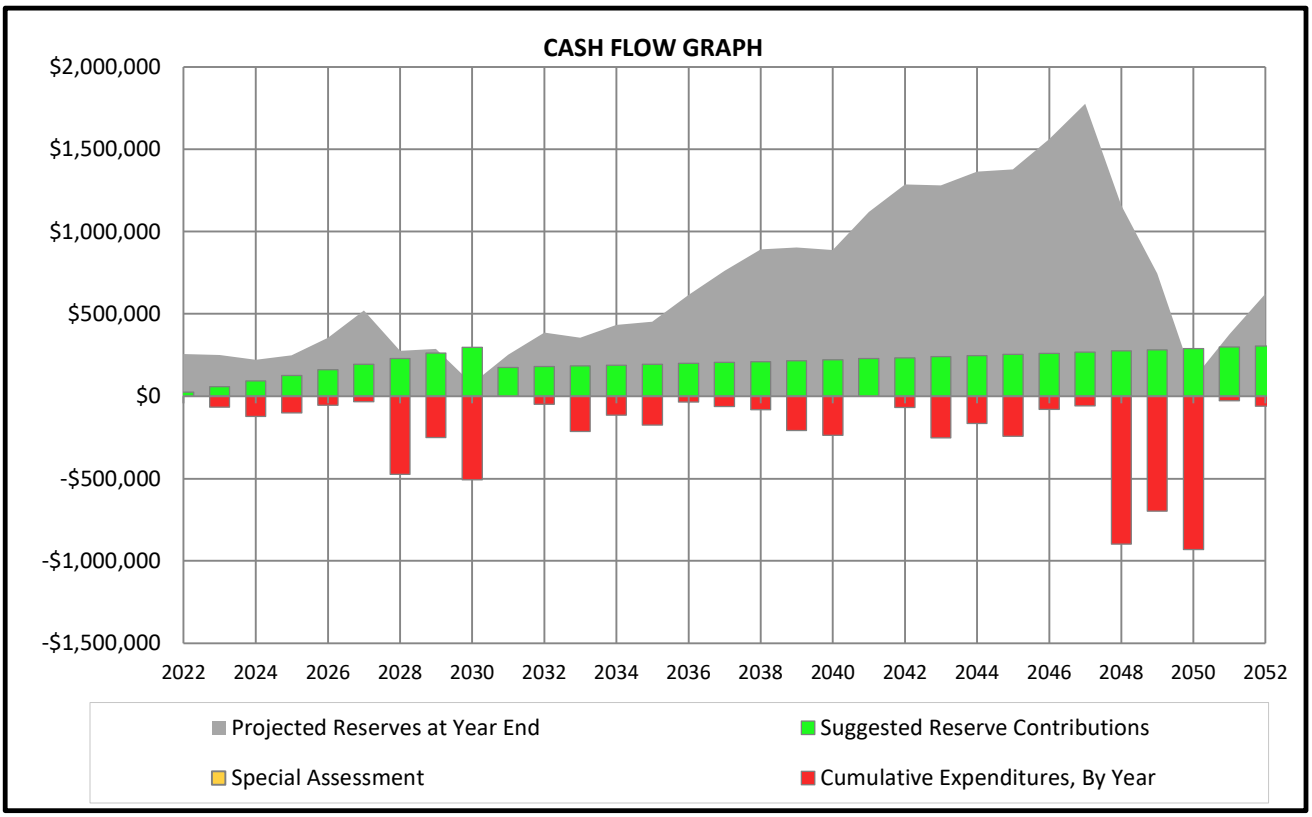
- Building Reserves has established recommended reserve contributions, which are adjusted upwards annually to stay ahead of inflationary costs of labor, equipment, and materials. The reserve recommendations help to ensure that the reserve balance is positive, healthy, and above a minimum threshold in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

FINANCIAL PARAMETERS

Interest Rate		**0.20%**
Based upon the actual weighted-average interest rate of invested reserve fund(s), or the interest rate supplied by the Board of Directors and/or management. We assume that all interest or dividends are reinvested into the reserve fund(s) and are not subject to federal or state taxes.		
Inflation Rate		**2.70%**
Obtained from averages of top national cost indexes as well as Building Reserves' proprietary cost database information.		
# of Units		**136**
Current Total Income	**$**	**261,300**
Obtained from the Annual Budget, provided by the Board of Directors and/or management.		
Current Annual Reserve Contribution	**$**	**24,480**
Obtained from the Annual Budget, provided by the Board of Directors and/or management.		
Current Monthly Reserve Contribution	**$**	**2,040**
Obtained from the Annual Budget, provided by the Board of Directors and/or management.		
Current Reserve Balance	**$**	**232,683**
Unaudited reserve balance, obtained from the Board of Directors and/or management.		
Reserve Balance Date		**12/31/2021**
Fiscal Year		**Jan 1 - Dec 31**
Start Date of Recommended Funding Plan		**1/1/2023**
Projected Reserve Balance at Start of Funding Plan	**$**	**257,653**
Calculated by taking the "Current Reserve Balance" + (Remaining Monthly Reserve Contributions + Remaining Monthly Special Assessments + Remaining Monthly Estimated Interest Earned - Remaining Expenditures within the portion of the "Fiscal Year" between the "Reserve Balance Date" and the "Start Date of Recommended Funding Plan"		

RECOMMENDED RESERVE FUNDING PLAN

Recommended Reserve Funding Plan, Next 30-Years



DUES FORECAST

2022 Funding						
Year	Operating	Operating % Adjustment	Reserve	Reserve % Adjustment	Total	Dues % Adjustment
2022	$236,820		$24,480		$261,300	

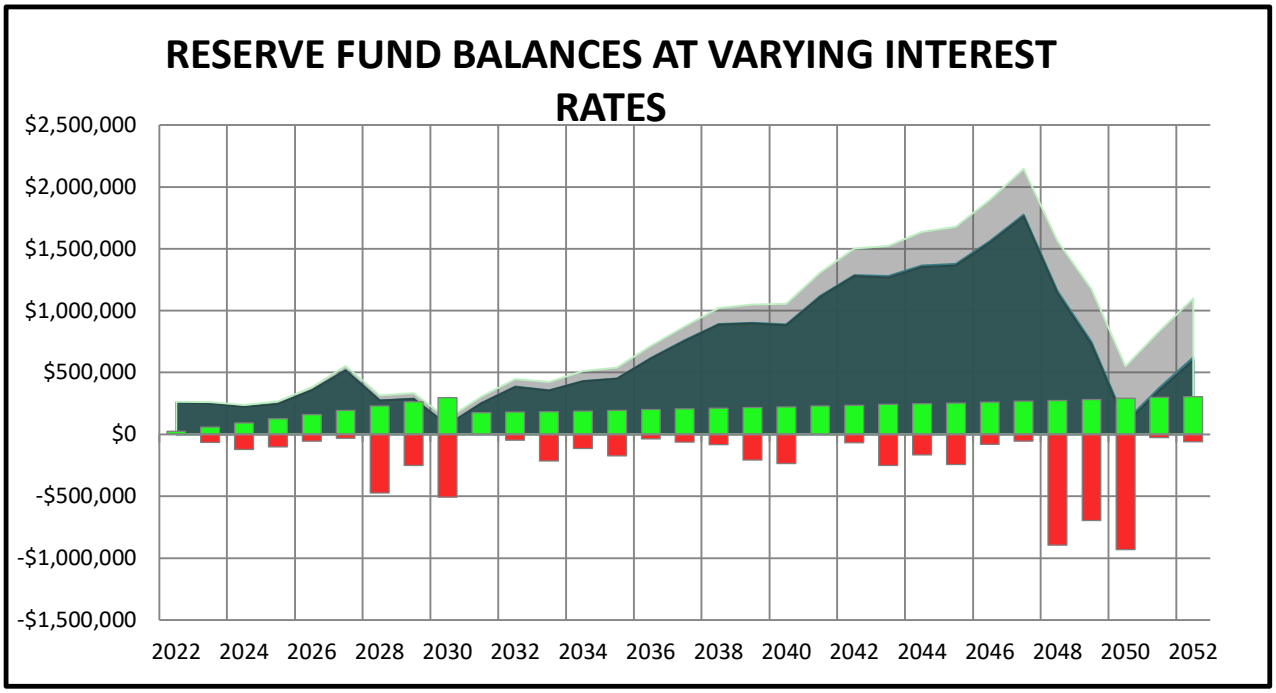
2023 - 2027 Dues Forecast						
Year	Operating	Operating % Adjustment	Reserve	Reserve % Adjustment	Total	Dues % Adjustment
2023	$243,214	2.7%	$58,500	139.0%	$301,714	15.5%
2024	$249,781	2.7%	$92,500	58.1%	$342,281	13.4%
2025	$256,525	2.7%	$126,500	36.8%	$383,025	11.9%
2026	$263,451	2.7%	$160,500	26.9%	$423,951	10.7%
2027	$270,564	2.7%	$194,500	21.2%	$465,064	9.7%

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

Dues projections assume that operating expenses rise at an annual rate of 2.7%. Any changes in the operating budget will affect dues percentage adjustments. Special Assessments, if included in the funding plan, are excluded from dues projections.

How do Interest Rate Fluctuations Affect Reserve Funds?

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



Projected Reserves at Year End, 0.10%

- 30-Year Cumulative Interest: $20,756

Projected Reserves at Year End, 0.20%

- 30-Year Cumulative Interest: $41,981
- This interest rate is used as the basis for the recommended cash flow within this report
- This interest rate is based on how reserve funds are currently being invested, or the interest rate provided by the Board of Directors and/or Management

Projected Reserves at Year End, 2.00%

- 30-Year Cumulative Interest: $517,521

CLASSIFICATION OF RESERVE COMPONENTS AND NON-RESERVE COMPONENTS

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

1.) Reserve Components

2.) Operating Budget Components

3.) Long-Lived Components

4.) Unit Owner Responsibilities

5.) Components Maintained by Others

Reserve Components

Reserve Components are classified as items that are:

1.) The Association's responsibility

2.) Have a limited useful life

3.) Have a remaining expected useful life

4.) Have a replacement cost above a minimum threshold

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

Non-Reserve Components

Operating Budget Components are classified as:

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

2.) Components which are funded through the operating budget

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

Long-Lived Components are classified as:

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

2.) Components without predictable remaining useful life

Unit Owner Responsibilities are classified as:

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

Components Maintained by Others are classified as:

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

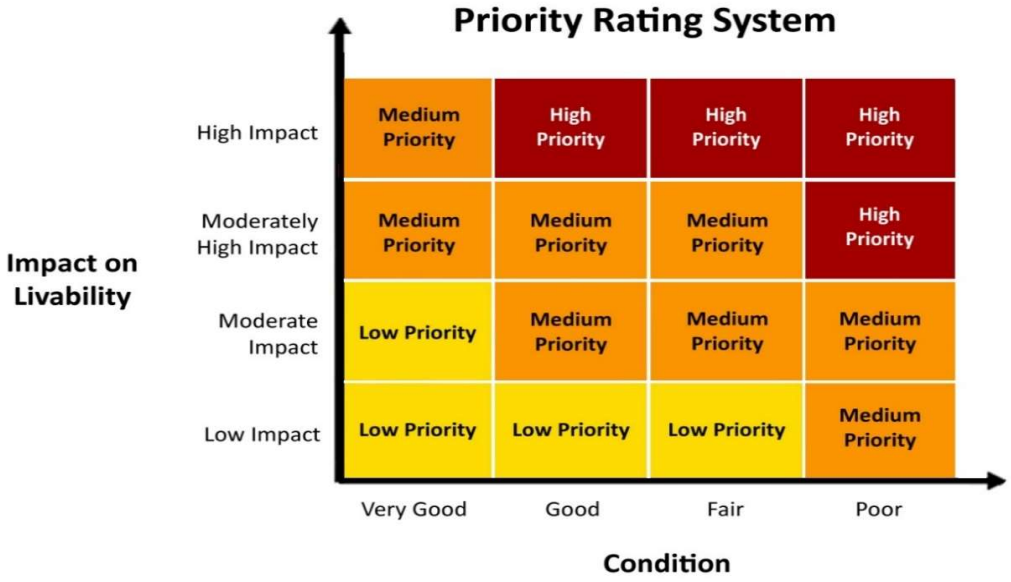
RESPONSIBILITY MATRIX

Component Name	Association-Responsibility				
	Reserve	Operating	Long-Lived	Owner	Other
Air Handling Units, Furnaces, 100-MBH, Clubhouse	X				
Alarm Dialers	X				
Appliances	X				
Asphalt Pavement, Crack Repair and Patching	X				
Asphalt Streets, Repaving, Full-Depth Replacement, Phased	X				
Asphalt Streets, Repaving, Mill and Overlay, Phased	X				
Asphalt Walking Path, Replacement	X				
Cabinetry and Countertops	X				
Catch Basins, Capital Repairs, Phased	X				
Concrete Curbs and Gutters, Partial Replacement	X				
Concrete Generator Pad, Replacement	X				
Concrete Sidewalks at Individual Homes				X	
Concrete Sidewalks, Partial Replacement	X				
Condensing Units, Clubhouse	X				
Dehumidifier, Wellhouse		X			
Doors, Interior, Common			X		
Doors, Utility, Wellhouse and Pumphouse		X			
Driveways, Units				X	
Electrical Systems, Common, Capital Repairs		X			
Electrical Systems, Common, Complete Replacement			X		
Exhaust Fan, Pumphouse	X				
Fencing, Chain Link (Vinyl Coated)	X				
Fire Extinguishers, Clubhouse		X			
Fire Hydrants					X
Floor Coverings, Carpet	X				
Floor Coverings, Ceramic Tile	X				
Foundations			X		
Furnishings	X				
Garage Doors, Metal Sectional	X				
Gazebo, Replacement	X				
Generators, Emergency, Outdoor, Natural Gas, 20-, 30-, and 100-kW (Inc. Transfer Sw	X				
Gutters and Downspouts, Aluminum	X				
Homes and Lots				X	
Irrigation System, Annual Repairs and Interim Controller Replacements		X			
Irrigation System, Replacement	X				
Landscaping Improvements	X				
Leach Field, Percolation Tests		X			
Leach Field, Topdressing	X				
Lift Stations, Enclosures			X		
Light Fixtures, Exterior, Common		X			
Light Fixtures, Interior	X				
Light Fixtures, Interior, Pumphouse and Wellhouse		X			
Light Fixtures, Landscaping	X				
Mailbox Stations	X				
Maintenance Items Normally Funded through the Operating Budget		X			
Paint Finishes, Interior	X				
Pavers, Brick, Clubhouse		X			
Pipes, Subsurface Utilities, Laterals, Clubhouse			X		
Pipes, Subsurface Utilities, Laterals, Sanitary Sewer, Serving Individual Units				X	
Pipes, Subsurface Utilities, Laterals, Water Supply, Serving Individual Units				X	
Pipes, Subsurface Utilities, Mains and Laterals, Gas					X
Pipes, Subsurface Utilities, Mains, Sanitary Sewer			X		
Pipes, Subsurface Utilities, Mains, Water Supply			X		
Pipes, Subsurface Utilities, Storm Water			X		
Pipes, Subsurface, Common, Inspections		X			
Playground Equipment	X				

RESPONSIBILITY MATRIX

Component Name	Association-Responsibility				
	Reserve	Operating	Long-Lived	Owner	Other
Playground, Annual Safety Inspections		X			
Playground, Resilient Ground Covering Replenishments		X			
Pond Aerators	X				
Pond Dredging, Partial	X				
Pumps, Aeration, 5-HP, Phased	X				
Pumps, Circulation, 1 to 2-HP, Phased	X				
Pumps, Lift Station	X				
Pumps, Well, 50-HP	X				
Reserve Study Update	X				
Rest Rooms, Renovation	X				
Roof Inspections and Capital Repairs		X			
Roofs, Asphalt Shingles	X				
Signage, Monument	X				
Signage, Street Identification and Traffic	X				
Site Furnishings		X			
Sludge Removal	X				
Sports Court, Basketball Goals, Replacement	X				
Sports Court, Surface Replacement	X				
Structural Building Frames			X		
Tank, Bladder	X				
Touch-Up Painting		X			
Unit Heater, Gas, Pumphouse	X				
Utility Boxes and Meters					X
Walls, Composite Hardboard Siding, Replacement (includes Soffit and Fascia)	X				
Walls, Masonry, Capital Repairs		X			
Walls, Paint Finishes and Partial Replacements	X				
WATER AND WASTEWATER COMPONENTS	X				
Water Distribution System, Chemical Feed System		X			
Water Heater, Clubhouse		X			
Water Treatment Facility, Debris Screen Enclosure, Maintenance and Repairs		X			
Water Treatment Facility, Debris Screen, Maintenance		X			
Water Treatment Facility, Tank Repairs		X			
Water Treatment, Tanks and Debris Screens, Replacement			X		
Wells, Casings			X		
Windows and Entry Doors	X				

PRIORITY CHART



Reserve Inventory		Priority Rating, Condition & Impact on Livability Assessment		
Line Item	Reserve Component Listed by Property Class	Priority	Current Condition	Impact on Livability
	EXTERNAL BUILDING COMPONENTS			
1	Garage Doors, Metal Sectional	Medium Priority	Good	Moderate Impact
2	Gutters and Downspouts, Aluminum	Medium Priority	Good	Moderately High Impact
3	Roofs, Asphalt Shingles	Medium Priority	Fair	Moderately High Impact
4	Walls, Composite Hardboard Siding, Replacement (includes Soffit and Fascia)	Medium Priority	Good	Moderately High Impact
5	Walls, Paint Finishes and Partial Replacements	Medium Priority	Good	Moderate Impact
6	Windows and Entry Doors	Medium Priority	Good	Moderate Impact
	INTERNAL BUILDING COMPONENTS			
7	Appliances	Medium Priority	Fair	Moderate Impact
8	Cabinetry and Countertops	Medium Priority	Good	Moderate Impact
9	Floor Coverings, Carpet	Medium Priority	Poor	Moderate Impact
10	Floor Coverings, Ceramic Tile	Medium Priority	Good	Moderate Impact
11	Furnishings	Medium Priority	Fair	Moderate Impact
12	Light Fixtures, Interior	Medium Priority	Good	Moderate Impact
13	Paint Finishes, Interior	Medium Priority	Poor	Moderate Impact
14	Rest Rooms, Renovation	Medium Priority	Good	Moderate Impact
	SERVICE COMPONENTS			
15	Air Handling Units, Furnaces, 100-MBH, Clubhouse	Medium Priority	Fair	Moderate Impact
16	Condensing Units, Clubhouse	Medium Priority	Fair	Moderate Impact
17	Exhaust Fan, Pumphouse	Medium Priority	Good	Moderately High Impact
18	Generators, Emergency, Outdoor, Natural Gas, 20-, 30-, and 100-kW (Inc. Transfer Switches)	Medium Priority	Fair	Moderately High Impact
19	Unit Heater, Gas, Pumphouse	Medium Priority	Fair	Moderately High Impact
	SITE COMPONENTS			
20	Asphalt Pavement, Crack Repair and Patching	Medium Priority	Fair	Moderate Impact
21	Asphalt Streets, Repaving, Mill and Overlay, Phased	Medium Priority	Fair	Moderate Impact
22	Asphalt Streets, Repaving, Full-Depth Replacement, Phased	Medium Priority	Fair	Moderate Impact
23	Asphalt Walking Path, Replacement	Medium Priority	Fair	Moderately High Impact
24	Catch Basins, Capital Repairs, Phased	Medium Priority	Fair	Moderately High Impact
25	Concrete Curbs and Gutters, Partial Replacement	Medium Priority	Good	Moderately High Impact
26	Concrete Generator Pad, Replacement	Medium Priority	Poor	Moderate Impact
27	Concrete Sidewalks, Partial Replacement	Medium Priority	Fair	Moderately High Impact

PRIORITY CHART
CONTINUED

Reserve Inventory		Priority Rating, Condition & Impact on Livability Assessment		
Line Item	Reserve Component Listed by Property Class	Priority	Current Condition	Impact on Livability
28	Fencing, Chain Link (Vinyl Coated)	Medium Priority	Good	Moderate Impact
29	Gazebo, Replacement	Medium Priority	Good	Moderate Impact
30	Irrigation System, Replacement	Medium Priority	Good	Moderate Impact
31	Landscaping Improvements	Medium Priority	Good	Moderate Impact
32	Light Fixtures, Landscaping	Medium Priority	Fair	Moderate Impact
33	Mailbox Stations	Medium Priority	Good	Moderately High Impact
34	Playground Equipment	Medium Priority	Good	Moderate Impact
35	Pond Aerators	Medium Priority	Fair	Moderate Impact
36	Pond Dredging, Partial	Medium Priority	Fair	Moderate Impact
37	Signage, Monument	Medium Priority	Fair	Moderate Impact
38	Signage, Street Identification and Traffic	Medium Priority	Good	Moderate Impact
39	Sports Court, Basketball Goals, Replacement	Low Priority	Very Good	Moderate Impact
40	Sports Court, Surface Replacement	Medium Priority	Fair	Moderate Impact
	WATER AND WASTEWATER COMPONENTS			
41	Alarm Dialers	**High Priority**	Good	High Impact
42	Leach Field, Topdressing	**High Priority**	Fair	High Impact
43	Pumps, Aeration, 5-HP, Phased	**High Priority**	Good	High Impact
44	Pumps, Circulation, 1 to 2-HP, Phased	**High Priority**	Fair	High Impact
45	Pumps, Lift Station	**High Priority**	Fair	High Impact
46	Pumps, Well, 50-HP	**High Priority**	Good	High Impact
47	Sludge Removal	**High Priority**	Fair	High Impact
48	Tank, Bladder	**High Priority**	Good	High Impact
	OTHER COMPONENTS			
49	Reserve Study Update			

PRIORITY SCORE

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

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

Weighted most heavily in the priority score rating

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

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

Weighted to a moderate degree in the priority score rating

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

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

Weighted least heavily in the priority score rating

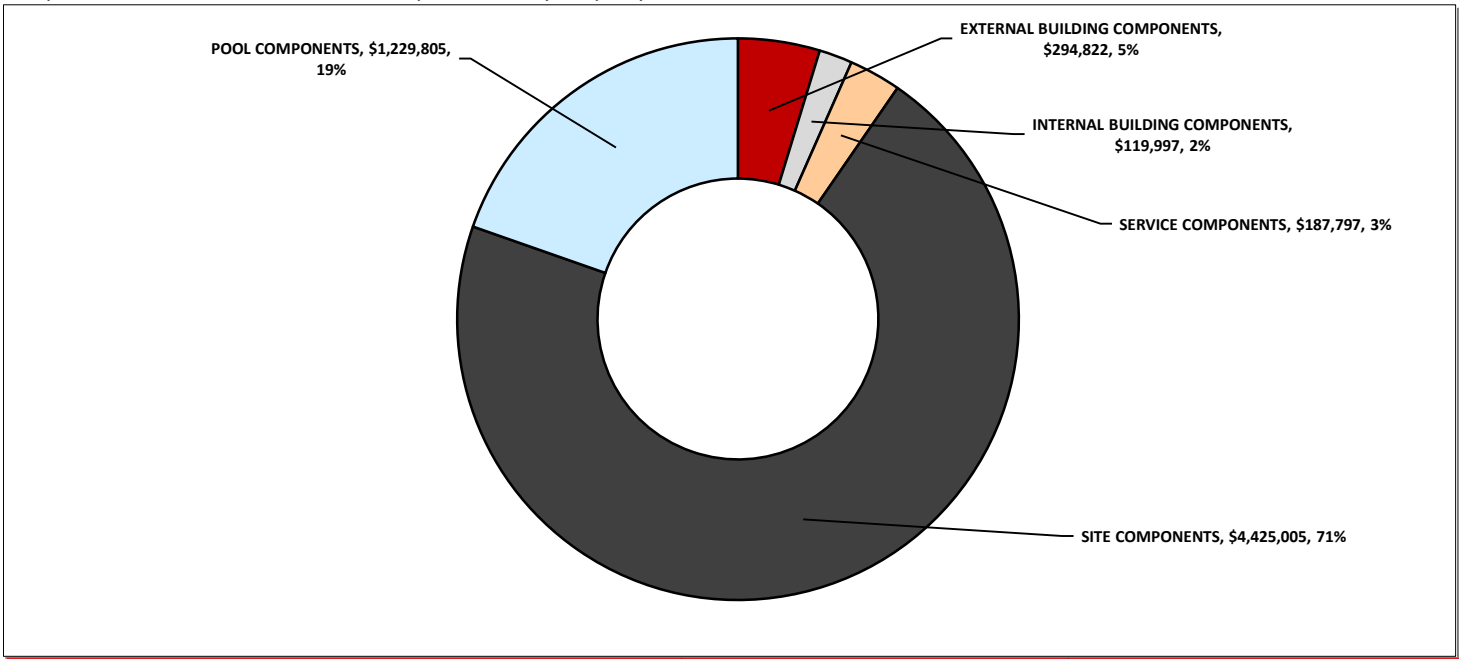
Reserve Inventory		Life Analysis	Condition, Impact on Livability, and Desirability Ratings			Priority
Line Item	Reserve Component Listed by Property Class	Remaining Useful Life	Condition Rating	Impact on Livability Rating	Desirability Rating	Priority Score
26	Concrete Generator Pad, Replacement	1	1	5	7	**102**
45	Pumps, Lift Station	8	5	9	7	**94**
44	Pumps, Circulation, 1 to 2-HP, Phased	2	5	9	6	**93**
42	Leach Field, Topdressing	6	5	9	5	**92**
47	Sludge Removal	2	5	9	5	**92**
18	Generators, Emergency, Outdoor, Natural Gas, 20-, 30-, and 100-kW (Inc. Transfer Switches)	8	4	7	6	**90**
13	Paint Finishes, Interior	1	2	4	6	**89**
3	Roofs, Asphalt Shingles	3	5	8	6	**88**
19	Unit Heater, Gas, Pumphouse	8	4	7	4	**88**
9	Floor Coverings, Carpet	1	2	4	4	**87**
43	Pumps, Aeration, 5-HP, Phased	5	6	9	6	**86**
23	Asphalt Walking Path, Replacement	6	4	6	6	**85**
27	Concrete Sidewalks, Partial Replacement	1	5	7	7	**84**
46	Pumps, Well, 50-HP	8	7	9	8	**81**
21	Asphalt Streets, Repaving, Mill and Overlay, Phased	6	4	5	6	**80**
22	Asphalt Streets, Repaving, Full-Depth Replacement, Phased	26	4	5	6	**80**
40	Sports Court, Surface Replacement	4	4	5	5	**79**
41	Alarm Dialers	17	7	9	6	**79**
24	Catch Basins, Capital Repairs, Phased	6	5	6	5	**77**
2	Gutters and Downspouts, Aluminum	3	6	7	4	**74**
17	Exhaust Fan, Pumphouse	13	6	7	3	**73**
35	Pond Aerators	2	5	5	5	**72**
48	Tank, Bladder	13	8	9	5	**71**
15	Air Handling Units, Furnaces, 100-MBH, Clubhouse	3	5	5	3	**70**
16	Condensing Units, Clubhouse	3	5	5	3	**70**
25	Concrete Curbs and Gutters, Partial Replacement	1	6	6	5	**70**
4	Walls, Composite Hardboard Siding, Replacement (includes Soffit and Fascia)	28	7	7	6	**69**
37	Signage, Monument	1	5	4	6	**68**
34	Playground Equipment	8	6	5	7	**67**
7	Appliances	8	5	4	4	**66**
11	Furnishings	8	5	4	4	**66**
20	Asphalt Pavement, Crack Repair and Patching	2	5	4	4	**66**
36	Pond Dredging, Partial	11	5	4	4	**66**
28	Fencing, Chain Link (Vinyl Coated)	13	6	5	5	**65**
1	Garage Doors, Metal Sectional	8	6	5	4	**64**
33	Mailbox Stations	15	7	6	5	**63**
32	Light Fixtures, Landscaping	17	5	3	4	**61**
38	Signage, Street Identification and Traffic	1	6	4	6	**61**
30	Irrigation System, Replacement	18	6	4	5	**60**
31	Landscaping Improvements	2	6	4	5	**60**
10	Floor Coverings, Ceramic Tile	13	6	4	4	**59**

PRIORITY SCORE CONTINUED

Reserve Inventory		Life Analysis	Condition, Impact on Livability, and Desirability Ratings			Priority
Line Item	Reserve Component Listed by Property Class	Remaining Useful Life	Condition Rating	Impact on Livability Rating	Desirability Rating	Priority Score
12	Light Fixtures, Interior	8	6	4	4	**59**
29	Gazebo, Replacement	18	6	4	4	**59**
6	Windows and Entry Doors	28	7	5	5	**58**
8	Cabinetry and Countertops	18	7	4	4	**52**
14	Rest Rooms, Renovation	18	7	4	4	**52**
39	Sports Court, Basketball Goals, Replacement	24	9	5	6	**45**
5	Walls, Paint Finishes and Partial Replacements	4	8	4	3	**44**

QUANTITY AND COST PROJECTIONS FOR NEXT 30-YEARS

Graph Illustrates Total Future Cost of Replacement By Property Class



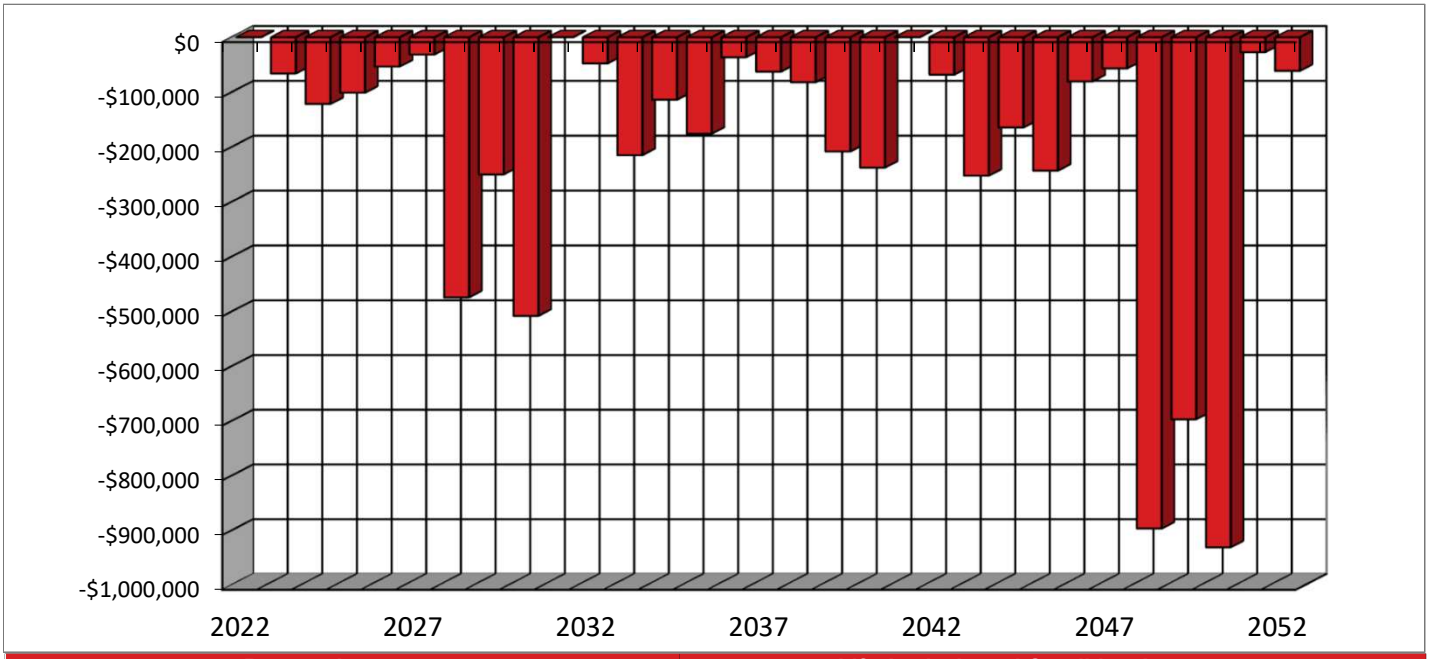
	Reserve Inventory		Replacement Quantities		Replacement Costs		
Line Item	Reserve Component Listed by Property Class	Units	Per Phase	Total for 30-Years	Unit Cost	Current Cost Per Phase	Total Future Cost
	EXTERNAL BUILDING COMPONENTS						
1	Garage Doors, Metal Sectional	Each	2	2	$1,500.00	$3,000	$3,713
2	Gutters and Downspouts, Aluminum	Linear Feet	270	540	$13.00	$3,510	$10,280
3	Roofs, Asphalt Shingles	Squares	55	110	$490.00	$26,950	$78,929
4	Walls, Composite Hardboard Siding, Replacement (includes Soffit and Fascia)	Square Feet	3,500	3,500	$9.50	$33,250	$70,107
5	Walls, Paint Finishes and Partial Replacements	Square Feet	4,800	24,000	$1.85	$8,880	$69,750
6	Windows and Entry Doors	Square Feet	535	535	$55.00	$29,425	$62,042
	INTERNAL BUILDING COMPONENTS						
7	Appliances	Allowance	1	1	$3,500.00	$3,500	$4,331
8	Cabinetry and Countertops	Linear Feet	38	38	$215.00	$8,170	$13,197
9	Floor Coverings, Carpet	Square Yards	155	465	$55.00	$8,525	$37,403
10	Floor Coverings, Ceramic Tile	Square Feet	285	285	$17.00	$4,845	$6,850
11	Furnishings	Allowance	1	1	$10,000.00	$10,000	$12,376
12	Light Fixtures, Interior	Each	28	28	$135.00	$3,780	$4,678
13	Paint Finishes, Interior	Square Feet	4,560	13,680	$1.25	$5,700	$25,008
14	Rest Rooms, Renovation	Each	2	2	$5,000.00	$10,000	$16,154
	SERVICE COMPONENTS						
15	Air Handling Units, Furnaces, 100-MBH, Clubhouse	Each	2	4	$7,500.00	$15,000	$43,931
16	Condensing Units, Clubhouse	Each	2	4	$5,800.00	$11,600	$33,973
17	Exhaust Fan, Pumphouse	Each	1	1	$4,200.00	$4,200	$5,938
18	Generators, Emergency, Outdoor, Natural Gas, 20-, 30-, and 100-kW (Inc. Transfer Switches)	Each	3	3	$27,000.00	$81,000	$100,242
19	Unit Heater, Gas, Pumphouse	Each	1	1	$3,000.00	$3,000	$3,713
	SITE COMPONENTS						
20	Asphalt Pavement, Crack Repair and Patching	Square Yards	24,015	96,060	$1.00	$24,015	$139,319
21	Asphalt Streets, Repaving, Mill and Overlay, Phased	Square Yards	7,133	21,400	$20.00	$142,667	$515,869
22	Asphalt Streets, Repaving, Full-Depth Replacement, Phased	Square Yards	7,133	21,400	$38.50	$274,633	$1,691,918
23	Asphalt Walking Path, Replacement	Square Yards	2,615	5,230	$37.50	$98,063	$311,096
24	Catch Basins, Capital Repairs, Phased	Each	17	102	$1,100.00	$18,700	$182,821
25	Concrete Curbs and Gutters, Partial Replacement	Linear Feet	356	6,400	$50.00	$17,778	$483,283
26	Concrete Generator Pad, Replacement	Each	1	1	$6,000.00	$6,000	$6,162
27	Concrete Sidewalks, Partial Replacement	Square Feet	1,196	21,524	$12.00	$14,349	$390,082

QUANTITY AND COST PROJECTIONS FOR NEXT 30-YEARS CONTINUED

Reserve Inventory		Replacement Quantities			Replacement Costs		
Line Item	Reserve Component Listed by Property Class	Units	Per Phase	Total for 30-Years	Unit Cost	Current Cost Per Phase	Total Future Cost
28	Fencing, Chain Link (Vinyl Coated)	Linear Feet	1,300	1,300	$30.00	$39,000	$55,142
29	Gazebo, Replacement	Each	1	1	$25,000.00	$25,000	$40,384
30	Irrigation System, Replacement	Heads	260	260	$105.00	$27,300	$44,099
31	Landscaping Improvements	Allowance	1	6	$14,000.00	$14,000	$126,832
32	Light Fixtures, Landscaping	Each	42	42	$350.00	$14,700	$23,121
33	Mailbox Stations	Each	9	9	$3,000.00	$27,000	$40,264
34	Playground Equipment	Allowance	1	1	$25,600.00	$25,600	$31,681
35	Pond Aerators	Each	3	5	$10,000.00	$30,000	$68,387
36	Pond Dredging, Partial	Cubic Yards	6,425	6,425	$18.00	$115,650	$155,032
37	Signage, Monument	Each	1	2	$8,000.00	$8,000	$22,214
38	Signage, Street Identification and Traffic	Project	1	2	$4,000.00	$4,000	$11,107
39	Sports Court, Basketball Goals, Replacement	Each	2	2	$1,750.00	$3,500	$6,634
40	Sports Court, Surface Replacement	Square Yards	575	1,150	$46.00	$26,450	$79,557
	WATER AND WASTEWATER COMPONENTS						
41	Alarm Dialers	Each	2	2	$2,500.00	$5,000	$7,864
42	Leach Field, Topdressing	Allowance	1	2	$100,000.00	$100,000	$292,310
43	Pumps, Aeration, 5-HP, Phased	Each	5	30	$3,000.00	$15,000	$147,198
44	Pumps, Circulation, 1 to 2-HP, Phased	Each	5	50	$2,500.00	$12,500	$193,926
45	Pumps, Lift Station	Each	4	12	$8,000.00	$32,000	$158,765
46	Pumps, Well, 50-HP	Each	2	4	$15,000.00	$30,000	$92,492
47	Sludge Removal	Allowance	1	15	$12,500.00	$12,500	$294,833
48	Tank, Bladder	Each	1	1	$30,000.00	$30,000	$42,417
	OTHER COMPONENTS						
49	Reserve Study Update	Each	1	1	$4,000.00	$4,000	$4,333

LIFE ANALYSIS AND CONDITION ASSESSMENT

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

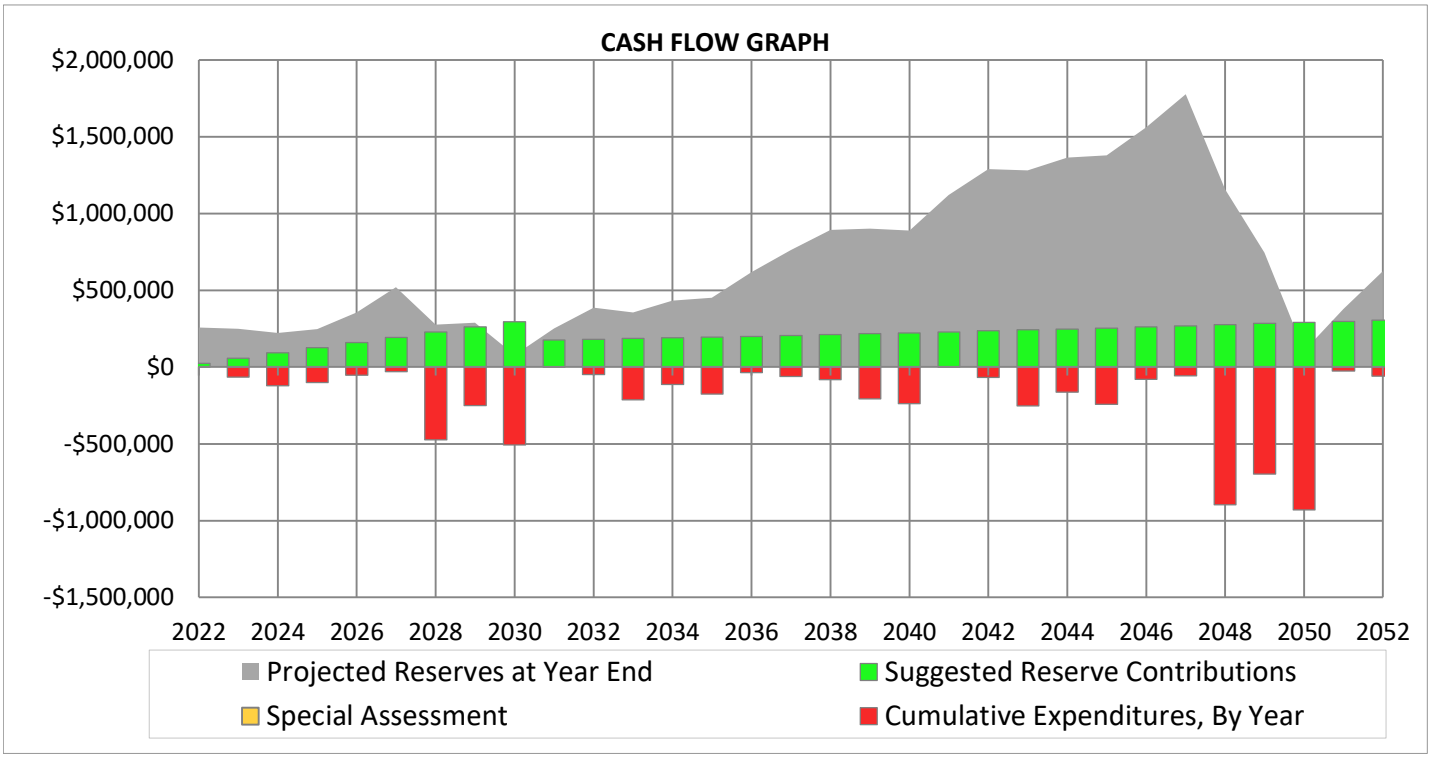


Reserve Inventory		Life Analysis and Condition Assessment				
Line Item	Reserve Component Listed by Property Class	Useful life	Remaining Useful Life	Estimated 1st Replacement Year	Estimated Current Age	Current Condition
	EXTERNAL BUILDING COMPONENTS					
1	Garage Doors, Metal Sectional	20 to 25	8	2030	17	Good
2	Gutters and Downspouts, Aluminum	20 to 25	3	2025	17	Good
3	Roofs, Asphalt Shingles	15 to 20	3	2025	17	Fair
4	Walls, Composite Hardboard Siding, Replacement (includes Soffit and Fascia)	35 to 45	28	2050	17	Good
5	Walls, Paint Finishes and Partial Replacements	4 to 6	4	2026	2	Good
6	Windows and Entry Doors	35 to 45	28	2050	17	Good
	INTERNAL BUILDING COMPONENTS					
7	Appliances	20 to 25	8	2030	17	Fair
8	Cabinetry and Countertops	30 to 35	18	2040	17	Good
9	Floor Coverings, Carpet	8 to 12	1	2023	17	Poor
10	Floor Coverings, Ceramic Tile	25 to 30	13	2035	17	Good
11	Furnishings	20 to 25	8	2030	17	Fair
12	Light Fixtures, Interior	20 to 25	8	2030	17	Good
13	Paint Finishes, Interior	6 to 12	1	2023	17	Poor
14	Rest Rooms, Renovation	to 35	18	2040	17	Good
	SERVICE COMPONENTS					
15	Air Handling Units, Furnaces, 100-MBH, Clubhouse	15 to 20	3	2025	17	Fair
16	Condensing Units, Clubhouse	15 to 20	3	2025	17	Fair
17	Exhaust Fan, Pumphouse	25 to 30	13	2035	17	Good
18	Generators, Emergency, Outdoor, Natural Gas, 20-, 30-, and 100-kW (Inc. Transfer Switches)	30 to 35	8	2030	17	Fair
19	Unit Heater, Gas, Pumphouse	20 to 30	8	2030	17	Fair
	SITE COMPONENTS					
20	Asphalt Pavement, Crack Repair and Patching	3 to 5	2	2024	5	Fair
21	Asphalt Streets, Repaving, Mill and Overlay, Phased	15 to 25	6	2028	17	Fair
22	Asphalt Streets, Repaving, Full-Depth Replacement, Phased	15 to 25	26	2048	17	Fair
23	Asphalt Walking Path, Replacement	15 to 25	6	2028	17	Fair
24	Catch Basins, Capital Repairs, Phased	15 to 20	6	2028	17	Fair
25	Concrete Curbs and Gutters, Partial Replacement	to 65	1	2023	17	Good
26	Concrete Generator Pad, Replacement	to 65	1	2023	17	Poor
27	Concrete Sidewalks, Partial Replacement	to 65	1	2023	17	Fair

LIFE ANALYSIS AND CONDITION ASSESSMENT CONTINUED

Reserve Inventory		Life Analysis and Condition Assessment				
Line Item	Reserve Component Listed by Property Class	Useful life	Remaining Useful Life	Estimated 1st Replacement Year	Estimated Current Age	Current Condition
28	Fencing, Chain Link (Vinyl Coated)	to 30	13	2035	17	Good
29	Gazebo, Replacement	30 to 35	18	2040	17	Good
30	Irrigation System, Replacement	30 to 35	18	2040	17	Good
31	Landscaping Improvements	Varies	2	2024	Varies	Good
32	Light Fixtures, Landscaping	25 to 30	17	2039	8	Fair
33	Mailbox Stations	to 25	15	2037	10	Good
34	Playground Equipment	to 25	8	2030	17	Good
35	Pond Aerators	to 15	2	2024	Varies	Fair
36	Pond Dredging, Partial	Varies	11	2033	17	Fair
37	Signage, Monument	15 to 20	1	2023	17	Fair
38	Signage, Street Identification and Traffic	15 to 20	1	2023	Varies	Good
39	Sports Court, Basketball Goals, Replacement	to 25	24	2046	1	Very Good
40	Sports Court, Surface Replacement	15 to 25	4	2026	17	Fair
	WATER AND WASTEWATER COMPONENTS					
41	Alarm Dialers	to 20	17	2039	3	Good
42	Leach Field, Topdressing	to 15	6	2028	Not Available	Fair
43	Pumps, Aeration, 5-HP, Phased	5 to 10	5	2027	Varies	Good
44	Pumps, Circulation, 1 to 2-HP, Phased	5 to 10	2	2024	Varies	Fair
45	Pumps, Lift Station	to 10	8	2030	Varies	Fair
46	Pumps, Well, 50-HP	10 to 15	8	2030	<7	Good
47	Sludge Removal	to 2	2	2024	Not Available	Fair
48	Tank, Bladder	30 to 35	13	2035	Not Available	Good
	OTHER COMPONENTS					
49	Reserve Study Update	to 3	3	2025	N/A	

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



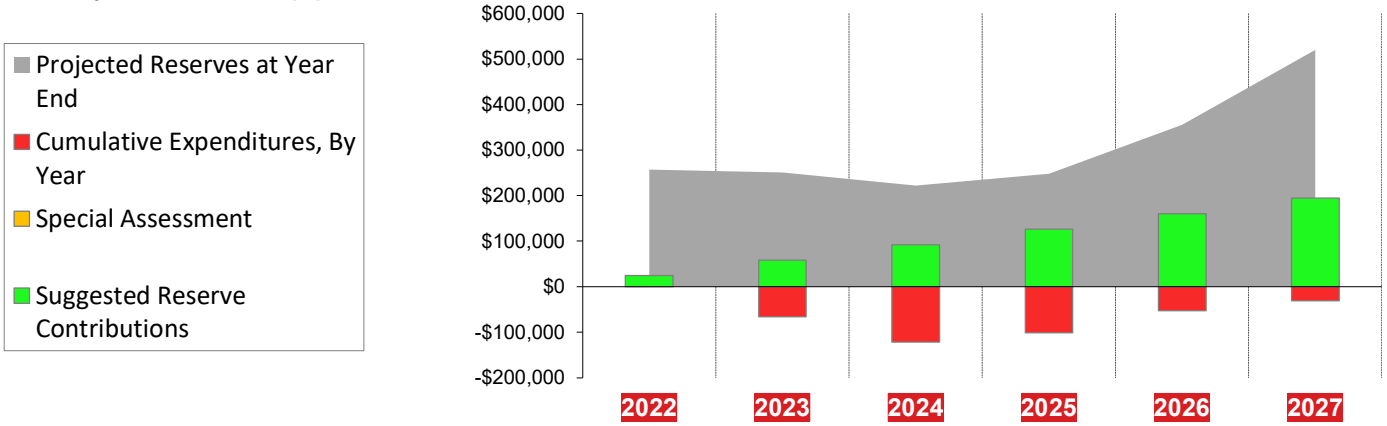
	NOTE: 2022 includes funding data from 12/31/2021 - End of Fiscal Year	Start Year 2022	1 2023	2 2024	3 2025	4 2026	5 2027	6 2028	7 2029	8 2030	9 2031	10 2032
+	Reserves at Beginning of Year	$232,683	257,653	250,571	221,994	248,023	355,918	519,874	275,074	288,104	77,110	252,439
+	Suggested Reserve Contribution	$24,480	58,500	92,500	126,500	160,500	194,500	228,500	262,500	296,500	175,000	179,700
	Annual Reserve Adjustment (%)		139.0%	58.1%	36.8%	26.9%	21.2%	17.5%	14.9%	13.0%	-41.0%	2.7%
+	Special Assessment	$0	0	0	0	0	0	0	0	0	0	0
+	Estimated Interest Earned	$490	508	472	470	603	875	794	563	365	329	637
+	Cumulative Expenditure, By Year	$0	-66,090	-121,549	-100,941	-53,209	-31,418	-474,094	-250,033	-507,859	0	-47,486
=	Projected Reserves at Year End	$257,653	250,571	221,994	248,023	355,918	519,874	275,074	288,104	77,110	252,439	385,289

		11 2033	12 2034	13 2035	14 2036	15 2037	16 2038	17 2039	18 2040	19 2041	20 2042
+	Reserves at Beginning of Year	385,289	355,774	432,386	452,086	616,853	760,995	891,598	901,831	888,405	1,118,810
+	Suggested Reserve Contribution	184,600	189,600	194,700	200,000	205,400	210,900	216,600	222,400	228,400	234,600
	Annual Reserve Adjustment (%)	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%
+	Special Assessment	0	0	0	0	0	0	0	0	0	0
+	Estimated Interest Earned	740	787	884	1,068	1,376	1,651	1,792	1,788	2,005	2,404
+	Cumulative Expenditure, By Year	-214,855	-113,775	-175,884	-36,302	-62,633	-81,948	-208,159	-237,614	0	-68,150
=	Projected Reserves at Year End	355,774	432,386	452,086	616,853	760,995	891,598	901,831	888,405	1,118,810	1,287,663

		21 2043	22 2044	23 2045	24 2046	25 2047	26 2048	27 2049	28 2050	29 2051	30 2052
+	Reserves at Beginning of Year	1,287,663	1,278,939	1,364,514	1,378,322	1,561,801	1,776,249	1,157,744	745,312	105,429	376,843
+	Suggested Reserve Contribution	240,900	247,400	254,100	261,000	268,000	275,200	282,600	290,200	298,000	306,000
	Annual Reserve Adjustment (%)	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%
+	Special Assessment	0	0	0	0	0	0	0	0	0	0
+	Estimated Interest Earned	2,564	2,641	2,740	2,937	3,335	2,931	1,901	850	482	999
+	Cumulative Expenditure, By Year	-252,188	-164,466	-243,032	-80,458	-56,887	-896,636	-696,933	-930,933	-27,068	-61,157
=	Projected Reserves at Year End	1,278,939	1,364,514	1,378,322	1,561,801	1,776,249	1,157,744	745,312	105,429	376,843	622,685

DIVISION 1: YEARS 1-5 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials: 2.70% **Interest Earned on Invested Reserves:** 0.20%



+	**Reserves at Beginning of Year**	**232,683**	**257,653**	**250,571**	**221,994**	**248,023**	**355,918**
+	**Suggested Reserve Contribution**	**24,480**	**58,500**	**92,500**	**126,500**	**160,500**	**194,500**
	Annual Reserve Adjustment (%)		**139.0%**	**58.1%**	**36.8%**	**26.9%**	**21.2%**
+	**Special Assessment**						
+	**Estimated Interest Earned on Invested Reserves**	**490**	**508**	**472**	**470**	**603**	**875**
+	**Cumulative Expenses, By Year**		**-66,090**	**-121,549**	**-100,941**	**-53,209**	**-31,418**
=	**Projected Reserves at Year End**	**257,653**	**250,571**	**221,994**	**248,023**	**355,918**	**519,874**

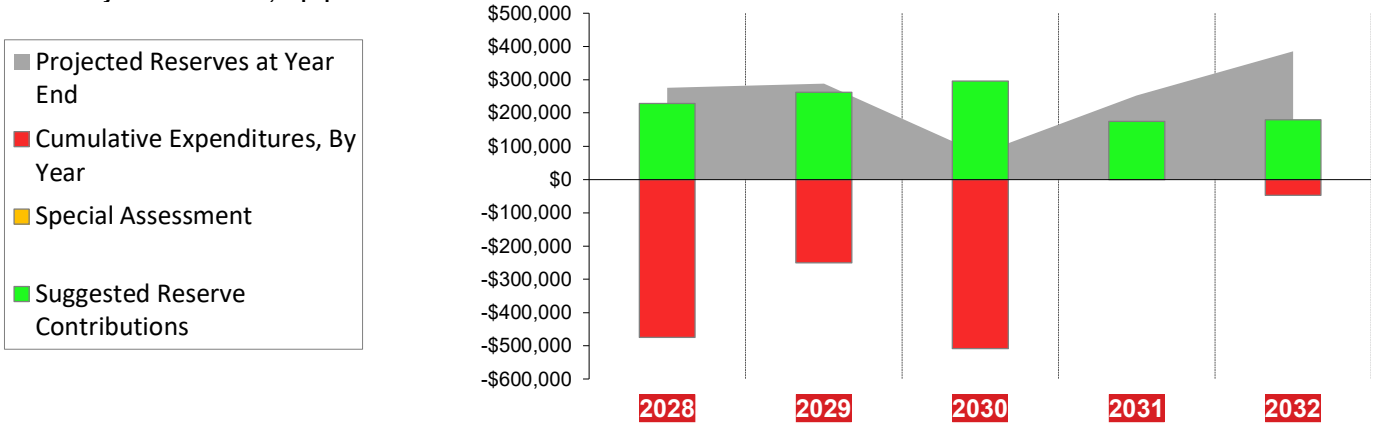
Line Item	Reserve Component Listed by Property Class	Year Start	1	2	3	4	5
		2022	2023	2024	2025	2026	2027
	EXTERNAL BUILDING COMPONENTS						
1	Garage Doors, Metal Sectional						
2	Gutters and Downspouts, Aluminum				3,802		
3	Roofs, Asphalt Shingles				29,192		
4	Walls, Composite Hardboard Siding, Replacement (includes Soffit and Fascia)						
5	Walls, Paint Finishes and Partial Replacements					9,879	
6	Windows and Entry Doors						
	INTERNAL BUILDING COMPONENTS						
7	Appliances						
8	Cabinetry and Countertops						
9	Floor Coverings, Carpet		8,755				
10	Floor Coverings, Ceramic Tile						
11	Furnishings						
12	Light Fixtures, Interior						
13	Paint Finishes, Interior		5,854				
14	Rest Rooms, Renovation						
	SERVICE COMPONENTS						
15	Air Handling Units, Furnaces, 100-MBH, Clubhouse				16,248		
16	Condensing Units, Clubhouse				12,565		
17	Exhaust Fan, Pumphouse						
18	Generators, Emergency, Outdoor, Natural Gas, 20-, 30-, and 100-kW (Inc. Transfer Switches)						
19	Unit Heater, Gas, Pumphouse						
	SITE COMPONENTS						
20	Asphalt Pavement, Crack Repair and Patching			25,329			
21	Asphalt Streets, Repaving, Mill and Overlay, Phased						
22	Asphalt Streets, Repaving, Full-Depth Replacement, Phased						
23	Asphalt Walking Path, Replacement						
24	Catch Basins, Capital Repairs, Phased						
25	Concrete Curbs and Gutters, Partial Replacement		18,258	18,751	19,257		
26	Concrete Generator Pad, Replacement		6,162				
27	Concrete Sidewalks, Partial Replacement		14,737	15,135	15,543		

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

Line Item	Reserve Component Listed by Property Class	Year Start 2022	1 2023	2 2024	3 2025	4 2026	5 2027
28	Fencing, Chain Link (Vinyl Coated)						
29	Gazebo, Replacement						
30	Irrigation System, Replacement						
31	Landscaping Improvements			14,766			
32	Light Fixtures, Landscaping						
33	Mailbox Stations						
34	Playground Equipment						
35	Pond Aerators			21,200			
36	Pond Dredging, Partial						
37	Signage, Monument		8,216				
38	Signage, Street Identification and Traffic		4,108				
39	Sports Court, Basketball Goals, Replacement						
40	Sports Court, Surface Replacement					29,424	
	WATER AND WASTEWATER COMPONENTS						
41	Alarm Dialers						
42	Leach Field, Topdressing						
43	Pumps, Aeration, 5-HP, Phased						17,137
44	Pumps, Circulation, 1 to 2-HP, Phased			13,184			14,281
45	Pumps, Lift Station						
46	Pumps, Well, 50-HP						
47	Sludge Removal			13,184		13,906	
48	Tank, Bladder						
	OTHER COMPONENTS						
49	Reserve Study Update				4,333		

DIVISION 2: YEARS 6-10 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials: 2.70% **Interest Earned on Invested Reserves: 0.20%**



		2028	2029	2030	2031	2032
+	**Reserves at Beginning of Year**	519,874	275,074	288,104	77,110	252,439
+	**Suggested Reserve Contribution**	228,500	262,500	296,500	175,000	179,700
	Annual Reserve Adjustment (%)	17.5%	14.9%	13.0%	-41.0%	2.7%
+	**Special Assessment**					
+	**Estimated Interest Earned on Invested Reserves**	794	563	365	329	637
+	**Cumulative Expenditure, By Year**	-474,094	-250,033	-507,859		-47,486
=	**Projected Reserves at Year End**	275,074	288,104	77,110	252,439	385,289

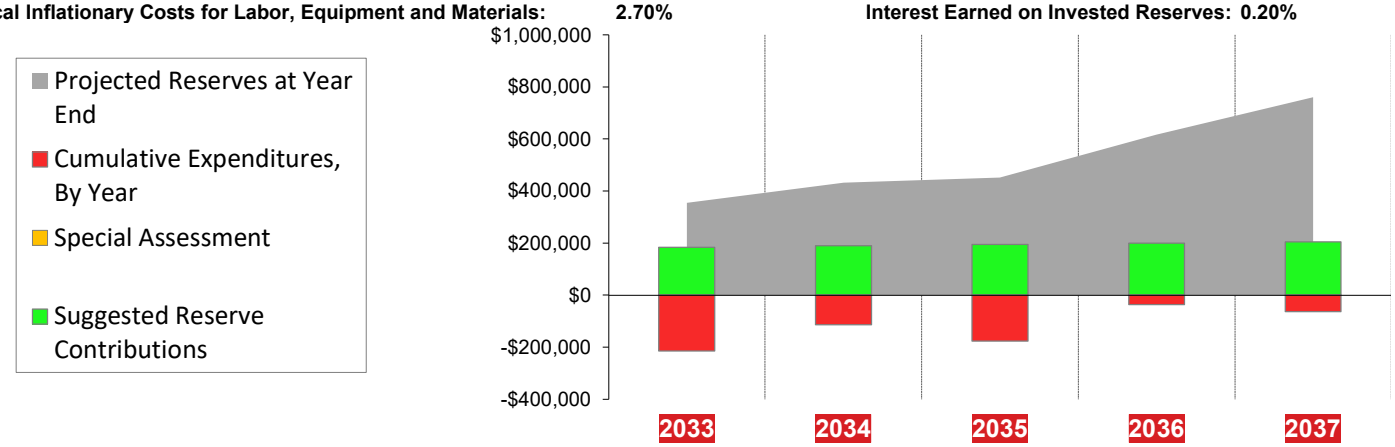
Line Item	Reserve Component Listed by Property Class	6	7	8	9	10
		2028	2029	2030	2031	2032
	EXTERNAL BUILDING COMPONENTS					
1	Garage Doors, Metal Sectional			3,713		
2	Gutters and Downspouts, Aluminum					
3	Roofs, Asphalt Shingles					
4	Walls, Composite Hardboard Siding, Replacement (includes Soffit and Fascia)					
5	Walls, Paint Finishes and Partial Replacements					11,591
6	Windows and Entry Doors					
	INTERNAL BUILDING COMPONENTS					
7	Appliances			4,331		
8	Cabinetry and Countertops					
9	Floor Coverings, Carpet					
10	Floor Coverings, Ceramic Tile					
11	Furnishings			12,376		
12	Light Fixtures, Interior			4,678		
13	Paint Finishes, Interior					
14	Rest Rooms, Renovation					
	SERVICE COMPONENTS					
15	Air Handling Units, Furnaces, 100-MBH, Clubhouse					
16	Condensing Units, Clubhouse					
17	Exhaust Fan, Pumphouse					
18	Generators, Emergency, Outdoor, Natural Gas, 20-, 30-, and 100-kW (Inc. Transfer Switches)			100,242		
19	Unit Heater, Gas, Pumphouse			3,713		
	SITE COMPONENTS					
20	Asphalt Pavement, Crack Repair and Patching					
21	Asphalt Streets, Repaving, Mill and Overlay, Phased	167,396	171,916	176,557		
22	Asphalt Streets, Repaving, Full-Depth Replacement, Phased					
23	Asphalt Walking Path, Replacement	115,060				
24	Catch Basins, Capital Repairs, Phased	21,941	22,534	23,142		
25	Concrete Curbs and Gutters, Partial Replacement	20,859	21,423	22,001		
26	Concrete Generator Pad, Replacement					
27	Concrete Sidewalks, Partial Replacement	16,837	17,291	17,758		

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

Line Item	Reserve Component Listed by Property Class	6	7	8	9	10
		2028	2029	2030	2031	2032
28	Fencing, Chain Link (Vinyl Coated)					
29	Gazebo, Replacement					
30	Irrigation System, Replacement					
31	Landscaping Improvements		16,870			
32	Light Fixtures, Landscaping					
33	Mailbox Stations					
34	Playground Equipment			31,681		
35	Pond Aerators					
36	Pond Dredging, Partial					
37	Signage, Monument					
38	Signage, Street Identification and Traffic					
39	Sports Court, Basketball Goals, Replacement					
40	Sports Court, Surface Replacement					
	WATER AND WASTEWATER COMPONENTS					
41	Alarm Dialers					
42	Leach Field, Topdressing	117,334				
43	Pumps, Aeration, 5-HP, Phased					19,579
44	Pumps, Circulation, 1 to 2-HP, Phased			15,469		
45	Pumps, Lift Station			39,602		
46	Pumps, Well, 50-HP			37,127		
47	Sludge Removal	14,667		15,469		16,316
48	Tank, Bladder					
	OTHER COMPONENTS					
49	Reserve Study Update					

DIVISION 3: YEARS 11-15 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials: 2.70% **Interest Earned on Invested Reserves: 0.20%**



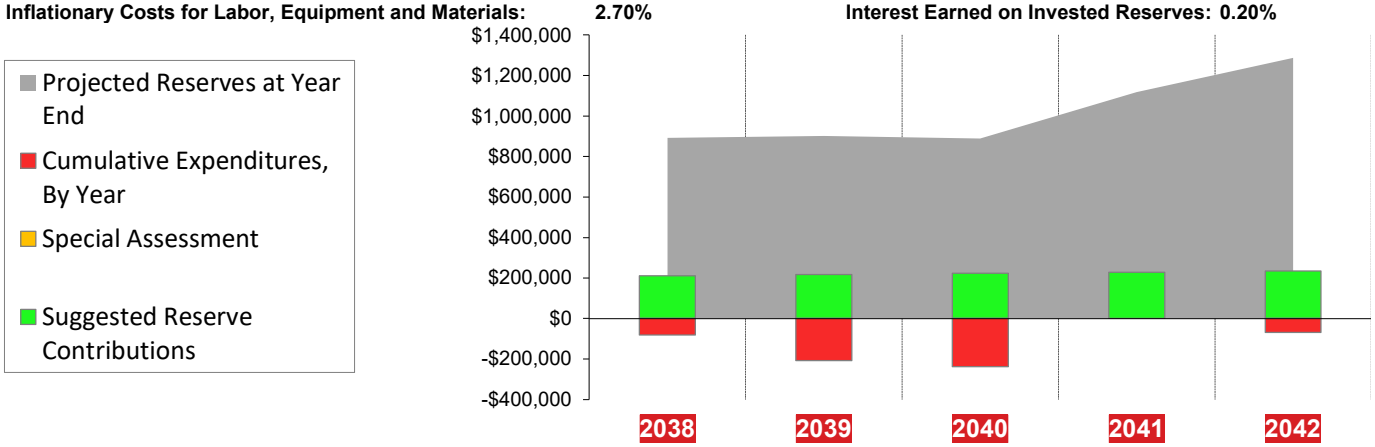
+	**Reserves at Beginning of Year**	**385,289**	**355,774**	**432,386**	**452,086**	**616,853**
+	**Suggested Reserve Contribution**	**184,600**	**189,600**	**194,700**	**200,000**	**205,400**
	Annual Reserve Adjustment (%)	**2.7%**	**2.7%**	**2.7%**	**2.7%**	**2.7%**
+	**Special Assessment**					
+	**Estimated Interest Earned on Invested Reserves**	**740**	**787**	**884**	**1,068**	**1,376**
+	**Cumulative Expenditure, By Year**	**-214,855**	**-113,775**	**-175,884**	**-36,302**	**-62,633**
=	**Projected Reserves at Year End**	**355,774**	**432,386**	**452,086**	**616,853**	**760,995**
Line Item	**Reserve Component Listed by Property Class**	**11**	**12**	**13**	**14**	**15**
		2033	**2034**	**2035**	**2036**	**2037**
	EXTERNAL BUILDING COMPONENTS					
1	Garage Doors, Metal Sectional					
2	Gutters and Downspouts, Aluminum					
3	Roofs, Asphalt Shingles					
4	Walls, Composite Hardboard Siding, Replacement (includes Soffit and Fascia)					
5	Walls, Paint Finishes and Partial Replacements					
6	Windows and Entry Doors					
	INTERNAL BUILDING COMPONENTS					
7	Appliances					
8	Cabinetry and Countertops					
9	Floor Coverings, Carpet			12,053		
10	Floor Coverings, Ceramic Tile			6,850		
11	Furnishings					
12	Light Fixtures, Interior					
13	Paint Finishes, Interior			8,059		
14	Rest Rooms, Renovation					
	SERVICE COMPONENTS					
15	Air Handling Units, Furnaces, 100-MBH, Clubhouse					
16	Condensing Units, Clubhouse					
17	Exhaust Fan, Pumphouse			5,938		
18	Generators, Emergency, Outdoor, Natural Gas, 20-, 30-, and 100-kW (Inc. Transfer Switches)					
19	Unit Heater, Gas, Pumphouse					
	SITE COMPONENTS					
20	Asphalt Pavement, Crack Repair and Patching		33,062			
21	Asphalt Streets, Repaving, Mill and Overlay, Phased					
22	Asphalt Streets, Repaving, Full-Depth Replacement, Phased					
23	Asphalt Walking Path, Replacement					
24	Catch Basins, Capital Repairs, Phased					
25	Concrete Curbs and Gutters, Partial Replacement	23,832	24,475	25,136		
26	Concrete Generator Pad, Replacement					
27	Concrete Sidewalks, Partial Replacement	19,236	19,755	20,288		

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

Line Item	Reserve Component Listed by Property Class	11	12	13	14	15
		2033	2034	2035	2036	2037
28	Fencing, Chain Link (Vinyl Coated)			55,142		
29	Gazebo, Replacement					
30	Irrigation System, Replacement					
31	Landscaping Improvements		19,274			
32	Light Fixtures, Landscaping					
33	Mailbox Stations					40,264
34	Playground Equipment					
35	Pond Aerators					
36	Pond Dredging, Partial	155,032				
37	Signage, Monument					
38	Signage, Street Identification and Traffic					
39	Sports Court, Basketball Goals, Replacement					
40	Sports Court, Surface Replacement					
	WATER AND WASTEWATER COMPONENTS					
41	Alarm Dialers					
42	Leach Field, Topdressing					
43	Pumps, Aeration, 5-HP, Phased					22,369
44	Pumps, Circulation, 1 to 2-HP, Phased	16,757			18,151	
45	Pumps, Lift Station					
46	Pumps, Well, 50-HP					
47	Sludge Removal		17,209		18,151	
48	Tank, Bladder			42,417		
	OTHER COMPONENTS					
49	Reserve Study Update					

DIVISION 4: YEARS 16-20 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials: 2.70% **Interest Earned on Invested Reserves: 0.20%**



		2038	2039	2040	2041	2042
+	Reserves at Beginning of Year	760,995	891,598	901,831	888,405	1,118,810
+	Suggested Reserve Contribution	210,900	216,600	222,400	228,400	234,600
	Annual Reserve Adjustment (%)	2.7%	2.7%	2.7%	2.7%	2.7%
+	Special Assessment					
+	Estimated Interest Earned on Invested Reserves	1,651	1,792	1,788	2,005	2,404
+	Cumulative Expenditure, By Year	-81,948	-208,159	-237,614		-68,150
=	Projected Reserves at Year End	891,598	901,831	888,405	1,118,810	1,287,663

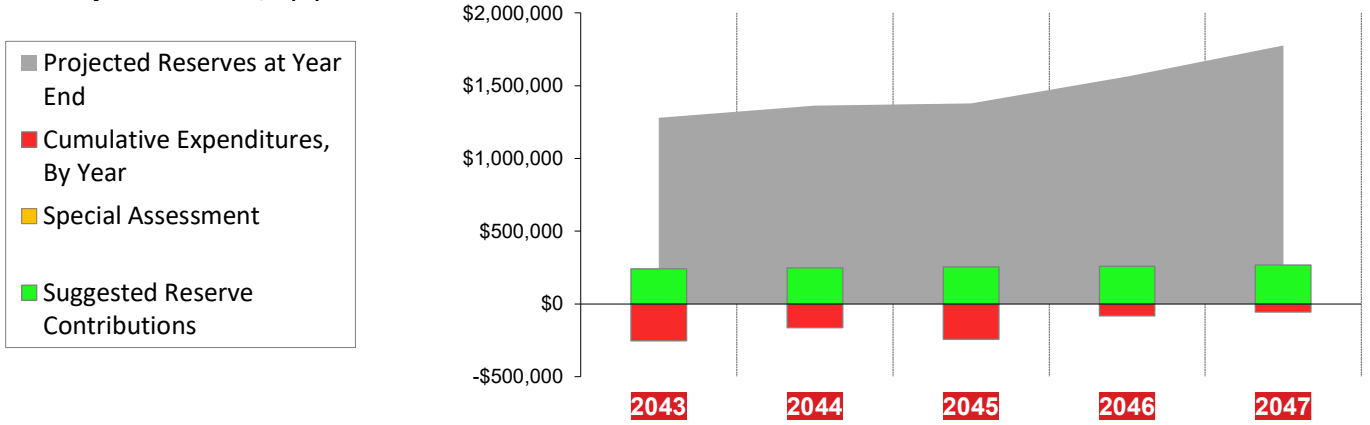
Line Item	Reserve Component Listed by Property Class	16	17	18	19	20
		2038	2039	2040	2041	2042
	EXTERNAL BUILDING COMPONENTS					
1	Garage Doors, Metal Sectional					
2	Gutters and Downspouts, Aluminum					
3	Roofs, Asphalt Shingles					
4	Walls, Composite Hardboard Siding, Replacement (includes Soffit and Fascia)					
5	Walls, Paint Finishes and Partial Replacements	13,600				
6	Windows and Entry Doors					
	INTERNAL BUILDING COMPONENTS					
7	Appliances					
8	Cabinetry and Countertops			13,197		
9	Floor Coverings, Carpet					
10	Floor Coverings, Ceramic Tile					
11	Furnishings					
12	Light Fixtures, Interior					
13	Paint Finishes, Interior					
14	Rest Rooms, Renovation			16,154		
	SERVICE COMPONENTS					
15	Air Handling Units, Furnaces, 100-MBH, Clubhouse					
16	Condensing Units, Clubhouse					
17	Exhaust Fan, Pumphouse					
18	Generators, Emergency, Outdoor, Natural Gas, 20-, 30-, and 100-kW (Inc. Transfer Switches)					
19	Unit Heater, Gas, Pumphouse					
	SITE COMPONENTS					
20	Asphalt Pavement, Crack Repair and Patching		37,773			
21	Asphalt Streets, Repaving, Mill and Overlay, Phased					
22	Asphalt Streets, Repaving, Full-Depth Replacement, Phased					
23	Asphalt Walking Path, Replacement					
24	Catch Basins, Capital Repairs, Phased					
25	Concrete Curbs and Gutters, Partial Replacement	27,227	27,962	28,717		
26	Concrete Generator Pad, Replacement					
27	Concrete Sidewalks, Partial Replacement	21,977	22,570	23,179		

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

Line Item	Reserve Component Listed by Property Class	16	17	18	19	20
		2038	2039	2040	2041	2042
28	Fencing, Chain Link (Vinyl Coated)					
29	Gazebo, Replacement			40,384		
30	Irrigation System, Replacement			44,099		
31	Landscaping Improvements		22,020			
32	Light Fixtures, Landscaping		23,121			
33	Mailbox Stations					
34	Playground Equipment					
35	Pond Aerators		47,187			
36	Pond Dredging, Partial					
37	Signage, Monument					
38	Signage, Street Identification and Traffic					
39	Sports Court, Basketball Goals, Replacement					
40	Sports Court, Surface Replacement					
	WATER AND WASTEWATER COMPONENTS					
41	Alarm Dialers		7,864			
42	Leach Field, Topdressing					
43	Pumps, Aeration, 5-HP, Phased					25,556
44	Pumps, Circulation, 1 to 2-HP, Phased		19,661			21,297
45	Pumps, Lift Station			51,691		
46	Pumps, Well, 50-HP					
47	Sludge Removal	19,144		20,192		21,297
48	Tank, Bladder					
	OTHER COMPONENTS					
49	Reserve Study Update					

DIVISION 5: YEARS 21-25 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials: 2.70% **Interest Earned on Invested Reserves: 0.20%**



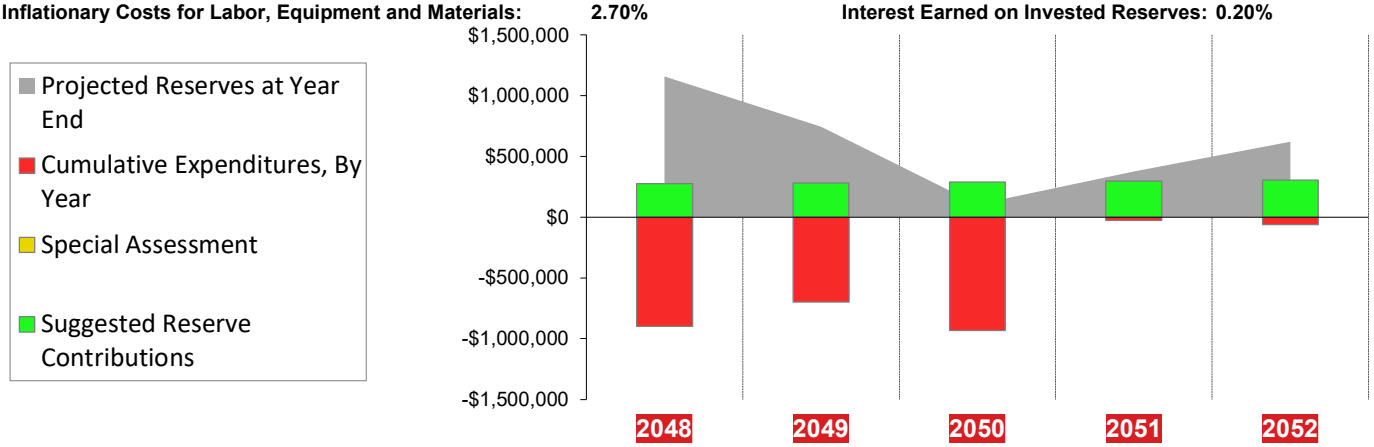
+	**Reserves at Beginning of Year**	**1,287,663**	**1,278,939**	**1,364,514**	**1,378,322**	**1,561,801**
+	**Suggested Reserve Contribution**	**240,900**	**247,400**	**254,100**	**261,000**	**268,000**
	Annual Reserve Adjustment (%)	**2.7%**	**2.7%**	**2.7%**	**2.7%**	**2.7%**
+	**Special Assessment**					
+	**Estimated Interest Earned on Invested Reserves**	**2,564**	**2,641**	**2,740**	**2,937**	**3,335**
+	**Cumulative Expenditure, By Year**	**-252,188**	**-164,466**	**-243,032**	**-80,458**	**-56,887**
=	**Projected Reserves at Year End**	**1,278,939**	**1,364,514**	**1,378,322**	**1,561,801**	**1,776,249**
Line Item	**Reserve Component Listed by Property Class**	**21**	**22**	**23**	**24**	**25**
		2043	**2044**	**2045**	**2046**	**2047**
	EXTERNAL BUILDING COMPONENTS					
1	Garage Doors, Metal Sectional					
2	Gutters and Downspouts, Aluminum			6,478		
3	Roofs, Asphalt Shingles			49,737		
4	Walls, Composite Hardboard Siding, Replacement (includes Soffit and Fascia)					
5	Walls, Paint Finishes and Partial Replacements		15,957			
6	Windows and Entry Doors					
	INTERNAL BUILDING COMPONENTS					
7	Appliances					
8	Cabinetry and Countertops					
9	Floor Coverings, Carpet					16,594
10	Floor Coverings, Ceramic Tile					
11	Furnishings					
12	Light Fixtures, Interior					
13	Paint Finishes, Interior					11,095
14	Rest Rooms, Renovation					
	SERVICE COMPONENTS					
15	Air Handling Units, Furnaces, 100-MBH, Clubhouse			27,683		
16	Condensing Units, Clubhouse			21,408		
17	Exhaust Fan, Pumphouse					
18	Generators, Emergency, Outdoor, Natural Gas, 20-, 30-, and 100-kW (Inc. Transfer Switches)					
19	Unit Heater, Gas, Pumphouse					
	SITE COMPONENTS					
20	Asphalt Pavement, Crack Repair and Patching		43,155			
21	Asphalt Streets, Repaving, Mill and Overlay, Phased					
22	Asphalt Streets, Repaving, Full-Depth Replacement, Phased					
23	Asphalt Walking Path, Replacement					
24	Catch Basins, Capital Repairs, Phased					
25	Concrete Curbs and Gutters, Partial Replacement	31,107	31,947	32,809		
26	Concrete Generator Pad, Replacement					
27	Concrete Sidewalks, Partial Replacement	25,108	25,786	26,482		

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

Line Item	Reserve Component Listed by Property Class	21	22	23	24	25
		2043	2044	2045	2046	2047
28	Fencing, Chain Link (Vinyl Coated)					
29	Gazebo, Replacement					
30	Irrigation System, Replacement					
31	Landscaping Improvements		25,158			
32	Light Fixtures, Landscaping					
33	Mailbox Stations					
34	Playground Equipment					
35	Pond Aerators					
36	Pond Dredging, Partial					
37	Signage, Monument	13,998				
38	Signage, Street Identification and Traffic	6,999				
39	Sports Court, Basketball Goals, Replacement				6,634	
40	Sports Court, Surface Replacement				50,132	
	WATER AND WASTEWATER COMPONENTS					
41	Alarm Dialers					
42	Leach Field, Topdressing	174,976				
43	Pumps, Aeration, 5-HP, Phased					29,198
44	Pumps, Circulation, 1 to 2-HP, Phased			23,069		
45	Pumps, Lift Station					
46	Pumps, Well, 50-HP			55,366		
47	Sludge Removal		22,463		23,692	
48	Tank, Bladder					
	OTHER COMPONENTS					
49	Reserve Study Update					

DIVISION 6: YEARS 26-30 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials: 2.70% **Interest Earned on Invested Reserves: 0.20%**



		2048	2049	2050	2051	2052
+	**Reserves at Beginning of Year**	1,776,249	1,157,744	745,312	105,429	376,843
+	**Suggested Reserve Contribution**	275,200	282,600	290,200	298,000	306,000
	Annual Reserve Adjustment (%)	2.7%	2.7%	2.7%	2.7%	2.7%
+	**Special Assessment**					
+	**Estimated Interest Earned on Invested Reserves**	2,931	1,901	850	482	999
+	**Cumulative Expenditure, By Year**	-896,636	-696,933	-930,933	-27,068	-61,157
=	**Projected Reserves at Year End**	1,157,744	745,312	105,429	376,843	622,685
Line Item	**Reserve Component Listed by Property Class**	26	27	28	29	30
		2048	2049	2050	2051	2052
	EXTERNAL BUILDING COMPONENTS					
1	Garage Doors, Metal Sectional					
2	Gutters and Downspouts, Aluminum					
3	Roofs, Asphalt Shingles					
4	Walls, Composite Hardboard Siding, Replacement (includes Soffit and Fascia)			70,107		
5	Walls, Paint Finishes and Partial Replacements			18,723		
6	Windows and Entry Doors			62,042		
	INTERNAL BUILDING COMPONENTS					
7	Appliances					
8	Cabinetry and Countertops					
9	Floor Coverings, Carpet					
10	Floor Coverings, Ceramic Tile					
11	Furnishings					
12	Light Fixtures, Interior					
13	Paint Finishes, Interior					
14	Rest Rooms, Renovation					
	SERVICE COMPONENTS					
15	Air Handling Units, Furnaces, 100-MBH, Clubhouse					
16	Condensing Units, Clubhouse					
17	Exhaust Fan, Pumphouse					
18	Generators, Emergency, Outdoor, Natural Gas, 20-, 30-, and 100-kW (Inc. Transfer Switches)					
19	Unit Heater, Gas, Pumphouse					
	SITE COMPONENTS					
20	Asphalt Pavement, Crack Repair and Patching					
21	Asphalt Streets, Repaving, Mill and Overlay, Phased					
22	Asphalt Streets, Repaving, Full-Depth Replacement, Phased	549,016	563,839	579,063		
23	Asphalt Walking Path, Replacement	196,035				
24	Catch Basins, Capital Repairs, Phased	37,383	38,392	39,429		
25	Concrete Curbs and Gutters, Partial Replacement	35,539	36,499	37,484		
26	Concrete Generator Pad, Replacement					
27	Concrete Sidewalks, Partial Replacement	28,686	29,460	30,255		

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

Line Item	Reserve Component Listed by Property Class	26	27	28	29	30
		2048	2049	2050	2051	2052
28	Fencing, Chain Link (Vinyl Coated)					
29	Gazebo, Replacement					
30	Irrigation System, Replacement					
31	Landscaping Improvements		28,743			
32	Light Fixtures, Landscaping					
33	Mailbox Stations					
34	Playground Equipment					
35	Pond Aerators					
36	Pond Dredging, Partial					
37	Signage, Monument					
38	Signage, Street Identification and Traffic					
39	Sports Court, Basketball Goals, Replacement					
40	Sports Court, Surface Replacement					
	WATER AND WASTEWATER COMPONENTS					
41	Alarm Dialers					
42	Leach Field, Topdressing					
43	Pumps, Aeration, 5-HP, Phased					33,358
44	Pumps, Circulation, 1 to 2-HP, Phased	24,989			27,068	
45	Pumps, Lift Station			67,472		
46	Pumps, Well, 50-HP					
47	Sludge Removal	24,989		26,356		27,799
48	Tank, Bladder					
	OTHER COMPONENTS					
49	Reserve Study Update					

Garage Doors, Metal Sectional

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: **0.06%** **Line Item: 1**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	2	Each	Current Unit Cost:	$1,500.00	
Replacement Per Phase:	2	Each	Current Cost Per Phase:	$3,000	
Replaced in Next 30-Years:	2	Each	Total Cost Next 30-Years:	$3,713	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	17		Overall Current Condition:	Good	
Remaining Years Until Replacement:	8		Useful Life in South Lyon, MI	20 to 25	Years
Estimated First Year of Replacement:	2030		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	64	

Wellhouse door

Interior of garage door

Interior side of panels

Typical exterior condition

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$3,713	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

Single-width metal sectional garage doors without operators are located at the wellhouse and pumphouse. Each building has a single door. These doors appear in good condition. We recommend that the doors be replaced by 2030, at an age of 25 years.

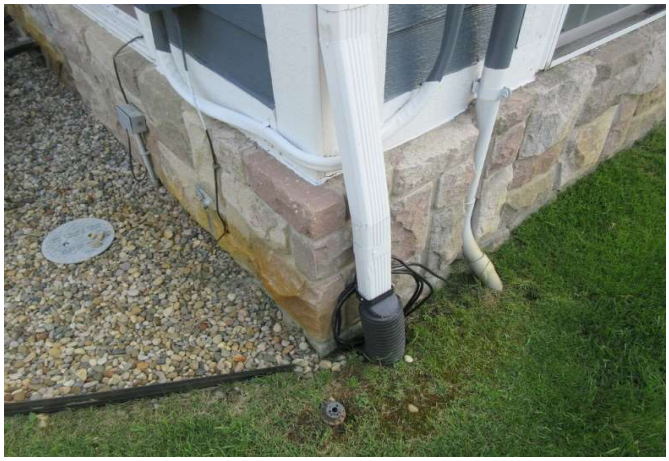
Gutters and Downspouts, Aluminum

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: **0.16%** **Line Item: 2**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	270	Linear Feet	Current Unit Cost:	$13.00	
Replacement Per Phase:	270	Linear Feet	Current Cost Per Phase:	$3,510	
Replaced in Next 30-Years:	540	Linear Feet	Total Cost Next 30-Years:	$10,280	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	17		Overall Current Condition:	Good	
Remaining Years Until Replacement:	3		Useful Life in South Lyon, MI	20 to 25	Years
Estimated First Year of Replacement:	2025		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	74	

Gutter at soffit



Downspout at grade

Typical downspout

Downspout connection

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$3,802	**2035**	$0	**2045**	$6,478
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

Aluminum gutters and downspouts drain storm water from the roof of the clubhouse. The gutters and downspouts are in good at an age of 17 years. The Association should budget for cleaning, inspection and repair of the gutters and downspouts through the operating budget at least annually. We include an allowance for replacement of the gutters and downspouts in 2025 and again in 2045, in coordination with replacement of the roofs, due to their interrelated nature.

Roofs, Asphalt Shingles

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.26% **Line Item: 3**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	55	Squares	Current Unit Cost:	$490.00	
Replacement Per Phase:	55	Squares	Current Cost Per Phase:	$26,950	
Replaced in Next 30-Years:	110	Squares	Total Cost Next 30-Years:	$78,929	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	17		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	3		Useful Life in South Lyon, MI	15 to 20	Years
Estimated First Year of Replacement:	2025		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	88	

View of shingles

Roof at clubhouse

Organic growth on roof

View of minor shingle lift and organic growth

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$29,192	**2035**	$0	**2045**	$49,737
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

Asphalt shingles are located at the clubhouse, wellhouse, and pumphouse roofs. The Board did not report any known active leaks at the roofs. Our visual inspection from the ground notes shingles in fair condition. We recommend the Association budget for replacement of the roofs by 2025 and again by 2045. The Association should fund inspections and repairs from the operating budget to maximize the remaining useful life of the roofs.

Walls, Composite Hardboard Siding, Replacement (includes Soffit and Fascia)

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.12% **Line Item: 4**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	3,500	Square Feet	Current Unit Cost:	$9.50	
Replacement Per Phase:	3,500	Square Feet	Current Cost Per Phase:	$33,250	
Replaced in Next 30-Years:	3,500	Square Feet	Total Cost Next 30-Years:	$70,107	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	17		Overall Current Condition:	Good	
Remaining Years Until Replacement:	28		Useful Life in South Lyon, MI	35 to 45	Years
Estimated First Year of Replacement:	2050		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	69	

Typical siding

Siding at clubhouse

Siding surface

Detail of siding

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$70,107
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

The three common buildings (clubhouse, wellhouse, pumphouse) are clad in composite siding. The siding was recently painted (2020) and the condition is good. Composite siding has a typical useful life of 35 to 45 years. We recommend replacement by 2050. Please note that this component also includes the soffits and fascia at the common buildings.

Walls, Paint Finishes and Partial Replacements

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.11% **Line Item: 5**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	4,800	Square Feet	Current Unit Cost:	$1.85	
Replacement Per Phase:	4,800	Square Feet	Current Cost Per Phase:	$8,880	
Replaced in Next 30-Years:	24,000	Square Feet	Total Cost Next 30-Years:	$69,750	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	2		Overall Current Condition:	Good	
Remaining Years Until Replacement:	4		Useful Life in South Lyon, MI	4 to 6	Years
Estimated First Year of Replacement:	2026		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	44	

Wood soffit

Painted wood soffit at entry

Painted surface

Vented soffit panel and painted surfaces

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$15,957
2025	$0	**2035**	$0	**2045**	$0
2026	$9,879	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$13,600	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$18,723
2031	$0	**2041**	$0	**2051**	$0
2032	$11,591	**2042**	$0	**2052**	$0

Engineering Narrative

The exterior of the clubhouse, wellhouse, and pumphouse are comprised of composite siding with wood soffits and fascia. The exteriors of the common buildings were painted in 2020. We have included future painting and partial replacement of wood fascia and soffit every 6 years starting in 2026. This will allow the upkeep of the building exteriors and replacement of any poor condition areas of wood throughout this study.

Windows and Entry Doors

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.99% **Line Item: 6**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	535	Square Feet	Current Unit Cost:	$55.00	
Replacement Per Phase:	535	Square Feet	Current Cost Per Phase:	$29,425	
Replaced in Next 30-Years:	535	Square Feet	Total Cost Next 30-Years:	$62,042	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	17		Overall Current Condition:	Good	
Remaining Years Until Replacement:	28		Useful Life in South Lyon, MI	35 to 45	Years
Estimated First Year of Replacement:	2050		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	58	

Typical clubhouse entry door

Window, typical

View of bay window

Window at pumphouse

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$62,042
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

This component includes the replacement of the windows and exterior entry doors at the clubhouse. Utility doors located at the wellhouse and pumphouse are considered an operating cost for replacement. We recommend that the Association reserve funds for replacement of the windows and entry doors by 2050, in coordination with siding replacement.

Appliances

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: **0.07%** **Line Item: 7**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Allowance	Current Unit Cost:	$3,500.00	
Replacement Per Phase:	1	Allowance	Current Cost Per Phase:	$3,500	
Replaced in Next 30-Years:	1	Allowance	Total Cost Next 30-Years:	$4,331	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	17		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	8		Useful Life in South Lyon, MI	20 to 25	Years
Estimated First Year of Replacement:	2030		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	66	

Refrigerator

Oven at kitchenette

View of dishwasher

Microwave above oven

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$4,331	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

The appliances at the clubhouse include a refrigerator, stove with cooktop, microwave, and dishwasher. These items date from the original construction of the clubhouse. We recommend replacement of the appliances by 2030.

Cabinetry and Countertops

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.21% **Line Item: 8**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	38	Linear Feet	Current Unit Cost:	$215.00	
Replacement Per Phase:	38	Linear Feet	Current Cost Per Phase:	$8,170	
Replaced in Next 30-Years:	38	Linear Feet	Total Cost Next 30-Years:	$13,197	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	17		Overall Current Condition:	Good	
Remaining Years Until Replacement:	18		Useful Life in South Lyon, MI	30 to 35	Years
Estimated First Year of Replacement:	2040		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	52	

View of countertop

Countertop at oven

Typical cabinets

Sink and cutout

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$13,197	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

This component includes the floor and wall cabinets, as well as the laminate countertops in the kitchenette area located in the main clubhouse room. The cabinets and countertops are in good overall condition and are 17 years of age. We recommend replacement by 2040.

Floor Coverings, Carpet

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.60% **Line Item: 9**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	155	Square Yards	Current Unit Cost:	$55.00	
Replacement Per Phase:	155	Square Yards	Current Cost Per Phase:	$8,525	
Replaced in Next 30-Years:	465	Square Yards	Total Cost Next 30-Years:	$37,403	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	17		Overall Current Condition:	Poor	
Remaining Years Until Replacement:	1		Useful Life in South Lyon, MI	8 to 12	Years
Estimated First Year of Replacement:	2023		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	87	

Stained carpet

Typical condition

Carpet run

Stains on clubhouse carpet

Schedule of Replacements Costs

2022	$0				
2023	$8,755	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$12,053	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$16,594
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

Carpeting in the clubhouse is primarily original and in poor condition. Typically carpet is replaced every 8 to 12 years. We recommend that the association replace the carpeting in the clubhouse every 12 years starting in 2023. Replacement instances coincide with interior paint projects.

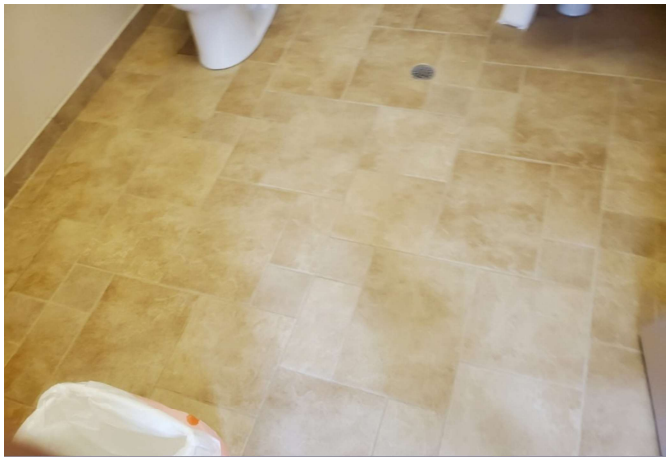
Floor Coverings, Ceramic Tile

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.11% **Line Item: 10**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	285	Square Feet	Current Unit Cost:	$17.00	
Replacement Per Phase:	285	Square Feet	Current Cost Per Phase:	$4,845	
Replaced in Next 30-Years:	285	Square Feet	Total Cost Next 30-Years:	$6,850	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	17		Overall Current Condition:	Good	
Remaining Years Until Replacement:	13		Useful Life in South Lyon, MI	25 to 30	Years
Estimated First Year of Replacement:	2035		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	59	

Tile in hallway



Restroom tile

Floor in clubhouse hallway

Typical condition

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$6,850	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

The tile floor coverings in the clubhouse date to building construction and appear in good condition. This type of tile has a long useful life and its replacement is usually dictated by aesthetic concerns. At this time, we include an allowance to replace the tile by 2035.

Furnishings

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.20% **Line Item: 11**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Allowance	Current Unit Cost:	$10,000.00	
Replacement Per Phase:	1	Allowance	Current Cost Per Phase:	$10,000	
Replaced in Next 30-Years:	1	Allowance	Total Cost Next 30-Years:	$12,376	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	17		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	8		Useful Life in South Lyon, MI	20 to 25	Years
Estimated First Year of Replacement:	2030		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	66	

Sitting area in clubhouse

Couch and cushions

Dining room set

Folding tables and chairs

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$12,376	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

Furnishings in the clubhouse include a couch, dining table sets, a loveseat, upholstered chairs, various side and coffee tables, and folding tables and chairs. These items appear to be in fair overall condition. We recommend that the association reserve funds for replacement of interior furnishings by 2030.

Light Fixtures, Interior

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.07% **Line Item: 12**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	28	Each	Current Unit Cost:	$135.00	
Replacement Per Phase:	28	Each	Current Cost Per Phase:	$3,780	
Replaced in Next 30-Years:	28	Each	Total Cost Next 30-Years:	$4,678	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	17		Overall Current Condition:	Good	
Remaining Years Until Replacement:	8		Useful Life in South Lyon, MI	20 to 25	Years
Estimated First Year of Replacement:	2030		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	59	

Ceiling fixture

Ceiling light

Chandelier in clubhouse

Wall mounted fixture

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$4,678	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

The light fixtures in the clubhouse are in good overall condition. The light fixtures date to the original construction of the clubhouse. We counted 10 wall sconces, 11 recessed can fixtures, 2 fluorescent fixtures in the restrooms, 2 ceiling fixtures, 2 ceiling fans, and a chandelier. We include an allowance for coordinated aggregate replacement of all the interior light fixtures next by 2030.

Paint Finishes, Interior

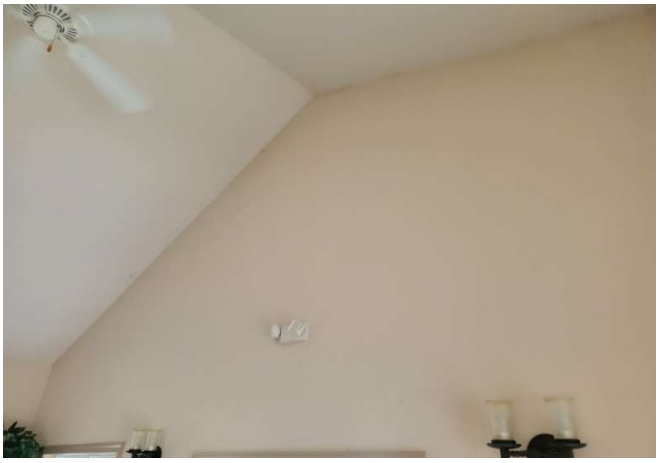
INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.40% **Line Item: 13**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	4,560	Square Feet	Current Unit Cost:	$1.25	
Replacement Per Phase:	4,560	Square Feet	Current Cost Per Phase:	$5,700	
Replaced in Next 30-Years:	13,680	Square Feet	Total Cost Next 30-Years:	$25,008	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	17		Overall Current Condition:	Poor	
Remaining Years Until Replacement:	1		Useful Life in South Lyon, MI	6 to 12	Years
Estimated First Year of Replacement:	2023		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	89	

Painted ceilings in hallway

Scuffs on paint



Painted surfaces

Paint in clubhouse

Schedule of Replacements Costs

2022	$0				
2023	$5,854	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$8,059	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$11,095
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

The paint finishes in the hallways, restrooms, and meeting room in the clubhouse are primarily original to construction. The Board reports that they intend on painting the clubhouse interior within the next year. We include allowances for this every 12 years starting in 2023. The Association should fund touch up paint applications through the operating budget as needed.

Rest Rooms, Renovation

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.26% **Line Item: 14**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	2	Each	Current Unit Cost:	$5,000.00	
Replacement Per Phase:	2	Each	Current Cost Per Phase:	$10,000	
Replaced in Next 30-Years:	2	Each	Total Cost Next 30-Years:	$16,154	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	17		Overall Current Condition:	Good	
Remaining Years Until Replacement:	18		Useful Life in South Lyon, MI	to 35	Years
Estimated First Year of Replacement:	2040		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	52	

Restroom toilet area

Sink area, typical

Sink countertop

ADA accessible toilet area

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$16,154	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

Two rest rooms are located in the clubhouse. The finishes of the rest rooms include ceramic tile and paint, which have been included in separate components in this report. Renovations to the restrooms include replacement of fixtures including toilets, sinks, and accessories. The timing and cost of rest room renovation can vary significantly depending on the desires of the Board. At this time, we include an allowance to renovate the rest rooms by 2040.

Air Handling Units, Furnaces, 100-MBH, Clubhouse

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: **0.70%** **Line Item: 15**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	2	Each	Current Unit Cost:	$7,500.00	
Replacement Per Phase:	2	Each	Current Cost Per Phase:	$15,000	
Replaced in Next 30-Years:	4	Each	Total Cost Next 30-Years:	$43,931	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	17		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	3		Useful Life in South Lyon, MI	15 to 20	Years
Estimated First Year of Replacement:	2025		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	70	

Typical AHU

AHU in mechanical room

View of furnace

Furnace

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$16,248	**2035**	$0	**2045**	$27,683
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

There are 2 air handling units located in the mechanical room at the clubhouse. These units appear in fair condition at an age of 17 years. We recommend that the association reserve funds for replacement by 2025, and again by 2045, in conjunction with replacement of the condensing units. The units are 100-MBH gas fired units.

Condensing Units, Clubhouse

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.54% **Line Item: 16**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	2	Each	Current Unit Cost:	$5,800.00	
Replacement Per Phase:	2	Each	Current Cost Per Phase:	$11,600	
Replaced in Next 30-Years:	4	Each	Total Cost Next 30-Years:	$33,973	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	17		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	3		Useful Life in South Lyon, MI	15 to 20	Years
Estimated First Year of Replacement:	2025		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	70	

Condensing units at clubhouse

Typical condition

View of condensing unit

Typical unit

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$12,565	**2035**	$0	**2045**	$21,408
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

Two condensing units are located at the clubhouse. These condensing units date to the original construction of the clubhouse. Condition of these units appears fair. We recommend that the association replace the condensing units at the clubhouse at the same time as furnaces in 2025, and subsequently in 2045.

Exhaust Fan, Pumphouse

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.09% **Line Item: 17**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Each	Current Unit Cost:	$4,200.00	
Replacement Per Phase:	1	Each	Current Cost Per Phase:	$4,200	
Replaced in Next 30-Years:	1	Each	Total Cost Next 30-Years:	$5,938	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	17		Overall Current Condition:	Good	
Remaining Years Until Replacement:	13		Useful Life in South Lyon, MI	25 to 30	Years
Estimated First Year of Replacement:	2035		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	73	

Fan in pumphouse

Exhaust fan at pumphouse

View of fan

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$5,938	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

A single exhaust fan is located at the pumphouse. This unit provides fresh air circulation for the interior of the pumphouse. The unit appears in good condition at an age of 17 years. Replacement of exhaust fans is recommended every 25 to 30 years. We have included funds for replacements of the fan by 2035.

Generators, Emergency, Outdoor, Natural Gas, 20-, 30-, and 100-kW (Inc. Transfer Switches)

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.60% **Line Item: 18**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	3	Each	Current Unit Cost:	$27,000.00	
Replacement Per Phase:	3	Each	Current Cost Per Phase:	$81,000	
Replaced in Next 30-Years:	3	Each	Total Cost Next 30-Years:	$100,242	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	17		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	8		Useful Life in South Lyon, MI	30 to 35	Years
Estimated First Year of Replacement:	2030		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	90	

Generator at lift station

Generator at wellhouse

Transfer switch

Generator near pumphouse

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$100,242	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

There are three natural gas emergency generators located in the community. The generators include a 20-kW, 30-kW, and 100-kW units. The association reports that they have had to do repairs to several of the generators in the recent past. We have included replacement funds in this reserve study for all three generators by 2030. Component includes replacement of the transfer switches.

Unit Heater, Gas, Pumphouse

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: **0.06%** **Line Item: 19**

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:	1	Each	Total Cost Next 30-Years:	$3,713	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	17		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	8		Useful Life in South Lyon, MI	20 to 30	Years
Estimated First Year of Replacement:	2030		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	88	

Unit heater

Ceiling mounted heater

View of gas line

Labels at unit

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$3,713	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

A single gas fired unit heater provides heating for the pumphouse. This unit is a 130 MBH unit. The association reports that the unit was serviced in 2020. We have included replacement of the unit heater by 2030.

Asphalt Pavement, Crack Repair and Patching

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 2.22% **Line Item: 20**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	24,015	Square Yards	Current Unit Cost:	$1.00	
Replacement Per Phase:	24,015	Square Yards	Current Cost Per Phase:	$24,015	
Replaced in Next 30-Years:	96,060	Square Yards	Total Cost Next 30-Years:	$139,319	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	5		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	2		Useful Life in South Lyon, MI	3 to 5	Years
Estimated First Year of Replacement:	2024		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	66	

Crackle and repairs

Typical street condition

Crack repairs

Surface crack

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$25,329	**2034**	$33,062	**2044**	$43,155
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$37,773	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

The association reports that it last completed crack filling and repairs to the asphalt pavement, including the common driveways, paths, and streets, in 2017. The association also indicates that they will not be doing sealcoating in the future. We have included crack repair in patching every five years starting by 2024, with the exception of years of pavement replacement.

Asphalt Streets, Repaving, Mill and Overlay, Phased

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 8.24% **Line Item: 21**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	21,400	Square Yards	Current Unit Cost:	$20.00	
Replacement Per Phase:	7,133	Square Yards	Current Cost Per Phase:	$142,667	
Replaced in Next 30-Years:	21,400	Square Yards	Total Cost Next 30-Years:	$515,869	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	17		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	6		Useful Life in South Lyon, MI	15 to 25	Years
Estimated First Year of Replacement:	2028		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	80	

Typical street

Aerial view showing cracking

Parking lot surface

Patched pavement

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$167,396	**2038**	$0	**2048**	$0
2029	$171,916	**2039**	$0	**2049**	$0
2030	$176,557	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

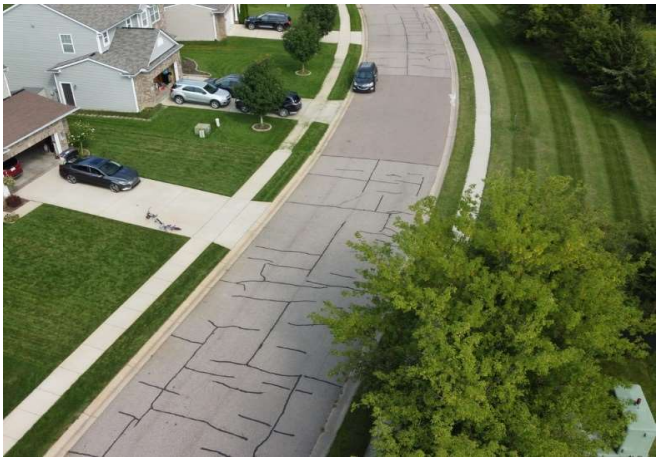
The asphalt street and common driveway pavement condition is best described as fair, with numerous areas of cracking and deterioration visible in the community. Due to the varied install ages of the base versus the surface course we recommend that the association complete mill and overlay of the road pavement starting in 2028.

Asphalt Streets, Repaving, Full-Depth Replacement, Phased

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 27.02% **Line Item: 22**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	21,400	Square Yards	Current Unit Cost:	$38.50	
Replacement Per Phase:	7,133	Square Yards	Current Cost Per Phase:	$274,633	
Replaced in Next 30-Years:	21,400	Square Yards	Total Cost Next 30-Years:	$1,691,918	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	17		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	26		Useful Life in South Lyon, MI	15 to 25	Years
Estimated First Year of Replacement:	2048		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	80	



View of road

Typical pavement

Pavement at wellhouse

Cracks and crack repairs

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$549,016
2029	$0	**2039**	$0	**2049**	$563,839
2030	$0	**2040**	$0	**2050**	$579,063
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

Component includes a full-depth replacement of the asphalt street and common driveway pavement, including removal of both the wear course and asphalt base course, aggregate base course corrections, and reinstallation of new asphalt base course and wear course. We recommend that the association complete phase full depth replacement of the community streets starting in 2048.

Asphalt Walking Path, Replacement

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 4.97% **Line Item: 23**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	2,615	Square Yards	Current Unit Cost:	$37.50	
Replacement Per Phase:	2,615	Square Yards	Current Cost Per Phase:	$98,063	
Replaced in Next 30-Years:	5,230	Square Yards	Total Cost Next 30-Years:	$311,096	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	17		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	6		Useful Life in South Lyon, MI	15 to 25	Years
Estimated First Year of Replacement:	2028		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	85	

Walk pavement

Crack in walk

Patched walk section

Settled walk at street

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$115,060	**2038**	$0	**2048**	$196,035
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

An asphalt walking path is located on the common areas primarily in the center of the community. The association has completed patching and replacement of some sections of the path. Overall the condition of the path is fair. We recommend replacement of asphalt paths by 2028, in conjunction with other paving projects. Subsequent replacement has been included 20 years later.

Catch Basins, Capital Repairs, Phased

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 2.92% **Line Item: 24**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	51	Each	Current Unit Cost:	$1,100.00	
Replacement Per Phase:	17	Each	Current Cost Per Phase:	$18,700	
Replaced in Next 30-Years:	102	Each	Total Cost Next 30-Years:	$182,821	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	17		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	6		Useful Life in South Lyon, MI	15 to 20	Years
Estimated First Year of Replacement:	2028		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	77	

Typical catch basin

Catch basin in curb

View of inlet grate

Inlet in curb

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$21,941	**2038**	$0	**2048**	$37,383
2029	$22,534	**2039**	$0	**2049**	$38,392
2030	$23,142	**2040**	$0	**2050**	$39,429
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

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

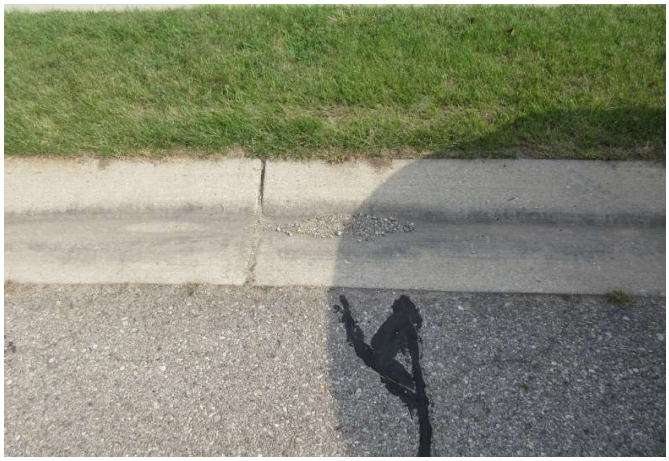
Concrete Curbs and Gutters, Partial Replacement

SITE COMPONENT

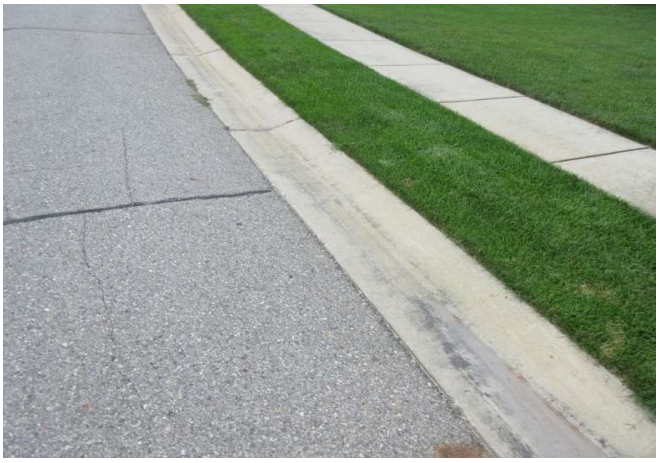
PERCENTAGE OF TOTAL FUTURE COSTS: 7.72% **Line Item: 25**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	16,000	Linear Feet	Current Unit Cost:	$50.00	
Replacement Per Phase:	356	Linear Feet	Current Cost Per Phase:	$17,778	
Replaced in Next 30-Years:	6,400	Linear Feet	Total Cost Next 30-Years:	$483,283	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	17		Overall Current Condition:	Good	
Remaining Years Until Replacement:	1		Useful Life in South Lyon, MI	to 65	Years
Estimated First Year of Replacement:	2023		Full or Partial Replacement:	Partial	40.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	70	

Curb at driveway



Curb with debris



Typical condition

Curb along road

Schedule of Replacements Costs

2022	$0				
2023	$18,258	**2033**	$23,832	**2043**	$31,107
2024	$18,751	**2034**	$24,475	**2044**	$31,947
2025	$19,257	**2035**	$25,136	**2045**	$32,809
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$20,859	**2038**	$27,227	**2048**	$35,539
2029	$21,423	**2039**	$27,962	**2049**	$36,499
2030	$22,001	**2040**	$28,717	**2050**	$37,484
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

Concrete curbs and gutters line the private streets in the community. These elements are original and largely in good condition, with isolated locations of cracks. Concrete has a long useful life and usually fails in a progressive manner as it approaches the end of its useful life. We include an allowance to replace up to 40% of the curbs and gutters, scheduled in phases coordinated with other paving projects, beginning in 2023.

Concrete Generator Pad, Replacement

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: **0.10%** **Line Item: 26**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Each	Current Unit Cost:	$6,000.00	
Replacement Per Phase:	1	Each	Current Cost Per Phase:	$6,000	
Replaced in Next 30-Years:	1	Each	Total Cost Next 30-Years:	$6,162	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	17		Overall Current Condition:	Poor	
Remaining Years Until Replacement:	1		Useful Life in South Lyon, MI	to 65	Years
Estimated First Year of Replacement:	2023		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	102	

Deteriorated pad

Pad deterioration at generator

Deteriorated concrete

Schedule of Replacements Costs					
2022	$0				
2023	$6,162	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

The generator located at the clubhouse is supported by a concrete pad. This pad is deteriorating and in poor condition. We have included replacement of this concrete generator pad in 2023. Cost for this component includes material and construction of the generator pad, as well as rental of a crane to lift the generator.

Concrete Sidewalks, Partial Replacement

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 6.23% **Line Item: 27**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	53,810	Square Feet	Current Unit Cost:	$12.00	
Replacement Per Phase:	1,196	Square Feet	Current Cost Per Phase:	$14,349	
Replaced in Next 30-Years:	21,524	Square Feet	Total Cost Next 30-Years:	$390,082	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	17		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	1		Useful Life in South Lyon, MI	to 65	Years
Estimated First Year of Replacement:	2023		Full or Partial Replacement:	Partial	40.0%
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	84	

Typical walk

Cracks in walk

Weed growth in heaved walk

ADA ramp at road

Schedule of Replacements Costs

2022	$0				
2023	$14,737	**2033**	$19,236	**2043**	$25,108
2024	$15,135	**2034**	$19,755	**2044**	$25,786
2025	$15,543	**2035**	$20,288	**2045**	$26,482
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$16,837	**2038**	$21,977	**2048**	$28,686
2029	$17,291	**2039**	$22,570	**2049**	$29,460
2030	$17,758	**2040**	$23,179	**2050**	$30,255
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

The concrete sidewalks are primarily original and in fair condition. Our inspection notes cracks and minor trip hazards. Concrete has a long useful life and generally fails in a progressive manner as it approaches the end of its useful life. Simultaneous failure of the concrete is unlikely. We include an allowance to replace up to 40% of the concrete sidewalks, phased to coordinate with other paving projects.

Fencing, Chain Link (Vinyl Coated)

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: **0.88%** **Line Item: 28**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1,300	Linear Feet	Current Unit Cost:	$30.00	
Replacement Per Phase:	1,300	Linear Feet	Current Cost Per Phase:	$39,000	
Replaced in Next 30-Years:	1,300	Linear Feet	Total Cost Next 30-Years:	$55,142	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	17		Overall Current Condition:	Good	
Remaining Years Until Replacement:	13		Useful Life in South Lyon, MI	to 30	Years
Estimated First Year of Replacement:	2035		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	65	

Main gate at fence

Fence around WWTP

Typical fence

Fence surface

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$55,142	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

A vinyl coated chain link fence is located near the wastewater treatment facility. This fence is in good condition at an age of 17 years. We have included funds for the replacement of this fencing by 2035.

Gazebo, Replacement

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.64% **Line Item: 29**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Each	Current Unit Cost:	$25,000.00	
Replacement Per Phase:	1	Each	Current Cost Per Phase:	$25,000	
Replaced in Next 30-Years:	1	Each	Total Cost Next 30-Years:	$40,384	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	17		Overall Current Condition:	Good	
Remaining Years Until Replacement:	18		Useful Life in South Lyon, MI	30 to 35	Years
Estimated First Year of Replacement:	2040		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	59	

Overview of gazebo

Gazebo roof

Vinyl railings

Composite decking

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$40,384	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

There is a single gazebo structure located In the community. This structure includes architectural dimensional shingle roof, composite decking , vinyl railings, and a would support structure. Condition of this component is good. The association has been completing repairs as needed out of the operating budget. We recommend that the association reserve funds for the replacement of the gazebo by 2040.

Irrigation System, Replacement

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.70% **Line Item: 30**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	260	Heads	Current Unit Cost:	$105.00	
Replacement Per Phase:	260	Heads	Current Cost Per Phase:	$27,300	
Replaced in Next 30-Years:	260	Heads	Total Cost Next 30-Years:	$44,099	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	17		Overall Current Condition:	Good	
Remaining Years Until Replacement:	18		Useful Life in South Lyon, MI	30 to 35	Years
Estimated First Year of Replacement:	2040		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	60	

Irrigation valve

Sprinkler head

Typical sprinkler

Irrigation valve near wellhouse

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$44,099	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

An irrigation system comprising 260 heads waters the lawn and landscaped areas at the entrance to the community. The system is original and reported in satisfactory operational condition. Over time, erosion, plant growth and the freeze-and-thaw cycle will cause damage to the system. As such, we recommend the Association budget for replacement of the system by 2040. The Association should fund interim head and controller replacements through the operating budget as needed.

Landscaping Improvements

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 2.03% **Line Item: 31**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	1	Allowance	Current Unit Cost:	$14,000.00
Replacement Per Phase:	1	Allowance	Current Cost Per Phase:	$14,000
Replaced in Next 30-Years:	6	Allowance	Total Cost Next 30-Years:	$126,832

ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE		
Estimated Current Age in Years:	Varies	Overall Current Condition:	Good	
Remaining Years Until Replacement:	2	Useful Life in South Lyon, MI	Varies	Years
Estimated First Year of Replacement:	2024	Full or Partial Replacement:	Full	

PRIORITY RATING		PRIORITY SCORE	
Priority Rating	Medium Priority	Priority Score	60

Site trees

Typical tree

Conifers in common area

View of common area tree

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$14,766	**2034**	$19,274	**2044**	$25,158
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$16,870	**2039**	$22,020	**2049**	$28,743
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

The Association maintains various plantings and trees throughout the community. Maintenance of the landscape should be funded through the operating budget. However, at times, whether due to drought, disease, or the desire to update the look of the community, it can make sense to fund landscape improvements through reserves. At the direction of Management, we include an allowance of $14,000, plus inflation, every 5 years beginning by 2024.

Light Fixtures, Landscaping

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.37% **Line Item: 32**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	42	Each	Current Unit Cost:	$350.00	
Replacement Per Phase:	42	Each	Current Cost Per Phase:	$14,700	
Replaced in Next 30-Years:	42	Each	Total Cost Next 30-Years:	$23,121	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	8		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	17		Useful Life in South Lyon, MI	25 to 30	Years
Estimated First Year of Replacement:	2039		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	61	

Up light at tree

Typical light

In-ground landscape light

Typical condition

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$23,121	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

There are 42 landscape light fixtures located at the entrance island at the front of the community. To date the association has been replacing these fixtures as they go, out of the operating budget. We have included replacement of all fixtures in reserves based on discussions with the association. For budgeting purposes we have included replacement of all light fixtures by 2039.

Mailbox Stations

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.64% **Line Item: 33**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	9	Each	Current Unit Cost:	$3,000.00	
Replacement Per Phase:	9	Each	Current Cost Per Phase:	$27,000	
Replaced in Next 30-Years:	9	Each	Total Cost Next 30-Years:	$40,264	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	10		Overall Current Condition:	Good	
Remaining Years Until Replacement:	15		Useful Life in South Lyon, MI	to 25	Years
Estimated First Year of Replacement:	2037		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	63	

Mailboxes at street

Mailboxes, typical

Typical cluster box

Mailbox in good condition

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$40,264	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

Mailbox cluster stations are in good condition at an age of 10 years. Mailboxes typically last up to 25 years. We have included replacement of the mailboxes by 2037. Any painting of the mailboxes or replacement of individual boxes in the interim should be completed out of the operating budget.

Playground Equipment

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: **0.51%** **Line Item: 34**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Allowance	Current Unit Cost:	$25,600.00	
Replacement Per Phase:	1	Allowance	Current Cost Per Phase:	$25,600	
Replaced in Next 30-Years:	1	Allowance	Total Cost Next 30-Years:	$31,681	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	17		Overall Current Condition:	Good	
Remaining Years Until Replacement:	8		Useful Life in South Lyon, MI	to 25	Years
Estimated First Year of Replacement:	2030		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	67	

Seesaw

Swing set

Play set

Digger

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$31,681	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

Playground equipment includes a swing set, play set (jungle gym), seesaw, and digging toy. The association indicates that the playground area is only used intermittently. Equipment dates to the original construction of the community. The association has indicated that at the time of replacement the equipment, aside from the swing set, will be replaced in the future with a single larger play set.

Pond Aerators

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: **1.09%** **Line Item: 35**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	3	Each	Current Unit Cost:	$10,000.00	
Replacement Per Phase:	3	Each	Current Cost Per Phase:	$30,000	
Replaced in Next 30-Years:	5	Each	Total Cost Next 30-Years:	$68,387	
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 South Lyon, MI	to 15	Years
Estimated First Year of Replacement:	2024		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	72	

Functioning fountain

Aerator controls

Aerator control panel

Bubbler aerator in small pond

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$21,200	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$47,187	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

There are three aeration systems included at the common retention ponds in the community. The association reports that the aerator in the small pond was replaced in 2021. Other aeration systems appear to be older. We recommend replacement of the two remaining systems by 2024, followed by replacement of all aerators by 2039.

Pond Dredging, Partial

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 2.48% **Line Item: 36**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	6,425	Cubic Yards	Current Unit Cost:	$18.00	
Replacement Per Phase:	6,425	Cubic Yards	Current Cost Per Phase:	$115,650	
Replaced in Next 30-Years:	6,425	Cubic Yards	Total Cost Next 30-Years:	$155,032	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	17		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	11		Useful Life in South Lyon, MI	Varies	Years
Estimated First Year of Replacement:	2033		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	66	

Algae growth

Overgrown shorelines

Pond view

View of overgrown forebay in pond

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$155,032	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

A series of ponds collect storm water from the community. The ponds are designed to retain a certain capacity. However, over time, through erosion and sediment deposits, the depth and volume of the ponds will vary from their original design capacity. We include an allowance to partially remove sediment from the ponds and conduct shoreline repairs by 2033. Determining the depth and volume of the ponds is beyond the scope of this reserve study. We recommend the Association fund periodic bathymetric surveys through the operating budget to monitor the ponds.

Signage, Monument

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: **0.35%** **Line Item: 37**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Each	Current Unit Cost:	$8,000.00	
Replacement Per Phase:	1	Each	Current Cost Per Phase:	$8,000	
Replaced in Next 30-Years:	2	Each	Total Cost Next 30-Years:	$22,214	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	17		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	1		Useful Life in South Lyon, MI	15 to 20	Years
Estimated First Year of Replacement:	2023		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	68	

Overview of sign

Masonry column

Sign surface

Surface of masonry

Schedule of Replacements Costs

2022	$0				
2023	$8,216	**2033**	$0	**2043**	$13,998
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

The association reports that the sign was vandalized recently and repaired. The association is acquiring quotes for replacement of the monument sign. When quotes are obtained for the replacement of the existing composite and masonry sign this report should be updated to reflect those costs.

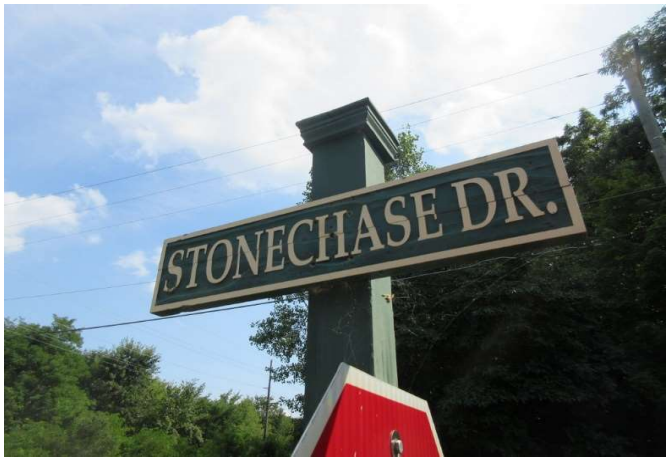
Signage, Street Identification and Traffic

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.18% **Line Item: 38**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Project	Current Unit Cost:	$4,000.00	
Replacement Per Phase:	1	Project	Current Cost Per Phase:	$4,000	
Replaced in Next 30-Years:	2	Project	Total Cost Next 30-Years:	$11,107	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Varies		Overall Current Condition:	Good	
Remaining Years Until Replacement:	1		Useful Life in South Lyon, MI	15 to 20	Years
Estimated First Year of Replacement:	2023		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	61	

Typical sings



Street sign

Deteriorating street signage

Wood post, typical

Schedule of Replacements Costs

2022	$0				
2023	$4,108	**2033**	$0	**2043**	$6,999
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

The board reports that the existing street identification and traffic signage, including 11 street signs, 4 stop signs, 4 yield signs, 4 one way signs, and 8 wood posts, will be replaced in the near future. We have included this replacement by 2023, with subsequent replacement 20 years later.

Sports Court, Basketball Goals, Replacement

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: **0.11%** **Line Item: 39**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	2	Each	Current Unit Cost:	$1,750.00	
Replacement Per Phase:	2	Each	Current Cost Per Phase:	$3,500	
Replaced in Next 30-Years:	2	Each	Total Cost Next 30-Years:	$6,634	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	1		Overall Current Condition:	Very Good	
Remaining Years Until Replacement:	24		Useful Life in South Lyon, MI	to 25	Years
Estimated First Year of Replacement:	2046		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Low Priority		Priority Score	45	

New goal

View of backboard

Backboard and hoop

Height adjustment

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$6,634
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

New basketball goals were installed at the court in 2021. We anticipate that these basketball goals have a useful life of up to 25 years. We have included replacement funds for the basketball goals by 2046. Unit cost is based on the reported cost spent by the association in 2021.

Sports Court, Surface Replacement

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.27% **Line Item: 40**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	575	Square Yards	Current Unit Cost:	$46.00	
Replacement Per Phase:	575	Square Yards	Current Cost Per Phase:	$26,450	
Replaced in Next 30-Years:	1,150	Square Yards	Total Cost Next 30-Years:	$79,557	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	17		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	4		Useful Life in South Lyon, MI	15 to 25	Years
Estimated First Year of Replacement:	2026		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	Medium Priority		Priority Score	79	

Crack in court

View of asphalt court

Cracked asphalt basketball court

Large crack in play surface

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$29,424	**2036**	$0	**2046**	$50,132
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

Basketball court surface is in fair to poor condition at an age of 17 years. There are several large cracks running through the pavement. We have included replacement of the asphalt basketball court in 2026, with subsequent replacement by 2046. The 2046 instance corresponds with replacement of the basketball goals.

Alarm Dialers

WATER AND WASTEWATER COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.13% **Line Item: 41**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	2	Each	Current Unit Cost:	$2,500.00	
Replacement Per Phase:	2	Each	Current Cost Per Phase:	$5,000	
Replaced in Next 30-Years:	2	Each	Total Cost Next 30-Years:	$7,864	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	3		Overall Current Condition:	Good	
Remaining Years Until Replacement:	17		Useful Life in South Lyon, MI	to 20	Years
Estimated First Year of Replacement:	2039		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	High Priority		Priority Score	79	

View of alarm panel

Alarms

Panel was open during inspection

View of interior of alarm panel

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$7,864	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

There are two alarm dialers serving the wastewater treatment facility. The alarm dialers are reported in good overall condition at an age of three years. Component condition, age, and replacement cost were obtained through discussions with the wastewater treatment operating company. Based on discussion with the operator the replacement of the dialers has been included in 2039.

Leach Field, Topdressing

WATER AND WASTEWATER COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 4.67% **Line Item: 42**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Allowance	Current Unit Cost:	$100,000.00	
Replacement Per Phase:	1	Allowance	Current Cost Per Phase:	$100,000	
Replaced in Next 30-Years:	2	Allowance	Total Cost Next 30-Years:	$292,310	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Not Available		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	6		Useful Life in South Lyon, MI	to 15	Years
Estimated First Year of Replacement:	2028		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	High Priority		Priority Score	92	

Overview of leach fields

Aerial view

Typical condition

View of leach field

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$174,976
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	$117,334	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

There are four leach fields located at the wastewater treatment facility in the community. The wastewater treatment operator reports that the leach fields will need to be top dressed every 15 years. It is estimated that the leach fields are in fair condition and that the fields will need topdressing by 2028. Component cost was obtained from the wastewater treatment operator

Pumps, Aeration, 5-HP, Phased

WATER AND WASTEWATER COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 2.35% **Line Item: 43**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	10	Each	Current Unit Cost:	$3,000.00	
Replacement Per Phase:	5	Each	Current Cost Per Phase:	$15,000	
Replaced in Next 30-Years:	30	Each	Total Cost Next 30-Years:	$147,198	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Varies		Overall Current Condition:	Good	
Remaining Years Until Replacement:	5		Useful Life in South Lyon, MI	5 to 10	Years
Estimated First Year of Replacement:	2027		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	High Priority		Priority Score	86	

Overview of wastewater system

View of access panel

Schedule of Replacements Costs					
2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$17,137	**2037**	$22,369	**2047**	$29,198
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$19,579	**2042**	$25,556	**2052**	$33,358

Engineering Narrative

There are 10 5-horsepower aeration pumps located at the wastewater treatment facility in the community. Pump ages vary, with some of the pumps having been replaced in relation to the transition study in 2015. We have included phase replacement of five aeration pumps every five years starting in 2027. Component cost and useful life was obtained from the wastewater treatment operator.

Pumps, Circulation, 1 to 2-HP, Phased

WATER AND WASTEWATER COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 3.10% **Line Item: 44**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	15	Each	Current Unit Cost:	$2,500.00	
Replacement Per Phase:	5	Each	Current Cost Per Phase:	$12,500	
Replaced in Next 30-Years:	50	Each	Total Cost Next 30-Years:	$193,926	
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 South Lyon, MI	5 to 10	Years
Estimated First Year of Replacement:	2024		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	High Priority		Priority Score	93	

Chamber interior

Vented treatment system hatch

BUILDING RESERVES

BUILDING RESERVES

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$16,757	**2043**	$0
2024	$13,184	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$23,069
2026	$0	**2036**	$18,151	**2046**	$0
2027	$14,281	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$24,989
2029	$0	**2039**	$19,661	**2049**	$0
2030	$15,469	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$27,068
2032	$0	**2042**	$21,297	**2052**	$0

Engineering Narrative

Circulation pumps, related to the wastewater treatment facility, vary in age. We have included phase replacements of the circulation pumps so that all pumps will be replaced within the five to 10 year useful life. Phase replacement is scheduled to start in 2024. Component useful life and replacement cost was obtained from the wastewater treatment operator.

Pumps, Lift Station

WATER AND WASTEWATER COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 2.54% **Line Item: 45**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	4	Each	Current Unit Cost:	$8,000.00	
Replacement Per Phase:	4	Each	Current Cost Per Phase:	$32,000	
Replaced in Next 30-Years:	12	Each	Total Cost Next 30-Years:	$158,765	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Varies		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	8		Useful Life in South Lyon, MI	to 10	Years
Estimated First Year of Replacement:	2030		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	High Priority		Priority Score	94	

Typical lift station

Lift station cover

Schedule of Replacements Costs					
2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$39,602	**2040**	$51,691	**2050**	$67,472
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

There are four lift station pumps located in the lift stations at the wastewater treatment facility. The ages of these pumps vary. Overall the condition is fair. We have included replacement of the lift station pumps by 2030, and every ten years thereafter. Useful life and component replacement cost were obtained from the wastewater treatment operator.

Pumps, Well, 50-HP

WATER AND WASTEWATER COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.48% **Line Item: 46**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	2	Each	Current Unit Cost:	$15,000.00	
Replacement Per Phase:	2	Each	Current Cost Per Phase:	$30,000	
Replaced in Next 30-Years:	4	Each	Total Cost Next 30-Years:	$92,492	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	<7		Overall Current Condition:	Good	
Remaining Years Until Replacement:	8		Useful Life in South Lyon, MI	10 to 15	Years
Estimated First Year of Replacement:	2030		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	High Priority		Priority Score	81	

Photos not available

Schedule of Replacements Costs					
2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$0	**2045**	$55,366
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$37,127	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

The water filtration system at the pumphouse is supplied by two 50 horsepower submersible well pumps. These well pumps are functioning and reported in good condition. We have included replacement of the well pumps by 2030, with subsequent replacement by 2045. Replacement cost and useful life of this component was provided by the wastewater treatment operator.

Sludge Removal

WATER AND WASTEWATER COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 4.71% **Line Item: 47**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Allowance	Current Unit Cost:	$12,500.00	
Replacement Per Phase:	1	Allowance	Current Cost Per Phase:	$12,500	
Replaced in Next 30-Years:	15	Allowance	Total Cost Next 30-Years:	$294,833	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Not Available		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	2		Useful Life in South Lyon, MI	to 2	Years
Estimated First Year of Replacement:	2024		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	High Priority		Priority Score	92	

Interior debris screen

View of interior of station

Debris screen

View of screen

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$13,184	**2034**	$17,209	**2044**	$22,463
2025	$0	**2035**	$0	**2045**	$0
2026	$13,906	**2036**	$18,151	**2046**	$23,692
2027	$0	**2037**	$0	**2047**	$0
2028	$14,667	**2038**	$19,144	**2048**	$24,989
2029	$0	**2039**	$0	**2049**	$0
2030	$15,469	**2040**	$20,192	**2050**	$26,356
2031	$0	**2041**	$0	**2051**	$0
2032	$16,316	**2042**	$21,297	**2052**	$27,799

Engineering Narrative

Sludge removal is typically done for the wastewater treatment facility every two years. We have included this cost starting in 2024. Cost and typical useful life for this item were obtained through discussions with the wastewater treatment operator.

Tank, Bladder

WATER AND WASTEWATER COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.68% **Line Item: 48**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Each	Current Unit Cost:	$30,000.00	
Replacement Per Phase:	1	Each	Current Cost Per Phase:	$30,000	
Replaced in Next 30-Years:	1	Each	Total Cost Next 30-Years:	$42,417	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	Not Available		Overall Current Condition:	Good	
Remaining Years Until Replacement:	13		Useful Life in South Lyon, MI	30 to 35	Years
Estimated First Year of Replacement:	2035		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating	High Priority		Priority Score		

View of tank

Tank and piping

Piping at tank

View of water storage tank

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$0	**2035**	$42,417	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

A large storage tank is located in the wellhouse at the north end of the property. The tank appears in good condition. Exact age was not available at the time of this study. We have included funds for replacement of the tank in this study. For budgeting purposes we have included this replacement in 2035. The association should work closely with the water system operator to determine when replacement is needed,

Reserve Study Update

OTHER COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 0.07% **Line Item: 49**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Each	Current Unit Cost:	$4,000.00	
Replacement Per Phase:	1	Each	Current Cost Per Phase:	$4,000	
Replaced in Next 30-Years:	1	Each	Total Cost Next 30-Years:	$4,333	
ESTIMATED AGE AND REPLACEMENT YEARS			**CONDITION AND USEFUL LIFE**		
Estimated Current Age in Years:	N/A		Overall Current Condition:		
Remaining Years Until Replacement:	3		Useful Life in South Lyon, MI	to 3	Years
Estimated First Year of Replacement:	2025		Full or Partial Replacement:	Full	
PRIORITY RATING			**PRIORITY SCORE**		
Priority Rating			Priority Score		

BUILDING
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To Request a Reserve Study Update proposal, email:

PROPOSALS@BUILDINGRESERVES.COM

or Click Here

REQUEST RESERVE STUDY UPDATE PROPOSAL

Use Reference Number:

15355-2021

Schedule of Replacements Costs

2022	$0				
2023	$0	**2033**	$0	**2043**	$0
2024	$0	**2034**	$0	**2044**	$0
2025	$4,333	**2035**	$0	**2045**	$0
2026	$0	**2036**	$0	**2046**	$0
2027	$0	**2037**	$0	**2047**	$0
2028	$0	**2038**	$0	**2048**	$0
2029	$0	**2039**	$0	**2049**	$0
2030	$0	**2040**	$0	**2050**	$0
2031	$0	**2041**	$0	**2051**	$0
2032	$0	**2042**	$0	**2052**	$0

Engineering Narrative

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

TERMS AND DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RESOURCES USED

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

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

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

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

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

Service Contract

Contract Date: 5/20/2021

Customer: Stone Ridge Condominium Homeowners Association, Inc.

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

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

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

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

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

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

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

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

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

Service Contract

Contract Date: 5/20/2021

Customer: Stone Ridge Condominium Homeowners Association, Inc.

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

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

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

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

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

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

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

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