



MEMBER OF
community
ASSOCIATIONS INSTITUTE

EASY-TO-READ
DETAILED
CUSTOMIZED
**RESERVE
STUDIES**



www.BUILDINGRESERVES.com

EASY-TO-READ DETAILED CUSTOMIZED RESERVE STUDIES

Transparent Reports that are Easy-to-Read & Understand

A BUILDING RESERVES study is easy for everyone to understand.

Our reports include photographs that clearly define each component and its condition, as well as provide evidence for replacement schedules...

ALL ON ONE SINGLE EASY-TO-READ PAGE.

Prioritized Replacement Schedules

It is important to make sure that you have enough money for what truly matters.

Our reserve studies create a customized, prioritized funding plan to ensure that you have enough money available when high priority projects come due.

Customized Reserve Studies Tailored to Your Specific Property

We assign customized replacement times that are based upon actual conditions found at your property (not a standardized useful life chart).

All unit costs are uniquely tailored to your specific property and are based upon property-specific cost factors (not standardized cost indexes).

A BUILDING RESERVES study is uniquely customized to your specific property.

Request A Proposal at:
www.BuildingReserves.com/request-a-proposal/

RESERVE STUDIES THAT ARE AS UNIQUE AS YOUR COMMUNITY

Roofs, Asphalt Shingles, Phased Replacement

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 45.36%		Line Item: 3	
ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	1,957 Squares	Current Unit Cost:	\$335.00
Replacement Per Phase:	979 Squares	Current Cost Per Phase:	\$327,798
Replaced in Next 30-Years:	3,914 Squares	Total Cost Next 30-Years:	\$1,781,762
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	16	Overall Current Condition:	Fair
Remaining Years Until Replacement:	4	Useful Life in Eden Prairie, MN:	20 to 25 Years
Estimated First Year of Replacement:	2016	Full or Partial Replacement:	Full

Accurate component quantities, conditions, replacement times, and estimated replacement costs



Overview of asphalt shingle roof with valley flashing.



Areas of isolated asphalt shingle replacement.

High resolution photographs document the condition of each component so that you can understand the customized replacement schedule.



Area of replaced shingles, along eave edge.



Asphalt shingles extending over eave.

Schedule of Replacements Costs			
2012	\$0	2023	\$0
2013	\$0	2024	\$0
2014	\$0	2025	\$0
2015	\$0	2026	\$0
2016	\$354,819	2027	\$0
2017	\$361,915	2028	\$0
2018	\$0	2029	\$0
2019	\$0	2030	\$0
2020	\$0	2031	\$0
2021	\$0	2032	\$0
2022	\$0	2033	\$0
		2034	\$0
		2035	\$0
		2036	\$527,242
		2037	\$537,787
		2038	\$0
		2039	\$0
		2040	\$0
		2041	\$0
		2042	\$0

Special Conditions
Asphalt shingle roofs are approximately 16 years of age, with areas of past replacements. Isolated occurrences of shingle uplift and sheathing deflection were noted at corner units (Units 1128, 1238, 1348, and 1458). Replacement cost includes dimensional, architectural shingles with ice and water shield, valley flashings, vents, plumbing boots, minor sheathing repairs, flue caps, permits, and debris removal.

Customized, detailed component text

Customized, prioritized replacement schedule

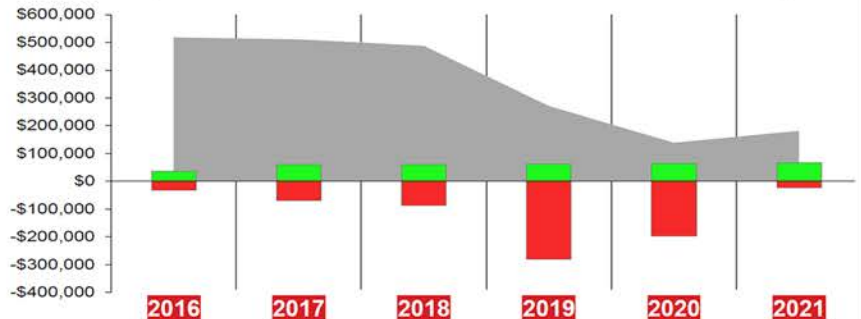
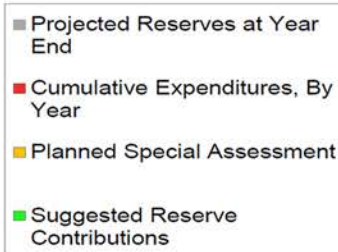


FUNDING PLANS TO KEEP YOUR PROPERTY ON TRACK

DIVISION 1: YEARS 1-5 OF CASH FLOW ANALYSIS

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

Interest Earned on Invested Reserves: 0.50%



	2016	2017	2018	2019	2020	2021
+ Reserves at Beginning of Year	513,667	517,735	511,067	486,890	270,750	138,725
+ Suggested Reserve Contribution	35,063	59,400	61,100	62,900	64,700	66,600
+ Planned Special Assessment						
+ Estimated Interest Earned on Invested Reserves	1,716	2,566	2,489	1,889	1,021	799
+ Cumulative Expenses, By Year	-32,711	-68,634	-87,766	-280,929	-197,746	-24,275
= Projected Reserves at Year End	517,735	511,067	486,890	270,750	138,725	181,849

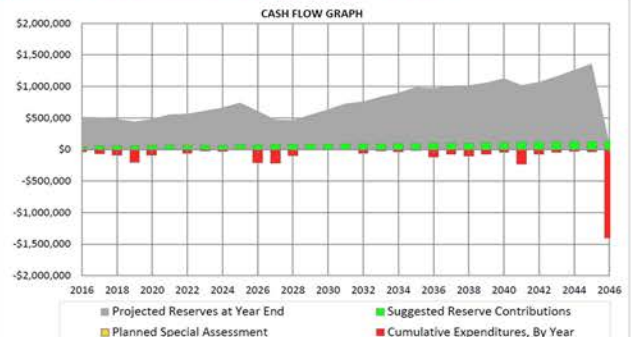
Line Item	Reserve Component Listed by Property Class	Year Start	1	2	3	4	5
		2016	2017	2018	2019	2020	2021
EXTERNAL BUILDING COMPONENTS							
1	Balconies, Staining / Waterproof Coating Application			13,680			
2	Gutters & Downspouts, Aluminum						
3	Light Fixtures, Exterior						
4	Paint Finishes, Exterior (Front Doors, Garage Doors, Trim)	21,042					24,275
5	Roofs, Asphalt Shingles, Phased				171,604	176,580	
6	Soffits and Fascia, Aluminum, Long-Term Funding						
7	Walls, Masonry, Inspection and Partial Repointing	765					

"We intend to use the reserve study as the basic planning document for setting annual reserve contributions. The report allows us the ability to track specific assets to the annual cash flow and associated reserve contributions."

The support provided by Building Reserves was extraordinary and very helpful."

Barrs Lewis - Board Member
Bridgewater Lofts Association

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



Request A Proposal at:
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TAKE THE NEXT STEP TO A HEALTHY FINANCIAL FUTURE

1

Request a Reserve Study Proposal online at www.BuildingReserves.com/request-a-proposal or by calling 1.877.514.8256

2

Sign and accept the "Authorization of Services" page. Submit the 50% retainer fee.

3

We will contact you to arrange a meeting and inspection date. We will begin to obtain information about your association, including financials, declaration & by-laws, responsibility matrix, maps, property history, etc.

4

We will hold a pre-inspection meeting with management and/or the board to discuss property history, goals, and priorities. A thorough property inspection will be conducted, your property will be photographed, and data will be collected for the report.

5

Your Reserve Study will typically be complete within 4 to 6 weeks from the date of inspection. A custom funding plan will be uniquely created specifically for your property. The Reserve Study will be reviewed for accuracy by a team of industry-specific experts.

6

You will receive the Reserve Study. You will have unlimited access to Reserve Study, upon request, for the next 7 years.

7

The board will review the Reserve Study. Building Reserves will provide up to (2) sets of revisions, upon request, within 6 months of report delivery at no additional charge.

8

Building Reserves will conduct a Reserve Study Update in 3 years, for a discounted rate.



www.BUILDINGRESERVES.com

OUR TEAM

Our team of industry-specific experts is diverse and experienced. We have served over 1,000 properties nationwide and abroad, including HOAs, townhomes, mid & high-rise buildings, condominiums, and a wide variety of other building typologies.

We utilize a team approach to ensure that you have professionals with multiple backgrounds concurrently working on your property's Reserve Study. This ensures the most well-rounded and most accurate information.

We are truly passionate about our work, and we believe that this shows... in our attention to detail, our outstanding customer service, and our valued long-term client relationships.

Reserve Studies are at the intersection of what we love and where we excel.

Let us put our expertise to work for you.

"Our reserve study clearly gave the Board of Directors a map of which assets needed to be addressed and a structured plan on how to achieve those goals. The final report provides a clear and concise plan on how to best proceed to increase the value of all units in the condo association and get a larger return on investment."

Janet Stanton - Board President, Warwick Pointe Condo Association



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