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Reserve Component List	Engineering Data Section	Replacement Year (red font if in 5 years or less)	Age	Useful Life (years)	Remaining Useful Life (years)	Replacement Cost without Inflation	% Included (blue font if less than 100%)	\$ Included	Number of Phases	Cost per Phase	Flexibility
Exterior Building Components											
Balconies - Composite	2.181	2049	original	30	26	\$514,500	100%	\$514,500	5	\$102,900	deferrable
Doors - Front Entrances	2.281	2049	original	30	26	\$213,500	100%	\$213,500	5	\$42,700	deferrable
Garage Doors	2.341	2044	original	25	21	\$196,000	100%	\$196,000	5	\$39,200	deferrable
Gutters, Downspouts, Scuppers and Subterranean Piping	2.361	2049	original	30	26	\$55,400	100%	\$55,400	5	\$11,080	deferrable
Lighting - Garages and Front Entrances (!)	2.381	2046	original	25	23	\$7,200	100%	\$7,200	1	\$7,200	deferrable
Masonry Restoration	2.421	2041	original	20	18	\$27,100	100%	\$27,100	1	\$27,100	deferrable
Painting - Siding (!)	2.431	2034	original	10	11	\$71,000	100%	\$71,000	5	\$14,200	firm
Roofs - Metal Panels	2.451	2059	original	40	36	\$167,000	100%	\$167,000	5	\$33,400	firm
Roofs - Thermoplastic	2.461	2044	original	25	21	\$644,400	100%	\$644,400	5	\$128,880	firm
Metal Siding and Cladding Restoration (!)	2.767	2039	original	20	16	\$131,000	100%	\$131,000	5	\$26,200	deferrable
Building System Components											
Fire Alarm Systems	4.421	2051	original	30	28	\$26,000	100%	\$26,000	1	\$26,000	firm
Site Components											
Concrete Curbs and Gutters (20% with repaving)	6.121	2046	original	25	23	\$17,000	20%	\$3,400	1	\$3,400	deferrable
Concrete Driveways and Aprons (5% every 5 years)	6.141	2029	original	5	6	\$39,600	5%	\$1,980	1	\$1,980	deferrable
Concrete Sidewalks and Stoops (5% every 5 years)	6.181	2029	original	5	6	\$43,000	5%	\$2,150	1	\$2,150	deferrable
Fences and Gates - Patios	6.281	2059	original	40	36	\$124,900	100%	\$124,900	1	\$124,900	deferrable
Fence - Building 5 Parking Area	6.282	2049	original	30	26	\$9,500	100%	\$9,500	1	\$9,500	deferrable
Railings - Patios (painting)	6.283	2024	original	10	1	\$5,600	100%	\$5,600	1	\$5,600	firm
Railings - Patios (replacement)	6.283	2059	original	40	36	\$21,400	100%	\$21,400	1	\$21,400	deferrable
Irrigation System	6.521	2059	original	40	36	\$54,000	100%	\$54,000	1	\$54,000	discretionary
Landscape (10% every 5 years)	6.541	2030	original	5	7	\$40,000	10%	\$4,000	1	\$4,000	discretionary
Light Poles and Fixtures	6.601	2044	original	25	21	\$13,200	100%	\$13,200	1	\$13,200	deferrable
Mail Cluster Box Stations	6.621	2046	original	25	23	\$17,500	100%	\$17,500	1	\$17,500	deferrable
Pavement - Crack Repair, Patch and Stripe (!)	6.641	2027	original	4	4	\$3,900	100%	\$3,900	1	\$3,900	firm
Pavement Replacement - Driveways and Parking Areas	6.661	2046	original	25	23	\$139,000	100%	\$139,000	1	\$139,000	deferrable

Titletown Townhouse Development SCUO LLC

Property and Service Summary

Location:	Ashwaubenon, Wisconsin
Property type:	townhome condominium
Number of residential buildings:	5
Number of homes:	35
Number of stories:	3
Years of construction:	2019 through 2023
Date of inspection:	May 26, 2023
Type of service:	reserve study
Level of service:	Full Study
Length of analysis:	30 years
Beginning reserve balance (May 31, 2023):	\$0
2023-24 budgeted reserve contribution:	\$0
2024-25 recommended reserve contribution:	\$19,600
Exterior features:	composite balconies, masonry veneer, fiber cement and metal siding, flat and sloped roofs
Building system features:	fire alarm systems
Site features:	asphalt pavement, fences, irrigation system
Upcoming projects:	painting of metal fences and railings, installation of final wear course at building 5 parking area (developer expense)



building overview



building overview



building overview



property overview



Recommended Reserve Funding Plan

Titletown Townhouse Development SCUO LLC

Year	Inflated expenditures (2.9% annual)	Recommended reserve contributions	Ending reserve balance	Average \$ per home per month (35 homes)**	\$ increase per month from previous year	% increase from previous year
2023-24*	\$0	\$0	\$0	\$0.00	-	-
***2024-25	(\$5,762)	\$19,600	<u>\$13,976</u>	\$46.67	\$46.67	-
2025-26	\$0	\$39,200	\$53,848	\$93.33	\$46.67	100.0%
2026-27	\$0	\$58,800	\$114,313	\$140.00	\$46.67	50.0%
2027-28	(\$4,372)	\$78,400	\$191,367	\$186.67	\$46.67	33.3%
2028-29	\$0	\$98,000	\$294,174	\$233.33	\$46.67	25.0%
2029-30	(\$4,903)	\$100,800	\$396,913	\$240.00	\$6.67	2.9%
2030-31	(\$4,886)	\$103,700	\$504,653	\$246.90	\$6.90	2.9%
2031-32	(\$4,902)	\$106,700	\$617,562	\$254.05	\$7.14	2.9%
2032-33	\$0	\$109,800	\$740,811	\$261.43	\$7.38	2.9%
2033-34	\$0	\$113,000	\$869,757	\$269.05	\$7.62	2.9%
2034-35	(\$32,773)	\$116,300	\$971,514	\$276.90	\$7.86	2.9%
2035-36	(\$31,144)	\$119,700	\$1,080,386	\$285.00	\$8.10	2.9%
2036-37	(\$20,592)	\$123,200	\$1,205,629	\$293.33	\$8.33	2.9%
2037-38	(\$21,189)	\$126,800	\$1,336,409	\$301.90	\$8.57	2.9%
2038-39	(\$21,803)	\$130,500	\$1,472,921	\$310.71	\$8.81	2.9%
2039-40	(\$54,082)	\$134,300	\$1,583,400	\$319.76	\$9.05	2.9%
2040-41	(\$49,099)	\$138,200	\$1,705,060	\$329.05	\$9.29	2.9%
2041-42	(\$89,167)	\$142,200	\$1,792,725	\$338.57	\$9.52	2.9%
2042-43	(\$45,102)	\$146,300	\$1,930,790	\$348.33	\$9.76	2.9%
2043-44	(\$53,318)	\$150,500	\$2,067,560	\$358.33	\$10.00	2.9%
2044-45	(\$374,043)	\$154,900	\$1,887,577	\$368.81	\$10.48	2.9%
2045-46	(\$349,385)	\$159,400	\$1,733,444	\$379.52	\$10.71	2.9%
2046-47	(\$674,298)	\$164,000	\$1,252,712	\$390.48	\$10.95	2.9%
2047-48	(\$362,000)	\$168,800	\$1,082,634	\$401.90	\$11.43	2.9%
2048-49	(\$372,498)	\$173,700	\$903,502	\$413.57	\$11.67	2.9%
2049-50	(\$358,129)	\$178,700	\$740,349	\$425.48	\$11.90	2.9%
2050-51	(\$347,678)	\$183,900	\$589,740	\$437.86	\$12.38	2.9%
2051-52	(\$415,428)	\$189,200	\$373,045	\$450.48	\$12.62	2.9%
2052-53	(\$358,971)	\$194,700	\$214,592	\$463.57	\$13.10	2.9%
2053-54	(\$369,381)	\$200,300	\$48,112	\$476.90	\$13.33	2.9%

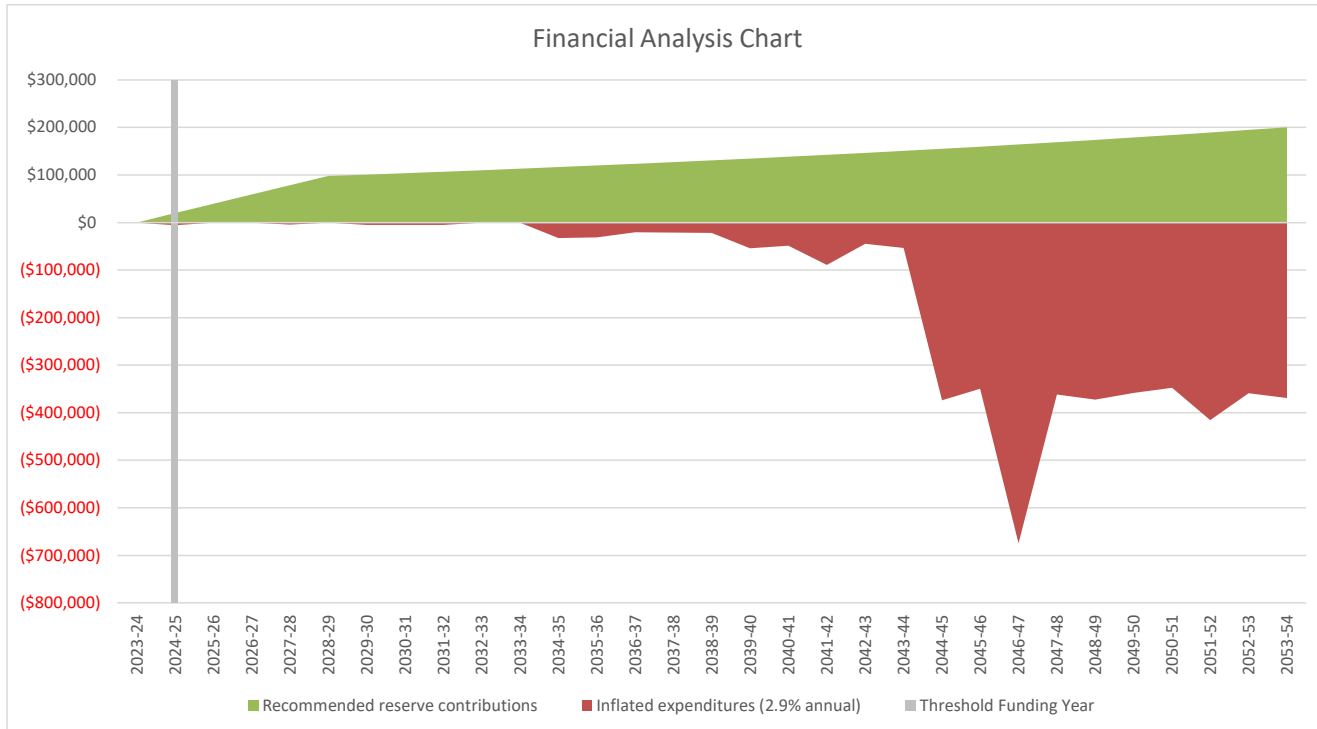
* reserve contributions are budgeted

**The costs in this column represent an AVERAGE \$ only and is only intended to put the \$ into perspective.

***2024-25 is the THRESHOLD FUNDING YEAR due to the low beginning reserve balance.



Titletown Townhouse Development SCUO LLC



30 Year Expenditure Summary

These summary pages depict the INFLATED reserve expenses during the next 30 years. The costs on these pages SHOULD NOT be compared to current bid costs as these costs are inflated.

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Titletown Townhouse Development SCUO LLC

Fiscal year	threshold funding year							
	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Construction inflation rate (30 year average)	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
Compounded construction inflation	100.0%	102.9%	105.9%	109.0%	112.1%	115.4%	118.7%	122.2%
Beginning reserve balance (May 31, 2023)	\$0	\$0	\$13,976	\$53,848	\$114,313	\$191,367	\$294,174	\$396,913
Inflated expenditures (2.9% annual)	\$0	(\$5,762)	\$0	\$0	(\$4,372)	\$0	(\$4,903)	(\$4,886)
Recommended reserve contributions (remaining amount for 2023-24)	\$0	\$19,600	\$39,200	\$58,800	\$78,400	\$98,000	\$100,800	\$103,700
Estimated interest earned (2.0% PROJECTED yield rate)	\$0	\$138	\$672	\$1,665	\$3,027	\$4,807	\$6,842	\$8,926
Ending reserve balance	\$0	\$13,976	\$53,848	\$114,313	\$191,367	\$294,174	\$396,913	\$504,653

Reserve Component List

Exterior Building Components

Balconies - Composite	
Doors - Front Entrances	
Garage Doors	
Gutters, Downspouts, Scuppers and Subterranean Piping	
Lighting - Garages and Front Entrances (!)	
Masonry Restoration	
Painting - Siding (!)	
Roofs - Metal Panels	
Roofs - Thermoplastic	
Metal Siding and Cladding Restoration (!)	

Building System Components

Fire Alarm Systems	
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Site Components

Concrete Curbs and Gutters (20% with repaving)	
Concrete Driveways and Aprons (5% every 5 years)	2,350
Concrete Sidewalks and Stoops (5% every 5 years)	2,552
Fences and Gates - Patios	
Fence - Building 5 Parking Area	
Railings - Patios (painting)	5,762
Railings - Patios (replacement)	
Irrigation System	
Landscape (10% every 5 years)	4,886
Light Poles and Fixtures	
Mail Cluster Box Stations	
Pavement - Crack Repair, Patch and Stripe (!)	4,372
Pavement Replacement - Driveways and Parking Areas	

Costs with Inflation

30 Year Expenditure Summary

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Titletown Townhouse Development SCUO LLC

Fiscal year	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39
Construction inflation rate (30 year average)	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
Compounded construction inflation	125.7%	129.3%	133.1%	137.0%	140.9%	145.0%	149.2%	153.5%
Beginning reserve balance (May 31, 2023)	\$504,653	\$617,562	\$740,811	\$869,757	\$971,514	\$1,080,386	\$1,205,629	\$1,336,409
Inflated expenditures (2.9% annual)	(\$4,902)	\$0	\$0	(\$32,773)	(\$31,144)	(\$20,592)	(\$21,189)	(\$21,803)
Recommended reserve contributions (remaining amount for 2023-24)	\$106,700	\$109,800	\$113,000	\$116,300	\$119,700	\$123,200	\$126,800	\$130,500
Estimated interest earned (2.0% PROJECTED yield rate)	\$11,111	\$13,449	\$15,946	\$18,230	\$20,316	\$22,634	\$25,169	\$27,815
Ending reserve balance	\$617,562	\$740,811	\$869,757	\$971,514	\$1,080,386	\$1,205,629	\$1,336,409	\$1,472,921

Reserve Component List

Exterior Building Components

Balconies - Composite								
Doors - Front Entrances								
Garage Doors								
Gutters, Downspouts, Scuppers and Subterranean Piping								
Lighting - Garages and Front Entrances (!)								
Masonry Restoration								
Painting - Siding (!)				19,447	20,011	20,592	21,189	21,803
Roofs - Metal Panels								
Roofs - Thermoplastic								
Metal Siding and Cladding Restoration (!)								

Building System Components

Fire Alarm Systems								
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Site Components

Concrete Curbs and Gutters (20% with repaving)								
Concrete Driveways and Aprons (5% every 5 years)				2,712				
Concrete Sidewalks and Stoops (5% every 5 years)				2,944				
Fences and Gates - Patios								
Fence - Building 5 Parking Area								
Railings - Patios (painting)				7,669				
Railings - Patios (replacement)								
Irrigation System								
Landscape (10% every 5 years)					5,637			
Light Poles and Fixtures								
Mail Cluster Box Stations								
Pavement - Crack Repair, Patch and Stripe (!)	4,902				5,496			
Pavement Replacement - Driveways and Parking Areas								

30 Year Expenditure Summary

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Titletown Townhouse Development SCUO LLC

Fiscal year	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47
Construction inflation rate (30 year average)	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
Compounded construction inflation	158.0%	162.6%	167.3%	172.1%	177.1%	182.3%	187.6%	193.0%
Beginning reserve balance (May 31, 2023)	\$1,472,921	\$1,583,400	\$1,705,060	\$1,792,725	\$1,930,790	\$2,067,560	\$1,887,577	\$1,733,444
Inflated expenditures (2.9% annual)	(\$54,082)	(\$49,099)	(\$89,167)	(\$45,102)	(\$53,318)	(\$374,043)	(\$349,385)	(\$674,298)
Recommended reserve contributions (remaining amount for 2023-24)	\$134,300	\$138,200	\$142,200	\$146,300	\$150,500	\$154,900	\$159,400	\$164,000
Estimated interest earned (2.0% PROJECTED yield rate)	\$30,261	\$32,559	\$34,632	\$36,866	\$39,588	\$39,160	\$35,852	\$29,566
Ending reserve balance	\$1,583,400	\$1,705,060	\$1,792,725	\$1,930,790	\$2,067,560	\$1,887,577	\$1,733,444	\$1,252,712

Reserve Component List

Exterior Building Components

Balconies - Composite								
Doors - Front Entrances								
Garage Doors						71,451	73,523	75,655
Gutters, Downspouts, Scuppers and Subterranean Piping								
Lighting - Garages and Front Entrances (!)								13,896
Masonry Restoration			45,336					
Painting - Siding (!)						25,883	26,633	27,406
Roofs - Metal Panels								
Roofs - Thermoplastic						234,914	241,726	248,736
Metal Siding and Cladding Restoration (!)	41,395	42,595	43,831	45,102	46,410			

Building System Components

Fire Alarm Systems								
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Site Components

Concrete Curbs and Gutters (20% with repaving)								6,562
Concrete Driveways and Aprons (5% every 5 years)	3,128					3,609		
Concrete Sidewalks and Stoops (5% every 5 years)	3,397					3,919		
Fences and Gates - Patios								
Fence - Building 5 Parking Area								
Railings - Patios (painting)						10,207		
Railings - Patios (replacement)								
Irrigation System								
Landscape (10% every 5 years)		6,503					7,502	
Light Poles and Fixtures						24,060		
Mail Cluster Box Stations								33,775
Pavement - Crack Repair, Patch and Stripe (!)	6,162				6,908			
Pavement Replacement - Driveways and Parking Areas								268,268

(!) See Property Engineering Review Page 1.201

30 Year Expenditure Summary

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Titletown Townhouse Development SCUO LLC

Fiscal year	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54
Construction inflation rate (30 year average)	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
Compounded construction inflation	198.6%	204.4%	210.3%	216.4%	222.7%	229.1%	235.8%
Beginning reserve balance (May 31, 2023)	\$1,252,712	\$1,082,634	\$903,502	\$740,349	\$589,740	\$373,045	\$214,592
Inflated expenditures (2.9% annual)	(\$362,000)	(\$372,498)	(\$358,129)	(\$347,678)	(\$415,428)	(\$358,971)	(\$369,381)
Recommended reserve contributions (remaining amount for 2023-24)	\$168,800	\$173,700	\$178,700	\$183,900	\$189,200	\$194,700	\$200,300
Estimated interest earned (2.0% PROJECTED yield rate)	\$23,122	\$19,665	\$16,276	\$13,169	\$9,533	\$5,818	\$2,601
Ending reserve balance	\$1,082,634	\$903,502	\$740,349	\$589,740	\$373,045	\$214,592	\$48,112

Reserve Component List

Exterior Building Components

Balconies - Composite			216,319	222,654	229,111	235,755	242,592
Doors - Front Entrances			89,790	92,394	95,073	97,830	100,667
Garage Doors	77,849	80,107					
Gutters, Downspouts, Scuppers and Subterranean Piping			23,299	23,975	24,670	25,385	26,122
Lighting - Garages and Front Entrances (!)							
Masonry Restoration							
Painting - Siding (!)	28,201	29,018					
Roofs - Metal Panels							
Roofs - Thermoplastic	255,950	263,372					
Metal Siding and Cladding Restoration (!)							

Building System Components

Fire Alarm Systems						57,890	
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Site Components

Concrete Curbs and Gutters (20% with repaving)							
Concrete Driveways and Aprons (5% every 5 years)			4,164				
Concrete Sidewalks and Stoops (5% every 5 years)			4,521				
Fences and Gates - Patios							
Fence - Building 5 Parking Area			19,977				
Railings - Patios (painting)							
Railings - Patios (replacement)							
Irrigation System							
Landscape (10% every 5 years)				8,655			
Light Poles and Fixtures							
Mail Cluster Box Stations							
Pavement - Crack Repair, Patch and Stripe (!)						8,684	
Pavement Replacement - Driveways and Parking Areas							