



RESERVE STUDY

For

Birchfield Woods Cluster Association
1560 Poplar Grove Dr
Reston, VA

Date of Inspection: October 29, 2025



Client Reference Number: 250659

This Reserve Study was:

- Submitted by Building Reserves on: November 25, 2025
- Inspected and Prepared by: Judah Duhm, Reserve Analyst
- Professionally Reviewed by: Brittany Eggert, Reserve Specialist



The RS (Reserve Specialist) designation is awarded by the Community Associations Institute (CAI) to qualified Reserve Specialists who, through years of specialized experience, can help ensure that community associations and facilities 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**

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	Full New Study	Update with Site Inspection	Virtual Update, No Site Inspection
Full Site Inspection with Condition Assessment	●	●	Not Included
Photographic Inventory & Captions of all Reserve Components	●	●	Not Included
Pre-Inspection Meeting	●	●	Virtual Call
Reserve Component Inventory List Creation	●	Component List from Prior Report	Component List from Prior Report
Measurements and Quantities of all Reserve Components	●	Measurements from Prior Report	Measurements from Prior Report
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	●	●	Not Included
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	●	●	●
Component Evaluation Framework	●	●	Not Included
Building Reserves Exclusive Easy-to-Read PDF Report Layout	●	●	●
Two Revised Reports at No Additional Cost (upon request, within 6 months)	●	●	1 Revision Included
Excel File - Create unlimited what-if scenarios for free NEW	●	●	●
Reserve Health Assessment NEW	●	●	●
Priority Rating System - Low Priority, Deferrable, Highly Recommended NEW	●	●	●
Priority Scoring System - 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 AND UPDATES

Revisions

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

Updates

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

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

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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.

It is best that associations avoid the use of outside funding or loans to fund major replacements projects. Funding capital repairs and replacements using outside funding 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 any current homeowners, 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 property in an economically manageable state of repair. If the association 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:

- Fulfill statutory requirements
- Reduces cost of asset maintenance
- Maintains market value of property
- Reduces deferred maintenance
- Preserves property appearance
- Minimizes outside funding
- Equitable spread of funding
- Assists in the sale of residence

EXECUTIVE SUMMARY - CURRENT AND RECOMMENDED FUNDING

Current Funding

Current Reserve Status as of:	December 31, 2025
Current Reserve Balance:	\$156,708
Current Annual Reserve Contribution:	\$67,085
Current Reserve Contribution Per Unit Per Month (Average):	\$51.76
Current Total Income	\$151,200
Current Percentage of Total Income to Reserve Account:	44.37%

(Unaudited Cash Status Of the Reserve Fund)

Full Funding and Percentage Funded

Fully Funded Balance (Refer to Terms & Definitions for More Information)	\$835,394.31
Percent Funded (Refer to Terms & Definitions for More Information)	18.76%

Recommended Funding

Recommended Fund Start as of:	January 1, 2027
Recommended Annual Reserve Contribution:	\$74,900
<i>Per Unit Per Month (Average):</i>	<i>\$57.79</i>
Recommended Special Assessments:	\$0
<i>Per Unit Per Month (Average):</i>	<i>\$0.00</i>
Total Recommended Reserve Contribution:	\$74,900
<i>Per Unit Per Month (Average):</i>	<i>\$57.79</i>

Recommended Adjustment

Recommended Adjustment in Annual Reserve Contribution:	\$7,815
<i>Per Unit Per Month (Average):</i>	<i>\$6.03</i>

Total Suggested Annual Reserve Contributions For Next 30-Years

Year	\$	% Adjustment	Year	\$	% Adjustment	Year	\$	% Adjustment
2027	\$74,900	11.7%	2037	\$108,800	3.8%	2047	\$78,200	3.9%
2028	\$77,700	3.7%	2038	\$112,900	3.8%	2048	\$81,200	3.8%
2029	\$80,700	3.9%	2039	\$117,200	3.8%	2049	\$84,300	3.8%
2030	\$83,800	3.8%	2040	\$60,000	-48.8%	2050	\$87,500	3.8%
2031	\$87,000	3.8%	2041	\$62,300	3.8%	2051	\$90,800	3.8%
2032	\$90,300	3.8%	2042	\$64,700	3.9%	2052	\$94,300	3.9%
2033	\$93,700	3.8%	2043	\$67,200	3.9%	2053	\$97,900	3.8%
2034	\$97,300	3.8%	2044	\$69,800	3.9%	2054	\$101,600	3.8%
2035	\$101,000	3.8%	2045	\$72,500	3.9%	2055	\$105,500	3.8%
2036	\$104,800	3.8%	2046	\$75,300	3.9%	2056	\$109,500	3.8%

Special Assessments

This recommended funding plan does NOT include any special assessments
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EXECUTIVE SUMMARY - PROPERTY OVERVIEW

Client Profile

Client Reference Number:	250659
Type of Study:	Full Reserve Study
Date of Non-Invasive Inspection:	October 29, 2025
Date of Study Shipment:	November 25, 2025
Fiscal Year Start and End:	Jan. 1 - Dec. 31

Community Description

Number of Units:	108
Number of Buildings:	0
Year(s) Built:	1986



EXECUTIVE SUMMARY - NEAR-TERM EXPENDITURES, YEARS 1-5

Line Item	Component Name	Component Category	Priority Score	Current Condition	Estimated Cost
2026 Expenditures					
					2026 Total: --
2027 Expenditures					
11	Project, Electrical Rewiring, Light Poles and Fixtures, Phased	SITE COMPONENTS	107	Poor	\$36,330
12	Project, Site Drainage Remediation	SITE COMPONENTS	106	Poor	\$20,760
					2027 Total: \$57,090
2028 Expenditures					
2	Asphalt Pavement, Crack Repair, Patch, Seal Coat and Striping	SITE COMPONENTS	71	Good	\$21,700
11	Project, Electrical Rewiring, Light Poles and Fixtures, Phased	SITE COMPONENTS	107	Poor	\$37,711
13	Retaining Walls, Timber, Replace with Masonry	SITE COMPONENTS	100	Poor	\$137,266
					2028 Total: \$196,677
2029 Expenditures					
11	Project, Electrical Rewiring, Light Poles and Fixtures, Phased	SITE COMPONENTS	107	Poor	\$39,144
					2029 Total: \$39,144
2030 Expenditures					
11	Project, Electrical Rewiring, Light Poles and Fixtures, Phased	SITE COMPONENTS	107	Poor	\$40,631
					2030 Total: \$40,631
2031 Expenditures					
					2031 Total: --

EXECUTIVE SUMMARY - ANALYSIS METHODS AND FUNDING STRATEGIES

This reserve study utilizes the **Cash Flow Method and Threshold Funding** 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:

- Threshold Funding: Sufficient reserve funds are maintained above a specified threshold
- Stable and equitable reserve contribution rate over future years, whenever possible
- Goal of timely, prioritized project execution
- Avoid reliance of supplemental funding, whenever possible

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

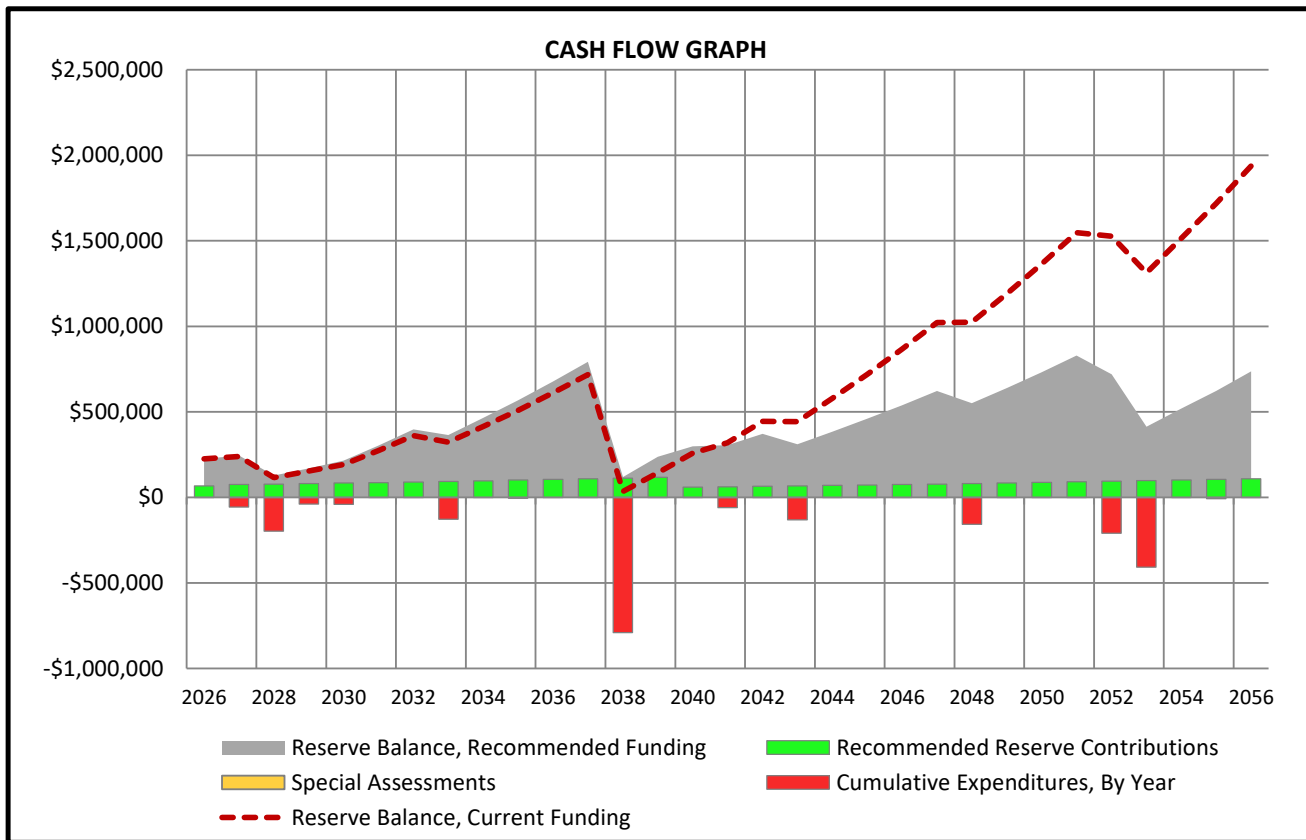
- Building Reserves has established recommended reserve contributions, which are adjusted upwards annually to stay ahead of inflationary costs of labor, equipment, and materials. The reserve recommendations help to ensure that the reserve balance is positive, healthy, and above a minimum threshold in each of the next 30 years.

EXECUTIVE SUMMARY - FINANCIAL PARAMETERS

Interest Rate	0.80%
<i>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.</i>	
Inflation Rate	3.80%
<i>Obtained from averages of national cost indexes as well as Building Reserves' proprietary cost database information.</i>	
# of Units	108
Current Total Income	\$151,200.00
<i>Obtained from the Annual Budget, provided by the Board of Directors and/or management.</i>	
Current Annual Reserve Contribution	\$67,084.53
<i>Obtained from the Annual Budget, provided by the Board of Directors and/or management.</i>	
Current Monthly Reserve Contribution	\$5,590.38
<i>Obtained from the Annual Budget, provided by the Board of Directors and/or management.</i>	
Months Remaining Until Start Date of Recommended Funding Plan	12
Current Reserve Balance	\$156,707.78
<i>Unaudited reserve balance, obtained from the Board of Directors and/or management.</i>	
Reserve Balance Date	12/31/2025
Fiscal Year	Jan. 1 - Dec. 31
Start Date of Recommended Funding Plan	1/1/2027
Projected Reserve Balance at Start of Funding Plan	\$225,314.31
<i>Calculated by taking the "Current Reserve Balance" + (Remaining Monthly Reserve Contributions + Remaining Monthly Special/Additional 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</i>	
Percent Funded (As of "Reserve Balance Date")	18.76%
<i>Life) / (1+Interest Rate) ^ Remaining Life] - [(Current Cost * Effective Age / Useful Life) / (1+Inflation Rate) ^ Remaining Life]</i>	

EXECUTIVE SUMMARY - RECOMMENDED RESERVE FUNDING PLAN

Recommended Reserve Funding Plan, Next 30-Years



EXECUTIVE SUMMARY - BUDGET FORECAST

2026 Funding						
Year	Operating	Operating % Adjustment	Reserve	Reserve % Adjustment	Total	Dues % Adjustment
2026	\$84,115		\$67,085		\$151,200	

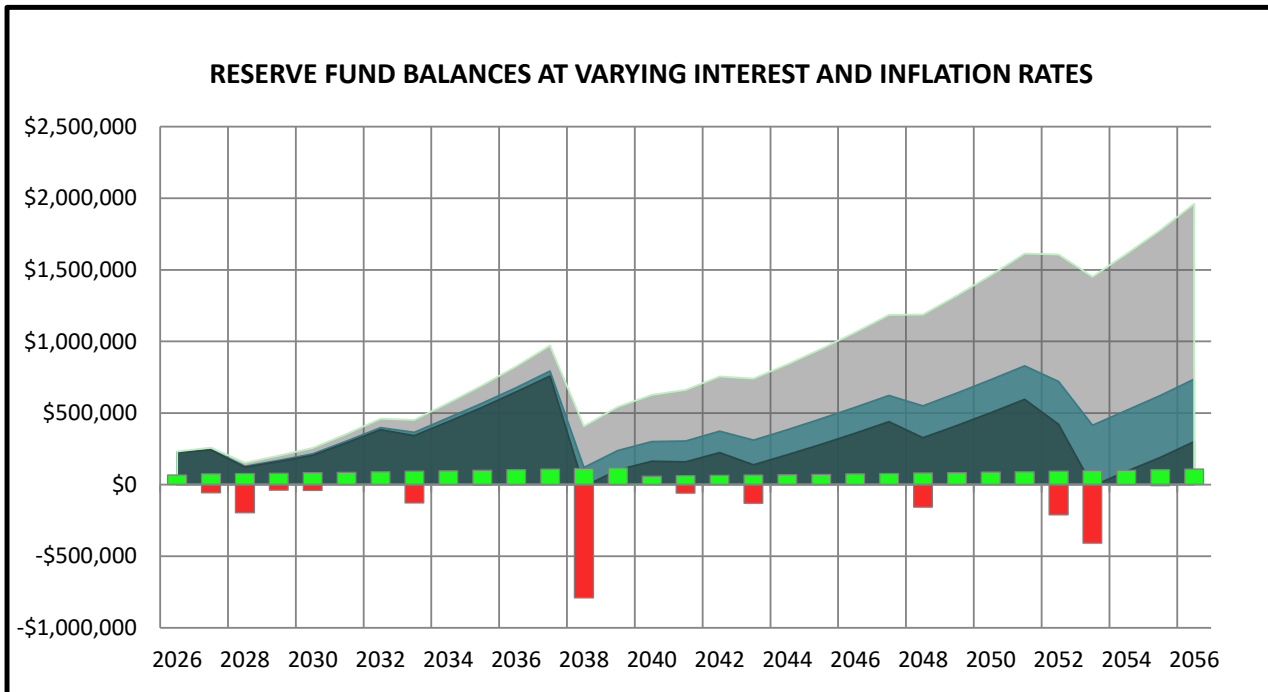
2027 - 2031 Budget Forecast						
Year	Operating	Operating % Adjustment	Reserve	Reserve % Adjustment	Total	Dues % Adjustment
2027	\$87,312	3.8%	\$74,900	11.7%	\$162,212	7.3%
2028	\$90,630	3.8%	\$77,700	3.7%	\$168,330	3.8%
2029	\$94,074	3.8%	\$80,700	3.9%	\$174,774	3.8%
2030	\$97,648	3.8%	\$83,800	3.8%	\$181,448	3.8%
2031	\$101,359	3.8%	\$87,000	3.8%	\$188,359	3.8%

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.

Budget projections assume that operating expenses rise at an annual rate of 3.8%. Any changes in the operating budget will affect dues percentage adjustments. Outside funding, if included in the funding plan, are excluded from dues projections.

How do Interest and Inflation Rate Fluctuations Affect Reserve Funds?

Fluctuating macro-economic factors, such as varying inflation and interest rates, can have a significant impact on the status of the association's reserve funds. Increases or decreases in the interest rate of the association's invested reserve funds or the local construction inflation rate, combined with the time-value of money, will affect long-term reserve balances. Higher interest rates or low inflation rates typically result in lower recommended reserve contributions, and lower interest rates or higher inflation 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. The inflation rate utilized in this Reserve Study is based upon averages of national cost indexes as well as Building Reserves' proprietary cost database information.



■ Suggested Reserve Contributions
 ■ Special Assessments
 ■ Cumulative Expenditures, By Year

Projected Reserves at Year End. 4.00% Interest Rate, 2.80% Inflation Rate, 'Best Case Scenario'
 • 30-Year Cumulative Interest: \$1,031,005.00

Projected Reserves at Year End. .80% Interest Rate, 3.80% Inflation Rate
 • 30-Year Cumulative Interest: \$108,923.00
 • 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. .40% Interest Rate, 4.80% Inflation Rate, 'Worst Case Scenario'
 • 30-Year Cumulative Interest: \$36,625.00

CLASSIFICATION OF RESERVE COMPONENTS AND NON-RESERVE COMPONENTS

Property components are classified as one of the 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 remaining expected useful life within the next 30 years
- 3.) Have a remaining expected useful life beyond 30 years, for which partial, or long-term funding is included
- 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 **\$3,400**

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

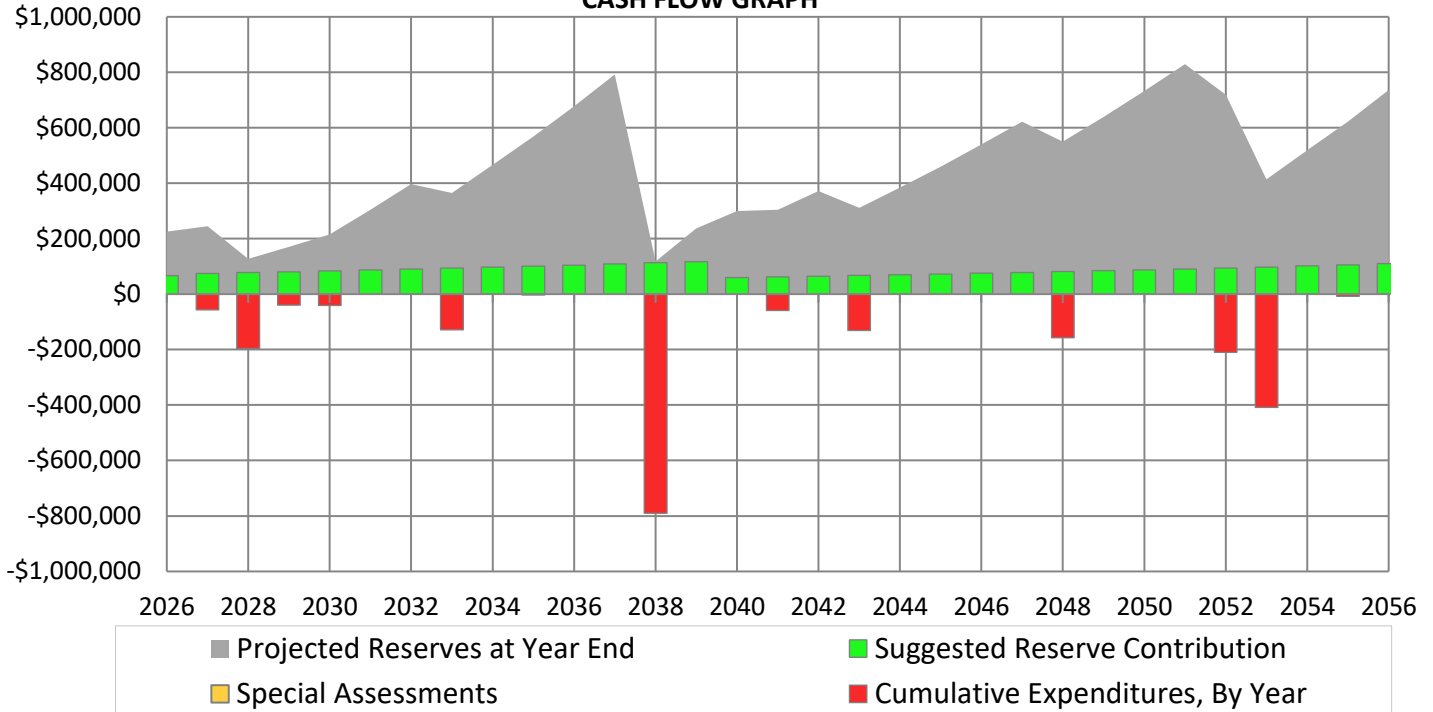
COST CONSIDERATIONS - SOFT COSTS

Building Reserves uses a wholistic approach to calculating unit costs and we leverage a variety of databases and local resources to determine what your projects should cost. The unit costs we provide will consider materials, labor, size of project, location, and construction soft costs.

Soft costs are indirect, non-physical costs that are required to complete a capital project. These costs can make up a large portion of a total project cost, ranging from 0% up to 30%, depending on the property and type of project. Examples of soft costs include: engineering or architecture fees, design fees, project managements fees, permits or inspections, legal or administrative fees, and contingency allowances.

30-YEAR CASH FLOW

CASH FLOW GRAPH



NOTE: 2026 includes funding data from 12/31/2025 - End of Fiscal Year

	Start Year	1	2	3	4	5	6	7	8	9	10
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
+ Reserves at Beginning of Year	\$156,708	\$225,314	\$244,998	\$127,506	\$170,248	\$214,952	\$304,020	\$397,113	\$365,298	\$465,910	\$567,530
+ Suggested Reserve Contribution	\$67,085	\$74,900	\$77,700	\$80,700	\$83,800	\$87,000	\$90,300	\$93,700	\$97,300	\$101,000	\$104,800
Annual Reserve Adjustment (%)		11.7%	3.7%	3.9%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%
+ Special Assessments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
+ Estimated Interest Earned	\$1,522	\$1,874	\$1,484	\$1,186	\$1,535	\$2,068	\$2,793	\$3,037	\$3,312	\$4,117	\$4,959
+ Cumulative Expenditure, By Year	\$0	-\$57,090	-\$196,677	-\$39,144	-\$40,631	\$0	\$0	-\$128,552	\$0	-\$3,497	\$0
= Projected Reserves at Year End	\$225,314	\$244,998	\$127,506	\$170,248	\$214,952	\$304,020	\$397,113	\$365,298	\$465,910	\$567,530	\$677,289

	11	12	13	14	15	16	17	18	19	20
	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
+ Reserves at Beginning of Year	\$677,289	\$791,943	\$118,389	\$237,005	\$299,141	\$304,708	\$372,104	\$311,319	\$383,889	\$459,750
+ Suggested Reserve Contribution	\$108,800	\$112,900	\$117,200	\$60,000	\$62,300	\$64,700	\$67,200	\$69,800	\$72,500	\$75,300
Annual Reserve Adjustment (%)	3.8%	3.8%	3.8%	-48.8%	3.8%	3.9%	3.9%	3.9%	3.9%	3.9%
+ Special Assessments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
+ Estimated Interest Earned	\$5,854	\$3,627	\$1,416	\$2,136	\$2,406	\$2,696	\$2,723	\$2,770	\$3,361	\$3,979
+ Cumulative Expenditure, By Year	\$0	-\$790,081	\$0	\$0	-\$59,139	\$0	-\$130,708	\$0	\$0	\$0
= Projected Reserves at Year End	\$791,943	\$118,389	\$237,005	\$299,141	\$304,708	\$372,104	\$311,319	\$383,889	\$459,750	\$539,029

	21	22	23	24	25	26	27	28	29	30
	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056
+ Reserves at Beginning of Year	\$539,029	\$621,854	\$550,221	\$639,260	\$732,224	\$829,245	\$719,271	\$413,454	\$518,768	\$621,438
+ Suggested Reserve Contribution	\$78,200	\$81,200	\$84,300	\$87,500	\$90,800	\$94,300	\$97,900	\$101,600	\$105,500	\$109,500
Annual Reserve Adjustment (%)	3.9%	3.8%	3.8%	3.8%	3.8%	3.9%	3.8%	3.8%	3.8%	3.8%
+ Special Assessments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
+ Estimated Interest Earned	\$4,625	\$4,670	\$4,739	\$5,464	\$6,221	\$6,169	\$4,513	\$3,714	\$4,543	\$5,410
+ Cumulative Expenditure, By Year	\$0	-\$157,503	\$0	\$0	\$0	-\$210,443	-\$408,230	\$0	-\$7,373	\$0
= Projected Reserves at Year End	\$621,854	\$550,221	\$639,260	\$732,224	\$829,245	\$719,271	\$413,454	\$518,768	\$621,438	\$736,348

15-YEAR CASH FLOW & EXPENDITURES DISPLAYING YEARS: 1-15

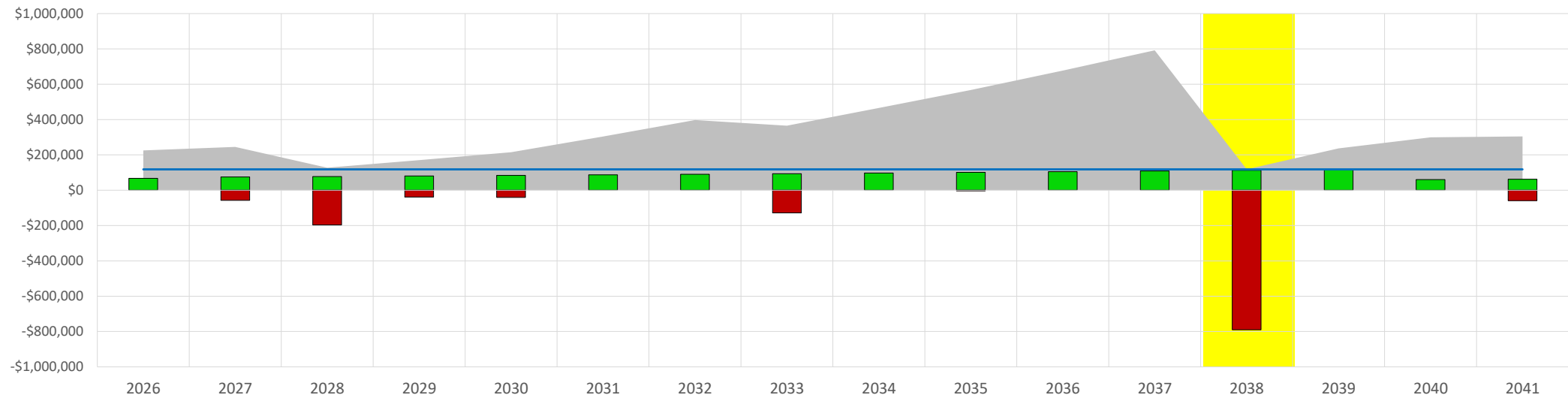
Birchfield Woods Cluster Association

1560 Poplar Grove Dr, Reston, VA

buildingreserves.com - OR - contact: proposals@buildingreserves.com

Financial Inputs and Outputs	
Interest Rate:	0.80%
Inflation Rate:	3.80%
Reserve Balance:	\$156,707.78
Reserve Balance Date:	12/31/25
Current Total Income:	\$151,200.00
Current Annual Reserve Contribution:	\$67,084.53
Current Monthly Reserve Contribution:	\$5,590.38
Remaining Months Until Start Date of Recommendations:	12
Start Date of Recommendations:	01/01/27
Fiscal Year:	Jan. 1 - Dec. 31
Low Balance Threshold:	\$118,000.00
Critical Year (Low Balance):	2038

- Reserves at Year End
- Annual Expenditures
- Special Assessments
- Annual Reserve Contribution
- Low Balance Threshold



.Inflation Rate (By Year)	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%
.Critical Year (Lowest Balance Year) ----->																Critical Year	
.Reserves at Beginning of Year	\$156,708	\$225,314	\$244,998	\$127,506	\$170,248	\$214,952	\$304,020	\$397,113	\$365,298	\$465,910	\$567,530	\$677,289	\$791,943	\$118,389	\$237,005	\$299,141	
.Annual Reserve Contribution	\$67,085	\$74,900	\$77,700	\$80,700	\$83,800	\$87,000	\$90,300	\$93,700	\$97,300	\$101,000	\$104,800	\$108,800	\$112,900	\$117,200	\$60,000	\$62,300	
.Annual Reserve Adjustment (%)	11.65%	3.74%	3.86%	3.84%	3.82%	3.79%	3.77%	3.84%	3.80%	3.76%	3.82%	3.77%	3.81%	-48.81%	3.83%		
.Recommended Adjustment /unit/month ave (\$)	\$6.03	\$2.16	\$2.31	\$2.39	\$2.47	\$2.55	\$2.62	\$2.78	\$2.85	\$2.93	\$3.09	\$3.16	\$3.32	-\$44.14	\$1.77		
.Special Assessments																	
.Interest Earned	\$1,522	\$1,874	\$1,484	\$1,186	\$1,535	\$2,068	\$2,793	\$3,037	\$3,312	\$4,117	\$4,959	\$5,854	\$3,627	\$1,416	\$2,136	\$2,406	
.Annual Expenditures	\$0	-\$57,090	-\$196,677	-\$39,144	-\$40,631	\$0	\$0	-\$128,552	\$0	-\$3,497	\$0	\$0	-\$790,081	\$0	\$0	-\$59,139	
.Reserves at Year End	\$225,314	\$244,998	\$127,506	\$170,248	\$214,952	\$304,020	\$397,113	\$365,298	\$465,910	\$567,530	\$677,289	\$791,943	\$118,389	\$237,005	\$299,141	\$304,708	

Line Item	Reserve Component	Priority Score - Priority Rating	Percentage of Future Expenditures	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
SITE COMPONENTS																			
1	Asphalt Path, Repaving, Full-Depth Replacement	60 - Medium Priority	1.05%													\$23,467			
2	Asphalt Pavement, Crack Repair, Patch, Seal Coat and Striping	71 - Medium Priority	8.38%			\$21,700					\$26,148								
3	Asphalt Pavement, Repaving, Full-Depth Replacement	77 - Medium Priority	28.98%													\$645,924			
4	Catch Basins, Capital Repairs	76 - Medium Priority	1.96%													\$43,727			
5	Concrete Curbs and Gutters, Partial Replacement	71 - Medium Priority	10.00%								\$29,656					\$35,736			
6	Concrete Flatwork, Partial Replacement	72 - Medium Priority	11.53%								\$34,213					\$41,227			
7	Light Poles and Fixtures, Replacement, Phased	45 - Low Priority	19.24%																
8	Mailbox Stations, Replacement	66 - Medium Priority	1.73%								\$38,534								
9	Playground Equipment, Replacement	63 - Medium Priority	2.28%																\$50,741
10	Playground Perimeter Edging, High-Density Polyethylene	68 - Medium Priority	0.38%																\$8,398
11	Project, Electrical Rewiring, Light Poles and Fixtures, Phased	107 - High Priority	6.90%		\$36,330	\$37,711	\$39,144	\$40,631											
12	Project, Site Drainage Remediation	106 - High Priority	0.93%		\$20,760														
13	Retaining Walls, Timber, Replace with Masonry	100 - Medium Priority	6.16%			\$137,266													
14	Signage, Monument, Replacement	45 - Low Priority	0.49%										\$3,497						



15-YEAR CASH FLOW & EXPENDITURES DISPLAYING YEARS: 16-30

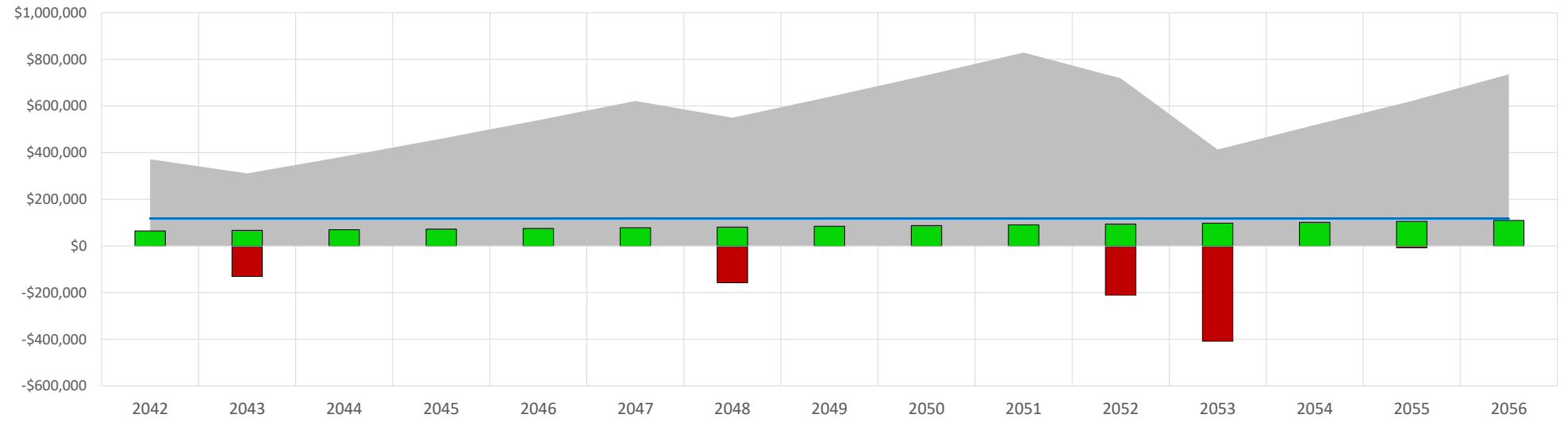
Birchfield Woods Cluster Association

1560 Poplar Grove Dr, Reston, VA

buildingreserves.com - OR - contact: proposals@buildingreserves.com



- Reserves at Year End
- Annual Expenditures
- Special Assessments
- Annual Reserve Contribution
- Low Balance Threshold



Inflation Rate (By Year)	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%
Critical Year (Lowest Balance Year) ----->																
.Reserves at Beginning of Year	\$304,708	\$372,104	\$311,319	\$383,889	\$459,750	\$539,029	\$621,854	\$550,221	\$639,260	\$732,224	\$829,245	\$719,271	\$413,454	\$518,768	\$621,438	
.Annual Reserve Contribution	\$64,700	\$67,200	\$69,800	\$72,500	\$75,300	\$78,200	\$81,200	\$84,300	\$87,500	\$90,800	\$94,300	\$97,900	\$101,600	\$105,500	\$109,500	
.Annual Reserve Adjustment (%)	3.85%	3.86%	3.87%	3.87%	3.86%	3.85%	3.84%	3.82%	3.80%	3.77%	3.85%	3.82%	3.78%	3.84%	3.79%	
.Recommended Adjustment /unit/month ave (\$)	\$1.85	\$1.93	\$2.01	\$2.08	\$2.16	\$2.24	\$2.31	\$2.39	\$2.47	\$2.55	\$2.70	\$2.78	\$2.85	\$3.01	\$3.09	
.Special Assessments																
.Interest Earned	\$2,696	\$2,723	\$2,770	\$3,361	\$3,979	\$4,625	\$4,670	\$4,739	\$5,464	\$6,221	\$6,169	\$4,513	\$3,714	\$4,543	\$5,410	
.Annual Expenditures	\$0	-\$130,708	\$0	\$0	\$0	\$0	-\$157,503	\$0	\$0	\$0	-\$210,443	-\$408,230	\$0	-\$7,373	\$0	
.Reserves at Year End	\$372,104	\$311,319	\$383,889	\$459,750	\$539,029	\$621,854	\$550,221	\$639,260	\$732,224	\$829,245	\$719,271	\$413,454	\$518,768	\$621,438	\$736,348	

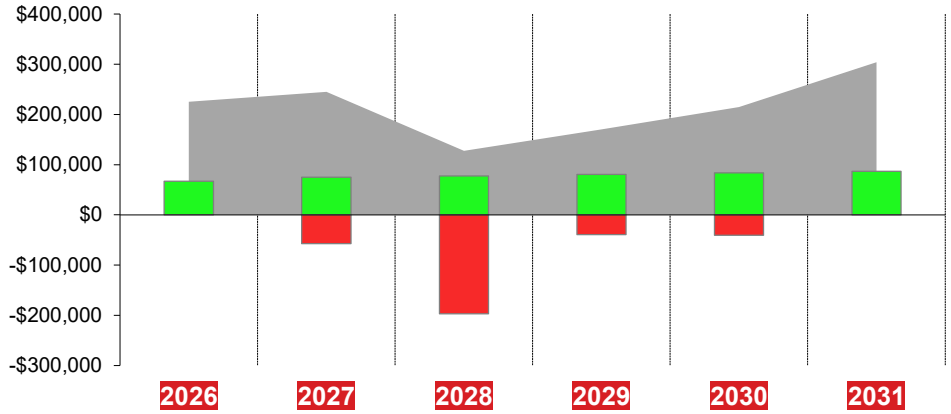
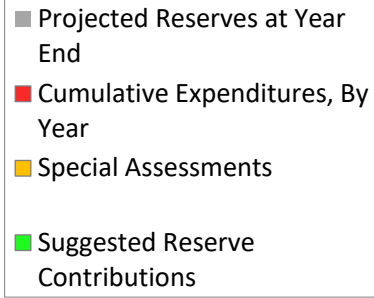
Line Item	Reserve Component	Priority Score - Priority Rating	Percentage of Future Expenditures	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056
SITE COMPONENTS																		
1	Asphalt Path, Repaving, Full-Depth Replacement	60 - Medium Priority	1.05%															
2	Asphalt Pavement, Crack Repair, Patch, Seal Coat and Striping	71 - Medium Priority	8.38%		\$37,968					\$45,751					\$55,130			
3	Asphalt Pavement, Repaving, Full-Depth Replacement	77 - Medium Priority	28.98%															
4	Catch Basins, Capital Repairs	76 - Medium Priority	1.96%															
5	Concrete Curbs and Gutters, Partial Replacement	71 - Medium Priority	10.00%		\$43,061					\$51,889					\$62,526			
6	Concrete Flatwork, Partial Replacement	72 - Medium Priority	11.53%		\$49,679					\$59,863					\$72,134			
7	Light Poles and Fixtures, Replacement, Phased	45 - Low Priority	19.24%											\$210,443	\$218,440			
8	Mailbox Stations, Replacement	66 - Medium Priority	1.73%															
9	Playground Equipment, Replacement	63 - Medium Priority	2.28%															
10	Playground Perimeter Edging, High-Density Polyethylene	68 - Medium Priority	0.38%															
11	Project, Electrical Rewiring, Light Poles and Fixtures, Phased	107 - High Priority	6.90%															
12	Project, Site Drainage Remediation	106 - High Priority	0.93%															
13	Retaining Walls, Timber, Replace with Masonry	100 - Medium Priority	6.16%															
14	Signage, Monument, Replacement	45 - Low Priority	0.49%														\$7,373	



DIVISION 1: CASH FLOW & EXPENDITURES DISPLAYING YEARS 1-5

Local Inflationary Costs for Labor, Equipment and Materials: **3.80%**

Interest Earned on Invested Reserves: **0.80%**

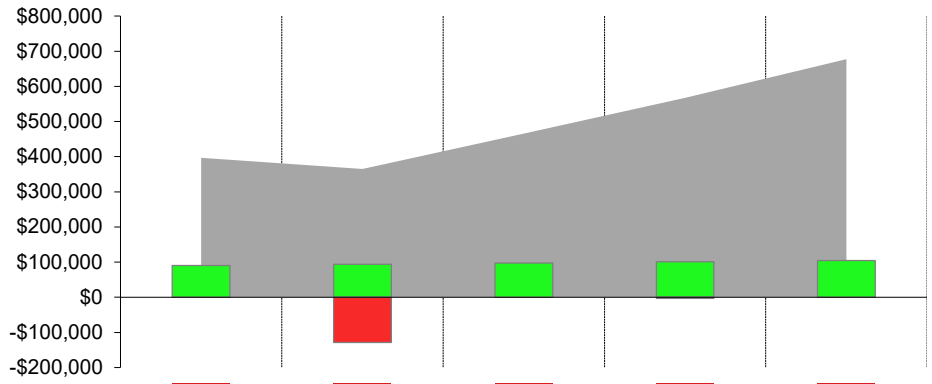
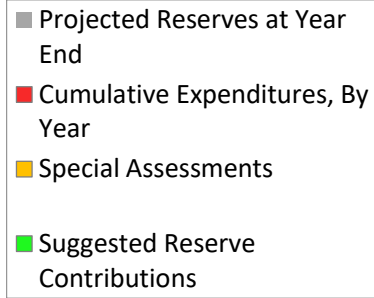


		2026	2027	2028	2029	2030	2031
+	Reserves at Beginning of Year	156,708	225,314	244,998	127,506	170,248	214,952
+	Suggested Reserve Contribution	67,085	74,900	77,700	80,700	83,800	87,000
	Annual Reserve Adjustment (%)		11.7%	3.7%	3.9%	3.8%	3.8%
+	Special Assessments						
+	Estimated Interest Earned on Invested Reserves	1,522	1,874	1,484	1,186	1,535	2,068
+	Cumulative Expenses, By Year		-57,090	-196,677	-39,144	-40,631	
=	Projected Reserves at Year End	225,314	244,998	127,506	170,248	214,952	304,020
Line Item	Reserve Component Listed by Property Class	2026	1	2	3	4	5
		2026	2027	2028	2029	2030	2031
	SITE COMPONENTS						
1	Asphalt Path, Repaving, Full-Depth Replacement						
2	Asphalt Pavement, Crack Repair, Patch, Seal Coat and Striping			21,700			
3	Asphalt Pavement, Repaving, Full-Depth Replacement						
4	Catch Basins, Capital Repairs						
5	Concrete Curbs and Gutters, Partial Replacement						
6	Concrete Flatwork, Partial Replacement						
7	Light Poles and Fixtures, Replacement, Phased						
8	Mailbox Stations, Replacement						
9	Playground Equipment, Replacement						
10	Playground Perimeter Edging, High-Density Polyethylene						
11	Project, Electrical Rewiring, Light Poles and Fixtures, Phased		36,330	37,711	39,144	40,631	
12	Project, Site Drainage Remediation		20,760				
13	Retaining Walls, Timber, Replace with Masonry			137,266			
14	Signage, Monument, Replacement						

DIVISION 2: CASHFLOW & EXPENDITURES DISPLAYING YEARS 6-10

Local Inflationary Costs for Labor, Equipment and Materials: 3.80%

Interest Earned on Invested Reserves: 0.80%

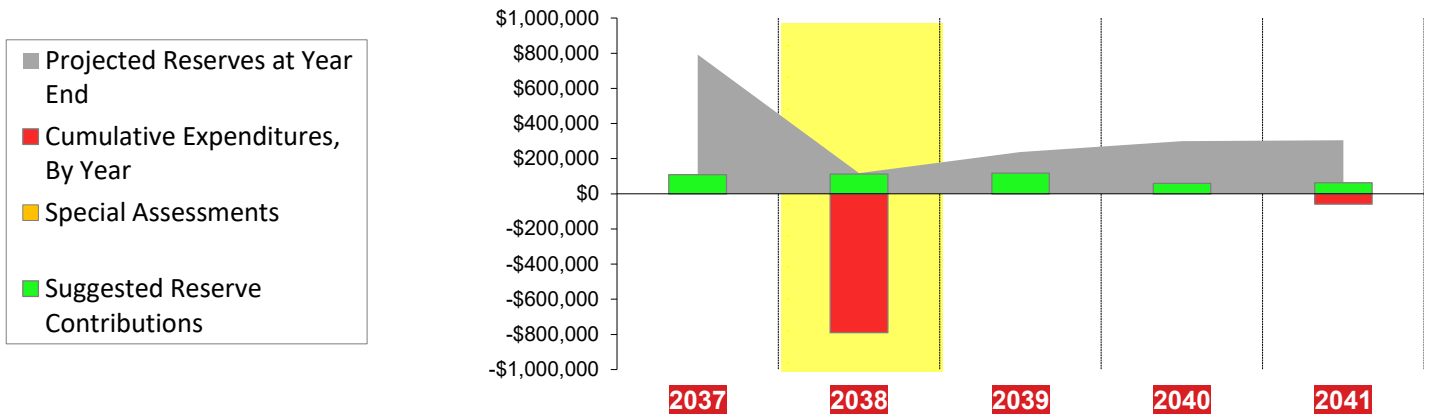


		2032	2033	2034	2035	2036
+	Reserves at Beginning of Year	304,020	397,113	365,298	465,910	567,530
+	Suggested Reserve Contribution	90,300	93,700	97,300	101,000	104,800
Annual Reserve Adjustment (%)		3.8%	3.8%	3.8%	3.8%	3.8%
+	Special Assessments					
+	Estimated Interest Earned on Invested Reserves	2,793	3,037	3,312	4,117	4,959
+	Cumulative Expenditure, By Year		-128,552		-3,497	
=	Projected Reserves at Year End	397,113	365,298	465,910	567,530	677,289
Line Item	Reserve Component Listed by Property Class	6	7	8	9	10
		2032	2033	2034	2035	2036
	SITE COMPONENTS					
1	Asphalt Path, Repaving, Full-Depth Replacement					
2	Asphalt Pavement, Crack Repair, Patch, Seal Coat and Striping		26,148			
3	Asphalt Pavement, Repaving, Full-Depth Replacement					
4	Catch Basins, Capital Repairs					
5	Concrete Curbs and Gutters, Partial Replacement		29,656			
6	Concrete Flatwork, Partial Replacement		34,213			
7	Light Poles and Fixtures, Replacement, Phased					
8	Mailbox Stations, Replacement		38,534			
9	Playground Equipment, Replacement					
10	Playground Perimeter Edging, High-Density Polyethylene					
11	Project, Electrical Rewiring, Light Poles and Fixtures, Phased					
12	Project, Site Drainage Remediation					
13	Retaining Walls, Timber, Replace with Masonry					
14	Signage, Monument, Replacement				3,497	

DIVISION 3: CASH FLOW & EXPENDITURES DISPLAYING YEARS 11-15

Local Inflationary Costs for Labor, Equipment and Materials: 3.80%

Interest Earned on Invested Reserves: 0.80%

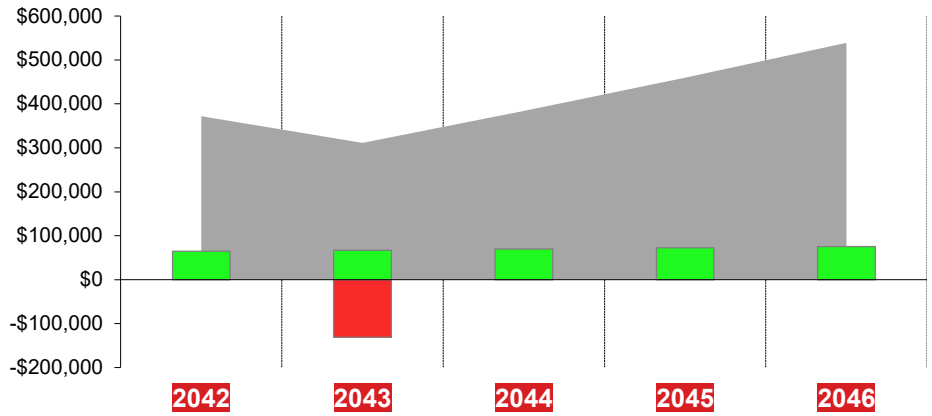
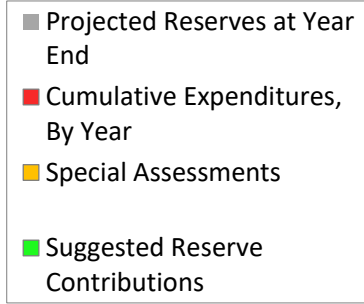


		2037	2038	2039	2040	2041
+	Reserves at Beginning of Year	677,289	791,943	118,389	237,005	299,141
+	Suggested Reserve Contribution	108,800	112,900	117,200	60,000	62,300
	Annual Reserve Adjustment (%)	3.8%	3.8%	3.8%	-48.8%	3.8%
+	Special Assessments					
+	Estimated Interest Earned on Invested Reserves	5,854	3,627	1,416	2,136	2,406
+	Cumulative Expenditure, By Year		-790,081			-59,139
=	Projected Reserves at Year End	791,943	118,389	237,005	299,141	304,708
Line Item	Reserve Component Listed by Property Class	11 2037	12 2038	13 2039	14 2040	15 2041
	SITE COMPONENTS					
1	Asphalt Path, Repaving, Full-Depth Replacement		23,467			
2	Asphalt Pavement, Crack Repair, Patch, Seal Coat and Striping					
3	Asphalt Pavement, Repaving, Full-Depth Replacement		645,924			
4	Catch Basins, Capital Repairs		43,727			
5	Concrete Curbs and Gutters, Partial Replacement		35,736			
6	Concrete Flatwork, Partial Replacement		41,227			
7	Light Poles and Fixtures, Replacement, Phased					
8	Mailbox Stations, Replacement					
9	Playground Equipment, Replacement					50,741
10	Playground Perimeter Edging, High-Density Polyethylene					8,399
11	Project, Electrical Rewiring, Light Poles and Fixtures, Phased					
12	Project, Site Drainage Remediation					
13	Retaining Walls, Timber, Replace with Masonry					
14	Signage, Monument, Replacement					

DIVISION 4: CASH FLOW & EXPENDITURES DISPLAYING YEARS 16-20

Local Inflationary Costs for Labor, Equipment and Materials: 3.80%

Interest Earned on Invested Reserves: 0.80%

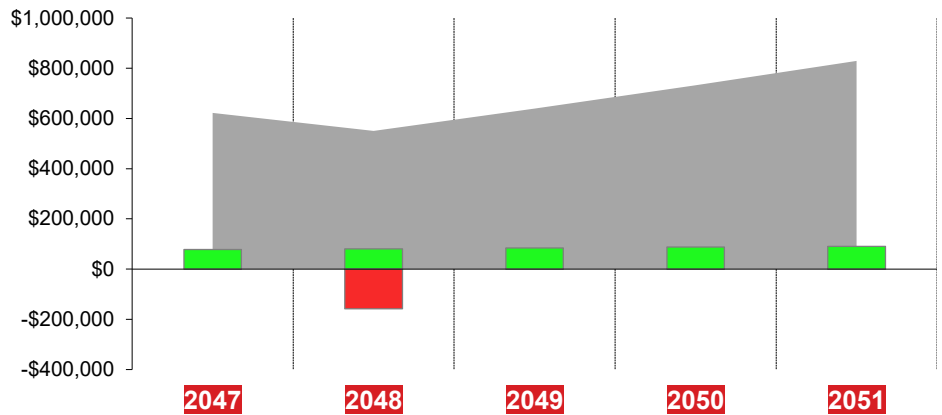
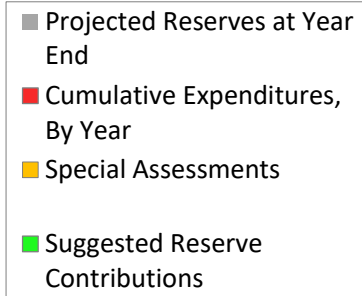


		2042	2043	2044	2045	2046
+	Reserves at Beginning of Year	304,708	372,104	311,319	383,889	459,750
+	Suggested Reserve Contribution	64,700	67,200	69,800	72,500	75,300
	Annual Reserve Adjustment (%)	3.9%	3.9%	3.9%	3.9%	3.9%
+	Special Assessments					
+	Estimated Interest Earned on Invested Reserves	2,696	2,723	2,770	3,361	3,979
+	Cumulative Expenditure, By Year		-130,708			
=	Projected Reserves at Year End	372,104	311,319	383,889	459,750	539,029
Line Item	Reserve Component Listed by Property Class	16 2042	17 2043	18 2044	19 2045	20 2046
	SITE COMPONENTS					
1	Asphalt Path, Repaving, Full-Depth Replacement					
2	Asphalt Pavement, Crack Repair, Patch, Seal Coat and Striping		37,968			
3	Asphalt Pavement, Repaving, Full-Depth Replacement					
4	Catch Basins, Capital Repairs					
5	Concrete Curbs and Gutters, Partial Replacement		43,062			
6	Concrete Flatwork, Partial Replacement		49,679			
7	Light Poles and Fixtures, Replacement, Phased					
8	Mailbox Stations, Replacement					
9	Playground Equipment, Replacement					
10	Playground Perimeter Edging, High-Density Polyethylene					
11	Project, Electrical Rewiring, Light Poles and Fixtures, Phased					
12	Project, Site Drainage Remediation					
13	Retaining Walls, Timber, Replace with Masonry					
14	Signage, Monument, Replacement					

DIVISION 5: CASH FLOW & EXPENDITURES DISPLAYING YEARS 21-25

Local Inflationary Costs for Labor, Equipment and Materials: 3.80%

Interest Earned on Invested Reserves: 0.80%



		2047	2048	2049	2050	2051
+	Reserves at Beginning of Year	539,029	621,854	550,221	639,260	732,224
+	Suggested Reserve Contribution	78,200	81,200	84,300	87,500	90,800
	Annual Reserve Adjustment (%)	3.9%	3.8%	3.8%	3.8%	3.8%
+	Special Assessments					
+	Estimated Interest Earned on Invested Reserves	4,625	4,670	4,739	5,464	6,221
+	Cumulative Expenditure, By Year		-157,503			
=	Projected Reserves at Year End	621,854	550,221	639,260	732,224	829,245
Line Item	Reserve Component Listed by Property Class	21	22	23	24	25
		2047	2048	2049	2050	2051
	SITE COMPONENTS					
1	Asphalt Path, Repaving, Full-Depth Replacement					
2	Asphalt Pavement, Crack Repair, Patch, Seal Coat and Striping		45,751			
3	Asphalt Pavement, Repaving, Full-Depth Replacement					
4	Catch Basins, Capital Repairs					
5	Concrete Curbs and Gutters, Partial Replacement		51,889			
6	Concrete Flatwork, Partial Replacement		59,863			
7	Light Poles and Fixtures, Replacement, Phased					
8	Mailbox Stations, Replacement					
9	Playground Equipment, Replacement					
10	Playground Perimeter Edging, High-Density Polyethylene					
11	Project, Electrical Rewiring, Light Poles and Fixtures, Phased					
12	Project, Site Drainage Remediation					
13	Retaining Walls, Timber, Replace with Masonry					
14	Signage, Monument, Replacement					

Asphalt Path, Repaving, Full-Depth Replacement

SITE COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 1.05% **Line Item: 1**

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	250 Square Yards	Current Unit Cost:	\$60.00
Replacement Per Phase:	250 Square Yards	Current Cost Per Phase:	\$15,000
Replaced in Next 30-Years:	250 Square Yards	Total Cost Next 30-Years:	\$23,467
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	Not Available	Overall Current Condition:	Good
Remaining Years Until Replacement:	12	Useful Life in Reston, VA	15 to 20 Years
Estimated First Year of Replacement:	2038	Full or Partial Replacement:	Full 100.0%
PRIORITY RATING		PRIORITY SCORE	
Priority Rating	Medium Priority	Priority Score	60



Asphalt path overview



Asphalt path in good condition



Old and new asphalt pavement



Cracks at asphalt path

Schedule of Replacements Costs			
2026	\$0	2037	\$0
2027	\$0	2038	\$23,467
2028	\$0	2039	\$0
2029	\$0	2040	\$0
2030	\$0	2041	\$0
2031	\$0	2042	\$0
2032	\$0	2043	\$0
2033	\$0	2044	\$0
2034	\$0	2045	\$0
2035	\$0	2046	\$0
2036	\$0	2047	\$0
		2048	\$0
		2049	\$0
		2050	\$0
		2051	\$0
		2052	\$0
		2053	\$0
		2054	\$0
		2055	\$0
		2056	\$0

Engineering Narrative

Component includes full-depth replacement of the asphalt pedestrian paths located through the community. Full-depth replacement includes removal of both the wear course and base course, base corrections, and installation of new base course and wear course. The age of the paths was not available at the time of our inspection, however, they appear in overall good condition. Based on condition, we recommend budgeting for repaving by 2038, in coordination with the streets. Repairs should be funded via the operating budget.

Asphalt Pavement, Crack Repair, Patch, Seal Coat and Striping

SITE COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 8.38%

Line Item: 2

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	10,070 Square Yards	Current Unit Cost:	\$2.00
Replacement Per Phase:	10,070 Square Yards	Current Cost Per Phase:	\$20,140
Replaced in Next 30-Years:	50,350 Square Yards	Total Cost Next 30-Years:	\$186,697
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	4	Overall Current Condition:	Good
Remaining Years Until Replacement:	2	Useful Life in Reston, VA	3 to 5 Years
Estimated First Year of Replacement:	2028	Full or Partial Replacement:	Full 500.0%
PRIORITY RATING		PRIORITY SCORE	
Priority Rating	Medium Priority	Priority Score	71



Asphalt pavement overview



Parking stalls



Crack at asphalt pavement



Cracks at asphalt pavement

Schedule of Replacements Costs					
2026	\$0	2037	\$0	2047	\$0
2027	\$0	2038	\$0	2048	\$45,751
2028	\$21,700	2039	\$0	2049	\$0
2029	\$0	2040	\$0	2050	\$0
2030	\$0	2041	\$0	2051	\$0
2031	\$0	2042	\$0	2052	\$0
2032	\$0	2043	\$37,968	2053	\$55,130
2033	\$26,148	2044	\$0	2054	\$0
2034	\$0	2045	\$0	2055	\$0
2035	\$0	2046	\$0	2056	\$0

Engineering Narrative

The asphalt pavement repairs appear in overall good condition and were last done in 2022. We recommend budgeting for seal coat application by 2028 and every 5 years thereafter, except when repaving occurs. Unit cost includes striping, crack routing and filling, spot patching as required, and the application of a seal coat at the asphalt pavement. Actual project costs will vary depending on the amount of repairs desired.

Asphalt Pavement, Repaving, Full-Depth Replacement

SITE COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 28.98% **Line Item: 3**

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	10,070 Square Yards	Current Unit Cost:	\$41.00
Replacement Per Phase:	10,070 Square Yards	Current Cost Per Phase:	\$412,870
Replaced in Next 30-Years:	10,070 Square Yards	Total Cost Next 30-Years:	\$645,924
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	8	Overall Current Condition:	Good
Remaining Years Until Replacement:	12	Useful Life in Reston, VA	15 to 20 Years
Estimated First Year of Replacement:	2038	Full or Partial Replacement:	Full 100.0%
PRIORITY RATING		PRIORITY SCORE	
Priority Rating	Medium Priority	Priority Score	77



Asphalt street overview



Parking area



Chemical stains at asphalt



Crack at asphalt

Schedule of Replacements Costs			
2026	\$0	2037	\$0
2027	\$0	2038	\$645,924
2028	\$0	2039	\$0
2029	\$0	2040	\$0
2030	\$0	2041	\$0
2031	\$0	2042	\$0
2032	\$0	2043	\$0
2033	\$0	2044	\$0
2034	\$0	2045	\$0
2035	\$0	2046	\$0
2036	\$0	2047	\$0
		2048	\$0
		2049	\$0
		2050	\$0
		2051	\$0
		2052	\$0
		2053	\$0
		2054	\$0
		2055	\$0
		2056	\$0

Engineering Narrative

The asphalt pavement was milled and overlaid in 2018 and appears in overall good condition with isolated instances of cracking. We conservatively recommend budgeting for a full-depth replacement by 2038. A full-depth replacement includes removal of both the wear course and base course, base corrections, and reinstallation of new base course and wear course. If, at the time of repaving, the base is found in good condition, the association may opt for the less expensive mill and overlay method of repaving.

Catch Basins, Capital Repairs

SITE COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 1.96%

Line Item: 4

ESTIMATED UNIT QUANTITY

Present:	13	Each
Replacement Per Phase:	13	Each
Replaced in Next 30-Years:	13	Each

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$2,150.00
Current Cost Per Phase:	\$27,950
Total Cost Next 30-Years:	\$43,727

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	Not Available
Remaining Years Until Replacement:	12
Estimated First Year of Replacement:	2038

CONDITION AND USEFUL LIFE

Overall Current Condition:	Fair
Useful Life in Reston, VA	15 to 20 Years
Full or Partial Replacement:	Full 100.0%

PRIORITY RATING

Priority Rating	Medium Priority
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PRIORITY SCORE

Priority Score	76
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Catch basin overview



Typical catch basin



Debris at catch basin interior



Typical catch basin interior

Schedule of Replacements Costs

2026	\$0	2037	\$0	2047	\$0
2027	\$0	2038	\$43,727	2048	\$0
2028	\$0	2039	\$0	2049	\$0
2029	\$0	2040	\$0	2050	\$0
2030	\$0	2041	\$0	2051	\$0
2031	\$0	2042	\$0	2052	\$0
2032	\$0	2043	\$0	2053	\$0
2033	\$0	2044	\$0	2054	\$0
2034	\$0	2045	\$0	2055	\$0
2035	\$0	2046	\$0	2056	\$0

Engineering Narrative

Storm water catch basins collect water from the streets and direct it into an underground pipe system. Over time, the concrete collars, mortar and pipe connections may deteriorate, shift or sustain damage from vehicle loading. As the integrity of the basins is compromised, soil erosion may create voids that lead to potholes. We recommend the association budget for catch basin repairs by 2038, in coordination with repaving, due to the interrelated nature of these elements.

Concrete Curbs and Gutters, Partial Replacement

SITE COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 10.00%

Line Item: 5

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS		
Present:	4,700	Linear Feet	Current Unit Cost:	\$54.00
Replacement Per Phase:	423	Linear Feet	Current Cost Per Phase:	\$22,842
Replaced in Next 30-Years:	2,115	Linear Feet	Total Cost Next 30-Years:	\$222,869
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE		
Estimated Current Age in Years:	Varies	Overall Current Condition:	Fair	
Remaining Years Until Replacement:	7	Useful Life in Reston, VA	to 65	Years
Estimated First Year of Replacement:	2033	Full or Partial Replacement:	Partial	45.0%
PRIORITY RATING		PRIORITY SCORE		
Priority Rating	Medium Priority	Priority Score	71	



Concrete curb and gutters overview



Painted concrete curb



Typical concrete curb and gutter



Damaged concrete curb

Schedule of Replacements Costs					
2026	\$0	2037	\$0	2047	\$0
2027	\$0	2038	\$35,736	2048	\$51,889
2028	\$0	2039	\$0	2049	\$0
2029	\$0	2040	\$0	2050	\$0
2030	\$0	2041	\$0	2051	\$0
2031	\$0	2042	\$0	2052	\$0
2032	\$0	2043	\$43,061	2053	\$62,526
2033	\$29,656	2044	\$0	2054	\$0
2034	\$0	2045	\$0	2055	\$0
2035	\$0	2046	\$0	2056	\$0

Engineering Narrative

Aggregate replacement of the concrete curbs and gutters is unlikely. We therefore include ongoing partial replacements, equating to 45% of the total in the next 30 years. Isolated repairs may be necessary prior to the recommended partial replacements and should be funded through the operating budgeted as needed. Events are coordinated with other concrete projects or asphalt pavement.

Concrete Flatwork, Partial Replacement

SITE COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 11.53%

Line Item: 6

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS		
Present:	18,300 Square Feet	Current Unit Cost:	\$16.00	
Replacement Per Phase:	1,647 Square Feet	Current Cost Per Phase:	\$26,352	
Replaced in Next 30-Years:	8,235 Square Feet	Total Cost Next 30-Years:	\$257,116	
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE		
Estimated Current Age in Years:	Varies	Overall Current Condition:	Fair	
Remaining Years Until Replacement:	7	Useful Life in Reston, VA	to 65	Years
Estimated First Year of Replacement:	2033	Full or Partial Replacement:	Partial	45.0%
PRIORITY RATING		PRIORITY SCORE		
Priority Rating	Medium Priority	Priority Score	72	



Concrete sidewalk overview



Concrete pad at mailbox stations



Concrete unit sidewalk



Concrete sidewalk detail

Schedule of Replacements Costs			
2026	\$0	2037	\$0
2027	\$0	2038	\$41,227
2028	\$0	2039	\$0
2029	\$0	2040	\$0
2030	\$0	2041	\$0
2031	\$0	2042	\$0
2032	\$0	2043	\$49,679
2033	\$34,213	2044	\$0
2034	\$0	2045	\$0
2035	\$0	2046	\$0
2036	\$0	2056	\$0
		2047	\$0
		2048	\$59,863
		2049	\$0
		2050	\$0
		2051	\$0
		2052	\$0
		2053	\$72,134
		2054	\$0
		2055	\$0

Engineering Narrative

Aggregate replacement of the concrete sidewalks and mailbox station pads is unlikely. We therefore include ongoing partial replacements, equating to 45% of the total in the next 30 years. Isolated repairs may be necessary prior to the recommended aggregate replacements and should be funded through the operating budgeted as needed. Events are coordinated with other concrete projects or asphalt pavement.

Light Poles and Fixtures, Replacement, Phased

SITE COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 19.24%

Line Item: 7

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	28	Each	Current Unit Cost: \$5,700.00
Replacement Per Phase:	14	Each	Current Cost Per Phase: \$79,800
Replaced in Next 30-Years:	28	Each	Total Cost Next 30-Years: \$428,882
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	3 to 4	Overall Current Condition:	Very Good
Remaining Years Until Replacement:	26	Useful Life in Reston, VA	25 to 30 Years
Estimated First Year of Replacement:	2052	Full or Partial Replacement:	Full 100.0%
PRIORITY RATING		PRIORITY SCORE	
Priority Rating	Low Priority	Priority Score	45



Light pole and fixture overview



Light fixture atop pole



Light pole specification label



Concrete base at light pole

Schedule of Replacements Costs			
2026	\$0	2037	\$0
2027	\$0	2038	\$0
2028	\$0	2039	\$0
2029	\$0	2040	\$0
2030	\$0	2041	\$0
2031	\$0	2042	\$0
2032	\$0	2043	\$0
2033	\$0	2044	\$0
2034	\$0	2045	\$0
2035	\$0	2046	\$0
2036	\$0	2047	\$0
		2048	\$0
		2049	\$0
		2050	\$0
		2051	\$0
		2052	\$210,443
		2053	\$218,440
		2054	\$0
		2055	\$0
		2056	\$0

Engineering Narrative

Component includes replacement of the light poles and fixtures. These elements date to 2022-2023 and appear in overall very good condition. We recommend budgeting for their subsequent phased replacement from 2052-2053. We discuss repairs to the common electrical wiring later in this report. Unit cost is partially based on recent work done.

Mailbox Stations, Replacement

SITE COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 1.73% **Line Item: 8**

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	8	Each	Current Unit Cost: \$3,710.00
Replacement Per Phase:	8	Each	Current Cost Per Phase: \$29,680
Replaced in Next 30-Years:	8	Each	Total Cost Next 30-Years: \$38,534
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	18	Overall Current Condition:	Fair
Remaining Years Until Replacement:	7	Useful Life in Reston, VA	to 25 Years
Estimated First Year of Replacement:	2033	Full or Partial Replacement:	Full 100.0%
PRIORITY RATING		PRIORITY SCORE	
Priority Rating	Medium Priority	Priority Score	66



Mailbox stations overview



Mailbox station specification label - 2008



Minor surface damage at parcel box



Minor surface damage

Schedule of Replacements Costs			
2026	\$0	2037	\$0
2027	\$0	2038	\$0
2028	\$0	2039	\$0
2029	\$0	2040	\$0
2030	\$0	2041	\$0
2031	\$0	2042	\$0
2032	\$0	2043	\$0
2033	\$38,534	2044	\$0
2034	\$0	2045	\$0
2035	\$0	2046	\$0
2036	\$0	2047	\$0
		2048	\$0
		2049	\$0
		2050	\$0
		2051	\$0
		2052	\$0
		2053	\$0
		2054	\$0
		2055	\$0
		2056	\$0

Engineering Narrative

Eight mailbox stations serve the community. The mailbox stations date to 2008 and appear in overall fair condition. We note isolated locations of finish deterioration and recommend the association fund paint finish applications and repairs through the operating budget. We recommend budgeting for replacement of the mailbox stations by 2033.

Playground Equipment, Replacement

SITE COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 2.28%

Line Item: 9

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	1	Allowance	Current Unit Cost: \$29,000.00
Replacement Per Phase:	1	Allowance	Current Cost Per Phase: \$29,000
Replaced in Next 30-Years:	1	Allowance	Total Cost Next 30-Years: \$50,741
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	to 10	Overall Current Condition:	Fair
Remaining Years Until Replacement:	15	Useful Life in Reston, VA	to 25 Years
Estimated First Year of Replacement:	2041	Full or Partial Replacement:	Full 100.0%
PRIORITY RATING		PRIORITY SCORE	
Priority Rating	Medium Priority	Priority Score	63



Main playground structure



Picnic table



Bench



Spring rider

Schedule of Replacements Costs			
2026	\$0		
2027	\$0	2037	\$0
2028	\$0	2038	\$0
2029	\$0	2039	\$0
2030	\$0	2040	\$0
2031	\$0	2041	\$50,741
2032	\$0	2042	\$0
2033	\$0	2043	\$0
2034	\$0	2044	\$0
2035	\$0	2045	\$0
2036	\$0	2046	\$0
		2047	\$0
		2048	\$0
		2049	\$0
		2050	\$0
		2051	\$0
		2052	\$0
		2053	\$0
		2054	\$0
		2055	\$0
		2056	\$0

Engineering Narrative

The playground equipment includes the main structure, 1 spring rider, 1 bench and 1 picnic table. These elements largely date to 2016 and appear in overall fair condition. The association should fund safety inspections, repairs and wood mulch replenishment through the operating budget as needed. We recommend budgeting for replacement of the above listed equipment by 2041.

Playground Perimeter Edging, High-Density Polyethylene

SITE COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 0.38% **Line Item: 10**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	160	Each	Current Unit Cost:	\$30.00	
Replacement Per Phase:	160	Each	Current Cost Per Phase:	\$4,800	
Replaced in Next 30-Years:	160	Each	Total Cost Next 30-Years:	\$8,398	
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE		
Estimated Current Age in Years:	Not Available		Overall Current Condition:	Fair	
Remaining Years Until Replacement:	15		Useful Life in Reston, VA	20 to 25	Years
Estimated First Year of Replacement:	2041		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			PRIORITY SCORE		
Priority Rating	Medium Priority		Priority Score	68	



Playground edging overview



HDPE edging at playground area entrance



Rust at fastener



Damaged playground edging

Schedule of Replacements Costs			
2026	\$0		
2027	\$0	2037	\$0
2028	\$0	2038	\$0
2029	\$0	2039	\$0
2030	\$0	2040	\$0
2031	\$0	2041	\$8,398
2032	\$0	2042	\$0
2033	\$0	2043	\$0
2034	\$0	2044	\$0
2035	\$0	2045	\$0
2036	\$0	2046	\$0
		2047	\$0
		2048	\$0
		2049	\$0
		2050	\$0
		2051	\$0
		2052	\$0
		2053	\$0
		2054	\$0
		2055	\$0
		2056	\$0

Engineering Narrative

Component includes replacement of the high-density polyethylene (HDPE) edging at the playground perimeter. The age of the edging was not available at the time of our inspection. Our inspection notes isolated instances of rust and damage. We recommend budgeting for replacement of the playground edging by 2041, in coordination with the other playground equipment. Repairs to the edging should be funded via the operating budget.

Project, Electrical Rewiring, Light Poles and Fixtures, Phased

SITE COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 6.90% **Line Item: 11**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	1	Allowance	Current Unit Cost:	\$140,000.00	
Replacement Per Phase:	0.25	Allowance	Current Cost Per Phase:	\$35,000	
Replaced in Next 30-Years:	1.00	Allowance	Total Cost Next 30-Years:	\$153,815	
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE		
Estimated Current Age in Years:	to 40		Overall Current Condition:	Poor	
Remaining Years Until Replacement:	1		Useful Life in Reston, VA	Varies	Years
Estimated First Year of Replacement:	2027		Full or Partial Replacement:	Full	100.0%
PRIORITY RATING			PRIORITY SCORE		
Priority Rating	High Priority		Priority Score	107	



Schedule of Replacements Costs					
2026	\$0	2027	\$36,330	2027	\$0
2028	\$37,711	2028	\$0	2047	\$0
2029	\$39,144	2029	\$0	2048	\$0
2030	\$40,631	2039	\$0	2049	\$0
2031	\$0	2040	\$0	2050	\$0
2032	\$0	2041	\$0	2051	\$0
2033	\$0	2042	\$0	2052	\$0
2034	\$0	2043	\$0	2053	\$0
2035	\$0	2044	\$0	2054	\$0
2036	\$0	2045	\$0	2055	\$0
		2046	\$0	2056	\$0

Engineering Narrative

At the direction of the board, we include an allowance for rewiring of the light poles throughout the community. The wiring is original to construction and 6 light poles have shorted during rain recently. At this time, we include an allowance for phased rewiring of the poles from 2027-2030. Unit cost provided by the board.

Project, Site Drainage Remediation

SITE COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 0.93% **Line Item: 12**

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS		
Present:	1	Allowance	Current Unit Cost:	\$20,000.00
Replacement Per Phase:	1	Allowance	Current Cost Per Phase:	\$20,000
Replaced in Next 30-Years:	1	Allowance	Total Cost Next 30-Years:	\$20,760
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE		
Estimated Current Age in Years:	to 40	Overall Current Condition:	Poor	
Remaining Years Until Replacement:	1	Useful Life in Reston, VA	Varies	Years
Estimated First Year of Replacement:	2027	Full or Partial Replacement:	Full	100.0%
PRIORITY RATING		PRIORITY SCORE		
Priority Rating	High Priority	Priority Score	106	



Schedule of Replacements Costs			
2026	\$0	2037	\$0
2027	\$20,760	2038	\$0
2028	\$0	2039	\$0
2029	\$0	2040	\$0
2030	\$0	2041	\$0
2031	\$0	2042	\$0
2032	\$0	2043	\$0
2033	\$0	2044	\$0
2034	\$0	2045	\$0
2035	\$0	2046	\$0
2036	\$0	2047	\$0
		2048	\$0
		2049	\$0
		2050	\$0
		2051	\$0
		2052	\$0
		2053	\$0
		2054	\$0
		2055	\$0
		2056	\$0

Engineering Narrative

The board reports flooding issues near units due to poor storm water drainage during heavy rains. At the direction of the board, we include an allowance for drainage remediation in the community. At this time, we include an allowance of \$20,000.00 plus inflation for stormwater drainage remediation by 2027. This component should be updated once the scope of work has been defined or a bid is received by the board.

Retaining Walls, Timber, Replace with Masonry

SITE COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 6.16%

Line Item: 13

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	1,820 Square Feet	Current Unit Cost:	\$70.00
Replacement Per Phase:	1,820 Square Feet	Current Cost Per Phase:	\$127,400
Replaced in Next 30-Years:	1,820 Square Feet	Total Cost Next 30-Years:	\$137,266
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	Not Available	Overall Current Condition:	Poor
Remaining Years Until Replacement:	2	Useful Life in Reston, VA	15 to 20 Years
Estimated First Year of Replacement:	2028	Full or Partial Replacement:	Full 100.0%
PRIORITY RATING		PRIORITY SCORE	
Priority Rating	Medium Priority	Priority Score	100



Timber retaining walls overview



Timber retaining walls



Damaged timber at retaining wall



Rotten and damaged timber

Schedule of Replacements Costs			
2026	\$0	2037	\$0
2027	\$0	2038	\$0
2028	\$137,266	2039	\$0
2029	\$0	2040	\$0
2030	\$0	2041	\$0
2031	\$0	2042	\$0
2032	\$0	2043	\$0
2033	\$0	2044	\$0
2034	\$0	2045	\$0
2035	\$0	2046	\$0
2036	\$0	2047	\$0
		2048	\$0
		2049	\$0
		2050	\$0
		2051	\$0
		2052	\$0
		2053	\$0
		2054	\$0
		2055	\$0
		2056	\$0

Engineering Narrative

The association is responsible for the timber retaining walls in the community. The ages of the walls were not available at the time of inspection. The timber retaining walls appear in overall poor condition with instances of damage and wood rot. We recommend budgeting to replace of the timber walls with dry-set masonry walls, which have a similar cost but longer useful life, by 2028. The association should fund interim repairs through the operating budget as needed.

Signage, Monument, Replacement

SITE COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 0.49%

Line Item: 14

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	1	Allowance	Current Unit Cost: \$2,500.00
Replacement Per Phase:	1	Allowance	Current Cost Per Phase: \$2,500
Replaced in Next 30-Years:	2	Allowance	Total Cost Next 30-Years: \$10,870
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	Not Available	Overall Current Condition:	Good
Remaining Years Until Replacement:	9	Useful Life in Reston, VA	15 to 20 Years
Estimated First Year of Replacement:	2035	Full or Partial Replacement:	Full 200.0%
PRIORITY RATING		PRIORITY SCORE	
Priority Rating	Low Priority	Priority Score	45



Monument sign overview



Wood monument sign



Monument sign surface detail



Monument sign post

Schedule of Replacements Costs			
2026	\$0	2037	\$0
2027	\$0	2038	\$0
2028	\$0	2039	\$0
2029	\$0	2040	\$0
2030	\$0	2041	\$0
2031	\$0	2042	\$0
2032	\$0	2043	\$0
2033	\$0	2044	\$0
2034	\$0	2045	\$0
2035	\$3,497	2055	\$7,373
2036	\$0	2046	\$0
		2056	\$0

Engineering Narrative

Component includes replacement of the wood monument sign located at the community entrance. The monument appears in overall good condition. The age of the monument was not available at the time of our inspection. Based on condition, we recommend budgeting for replacement by 2035 and again by 2055. Paint finishes at the monument should be funded via the operating budget, as needed.

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.

FULLY FUNDED BALANCE: Fully Funded Balance = $(\text{Current Cost} * \text{Effective Age} / \text{Useful Life}) + [(\text{Current Cost} * \text{Effective Age} / \text{Useful Life}) / (1 + \text{Interest Rate}) ^ \text{Remaining Life}] - [(\text{Current Cost} * \text{Effective Age} / \text{Useful Life}) / (1 + \text{Inflation Rate}) ^ \text{Remaining Life}]$

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-LIVED 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.

PERCENT FUNDED: Fully Funded Balance for All Reserve Components / Current Reserve Balance

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

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

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

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

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

RESERVE STUDY: A budget planning tool which identifies the current status of the Reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures.

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: 8/22/2025

Customer: Birchfield Woods Cluster Association

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

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

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

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

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

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

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

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

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

Service Contract

Contract Date: 8/22/2025

Customer: Birchfield Woods Cluster Association

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

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

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

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

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

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

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



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