BUILDING RESERVES

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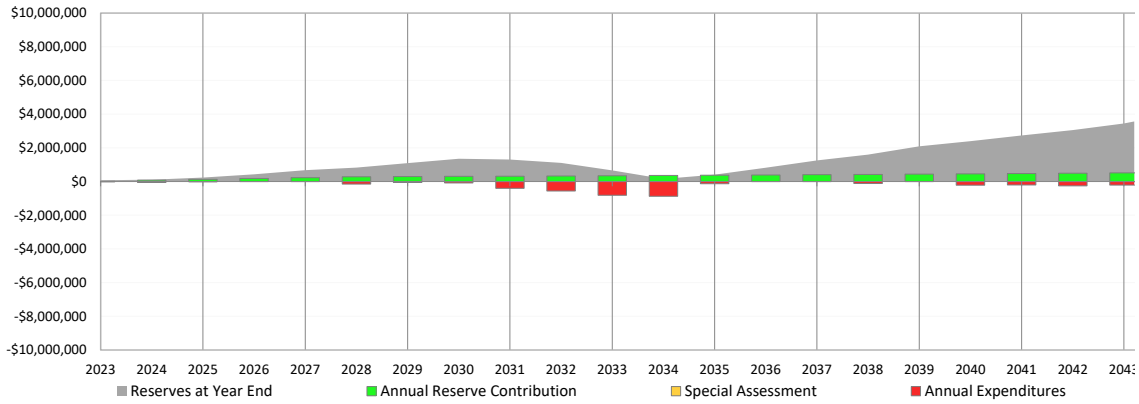
Pointe Elkhart Condominium Association, Ltd.

98 Point Elkhart Drive, Elkhart Lake, WI

PROPERTY INFO
Reference #: 23100
Inspection: 6/22/2023
 # Buildings: 20
 # Units: 82
Years Built: 1974 - 1998

FINANCIAL INPUTS	
Interest Rate	2.75%
Inflation Rate	4.1%
Reserve Balance	$ 67,424.98
Reserve Balance Date	2/28/2023
Current Total Income	$ 229,600.00
Current Reserve Contribution	$ 32,800.00
Fiscal Year	FY2023: 10/1/22 - 9/30/23

RECOMMENDED FUNDING	
Current Annual Contribution	*$ 32,800.00*
Recommended Annual Contribution	*$ 82,800.00*
Recommended Annual Adjustment	*$ 50,000.00*
Current Reserve Contribution /unit /month ave.	*$ 33.33*
Recommended Reserve Contribution /unit /month ave.	*$ 84.15*
Recommended Adjustment /unit /month ave.	*$ 50.81*



Reserves at Beginning of Year	$67,425	$79,588	$109,625	$236,878	$428,706	$676,496	$828,830	$1,094,179	$1,350,264	$1,304,366
Annual Reserve Contribution	$19,133	$82,800	$132,800	$182,800	$232,800	$282,800	$294,400	$306,500	$319,100	$332,200
Annual Reserve Adjustment (%)		152.4%	60.4%	37.7%	27.4%	21.5%	4.1%	4.1%	4.1%	4.1%
Special Assessments										
Interest Earned	$1,170	$2,566	$4,700	$9,028	$14,990	$20,417	$26,083	$33,155	$36,006	$32,687
Annual Expenditures	-$8,140	-$55,329	-$10,247			-$150,883	-$55,134	-$83,571	-$401,003	-$563,704
Reserves at Year End	$79,588	$109,625	$236,878	$428,706	$676,496	$828,830	$1,094,179	$1,350,264	$1,304,366	$1,105,549

Quantity		Reserve Components	Age, Useful Life, & Replacement				Replacement Costs										
										Critical Point							
Quantity Per Period	Units	Reserve Expense Listed by Property Class	Useful life	Year of 1st Replacement	Current Age	Remaining Years Until Replacement	Unit Cost	Total Future Cost, 30 Years	Current Cost per Phase	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
		EXTERNAL BUILDING COMPONENTS																	
26	Each	Chimney Caps, Metal, Phased	to 25	2031	10 to 15	8	1,000.00	201,387	**26,333**									**36,317**	**37,806**
3,940	Square Feet	Fascia, Wood (Proposed Engineered Wood), Remaining Replacement	30 to 40	2028	Not Available	5	20.00	96,334	**78,800**						**96,334**				
3,587	Linear Feet	Gutters and Downspouts, Aluminum, Replacements, Phased	20 to 25	2031	12 to 14	8	12.00	329,154	**43,040**									**59,358**	**61,792**
348	Each	Light Fixtures, Exterior	20 to 25	2043	2 to 5	20	190.00	147,689	**66,120**										
433	Squares	Roofs, Asphalt Shingles, Replacements, Phased	15 to 25	2031	12 to 14	8	500.00	1,656,985	**216,667**									**298,812**	**311,063**
86,250	Square Feet	Walls, Paint Finishes, Phased	12 to 15	2033	2 to 5	10	3.00	2,067,599	**258,750**										
113,610	Square Feet	Walls, LP® SmartSide® (Including Soffits and Fascia), Long-Term Funding	50 to 60	2053	2 to 5	30	19.00	7,205,963	**2,158,590**										
		SITE COMPONENTS																	
105	Square Yards	Asphalt Pavement, Paths, Full-Depth Replacements	15 to 20	2031	Not Available	8	45.00	21,072	**4,725**									**6,516**	
7,990	Square Yards	Asphalt Pavement, Streets, Full-Depth Replacement	15 to 20	2034	Not Available	11	38.00	472,377	**303,620**										
788	Square Feet	Concrete Sidewalks, Partial Replacements	to 65	2025	Varies	2	12.00	107,683	**9,456**			**10,247**					**12,527**		
900	Square Feet	Docks, Replacement	20 to 25	2038	6 to 10	15	70.00	115,107	**63,000**										
5	Each	Mailbox Stations	to 25	2035	Not Available	12	3,700.00	29,963	**18,500**										
8	Each	Pipes, Subsurface Utilities, Laterals, Sanitary Sewer and Water Supply, Partial Repla	to 75+	2032	25 to 49	9	13,000.00	723,616	**106,600**										**153,043**
3	Each	Pond Aerators, Diffusers	to 15	2028	8 to 10	5	2,500.00	25,921	**7,500**						**9,169**				
1	Each	Pond Aerator, Fountain	to 15	2028	10	5	8,000.00	27,649	**8,000**						**9,780**				
3,575	Square Yards	Pond Dredging	Varies	2030	13	7	15.00	229,729	**53,625**								**71,043**		
1,275	Square Feet	Retaining Walls, Masonry, Capital Repairs	15 to 20	2042	1	19	10.00	27,357	**12,750**										
375	Square Feet	Retaining Walls, Timber, Replace with Masonry	15 to 20	2024	Not Available	1	50.00	19,519	**18,750**		**19,519**								
280	Square Feet	Staircase, Concrete, Replacement	to 65	2035	Not Available	12	115.00	52,151	**32,200**										
37	Linear Feet	Staircase, Concrete, Wood Railing, Replacement (Proposed Stainless Steel)	Varies	2023	Not Available		220.00	8,140	**8,140**	**8,140**									
160	Square Feet	Staircase to Shoreline, Wood, Common, Replacement	15 to 25	2024	Not Available	1	80.00	49,710	**12,800**		**13,325**								
1	Each	Signage, Monument, Capital Repairs	15 to 20	2029	Not Available	6	7,000.00	28,807	**7,000**							**8,908**			
1	Each	Site Equipment, Super Rake	to 20	2024	Not Available	1	21,600.00	72,710	**21,600**		**22,486**								
104	Each	Street, Site, and Address Signage, Wood, Replacements	to 20	2028	Not Available	5	280.00	115,117	**29,120**						**35,600**				
1	Each	Swim Raft	Varies	2043	Not Available	20	13,300.00	29,708	**13,300**										
1,590	Square Yards	Tennis Courts, Color Coat	5 to 8	2029	0	6	11.75	165,408	**18,683**							**23,776**			
360	Linear Feet	Tennis Courts, Fence, Chain Link, Partial Replacement	25 to 30	2029	Not Available	6	49.00	22,449	**17,640**							**22,449**			
795	Square Yards	Tennis Courts, Phased Replacement	25 to 30	2040	Not Available	17	125.00	401,590	**99,375**										

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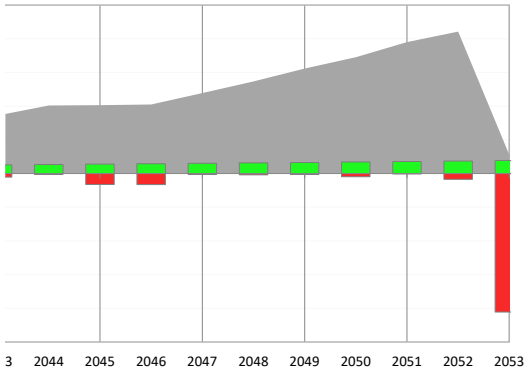

$1,105,549	$661,101	$157,258	$412,092	$818,990	$1,253,297	$1,599,788	$2,090,035	$2,393,564	$2,735,301	$3,054,343	$3,447,513	$4,037,004	$4,057,890	$4,099,838	$4,778,452	$5,470,040	$6,230,457	$6,906,979	$7,805,071	$8,425,673
$345,800	$360,000	$374,800	$390,200	$406,200	$422,900	$440,200	$458,200	$477,000	$496,600	$517,000	$538,200	$560,300	$583,300	$607,200	$632,100	$658,000	$685,000	$713,100	$742,300	$772,700
4.1%	4.1%	4.1%	4.1%	4.1%	4.1%	4.1%	4.1%	4.1%	4.1%	4.1%	4.1%	4.1%	4.1%	4.1%	4.1%	4.1%	4.1%	4.1%	4.1%	4.1%
$23,962	$11,100	$7,722	$16,698	$28,107	$38,698	$50,047	$60,813	$69,565	$78,528	$88,188	$101,516	$109,795	$110,647	$120,421	$139,005	$158,700	$178,190	$199,547	$220,146	$129,261
-$814,210	-$874,944	-$127,687			-$115,107		-$215,484	-$204,828	-$256,086	-$212,018	-$50,225	-$649,209	-$651,999	-$49,006	-$79,517	-$56,284	-$186,667	-$14,555	-$341,844	-$8,223,210
$661,101	$157,258	$412,092	$818,990	$1,253,297	$1,599,788	$2,090,035	$2,393,564	$2,735,301	$3,054,343	$3,447,513	$4,037,004	$4,057,890	$4,099,838	$4,778,452	$5,470,040	$6,230,457	$6,906,979	$7,805,071	$8,425,673	$1,104,423
10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
39,356																				87,908
64,325										147,689										143,679
323,817																				723,293
386,712	402,567											626,320	651,999							7,205,963
	472,377																	14,555		
		15,315					18,723					22,889					27,982			
		29,963			115,107				228,729	16,752									341,844	
										17,869							158,685			
									27,357											
		52,151														36,386				
																19,898				
											50,225				79,517					
										29,708										
		30,258												49,006						62,367
							196,761	204,828												

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