Nicolet Parc Condominium Association, LTD.

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SUPERIOR RESERVE
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Reserve Component List

	Engineering Data Section	Replacement Year (red font if in 5 years or less)	Age (N/A = not available)	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 (see definitions Section 1.301)
2026 Reserve Expenses	-	2026	N/A	N/A	N/A	$80,500	100%	$80,500	1	$80,500	firm
Exterior Building Components											
Balconies - Restoration (!)	2.141	2040	2023	20	14	$61,600	100%	$61,600	1	$61,600	deferrable
Balcony Railings	2.161	2051	original	60	25	$126,600	100%	$126,600	1	$126,600	deferrable
EIFS Restoration (100's - 110's Buildings)	2.301	2027	N/A	10	1	$25,000	100%	$25,000	1	$25,000	deferrable
Gutters, Downspouts and Subterranean Piping (!)	2.361	2034	2014	25	8	$92,400	100%	$92,400	2	$46,200	deferrable
Lighting - Garages and Front Entries (!)	2.381	2048	2023	25	22	$14,900	100%	$14,900	1	$14,900	deferrable
Lighting - Patios and Balconies (!)	2.382	2028	N/A	25	2	$5,700	100%	$5,700	1	$5,700	deferrable
Masonry Restoration (!)	2.421	2027	N/A	20	1	$32,100	100%	$32,100	1	$32,100	deferrable
Painting - Trim (!)	2.431	2031	2026	5	5	$58,000	100%	$58,000	1	$58,000	firm
Painting - Siding and Soffit (10's - 90's Buildings)	2.432	2027	2014	10	1	$110,000	100%	$110,000	1	$110,000	firm
Roofs - Asphalt Shingles (!)	2.441	2034	2014	25	8	$714,000	100%	$714,000	2	$357,000	firm
Plywood Siding Replacement at Dormers (15 remaining)	-	2027	N/A	N/A	1	$69,750	100%	$69,750	2	$34,875	deferrable
Siding - Plywood with Stucco Coating (10's - 90's Buildings)	2.761	2041	varies	50	15	$371,000	0%	$0	2	$0	deferrable
Siding - Wood (10's - 90's Buildings)	2.762	2041	1991	50	15	$296,000	0%	$0	2	$0	deferrable
Siding - Vinyl (100's - 110's Buildings)	2.763	2034	1999	35	8	$60,000	100%	$60,000	1	$60,000	deferrable
Soffits and Fascia - Plywood and Wood (10's - 90's Buildings)	2.891	2041	1991	50	15	$291,000	0%	$0	2	$0	deferrable
Soffits and Fascia - Aluminum and Wood (100's - 110's Buildings)	2.892	2034	1999	35	8	$70,600	100%	$70,600	1	$70,600	deferrable
Building System Components											
Electrical Cabinets	4.341	2051	original	60	25	$77,000	100%	$77,000	2	$38,500	deferrable
Fire Alarm Systems	4.421	2051	2021	30	25	$122,400	100%	$122,400	2	$61,200	firm
Site Components											
Concrete Patios (2 of 44 every 5 years)	6.161	2028	varies	5	2	$74,800	5%	$3,400	1	$3,400	deferrable
Concrete Sidewalks (5% every 5 years)	6.181	2028	varies	5	2	$107,000	5%	$5,350	1	$5,350	deferrable
Concrete Stoops (2 of 44 every 5 years)	6.221	2028	varies	5	2	$66,000	5%	$3,000	1	$3,000	deferrable
Landscape (5% every 3 years)	6.541	2028	varies	3	2	$400,000	5%	$20,000	1	$20,000	discretionary
Light Poles and Fixtures (!)	6.601	2031	varies	40	5	$58,500	100%	$58,500	1	$58,500	deferrable
Mail Cluster Box Stations	6.621	2041	2016	25	15	$22,200	100%	$22,200	1	$22,200	deferrable
Monument Renovation (!)	6.631	2036	varies	15	10	$13,500	100%	$13,500	1	$13,500	deferrable
Pavement - Crack Repair, Patch and Stripe (!)	6.641	2030	2026	4	4	$10,000	100%	$10,000	1	$10,000	firm
Pavement Mill and Overlay (!)	6.661	2039	2019	20	13	$225,000	100%	$225,000	1	$225,000	firm
Retaining Walls - Masonry	6.901	2041	original	50	15	$38,400	100%	$38,400	1	$38,400	deferrable

(!) See Property Engineering Review Page 1.201

SUPERIOR RESERVE
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Nicolet Parc Condominium Association, LTD.

Property and Service Summary

Location:	Glendale, Wisconsin
Property type:	townhome condominium
Number of residential buildings:	11
Number of homes:	88
Number of stories:	2
Years of construction:	1991 through 1999 (10's - 90's Buildings built 1991-1992, 100's - 110's Buildings built 1999)
Converted to condominiums:	1997
Date of inspection:	May 5, 2026
Date of previous inspection:	September 2, 2021
Type of service:	reserve study update
Level of service:	Full Study
Length of analysis:	30 years
Beginning reserve balance (March 31, 2026):	$416,990 (equivalent to an amount per home of $4,739)
2026 budgeted reserve contribution:	$127,800
2027 recommended reserve contribution:	$127,800 (same contribution)
Exterior features:	balconies, masonry veneer, EIFS, asphalt shingle roofs, wood, plywood and vinyl siding
Building system features:	electrical cabinets, fire alarm systems
Site features:	asphalt driveways
Completed projects:	fire alarm system upgrades, partial replacements of plywood siding at dormers
Upcoming projects:	continued replacements of plywood siding at dormers, painting building exteriors, EIFS and masonry restoration


front elevation


rear elevation


side and rear elevations


front elevation

SUPERIOR RESERVE
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Recommended Reserve Funding Plan

Nicolet Parc Condominium Association, LTD.

Year	Inflated expenditures (3% annual)	Recommended reserve contributions	Ending reserve balance	Average $ per home per month (88 homes)**	$ increase per month from previous year	% increase from previous year
2026*	($80,500)	$127,800	$438,740	$121.02	-	-
2027	($208,034)	$127,800	$366,478	$121.02	$0.00	0.0%
2028	($76,730)	$127,800	$425,388	$121.02	$0.00	0.0%
2029	$0	$127,800	$562,974	$121.02	$0.00	0.0%
2030	($11,255)	$131,600	$695,782	$124.62	$3.60	3.0%
2031	($158,241)	$135,500	$686,729	$128.31	$3.69	3.0%
2032	$0	$139,600	$841,460	$132.20	$3.88	3.0%
2033	($14,451)	$143,800	$988,932	$136.17	$3.98	3.0%
2034	($714,205)	$148,100	$436,945	$140.25	$4.07	3.0%
***2035	($526,085)	$152,500	**$68,363**	$144.41	$4.17	3.0%
2036	($96,090)	$157,100	$131,350	$148.77	$4.36	3.0%
2037	($214,556)	$161,800	$80,693	$153.22	$4.45	3.0%
2038	($16,753)	$166,700	$233,754	$157.86	$4.64	3.0%
2039	($330,420)	$171,700	$78,121	$162.59	$4.73	3.0%
2040	($123,427)	$176,900	$133,691	$167.52	$4.92	3.0%
2041	($184,775)	$182,200	$133,764	$172.54	$5.02	3.0%
2042	($16,047)	$187,700	$309,809	$177.75	$5.21	3.0%
2043	($52,478)	$193,300	$458,235	$183.05	$5.30	3.0%
2044	$0	$199,100	$668,491	$188.54	$5.49	3.0%
2045	$0	$205,100	$889,012	$194.22	$5.68	3.0%
2046	($158,938)	$211,300	$959,678	$200.09	$5.87	3.0%
2047	($310,855)	$217,600	$884,684	$206.06	$5.97	3.0%
2048	($51,064)	$224,100	$1,077,144	$212.22	$6.16	3.0%
2049	($39,472)	$230,800	$1,291,928	$218.56	$6.34	3.0%
2050	($20,328)	$237,700	$1,537,312	$225.09	$6.53	3.0%
2051	($623,527)	$244,800	$1,185,544	$231.82	$6.72	3.0%
2052	($258,144)	$252,100	$1,203,150	$238.73	$6.91	3.0%
2053	($38,761)	$259,700	$1,450,361	$245.93	$7.20	3.0%
2054	($22,879)	$267,500	$1,726,435	$253.31	$7.39	3.0%
2055	($47,131)	$275,500	$1,991,615	$260.89	$7.58	3.0%
2056****	($140,781)	$283,800	$2,175,896	$268.75	$7.86	3.0%

* reserve contributions are budgeted

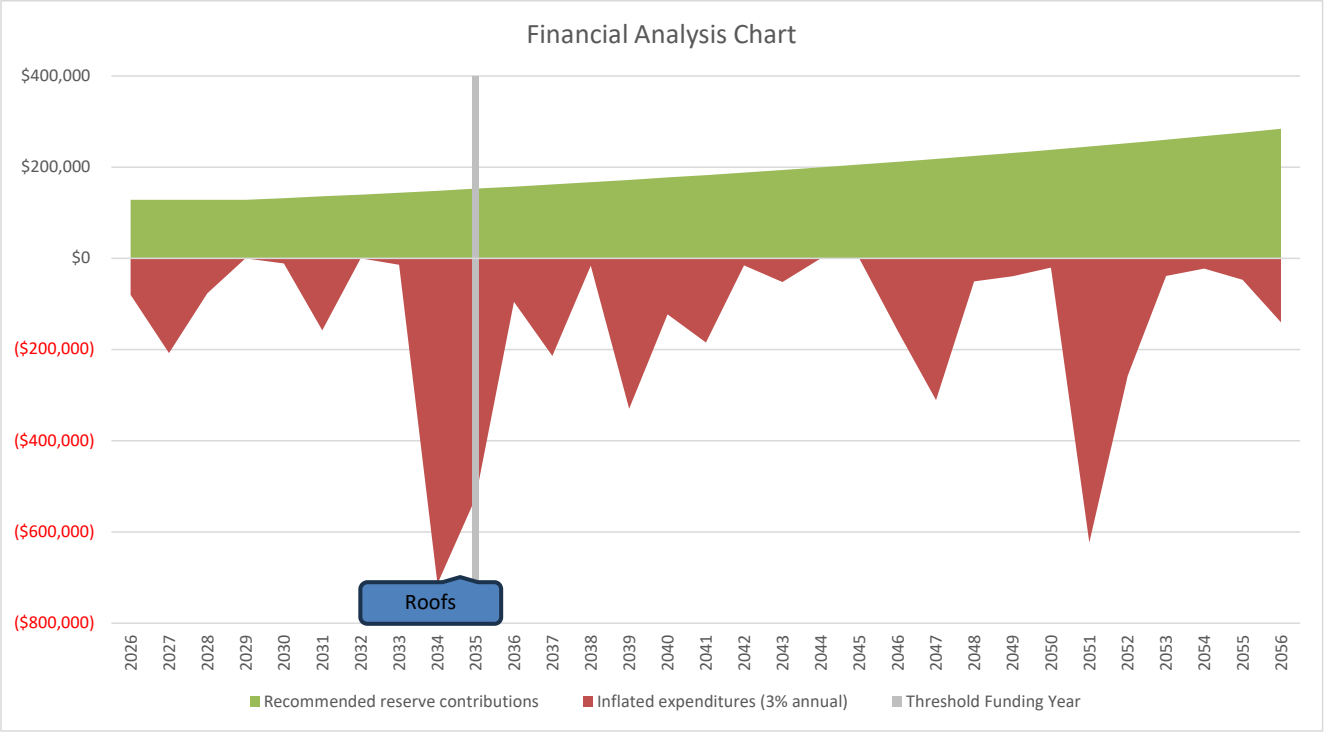
**The costs in this column represent an AVERAGE $ only and is only intended to put the $ into perspective.

***2035 is the THRESHOLD FUNDING YEAR (the year the reserve balance is at its lowest point)

2056**Ending reserve balance considers the need for replacement of the roofs shortly after 2056.**

SUPERIOR RESERVE
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Nicolet Parc Condominium Association, LTD.



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.

SUPERIOR RESERVE
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Years 2026 through 2033

Nicolet Parc Condominium Association, LTD.

Fiscal year	2026	2027	2028	2029	2030	2031	2032	2033
Construction inflation rate (30 year average)	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Compounded construction inflation	100.0%	103.0%	106.1%	109.3%	112.6%	115.9%	119.4%	123.0%
Beginning reserve balance (March 31, 2026)	$416,990	$438,740	$366,478	$425,388	$562,974	$695,782	$686,729	$841,460
Inflated expenditures (3% annual)	($80,500)	($208,034)	($76,730)	$0	($11,255)	($158,241)	$0	($14,451)
Recommended reserve contributions (remaining amount for 2026)	$95,850	$127,800	$127,800	$127,800	$131,600	$135,500	$139,600	$143,800
Estimated interest earned (2.0% PROJECTED yield rate)	$6,400	$7,972	$7,840	$9,786	$12,463	$13,688	$15,131	$18,123
Ending reserve balance	$438,740	$366,478	$425,388	$562,974	$695,782	$686,729	$841,460	$988,932

Reserve Component List

2026 Reserve Expenses	80,500							
Exterior Building Components								
Balconies - Restoration (!)								
Balcony Railings								
EIFS Restoration (100's - 110's Buildings)		25,750						
Gutters, Downspouts and Subterranean Piping (!)								
Lighting - Garages and Front Entries (!)								
Lighting - Patios and Balconies (!)			6,047					
Masonry Restoration (!)		33,063						
Painting - Trim (!)						67,238		
Painting - Siding and Soffit (10's - 90's Buildings)		113,300						
Roofs - Asphalt Shingles (!)								
Plywood Siding Replacement at Dormers (15 remaining)		35,921	36,999					
Siding - Plywood with Stucco Coating (10's - 90's Buildings)								
Siding - Wood (10's - 90's Buildings)								
Siding - Vinyl (100's - 110's Buildings)								
Soffits and Fascia - Plywood and Wood (10's - 90's Buildings)								
Soffits and Fascia - Aluminum and Wood (100's - 110's Buildings)								
Building System Components								
Electrical Cabinets								
Fire Alarm Systems								
Site Components								
Concrete Patios (2 of 44 every 5 years)			3,607					4,182
Concrete Sidewalks (5% every 5 years)			5,676					6,580
Concrete Stoops (2 of 44 every 5 years)			3,183					3,690
Landscape (5% every 3 years)			21,218			23,185		
Light Poles and Fixtures (!)						67,818		
Mail Cluster Box Stations								
Monument Renovation (!)								
Pavement - Crack Repair, Patch and Stripe (!)					11,255			
Pavement Mill and Overlay (!)								
Retaining Walls - Masonry								

Costs with Inflation

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.

SUPERIOR RESERVE
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Years 2034 through 2041

Nicolet Parc Condominium Association, LTD.		threshold funding year						
Fiscal year	2034	2035	2036	2037	2038	2039	2040	2041
Construction inflation rate (30 year average)	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Compounded construction inflation	126.7%	130.5%	134.4%	138.4%	142.6%	146.9%	151.3%	155.8%
Beginning reserve balance (March 31, 2026)	$988,932	$436,945	$68,363	$131,350	$80,693	$233,754	$78,121	$133,691
Inflated expenditures (3% annual)	($714,205)	($526,085)	($96,090)	($214,556)	($16,753)	($330,420)	($123,427)	($184,775)
Recommended reserve contributions (remaining amount for 2026)	$148,100	$152,500	$157,100	$161,800	$166,700	$171,700	$176,900	$182,200
Estimated interest earned (2.0% PROJECTED yield rate)	$14,118	$5,003	$1,977	$2,099	$3,113	$3,088	$2,097	$2,648
Ending reserve balance	$436,945	$68,363	$131,350	$80,693	$233,754	$78,121	$133,691	$133,764

Reserve Component List

2026 Reserve Expenses								
Exterior Building Components								
Balconies - Restoration (!)							93,176	
Balcony Railings								
EIFS Restoration (100's - 110's Buildings)				34,606				
Gutters, Downspouts and Subterranean Piping (!)	58,525	60,281						
Lighting - Garages and Front Entries (!)								
Lighting - Patios and Balconies (!)								
Masonry Restoration (!)								
Painting - Trim (!)			77,947					90,362
Painting - Siding and Soffit (10's - 90's Buildings)				152,266				
Roofs - Asphalt Shingles (!)	452,237	465,804						
Plywood Siding Replacement at Dormers (15 remaining)								
Siding - Plywood with Stucco Coating (10's - 90's Buildings)								0
Siding - Wood (10's - 90's Buildings)								0
Siding - Vinyl (100's - 110's Buildings)	76,006							
Soffits and Fascia - Plywood and Wood (10's - 90's Buildings)								0
Soffits and Fascia - Aluminum and Wood (100's - 110's Buildings)	89,434							
Building System Components								
Electrical Cabinets								
Fire Alarm Systems								
Site Components								
Concrete Patios (2 of 44 every 5 years)					4,848			
Concrete Sidewalks (5% every 5 years)					7,628			
Concrete Stoops (2 of 44 every 5 years)					4,277			
Landscape (5% every 3 years)	25,335			27,685			30,252	
Light Poles and Fixtures (!)								
Mail Cluster Box Stations								34,587
Monument Renovation (!)			18,143					
Pavement - Crack Repair, Patch and Stripe (!)	12,668							
Pavement Mill and Overlay (!)						330,420		
Retaining Walls - Masonry								59,826

Costs with Inflation

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.

SUPERIOR RESERVE
ENGINEERING & CONSULTING

Years 2042 through 2049

Nicolet Parc Condominium Association, LTD.

Fiscal year	2042	2043	2044	2045	2046	2047	2048	2049
Construction inflation rate (30 year average)	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Compounded construction inflation	160.5%	165.3%	170.2%	175.4%	180.6%	186.0%	191.6%	197.4%
Beginning reserve balance (March 31, 2026)	$133,764	$309,809	$458,235	$668,491	$889,012	$959,678	$884,684	$1,077,144
Inflated expenditures (3% annual)	($16,047)	($52,478)	$0	$0	($158,938)	($310,855)	($51,064)	($39,472)
Recommended reserve contributions (remaining amount for 2026)	$187,700	$193,300	$199,100	$205,100	$211,300	$217,600	$224,100	$230,800
Estimated interest earned (2.0% PROJECTED yield rate)	$4,392	$7,604	$11,156	$15,421	$18,304	$18,261	$19,424	$23,456
Ending reserve balance	$309,809	$458,235	$668,491	$889,012	$959,678	$884,684	$1,077,144	$1,291,928

Reserve Component List

2026 Reserve Expenses

Exterior Building Components								
Balconies - Restoration (!)								
Balcony Railings								
EIFS Restoration (100's - 110's Buildings)						46,507		
Gutters, Downspouts and Subterranean Piping (!)								
Lighting - Garages and Front Entries (!)							28,550	
Lighting - Patios and Balconies (!)								
Masonry Restoration (!)						59,715		
Painting - Trim (!)					104,754			
Painting - Siding and Soffit (10's - 90's Buildings)						204,632		
Roofs - Asphalt Shingles (!)								
Plywood Siding Replacement at Dormers (15 remaining)								
Siding - Plywood with Stucco Coating (10's - 90's Buildings)	0							
Siding - Wood (10's - 90's Buildings)	0							
Siding - Vinyl (100's - 110's Buildings)								
Soffits and Fascia - Plywood and Wood (10's - 90's Buildings)	0							
Soffits and Fascia - Aluminum and Wood (100's - 110's Buildings)								
Building System Components								
Electrical Cabinets								
Fire Alarm Systems								
Site Components								
Concrete Patios (2 of 44 every 5 years)		5,620					6,515	
Concrete Sidewalks (5% every 5 years)		8,843					10,251	
Concrete Stoops (2 of 44 every 5 years)		4,959					5,748	
Landscape (5% every 3 years)		33,057			36,122			39,472
Light Poles and Fixtures (!)								
Mail Cluster Box Stations								
Monument Renovation (!)								
Pavement - Crack Repair, Patch and Stripe (!)	16,047				18,061			
Pavement Mill and Overlay (!)								
Retaining Walls - Masonry								

Costs with Inflation

(!) See Property Engineering Review Page 1.201

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.

SUPERIOR RESERVE
ENGINEERING & CONSULTING

Years 2050 through 2056

Nicolet Parc Condominium Association, LTD.

Fiscal year	2050	2051	2052	2053	2054	2055	2056
Construction inflation rate (30 year average)	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Compounded construction inflation	203.3%	209.4%	215.7%	222.1%	228.8%	235.7%	242.7%
Beginning reserve balance (March 31, 2026)	$1,291,928	$1,537,312	$1,185,544	$1,203,150	$1,450,361	$1,726,435	$1,991,615
Inflated expenditures (3% annual)	($20,328)	($623,527)	($258,144)	($38,761)	($22,879)	($47,131)	($140,781)
Recommended reserve contributions (remaining amount for 2026)	$237,700	$244,800	$252,100	$259,700	$267,500	$275,500	$283,800
Estimated interest earned (2.0% PROJECTED yield rate)	$28,012	$26,959	$23,650	$26,272	$31,453	$36,812	$41,262
Ending reserve balance	$1,537,312	$1,185,544	$1,203,150	$1,450,361	$1,726,435	$1,991,615	$2,175,896

Reserve Component List

2026 Reserve Expenses

Exterior Building Components							
Balconies - Restoration (!)							
Balcony Railings		265,072					
EIFS Restoration (100's - 110's Buildings)							
Gutters, Downspouts and Subterranean Piping (!)							
Lighting - Garages and Front Entries (!)							
Lighting - Patios and Balconies (!)				12,661			
Masonry Restoration (!)							
Painting - Trim (!)		121,439					140,781
Painting - Siding and Soffit (10's - 90's Buildings)							
Roofs - Asphalt Shingles (!)							
Plywood Siding Replacement at Dormers (15 remaining)							
Siding - Plywood with Stucco Coating (10's - 90's Buildings)							
Siding - Wood (10's - 90's Buildings)							
Siding - Vinyl (100's - 110's Buildings)							
Soffits and Fascia - Plywood and Wood (10's - 90's Buildings)							
Soffits and Fascia - Aluminum and Wood (100's - 110's Buildings)							
Building System Components							
Electrical Cabinets		80,610	83,029				
Fire Alarm Systems		128,139	131,983				
Site Components							
Concrete Patios (2 of 44 every 5 years)				7,552			
Concrete Sidewalks (5% every 5 years)				11,884			
Concrete Stoops (2 of 44 every 5 years)				6,664			
Landscape (5% every 3 years)			43,132			47,131	
Light Poles and Fixtures (!)							
Mail Cluster Box Stations							
Monument Renovation (!)		28,266					
Pavement - Crack Repair, Patch and Stripe (!)	20,328				22,879		
Pavement Mill and Overlay (!)							
Retaining Walls - Masonry							

Costs with Inflation