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Engineering Services for Buildings

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**RESERVE FUND STUDY
THE LANDING
PETERBOROUGH STANDARD CONDOMINIUM CORPORATION NO: 75
1579 Anstruther Lake Road, Apsley, Ontario**



Photo 1: Peterborough Standard Condominium Corporation No: 75

SUBMITTED TO: The Board of Directors - Peterborough Standard Condominium Corporation No. 75
1579 Anstruther Lake Road
Apsley, Ontario K0L 1A0

Attention: Mr. Guy Vigliatore - President

landing1579@gmail.com

PROJECT NO: 21-007

February 28, 2022



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1. INTRODUCTION

1.1 Authorization

1.1.1 This reserve fund study and performance assessment was commissioned on behalf of Peterborough Standard Condominium Corporation No. 75 (PSCC75).

1.2 Objectives

1.2.1 The objective of this report is to describe the present condition of major common elements and equipment, to estimate its life cycle and replacement cost and to produce a sample table outlining calculated reserve fund contributions to meet the estimated capital requirements.

1.2.2 Improvements are indicated which should be implemented to prevent deterioration or increase the longevity of various components where applicable.

1.2.3 Any particular problems or conditions which cannot be accurately assessed given the scope of this study are recommended for further investigation.

1.3 Life Expectancies

1.3.1 Life expectancies are estimates based on our observations of the performance of similar materials, systems or components at other buildings, published reports, technical articles, and on recommendations made by manufacturers or suppliers.

1.3.2 Two factors are estimated when considering the timing of future repairs or replacements. Time to first occurrence is an estimate of when the work will be required. This estimate is based on the apparent condition of the item and may not simply be the time remaining in the standard estimated life cycle.

1.3.3 Life cycle or "cycle" is the frequency at which the repair or replacement is normally expected to be required. The time cycle following a repair or replacement may be different than the original service life as a result of changes in the materials or equipment employed, and changes in technology.

1.3.4 An attempt is made to estimate the timing of repairs to reflect the necessity of maintaining the building standards and achieving this at the lowest cost. Some items that are not critical to the building operation (such as finishes, sitework) may be deferred from the recommended time, however, this may result in a decrease in building standards. For some items, particularly those such as leakage, there may be an increase in the extent of repairs necessary and costs if the required work is deferred.

1.3.5 For some building materials and systems, the actual service life is difficult to estimate as a result of a short history of application or use in other similar buildings. This can be particularly true of mechanical and electrical systems. While the estimated service life for these components may be exceeded, it is recommended that the funds be available for the repairs or replacements at the times indicated.

1.4 Costs

1.4.1 Costs are current dollar estimates based on assumptions regarding the likely scope of the work, and the materials or equipment that will be required. Cost estimates are produced by comparing with costs of similar work, using construction estimating manuals, or by discussions with contractors that are experienced in the work. Replacement costs are often much different than new construction costs as a result of difficulties with access and the requirement to work around finishes.

1.5 Reserve Fund/Operating Budget

1.5.1 In identifying items which should be included in the calculation of the Reserve Fund, assumptions must be made regarding work which is handled under the operating budget. Minor repairs and proper maintenance are assumed to be carried out under the operating budget.

1.5.2 Care must be taken to ensure that items defined to be handled under the operating budget are not problems that might become more general or require increasing expenditures with time.

1.5.3 Sample tables outlining possible reserve fund contributions to meet the estimated capital requirements are provided in Appendices. However, it is recommended that the funding levels be set by the Board of Directors in consultation with the Corporation's Auditor and Property Manager to reflect the long term objectives of the Corporation.

1.6 Limitations

1.6.1 This report is limited in scope to only those building components which are specifically referenced in the text. Any components not included have not been reviewed and if their conditions need to be known, further study will be required.

1.6.2 Deficiencies existing but not recorded in this report were not apparent given the level of study undertaken. Therefore, liability for any costs incurred by subsequent discovery or manifestation of such deficiencies will not be accepted.

1.6.3 No physical or destructive testing and no design calculations have been performed unless specifically recorded. Any comments and conclusions are therefore based on apparent physical installation and reports from the corporation or property managers.

- 1.6.4 All costs estimates are given in current dollars, and are provided for approximate budget purposes only. Accurate figures can only be obtained by carrying out specific site measurements and receiving competitive quotes from suitable contractors.
- 1.6.5 As many of the activities covered by the reserve fund influence aesthetic qualities, there is an element of judgement in identifying costs and life cycles for certain elements, particularly finishes. While an attempt is made to reflect existing standards, adjustments to the reserve fund plan may be necessary to comply with expectations of owners.
- 1.6.6 This study should not be considered exact or permanent. It is important to conduct periodic Reserve Fund updates to incorporate new conditions or changes in the financial position and to evaluate actual performance versus that predicted.
- 1.6.7 This report should not be relied upon as assurance that hazardous materials including asbestos, PCB's or other contaminants do not exist within the building or on the property. While comments are made on observed conditions that could be a problem, an environmental audit for hazardous materials is not within the scope of this study. Hazardous materials can be concealed by walls and ceilings or be contained with plasters, stucco, insulations, ceiling tiles, floor tiles, soil etc. Further investigation, testing and analysis would be required to provide information regarding the presence of such materials and their significance with respect to operation and maintenance of the building.
- 1.6.8 This report is intended solely for the client named. It should not be distributed further without our knowledge and shall not be relied upon for any purpose without the express written consent.
- 1.6.9 Do not use any part of this report as a separate entity. It is written to be read in its entirety.

2. CONDITION ASSESSMENT

2.1 GENERAL

- 2.1.1 Peterborough Standard Condominium Corporation No: 75 referred to as The Landing is located at 1579 Anstruther Lake Road, Apsley, Ontario.
- 2.1.2 PSCC75 consists of a total of 25 freehold townhouse condominium units in 5 blocks built by Timberline Custom Homes in 2008. As this is a "Freehold" condominium, the residential units including front and rear yards are individual owners responsibility, without common elements. Therefore, the residential units are not assessed under this reserve fund study and performance audit.
- 2.1.3 Based on the Condominium Declaration and other documentation provided, PSCC75 was registered in March 2008.

2.2 Survey Method

- 2.2.1 The site and facilities were examined visually August 30, 2021 by James Thompson, P. Eng - Consulting Engineer.

2.3 OBSERVATIONS

The following is a discussion of the observations and analysis made during our site review and document review. Full life cycle and cost data for the common element is contained in Appendix A.

2.3.1 Structure

- 2.3.1.1 Common element building structures include the storage building, water treatment shed, satellite shed and gazebo. The townhouses are owner responsibility and are not included in this report.

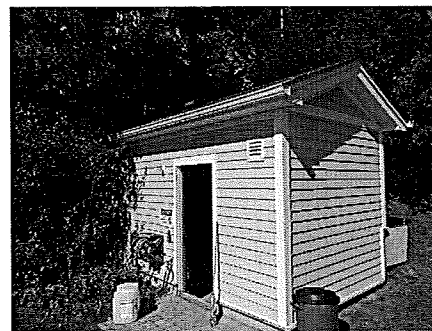


Photo 2: Water treatment shed.

- 2.3.1.2 The storage building, water treatment shed, satellite service shed and gazebo are all wood framed structures. Based on my visual review these structures are in excellent condition. The life of these wood structures will exceed the thirty year life span of this report.

2.3.2 Roofing

2.3.2.1 The storage building, water treatment shed, satellite service shed and gazebo all have asphalt shingle roofs. No roof structure issues were identified and none were reported. The shingles appear to be in excellent condition. Reserve Fund roof replacement is budgeted as follows:

Shingle replacement: \$9,000 Time remaining: 6 yr. Life cycle: 20 yr.

2.3.2.3 The aluminum eaves troughs on the water treatment shed are in good condition with replacement budgeted in the roof replacement above.

2.3.3 Exterior Walls

2.3.3.1 The sealant visible on the exterior walls of the common element buildings is in good condition. Sealant replacement cost is included in cladding allowance below.

2.3.3.2 The painted wood siding and trim on the storage building, water treatment building and satellite shed is in excellent condition and with regular maintenance should provide a service life beyond the scope of this study. An allowance for localized repair and painting is included in the reserve fund budget.

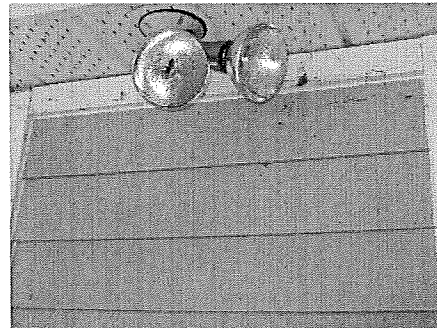


Photo 3: Painted wood siding and trim on storage building.

Siding and trim allowance: \$3,000 Time remaining: 10 yr. Life cycle: 10 yr.

2.3.4 Doors

2.3.4.1 The doors on the storage building are in good condition with a service life and replacement cost budgeted in the reserve fund as follows:

Door replacement: \$1,000 Time remaining: 5 yr. Life cycle: 10 yr.

2.3.5 Site Work

2.3.5.1 The common element interlocking stone sidewalks along the street and between the townhouse blocks were generally snow covered during the site review but visible areas appear to be in good condition. Based on the declaration documents provided, the interlocking stone walkways leading from the street sidewalk to the front doors of the residences is an owner responsibility. An allowance for regular lifting and regrading of the common element sidewalks has been included in the reserve fund.

Walkway levelling: \$4,399 Time remaining: 7 yr. Life cycle: 10 yr.

2.3.5.2 The asphalt roadway and parking areas were snow covered but visible areas are in good condition. Overlay and replacement of the asphalt roadways are budgeted in the reserve fund as follows spread out over 3 years.

Asphalt allowance: \$30,000 Time remaining: 9 yr. Life cycle: 25 yr.

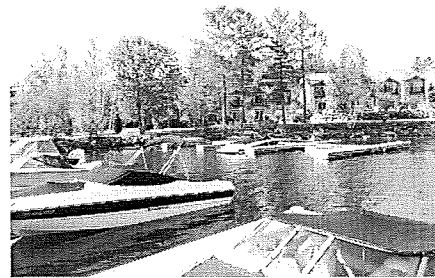
2.3.5.3 The wood patio privacy fence around the propane tank is in good condition. With regular maintenance as part of routine maintenance the fence should provide good service. An allowance for replacement has been included in the landscaping allowance in the reserve fund budget.

2.3.5.4 Landscaping including: retaining walls, entry signage, gravel walkways, walkway pavers, plantings, including shrubs and trees will require partial replacement. An allowance for partial replacement of plant material is included in the reserve fund budget.

Walkway paver replacement: \$25,000 Time Remaining: 29 yr. Life Cycle: 30 yr.
Landscape allowance: \$3,000 Time Remaining: 1 yr. Life Cycle: 10 yr.

2.3.5.5 The original boat dock structures were pressure treated wood decking on extruded polystyrene floatation blocks. The floatation blocks on the original sections of docks were water logged and damaged by wildlife. Dock replacement with aluminum, pressure treated lumber and poly tank floatation units was started in 2021. An allowance for completion of the dock replacement has been included in 6 years along with subsequent replacement in 25 and 27 years.

Photo 4: Boat docks.



Boat dock replacement: \$70,000 Time Remaining: 6 yr.
Boat dock replacement: \$30,000 Time Remaining: 25 yr. Life Cycle: 25 yr.

Boat dock replacement: \$50,000 Time Remaining: 27 yr. Life Cycle: 25 yr.

2.3.5.6 The shoreline is stabilized with rock apparently sourced from the original construction of the property. An allowance for shoreline stabilization is included in the reserved fund.

Shoreline Stabilization Allowance: \$5,000 Time Remaining: 20 yr. Life Cycle: 20 yr.

2.3.6 ELECTRICAL SYSTEMS

2.3.6.1 Power Distribution Systems

Based on original records the power distribution system is owned and maintained by Hydro One Networks Inc. This includes all transformers and underground cabling to the buildings and meter connections. Common element service wiring includes the electrical connections and wiring services the water treatment system, sewage treatment system, storage building and site lighting. Common element service wiring is performing as required and an allowance for local repairs is included.

Power Distribution allowance: \$5,000 Time remaining: 10 yr. Life cycle: 15 yr.

2.3.6.2 Site Lighting

The site lighting consists of light standards, wall mounted fixtures and . The lighting appears to be in good working order. Regular maintenance of the lighting will allow the existing lighting to provide continued service. Site lighting replacement has been budgeted.

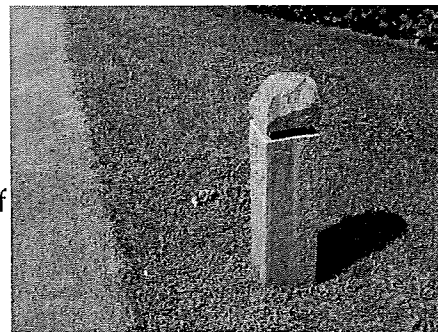


Photo 5: Site lighting.

Site lighting replacement: \$5,000 Time Remaining: 11 yr. Life Cycle: 25 yr.

2.3.6.3 Satellite System

The satellite and internet service system is housed in a shed near the parking area. Based on discussions with the board of directors the satellite system is functioning well. While regular maintenance should maintain this system, this type of system typically becomes obsolete every 5 to 10 years. System upgrades and replacement is therefore, budgeted in the reserve fund as follows:

Satellite/Internet system: \$2,000 Time remaining: 1 yr. Life Cycle: 5 yr.

2.3.7 MECHANICAL SYSTEMS

2.3.7.1 Wastewater Treatment System

Based on the documentation provided, the wastewater treatment system is a Waterloo Biofilter system as outlined in the treatment system drawing attached. Maintenance and operation is legislated by the Ontario Ministry of Environment. The system is reportedly in good operating condition. Allowances for repair and replacement is included in the reserve fund as follows:

Wastewater system repair:	\$6,000	Time remaining: 5 yr.	Life cycle: 5 yr.
Wastewater system replacement:	\$35,000	Time remaining: 17 yr.	Life cycle: 30 yr.
Wastewater system replacement:	\$35,000	Time remaining: 18 yr.	Life cycle: 30 yr.
Wastewater system replacement:	\$35,000	Time remaining: 19 yr.	Life cycle: 30 yr.

2.3.7.2 Water System

The drinking water system as outlined in the Engineering Evaluation reports, draws from Anstruthers Lake. Maintenance and operation is legislated by the Ontario Ministry of Environment. The system is reportedly in good operating condition. Allowances for repair and replacement is included in the reserve fund as follows:

Water system repair:	\$5,000	Time remaining: 5 yr.	Life cycle: 5 yr.
Water system replacement:	\$25,000	Time remaining: 25 yr.	Life cycle: 30 yr.

2.3.7.3 Other services provided include: firefighting dry hydrant and storm water management. The dry hydrant provides a connection for firefighting, drawing water directly out of Anstruther Lake. Stormwater drainage system includes: catch basins and buried pipe draining to Anstruther Lake.

Dry hydrant/stormwater allowance: \$5,000 Time remaining: 10 yr. Life cycle: 15 yr.

3. RESERVE FUND PLANNING

3.1 Contingencies

To fund the reserve fund planning process and unforeseen expenses contingency fees have been included in the reserve fund budget as follows:

General Contingency:	\$2,000	Time remaining: 2 yr.	Life cycle: 2 yr.
Reserve Fund Allowance:	\$2,500	Time remaining: 3 yr.	Life cycle: 3 yr.

3.2 Reserve Fund Analysis

The reserve fund cash flow and analysis spreadsheet in Appendix A is calculated using the present value costs and life cycle data presented in the previous sections of this report and tabulated on the left side of the spreadsheet. As indicated earlier, drafts of this study were provided and the report was discussed with representatives of the condominium corporation throughout this study to ensure that realistic assumptions are made and incorporated into the analysis.

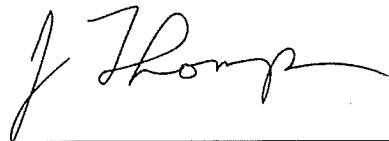
The analysis spreadsheet in Appendix A is a Thirty year Reserve Fund Cash Flow and Analysis Spreadsheet, summarizing the reserve fund contribution, reserve fund expenses and the closing reserve fund balance. The cash flow is based on an interest rate of 1% and an inflation rate of 3% providing a difference or real interest rate of 2 percent.

Actual interest rates and inflation rates will vary from the values used for the spreadsheet. Therefore the actual Reserve Fund Balances may be significantly different from that provided in the attached spreadsheet. The reserve fund balance is calculated over fifty years. As required by the Regulations under the Condominium Act, 1998, Cash Flow Table, Form 15 on page R2.36, thirty years of data is presented in this report.

Based on information provided, the reserve fund balance is currently \$92,595. In order to meet the expenses and maintain a reserve balance above zero, the recommended funding model for the reserve fund requires an annual reserve fund contribution of \$14,000 and an annual contribution increment rate of 4.59291% as indicated in Appendix A.

The spreadsheet provided, outlines one reserve fund contribution scenario to meet the projected capital expense requirements. However, it is recommended that the funding levels be set by the Board of Directors and Property Managers in consultation with the Corporation's Auditor to reflect the long term objectives of the Corporation.

As required by the current Province of Ontario Condominium Act, reserve fund studies must be conducted or updated every three years. While not required by the Condominium Act, annual adjustments are recommended to reflect issues that arise through the period that this report is applied, particularly if repairs are undertaken or additional repair measures are identified. While this service can be provided, it is not within the scope of this study. Please contact me if updates or revisions to this report become necessary.



James A. Thompson, P.Eng



APPENDIX A

**RESERVE FUND CASH FLOW and ANALYSIS
SPREADSHEET**

RESERVE FUND ANNUAL EXPENSE & BALANCE UPDATE

PSCC No: 75

November 24, 2021

Project No: 21-007

Opening Balance		\$92,595		START OF FISCAL YEAR						
Interest Rate		1.0000%		2022	2023	2024	2025	2026	2027	
Inflation Rate		3.0000%								
Initial Contribution Inc. Rate		4.5929%								
Starting Contribution		\$14,000								
Item	Description	Estimated Value	Life Rem. (yr.)	Life Cycle (yr.)						
2.3.2.1	Shingle replacement	\$9,000	6	20					\$10,746	
2.3.3.2	Siding and trim	\$3,000	10	10						
2.3.4.1	Door replacement	\$1,000	5	10				\$1,159		
2.3.5.1	Walkway leveling	\$4,399	7	10						
2.3.5.2	Asphalt allowance	\$10,000	9	25						
2.3.5.2	Asphalt allowance	\$10,000	10	25						
2.3.5.2	Asphalt allowance	\$10,000	11	25						
2.3.5.4	Walkway pavers	\$25,000	29	30						
2.3.5.4	Landscape allowance	\$3,000	1	10	\$3,090					
2.3.5.5	Boat dock allowance	\$70,000	6						\$83,584	
2.3.5.5	Boat dock allowance	\$30,000	25	25						
2.3.5.5	Boat dock allowance	\$50,000	27	25						
2.3.5.6	Shoreline stabilization	\$5,000	20	20						
2.3.6.1	Power distribution	\$5,000	10	15						
2.3.6.2	Site lighting	\$5,000	11	25						
2.3.6.3	Satellite/internet system	\$2,000	1	5	\$2,060				\$2,388	
2.3.7.1	Wastewater repair	\$6,000	5	5				\$6,956		
2.3.7.1	Wastewater system repl.	\$35,000	17	30						
2.3.7.1	Wastewater system repl.	\$35,000	18	30						
2.3.7.1	Wastewater system repl.	\$35,000	19	30						
2.3.7.2	Water syst. repair	\$5,000	5	5				\$5,796		
2.3.7.2	Water syst. repair	\$25,000	25	30						
2.3.7.3	Hydrant/stormwater	\$5,000	10	15						
3.1	General Contingency	\$2,000	2	2		\$2,122		\$2,251	\$2,388	
3.1	Reserve Fund Allow	\$2,500	3	3			\$2,732		\$2,985	
Total expenses					\$5,150	\$2,122	\$2,732	\$2,251	\$13,911	\$102,091
Interest earned					\$926	\$1,024	\$1,159	\$1,297	\$1,447	\$1,490
Annual Contribution					\$14,000	\$14,643	\$15,316	\$16,019	\$16,755	\$17,524
Contribution Increment Rate					4.5929%	4.5929%	4.5929%	4.5929%	4.5929%	4.5929%
Reserve Fund Balance					\$102,371	\$115,916	\$129,659	\$144,723	\$149,014	\$65,937
					2022	2023	2024	2025	2026	2027

RESERVE FUND ANNUAL EXPENSE & BALANCE UPDATE

PSCC No: 75

November 24, 2021

Project No: 21-007

Opening Balance		\$92,595								
Interest Rate		1.0000%								
Inflation Rate		3.0000%								
Initial Contribution Inc. Rate		4.5929%								
Starting Contribution		\$14,000								
Item	Description	Estimated Value	2028	2029	2030	2031	2032	2033	2034	2035
2.3.2.1	Shingle replacement	\$9,000								
2.3.3.2	Siding and trim	\$3,000				\$4,032				
2.3.4.1	Door replacement	\$1,000								
2.3.5.1	Walkway leveling	\$4,399	\$5,410							
2.3.5.2	Asphalt allowance	\$10,000			\$13,048					
2.3.5.2	Asphalt allowance	\$10,000				\$13,439				
2.3.5.2	Asphalt allowance	\$10,000					\$13,842			
2.3.5.4	Walkway pavers	\$25,000								
2.3.5.4	Landscape allowance	\$3,000					\$4,153			
2.3.5.5	Boat dock allowance	\$70,000								
2.3.5.5	Boat dock allowance	\$30,000								
2.3.5.5	Boat dock allowance	\$50,000								
2.3.5.6	Shoreline stabilization	\$5,000								
2.3.6.1	Power distribution	\$5,000				\$6,720				
2.3.6.2	Site lighting	\$5,000					\$6,921			
2.3.6.3	Satellite/internet system	\$2,000					\$2,768			
2.3.7.1	Wastewater repair	\$6,000				\$8,063				
2.3.7.1	Wastewater system repl.	\$35,000								
2.3.7.1	Wastewater system repl.	\$35,000								
2.3.7.1	Wastewater system repl.	\$35,000								
2.3.7.2	Water syst. repair	\$5,000				\$6,720				
2.3.7.2	Water syst. repair	\$25,000								
2.3.7.3	Hydrant/stormwater	\$5,000				\$6,720				
3.1	General Contingency	\$2,000		\$2,534		\$2,688		\$2,852		\$3,025
3.1	Reserve Fund Allow	\$2,500			\$3,262			\$3,564		
Total expenses			\$5,410	\$2,534	\$16,310	\$48,381	\$27,685	\$6,416	\$0	\$3,025
Interest earned			\$659	\$795	\$969	\$1,017	\$753	\$703	\$875	\$1,124
Annual Contribution			\$18,329	\$19,171	\$20,051	\$20,972	\$21,936	\$22,943	\$23,997	\$25,099
Contribution Increment Rate			4.5929%	4.5929%	4.5929%	4.5929%	4.5929%	4.5929%	4.5929%	4.5929%
Reserve Fund Balance			\$79,515	\$96,948	\$101,659	\$75,267	\$70,270	\$87,500	\$112,372	\$135,570
			2028	2029	2030	2031	2032	2033	2034	2035

RESERVE FUND ANNUAL EXPENSE & BALANCE UPDATE

PSCC No: 75

November 24, 2021

Project No: 21-007

Opening Balance		\$92,595								
Interest Rate		1.0000%								
Inflation Rate		3.0000%								
Initial Contribution Inc. Rate		4.5929%								
Starting Contribution		\$14,000								
Item	Description	Estimated Value	2036	2037	2038	2039	2040	2041	2042	2043
2.3.2.1	Shingle replacement	\$9,000								
2.3.3.2	Siding and trim	\$3,000						\$5,418		
2.3.4.1	Door replacement	\$1,000	\$1,558							
2.3.5.1	Walkway leveling	\$4,399			\$7,271					
2.3.5.2	Asphalt allowance	\$10,000								
2.3.5.2	Asphalt allowance	\$10,000								
2.3.5.2	Asphalt allowance	\$10,000								
2.3.5.4	Walkway pavers	\$25,000								
2.3.5.4	Landscape allowance	\$3,000							\$5,581	
2.3.5.5	Boat dock allowance	\$70,000								
2.3.5.5	Boat dock allowance	\$30,000								
2.3.5.5	Boat dock allowance	\$50,000								
2.3.5.6	Shoreline stabilization	\$5,000						\$9,031		
2.3.6.1	Power distribution	\$5,000								
2.3.6.2	Site lighting	\$5,000								
2.3.6.3	Satellite/internet system	\$2,000		\$3,209					\$3,721	
2.3.7.1	Wastewater repair	\$6,000	\$9,348					\$10,837		
2.3.7.1	Wastewater system repl.	\$35,000			\$57,850					
2.3.7.1	Wastewater system repl.	\$35,000				\$59,585				
2.3.7.1	Wastewater system repl.	\$35,000					\$61,373			
2.3.7.2	Water syst. repair	\$5,000	\$7,790					\$9,031		
2.3.7.2	Water syst. repair	\$25,000								
2.3.7.3	Hydrant/stormwater	\$5,000								
3.1	General Contingency	\$2,000		\$3,209		\$3,405		\$3,612		\$3,832
3.1	Reserve Fund Allow	\$2,500	\$3,895			\$4,256			\$4,651	
Total expenses			\$22,591	\$6,419	\$65,121	\$67,246	\$61,373	\$37,928	\$13,952	\$3,832
Interest earned			\$1,356	\$1,406	\$1,630	\$1,283	\$923	\$633	\$589	\$799
Annual Contribution			\$26,252	\$27,458	\$28,719	\$30,038	\$31,417	\$32,860	\$34,369	\$35,948
Contribution Increment Rate			4.5929%	4.5929%	4.5929%	4.5929%	4.5929%	4.5929%	4.5929%	4.5929%
Reserve Fund Balance			\$140,587	\$163,031	\$128,260	\$92,334	\$63,302	\$58,867	\$79,873	\$112,787
			2036	2037	2038	2039	2040	2041	2042	2043

RESERVE FUND ANNUAL EXPENSE & BALANCE UPDATE

PSCC No: 75

November 24, 2021

Project No: 21-007

Opening Balance		\$92,595								
Interest Rate		1.0000%								
Inflation Rate		3.0000%								
Initial Contribution Inc. Rate		4.5929%								
Starting Contribution		\$14,000								
Item	Description	Estimated Value	2044	2045	2046	2047	2048	2049	2050	2051
2.3.2.1	Shingle replacement	\$9,000				\$19,409				
2.3.3.2	Siding and trim	\$3,000								\$7,282
2.3.4.1	Door replacement	\$1,000			\$2,094					
2.3.5.1	Walkway leveling	\$4,399					\$9,771			
2.3.5.2	Asphalt allowance	\$10,000								
2.3.5.2	Asphalt allowance	\$10,000								
2.3.5.2	Asphalt allowance	\$10,000								
2.3.5.4	Walkway pavers	\$25,000							\$58,914	
2.3.5.4	Landscape allowance	\$3,000								
2.3.5.5	Boat dock allowance	\$70,000								
2.3.5.5	Boat dock allowance	\$30,000			\$62,813					
2.3.5.5	Boat dock allowance	\$50,000					\$111,064			
2.3.5.6	Shoreline stabilization	\$5,000								
2.3.6.1	Power distribution	\$5,000			\$10,469					
2.3.6.2	Site lighting	\$5,000								
2.3.6.3	Satellite/internet system	\$2,000				\$4,313				
2.3.7.1	Wastewater repair	\$6,000			\$12,563					\$14,564
2.3.7.1	Wastewater system repl.	\$35,000								
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2.3.7.1	Wastewater system repl.	\$35,000								
2.3.7.2	Water syst. repair	\$5,000			\$10,469					\$12,136
2.3.7.2	Water syst. repair	\$25,000			\$52,344					
2.3.7.3	Hydrant/stormwater	\$5,000			\$10,469					
3.1	General Contingency	\$2,000		\$4,066		\$4,313		\$4,576		\$4,855
3.1	Reserve Fund Allow	\$2,500		\$5,082			\$5,553			\$6,068
Total expenses			\$0	\$9,148	\$161,221	\$28,036	\$126,389	\$4,576	\$58,914	\$44,904
Interest earned			\$1,128	\$1,515	\$1,832	\$650	\$806	\$0	\$425	\$332
Annual Contribution			\$37,599	\$39,326	\$41,132	\$43,021	\$44,997	\$47,064	\$49,226	\$51,486
Contribution Increment Rate			4.5929%	4.5929%	4.5929%	4.5929%	4.5929%	4.5929%	4.5929%	4.5929%
Reserve Fund Balance			\$151,514	\$183,208	\$64,951	\$80,587	\$1	\$42,489	\$33,225	\$40,139
			2044	2045	2046	2047	2048	2049	2050	2051