



**DEPRECIATION REPORT AND  
INSURANCE APPRAISAL OF**

**SPECIFIED PROPERTY:**

**Strata Plan LMS2201  
6900 Burnaby Street  
Powell River, BC V8A 1Y9**

**Prepared by:**

**Pacific Rim Appraisals Ltd.**

**#2-57 Skinner Street, Nanaimo, BC V9R 5G9  
550-2950 Douglas Street, Victoria, BC V8T 2Y4  
305-5811 Cooney Road, Richmond, BC V6X 3M1**

**PREMISE OF VALUE AND EFFECTIVE DATE**

**Depreciation Report with 3 Models – May 1, 2020 (Next Fiscal Year)  
Replacement Cost New for Insurance Purposes – January 21, 2020**





# Pacific Rim Appraisals Ltd.

For all your real estate appraisal needs

Strata Council for LMS2201  
6900 Burnaby Street  
Powell River, BC V8A 1Y9  
[grandviewstates6900@gmail.com](mailto:grandviewstates6900@gmail.com)

February 12, 2020

Attention: Sherry Pagani - Strata Council President

**RE: 16-Unit Strata Complex located at 6900 Burnaby Street, Powell River, BC, Strata Plan LMS2201 – known as Grandview Estates**

As requested, we have completed a depreciation report and/or group report including insurance appraisal estimate for the improvements utilizing the most recent data available. The effective date of the depreciation report is based on an inspection date of January 21, 2020. The date of next fiscal year of May 1, 2020 is the effective start date for the study. The table below contains Pacific Rim Appraisals Ltd. recommended **schedule of payments for the next four years**. Failure to follow the proposed schedule of payments may result in inadequate reserve funds or require the use of special levy in the distant future e.g. after 5 years which is against the intent of the legislation.

<b>Model No. 1</b>	Funding based on current contribution of \$4,000 increased by multi-family construction inflation only currently estimated at 3.0%. Negative cash flow in 2025.
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**Model Not Recommended by Pacific Rim Appraisals Ltd.**

Yr. 2020	Yr. 2021	Yr. 2022	Yr. 2023	Year 2024 to 2050
\$4,000	\$4,120	\$4,244	\$4,371	See Page 25 of Model 1
\$20.83	\$21.46	\$22.10	\$22.77	Average Monthly Reserve

<b>Model No. 2</b>	Funding based on current contribution of \$4,000 increased to \$16,000 with \$5,000 increases thereafter until 2034, then reduced.
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**Model Recommended by Pacific Rim Appraisals Ltd.**

Yr. 2020	Yr. 2021	Yr. 2022	Yr. 2023	Year 2024 to 2050
\$16,000	\$21,000	\$26,000	\$31,000	See Page 25 of Model 2
\$83.33	\$109.38	\$135.42	\$161.46	Average Monthly Reserve

<b>Model No. 3</b>	Funding based on current contribution of \$4,000 increased to \$23,000 with \$2,000 increases thereafter until 2042, then reduced
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**Model Recommended by Pacific Rim Appraisals Ltd.**

Yr. 2020	Yr. 2021	Yr. 2022	Yr. 2023	Year 2024 to 2050
\$23,000	\$25,000	\$27,000	\$29,000	See Page 25 of Model 3
\$119.79	\$130.21	\$140.63	\$151.04	Average Monthly Reserve

Nanaimo Office: #2-57 Skinner Street, Nanaimo, BC V9R 5G9  
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**One Stop Shop for Insurance Appraisals and Depreciation Reports - Serving all of British Columbia**

**BUILDING CONSTRUCTION AND SERVICES COST ANALYSIS**  
**STRATA PLAN LMS2201**

<b>DESCRIPTION</b>	<b>CRN</b>
Building Construction and Services:	\$ 4,051,000
Yard Improvements (Including Underground Services)	\$ 160,000
Building Bylaws and Codes	\$ 168,000
Demolition and Debris Removal	\$ 255,000
Appliances (Built-in Only)	\$ 32,000
<b>TOTAL (Rounded)</b>	<b>\$ 4,666,000</b>

The replacement cost new for insurance purposes is as follows subject to the limiting conditions within the report based on a Core Logic Computerized costing:

**Replacement Cost New for Insurance Purposes - \$4,666,000**  
**As of January 21, 2020**

**Four Million Six Hundred & Sixty-Six Thousand Dollars**

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Notwithstanding the foregoing, the applicant herein has permission to reproduce the report in whole or in part for the legitimate purposes of providing information to the strata council, unit owners and others, who have an interest in the strata complex.

Specifically, the applicant has permission to provide insurance appraisal and depreciation report study information in disclosure documents to the insurance broker and/or purchasers via a form B.

A detailed description and analysis leading to the conclusion is included herein. Should you require further information with regard to this report or wish to discuss same, please do not hesitate to contact us.



Vic Sweett, ABA, AACI, P.APP, CRP  
Appraiser and Certified Reserve Planner  
Pacific Rim Appraisals Ltd

## EXECUTIVE SUMMARY

### SUMMARY OF SALIENT FACTS AND IMPORTANT CONCLUSIONS

Date of Inspection:	January 21, 2020
Date of Insurance Appraisal:	January 21, 2020
Date of Latest Financial Statements:	April 30, 2019
Date of Depreciation Report Start Date (Next Fiscal Year):	May 1, 2020

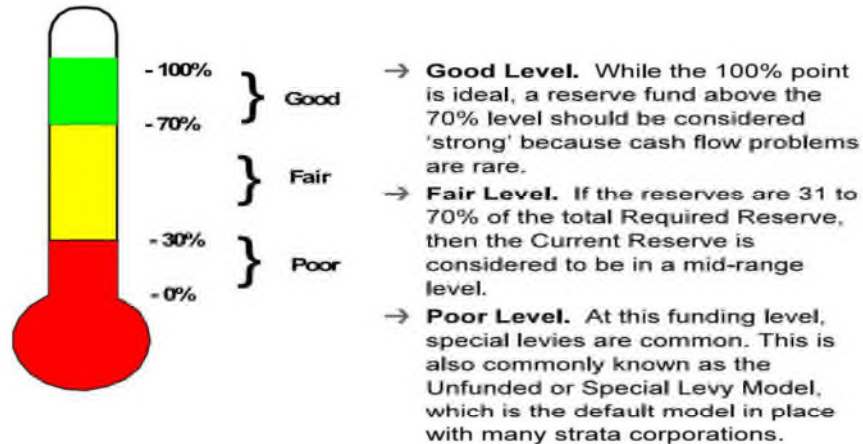
Replacement Cost New: Entire Complex for Insurance Purposes	\$4,666,000
Current Replacement Cost New of Reserve Items	\$ 571,503
Future Replacement Cost New of Reserve Items	\$1,503,858
Building Price Index for Multi-Family	3.0%
Overall Effective Interest Rate on CRF Fund	2.0%
Initial Contingency Reserve Fund (Projected to the next Fiscal Year)	\$81,848

Model No. 1 - 30 Years % Funded less than 30%.	\$ 4,000 + 3.0% per year
Model No. 2 - 5 Years % Funded less than 30%.	\$16,000 + \$5,000 per year
Model No. 3 - 8 Years % Funded less than 30%.	\$23,000 + \$2,000 per year

#### **Percent Funded:**


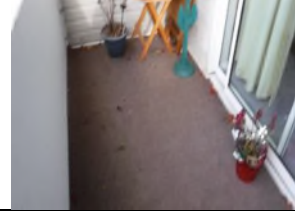





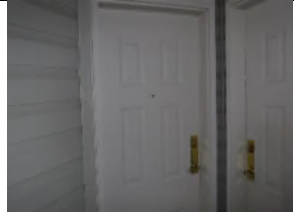








Percent funded is the ratio of how much money is in the contingency account vs. how much money the contingency account should have to cover the total accumulated depreciation of the components on an annual basis. It is a health test of the contingency fund. The depreciation report is a blueprint of the financial health of the strata corporation. It discloses the risks involved if you are an owner, buyer, mortgage provider or insurer. It allows the strata to control when and how the work is done to avoid the higher costs of emergencies.









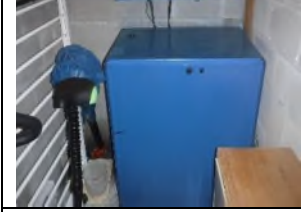
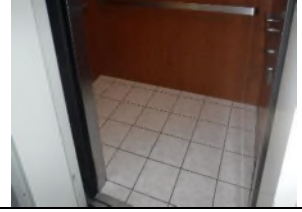






#### → How well funded are we..?






















**Component Photos**

			
Carport Structure Partial Upgrade Allowance every 10 Years	Concrete Patio Replacement in 35 Years (beyond 30- Year Study; therefore, no reserve included)	Deck Structure Upgrades for 4 Units each cycle in 20, 25 & 30 Years	Exterior Walkways (2nd - 4th Floors) Vinyl Membrane Replacement in 5 Years (All in good shape. 3rd Floor Vinyl New in 2005)
			
Exterior Stairwell Partial Upgrades Allowance in 10 Years	Guardrail - Walkways Partial Upgrades Allowance in 20 Years	Doors - Unit Front Entry Doors (4 New in 2017/2018), Replacement in 33 Years (Beyond 30-Year Study; therefore, no reserve included)	Doors - Unit Front Entry Doors (Older), Replacement in 10 Years
			
Doors - Patio Door Replacement in 10 Years	Doors - Common Exterior & Storage Doors Partial Replacement in 10 Years	Exterior Wall Unexpected Repairs / Upgrades Partial Allowance in 30 Years	Exterior Trims Partial Upgrade Allowance, ASAP (in 2020). Needed immediate attention at time of inspection
			
Painting - Exterior Trims, Fascia, etc.). Done in 2018 & 2019, in 8 Years	Security Gates Upgrades in 20 Years	Sealant of Windows, Doors & Weather Stripping in 8 Years	Window Glass 5% Partial Replacement each cycle in 5, 10 & 15 Years (Window screens are owner's responsibility; therefore, no reserve included)

			
Window Glass 10% Partial Replacement each cycle in 20 & 25 Years (Window screens are owner's responsibility; therefore, no reserve included)	Window Glass 15% Partial Replacement in 30 Years (Window screens are owner's responsibility; therefore, no reserve included)	Chimney Cap Replacement in 5 Years	Downspout & Gutter Replacement in 5 Years
			
Roof - Fibre Shingle and Torch-on Membrane (Quote was \$70,000 as noted by the site contact), in 2 Years	Roof - Carport Roof Membrane Replacement in 10 Years	Skylights Replacement in 2 Years	Elevator Electronics Upgrades in 5 Years
			
Elevator Hydraulics Upgrades in 5 Years	Elevators Cab Upgrades in 5 Years	Interior Piping Partial Replacement in 25 Years	Gas Meter Upgrades in 5 Years
			
Electrical System General Upgrades in 25 Years	Exterior Lighting Upgrades in 8 Years (Minor expenses should be charged to Operation Expenses)	Fire Alarm System Upgrade (Done in 2017), in 17 Years	Intercom System Upgrades Allowance in 5 Years



			
<p>Depreciation and Insurance Report Update in 3 Years</p>	<p>Asphalt Paving Crack Filling in 5 Years (Minor expenses should be charged to Operating Expenses)</p>	<p>Concrete Paving Crack Filling in 5 Years (Minor expenses should be charged to Operating Expenses)</p>	<p>Asphalt Paving Oil Seal in 5 Years</p>
			
<p>Asphalt Paving, 2" Scrape &amp; Peel in 25 Years</p>	<p>Concrete Paving Replacement in 25 Years</p>	<p>Concrete Curb Upgrade in 25 Years</p>	<p>Fencing (Wood) Replacement in 10 Years</p>
			
<p>Landscaping General Upgrades every 10 Years</p>	<p>Mailbox Upgrades in 5 Years</p>	<p>Miscellaneous - Park Bench, Minor Fencing, Curb Repairs, Asphalt Patching, etc. Allowance, ASAP (in 2020), then every 5 Years</p>	<p>Painting of Parking Lines in 2 Years</p>
			
<p>Retaining Wall Resetting Allowance every 10 Years</p>	<p>Security Lights Upgrades in 8 Years</p>	<p>Signage Upgrades in 8 Years</p>	<p>Underground Service Camera Inspection every 10 Years</p>
			
<p>Underground Services - Water, sewer &amp; storm Partial Replacement in 25 Years</p>			

**LMS2201 Model 1 - 2020 Funding Study Modified Cash Flow Analysis**

Fiscal Calendar Year	Annual Dues	Annual Interest	Annual Expenses	Net Reserve Funds	% Funded
2020	\$ 4,000	\$ 1,690	\$ 7,728	\$ 79,810	23.5%
2021	\$ 4,120	\$ 1,650		\$ 85,580	23.5%
2022	\$ 4,244	\$ 1,768	\$ 85,008	\$ 6,583	1.7%
2023	\$ 4,371	\$ 173	\$ 4,474	\$ 6,653	1.9%
2024	\$ 4,502	\$ 176		\$ 11,331	3.0%
2025	\$ 4,637	\$ 272	\$ 149,668	-\$ 133,428	-32.0%
2026	\$ 4,776		\$ 4,895	-\$ 133,547	-44.1%
2027	\$ 4,919		\$ 1,271	-\$ 129,899	-38.8%
2028	\$ 5,067		\$ 28,940	-\$ 153,772	-41.2%
2029	\$ 5,219		\$ 5,356	-\$ 153,909	-40.0%
2030	\$ 5,376		\$ 120,570	-\$ 269,102	-63.9%
2031	\$ 5,537			-\$ 263,566	-77.0%
2032	\$ 5,703		\$ 7,336	-\$ 265,198	-68.8%
2033	\$ 5,874			-\$ 259,324	-61.2%
2034	\$ 6,050			-\$ 253,274	-53.7%
2035	\$ 6,232		\$ 19,331	-\$ 266,373	-51.0%
2036	\$ 6,419			-\$ 259,954	-46.8%
2037	\$ 6,611		\$ 10,289	-\$ 263,632	-43.1%
2038	\$ 6,810		\$ 31,045	-\$ 287,867	-43.7%
2039	\$ 7,014			-\$ 280,853	-40.8%
2040	\$ 7,224		\$ 175,512	-\$ 449,141	-59.8%
2041	\$ 7,441		\$ 7,673	-\$ 449,372	-70.7%
2042	\$ 7,664		\$ 1,992	-\$ 443,700	-64.1%
2043	\$ 7,894			-\$ 435,806	-57.5%
2044	\$ 8,131		\$ 8,395	-\$ 436,069	-52.7%
2045	\$ 8,375		\$ 300,427	-\$ 728,120	-81.5%
2046	\$ 8,626			-\$ 719,494	-
2047	\$ 8,885		\$ 188,977	-\$ 899,586	-
2048	\$ 9,152		\$ 32,427	-\$ 922,861	-
2049	\$ 9,426			-\$ 913,435	-
2050	\$ 9,709		\$ 312,545	-\$ 1,216,271	-
<b>Totals :</b>	<b>\$ 200,011</b>	<b>\$ 5,729</b>	<b>\$ 1,503,858</b>		

The cash distribution shown in this table applies to repair and replacement cash reserves only.

Basis of Funding Study - Modified Cash Flow

Cash reserves have been set to a minimum of \$ 0

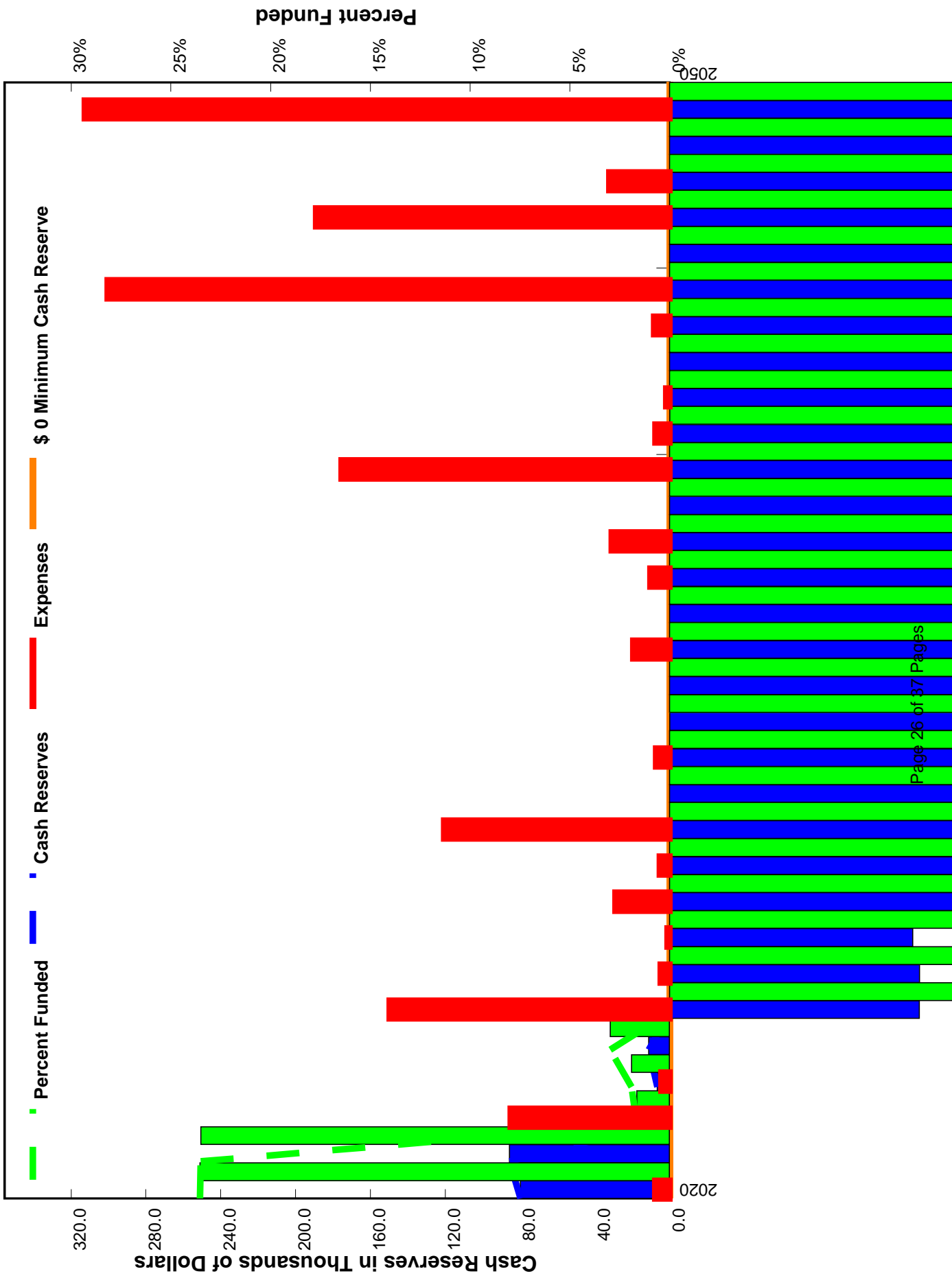
Cash Flow has been modified with the forced Fixed Payments.

Months Remaining in Fiscal Calendar Year 2020: 12      Inflation = 3.00 %      Interest = 2.00 %

Study Life = 30 years      Initial Reserve Funds = \$ 81,847.51      Final Reserve Value = -\$ 1,216,270.84



LMS2201 Model 1 - 2020 Funding Study Cash Flow by Fiscal Calendar Year - Continued



**LMS2201 Model 1 - 2020 Modified Reserve Dues Summary**

**Projected Dues by Month and by Fiscal Calendar Year**

<b>Fiscal Calendar Year</b>	<b>Member Monthly Operations Payment</b>	<b>Member Monthly Reserve Payment</b>	<b>Member Total Monthly Payment</b>	<b>Member Total Annual Payment</b>	<b>Monthly Reserve Payment</b>	<b>Annual Reserve Payment</b>
2020	NA	\$ 20.83	\$ 20.83	\$ 250.00	\$ 333	\$ 4,000
2021	NA	\$ 21.46	\$ 21.46	\$ 257.50	\$ 343	\$ 4,120
2022	NA	\$ 22.10	\$ 22.10	\$ 265.23	\$ 354	\$ 4,244
2023	NA	\$ 22.77	\$ 22.77	\$ 273.18	\$ 364	\$ 4,371
2024	NA	\$ 23.45	\$ 23.45	\$ 281.38	\$ 375	\$ 4,502
2025	NA	\$ 24.15	\$ 24.15	\$ 289.82	\$ 386	\$ 4,637
2026	NA	\$ 24.88	\$ 24.88	\$ 298.51	\$ 398	\$ 4,776
2027	NA	\$ 25.62	\$ 25.62	\$ 307.47	\$ 410	\$ 4,919
2028	NA	\$ 26.39	\$ 26.39	\$ 316.69	\$ 422	\$ 5,067
2029	NA	\$ 27.18	\$ 27.18	\$ 326.19	\$ 435	\$ 5,219
2030	NA	\$ 28.00	\$ 28.00	\$ 335.98	\$ 448	\$ 5,376
2031	NA	\$ 28.84	\$ 28.84	\$ 346.06	\$ 461	\$ 5,537
2032	NA	\$ 29.70	\$ 29.70	\$ 356.44	\$ 475	\$ 5,703
2033	NA	\$ 30.59	\$ 30.59	\$ 367.13	\$ 490	\$ 5,874
2034	NA	\$ 31.51	\$ 31.51	\$ 378.15	\$ 504	\$ 6,050
2035	NA	\$ 32.46	\$ 32.46	\$ 389.49	\$ 519	\$ 6,232
2036	NA	\$ 33.43	\$ 33.43	\$ 401.18	\$ 535	\$ 6,419
2037	NA	\$ 34.43	\$ 34.43	\$ 413.21	\$ 551	\$ 6,611
2038	NA	\$ 35.47	\$ 35.47	\$ 425.61	\$ 567	\$ 6,810
2039	NA	\$ 36.53	\$ 36.53	\$ 438.38	\$ 585	\$ 7,014
2040	NA	\$ 37.63	\$ 37.63	\$ 451.53	\$ 602	\$ 7,224
2041	NA	\$ 38.76	\$ 38.76	\$ 465.07	\$ 620	\$ 7,441
2042	NA	\$ 39.92	\$ 39.92	\$ 479.03	\$ 639	\$ 7,664
2043	NA	\$ 41.12	\$ 41.12	\$ 493.40	\$ 658	\$ 7,894
2044	NA	\$ 42.35	\$ 42.35	\$ 508.20	\$ 678	\$ 8,131
2045	NA	\$ 43.62	\$ 43.62	\$ 523.44	\$ 698	\$ 8,375
2046	NA	\$ 44.93	\$ 44.93	\$ 539.15	\$ 719	\$ 8,626
2047	NA	\$ 46.28	\$ 46.28	\$ 555.32	\$ 740	\$ 8,885
2048	NA	\$ 47.67	\$ 47.67	\$ 571.98	\$ 763	\$ 9,152
2049	NA	\$ 49.10	\$ 49.10	\$ 589.14	\$ 786	\$ 9,426
2050	NA	\$ 50.57	\$ 50.57	\$ 606.82	\$ 809	\$ 9,709

Dues Summary has been modified with forced Fixed Payments.

In the context of the Reserve Payment Summary, the "Annual Reserve Payment" corresponds with the "Annual Revenue" in the Cash Flow report.

Number of Payment Months in Fiscal Calendar Year 2020: 12

Number of Years of Constant Payments: 1

No of Dues Paying Members: 16

**LMS2201 Model 2 - 2020 Funding Study Modified Cash Flow Analysis**

Fiscal Calendar Year	Annual Dues	Annual Interest	Annual Expenses	Net Reserve Funds	% Funded
2020	\$ 16,000	\$ 1,801	\$ 7,728	\$ 91,920	27.1%
2021	\$ 21,000	\$ 2,050		\$ 114,971	31.6%
2022	\$ 26,000	\$ 2,562	\$ 85,008	\$ 58,525	14.7%
2023	\$ 31,000	\$ 1,468	\$ 4,474	\$ 86,518	24.9%
2024	\$ 36,000	\$ 2,080		\$ 124,598	32.9%
2025	\$ 41,000	\$ 2,895	\$ 149,668	\$ 18,825	4.5%
2026	\$ 46,000	\$ 804	\$ 4,895	\$ 60,734	20.1%
2027	\$ 51,000	\$ 1,697	\$ 1,271	\$ 112,160	33.5%
2028	\$ 56,000	\$ 2,782	\$ 28,940	\$ 142,001	38.1%
2029	\$ 61,000	\$ 3,431	\$ 5,356	\$ 201,076	52.3%
2030	\$ 66,000	\$ 4,670	\$ 120,570	\$ 151,177	35.9%
2031	\$ 71,000	\$ 3,708		\$ 225,885	66.0%
2032	\$ 76,000	\$ 5,263	\$ 7,336	\$ 299,813	77.7%
2033	\$ 81,000	\$ 6,803		\$ 387,616	91.4%
2034	\$ 86,000	\$ 8,623		\$ 482,238	102.2%
2035	\$ 29,000	\$ 10,009	\$ 19,331	\$ 501,916	96.1%
2036	\$ 29,000	\$ 10,406		\$ 541,322	97.4%
2037	\$ 29,000	\$ 11,202	\$ 10,289	\$ 571,234	93.5%
2038	\$ 29,000	\$ 11,806	\$ 31,045	\$ 580,996	88.2%
2039	\$ 29,000	\$ 12,003		\$ 622,000	90.5%
2040	\$ 29,000	\$ 12,832	\$ 175,512	\$ 488,319	65.1%
2041	\$ 29,000	\$ 10,131	\$ 7,673	\$ 519,777	81.7%
2042	\$ 29,000	\$ 10,767	\$ 1,992	\$ 557,552	80.5%
2043	\$ 29,000	\$ 11,530		\$ 598,082	79.0%
2044	\$ 29,000	\$ 12,349	\$ 8,395	\$ 631,036	76.2%
2045	\$ 29,000	\$ 13,014	\$ 300,427	\$ 372,624	41.7%
2046	\$ 29,000	\$ 7,794		\$ 409,418	61.9%
2047	\$ 29,000	\$ 8,538	\$ 188,977	\$ 257,978	35.1%
2048	\$ 29,000	\$ 5,478	\$ 32,427	\$ 260,030	42.3%
2049	\$ 29,000	\$ 5,520		\$ 294,550	44.9%
2050	\$ 11,935	\$ 6,060	\$ 312,545	\$ 0	0.0%
<b>Totals :</b>	<b>\$ 1,211,935</b>	<b>\$ 210,075</b>	<b>\$ 1,503,858</b>		

The cash distribution shown in this table applies to repair and replacement cash reserves only.

Basis of Funding Study - Modified Cash Flow

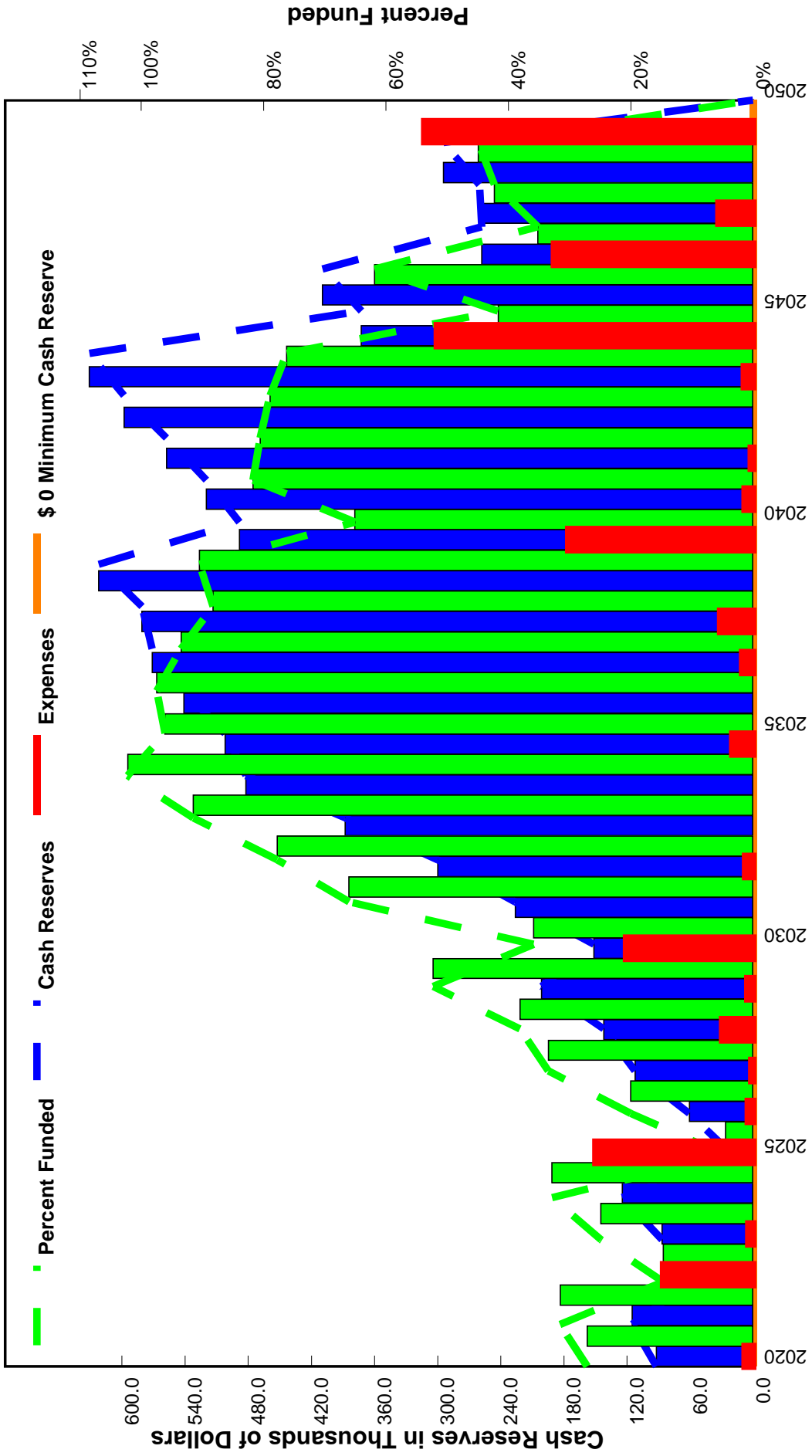
Cash reserves have been set to a minimum of \$ 0

Cash Flow has been modified with the forced Fixed Payments.

Months Remaining in Fiscal Calendar Year 2020: 12      Inflation = 3.00 %      Interest = 2.00 %

Study Life = 30 years      Initial Reserve Funds = \$ 81,847.51      Final Reserve Value = -\$ 0.05

LMS2201 Model 2 - 2020 Funding Study Cash Flow by Fiscal Calendar Year - Continued





**LMS2201 Model 2 - 2020 Modified Reserve Dues Summary**

**Projected Dues by Month and by Fiscal Calendar Year**

<b>Fiscal Calendar Year</b>	<b>Member Monthly Operations Payment</b>	<b>Member Monthly Reserve Payment</b>	<b>Member Total Monthly Payment</b>	<b>Member Total Annual Payment</b>	<b>Monthly Reserve Payment</b>	<b>Annual Reserve Payment</b>
2020	NA	\$ 83.33	\$ 83.33	\$ 1,000.00	\$ 1,333	\$ 16,000
2021	NA	\$ 109.38	\$ 109.38	\$ 1,312.50	\$ 1,750	\$ 21,000
2022	NA	\$ 135.42	\$ 135.42	\$ 1,625.00	\$ 2,167	\$ 26,000
2023	NA	\$ 161.46	\$ 161.46	\$ 1,937.50	\$ 2,583	\$ 31,000
2024	NA	\$ 187.50	\$ 187.50	\$ 2,250.00	\$ 3,000	\$ 36,000
2025	NA	\$ 213.54	\$ 213.54	\$ 2,562.50	\$ 3,417	\$ 41,000
2026	NA	\$ 239.58	\$ 239.58	\$ 2,875.00	\$ 3,833	\$ 46,000
2027	NA	\$ 265.63	\$ 265.63	\$ 3,187.50	\$ 4,250	\$ 51,000
2028	NA	\$ 291.67	\$ 291.67	\$ 3,500.00	\$ 4,667	\$ 56,000
2029	NA	\$ 317.71	\$ 317.71	\$ 3,812.50	\$ 5,083	\$ 61,000
2030	NA	\$ 343.75	\$ 343.75	\$ 4,125.00	\$ 5,500	\$ 66,000
2031	NA	\$ 369.79	\$ 369.79	\$ 4,437.50	\$ 5,917	\$ 71,000
2032	NA	\$ 395.83	\$ 395.83	\$ 4,750.00	\$ 6,333	\$ 76,000
2033	NA	\$ 421.88	\$ 421.88	\$ 5,062.50	\$ 6,750	\$ 81,000
2034	NA	\$ 447.92	\$ 447.92	\$ 5,375.00	\$ 7,167	\$ 86,000
2035	NA	\$ 151.04	\$ 151.04	\$ 1,812.50	\$ 2,417	\$ 29,000
2036	NA	\$ 151.04	\$ 151.04	\$ 1,812.50	\$ 2,417	\$ 29,000
2037	NA	\$ 151.04	\$ 151.04	\$ 1,812.50	\$ 2,417	\$ 29,000
2038	NA	\$ 151.04	\$ 151.04	\$ 1,812.50	\$ 2,417	\$ 29,000
2039	NA	\$ 151.04	\$ 151.04	\$ 1,812.50	\$ 2,417	\$ 29,000
2040	NA	\$ 151.04	\$ 151.04	\$ 1,812.50	\$ 2,417	\$ 29,000
2041	NA	\$ 151.04	\$ 151.04	\$ 1,812.50	\$ 2,417	\$ 29,000
2042	NA	\$ 151.04	\$ 151.04	\$ 1,812.50	\$ 2,417	\$ 29,000
2043	NA	\$ 151.04	\$ 151.04	\$ 1,812.50	\$ 2,417	\$ 29,000
2044	NA	\$ 151.04	\$ 151.04	\$ 1,812.50	\$ 2,417	\$ 29,000
2045	NA	\$ 151.04	\$ 151.04	\$ 1,812.50	\$ 2,417	\$ 29,000
2046	NA	\$ 151.04	\$ 151.04	\$ 1,812.50	\$ 2,417	\$ 29,000
2047	NA	\$ 151.04	\$ 151.04	\$ 1,812.50	\$ 2,417	\$ 29,000
2048	NA	\$ 151.04	\$ 151.04	\$ 1,812.50	\$ 2,417	\$ 29,000
2049	NA	\$ 151.04	\$ 151.04	\$ 1,812.50	\$ 2,417	\$ 29,000
2050	NA	\$ 62.16	\$ 62.16	\$ 745.94	\$ 995	\$ 11,935

Dues Summary has been modified with forced Fixed Payments.

In the context of the Reserve Payment Summary, the "Annual Reserve Payment" corresponds with the "Annual Revenue" in the Cash Flow report.

Number of Payment Months in Fiscal Calendar Year 2020: 12

Number of Years of Constant Payments: 1

No of Dues Paying Members: 16

**LMS2201 Model 3 - 2020 Funding Study Modified Cash Flow Analysis**

Fiscal Calendar Year	Annual Dues	Annual Interest	Annual Expenses	Net Reserve Funds	% Funded
2020	\$ 23,000	\$ 1,865	\$ 7,728	\$ 98,985	29.2%
2021	\$ 25,000	\$ 2,230		\$ 126,215	34.7%
2022	\$ 27,000	\$ 2,798	\$ 85,008	\$ 71,005	17.8%
2023	\$ 29,000	\$ 1,702	\$ 4,474	\$ 97,233	28.0%
2024	\$ 31,000	\$ 2,250		\$ 130,482	34.4%
2025	\$ 33,000	\$ 2,940	\$ 149,668	\$ 16,754	4.0%
2026	\$ 35,000	\$ 661	\$ 4,895	\$ 47,520	15.7%
2027	\$ 37,000	\$ 1,301	\$ 1,271	\$ 84,550	25.2%
2028	\$ 39,000	\$ 2,067	\$ 28,940	\$ 96,677	25.9%
2029	\$ 41,000	\$ 2,331	\$ 5,356	\$ 134,652	35.0%
2030	\$ 43,000	\$ 3,116	\$ 120,570	\$ 60,199	14.3%
2031	\$ 45,000	\$ 1,631		\$ 106,830	31.2%
2032	\$ 47,000	\$ 2,591	\$ 7,336	\$ 149,085	38.7%
2033	\$ 49,000	\$ 3,463		\$ 201,549	47.5%
2034	\$ 51,000	\$ 4,541		\$ 257,090	54.5%
2035	\$ 53,000	\$ 5,682	\$ 19,331	\$ 296,441	56.7%
2036	\$ 55,000	\$ 6,495		\$ 357,936	64.4%
2037	\$ 57,000	\$ 7,756	\$ 10,289	\$ 412,402	67.5%
2038	\$ 59,000	\$ 8,874	\$ 31,045	\$ 449,232	68.2%
2039	\$ 61,000	\$ 9,637		\$ 519,869	75.6%
2040	\$ 63,000	\$ 11,082	\$ 175,512	\$ 418,439	55.8%
2041	\$ 65,000	\$ 9,052	\$ 7,673	\$ 484,817	76.2%
2042	\$ 67,000	\$ 10,411	\$ 1,992	\$ 560,236	80.9%
2043	\$ 28,000	\$ 11,575		\$ 599,811	79.2%
2044	\$ 28,000	\$ 12,374	\$ 8,395	\$ 631,791	76.3%
2045	\$ 28,000	\$ 13,020	\$ 300,427	\$ 372,384	41.7%
2046	\$ 28,000	\$ 7,780		\$ 408,165	61.7%
2047	\$ 28,000	\$ 8,503	\$ 188,977	\$ 255,691	34.8%
2048	\$ 28,000	\$ 5,423	\$ 32,427	\$ 256,687	41.7%
2049	\$ 28,000	\$ 5,443		\$ 290,130	44.3%
2050	\$ 16,403	\$ 6,012	\$ 312,545	\$ 0	0.0%
<b>Totals :</b>	<b>\$ 1,247,403</b>	<b>\$ 174,607</b>	<b>\$ 1,503,858</b>		

The cash distribution shown in this table applies to repair and replacement cash reserves only.

Basis of Funding Study - Modified Cash Flow

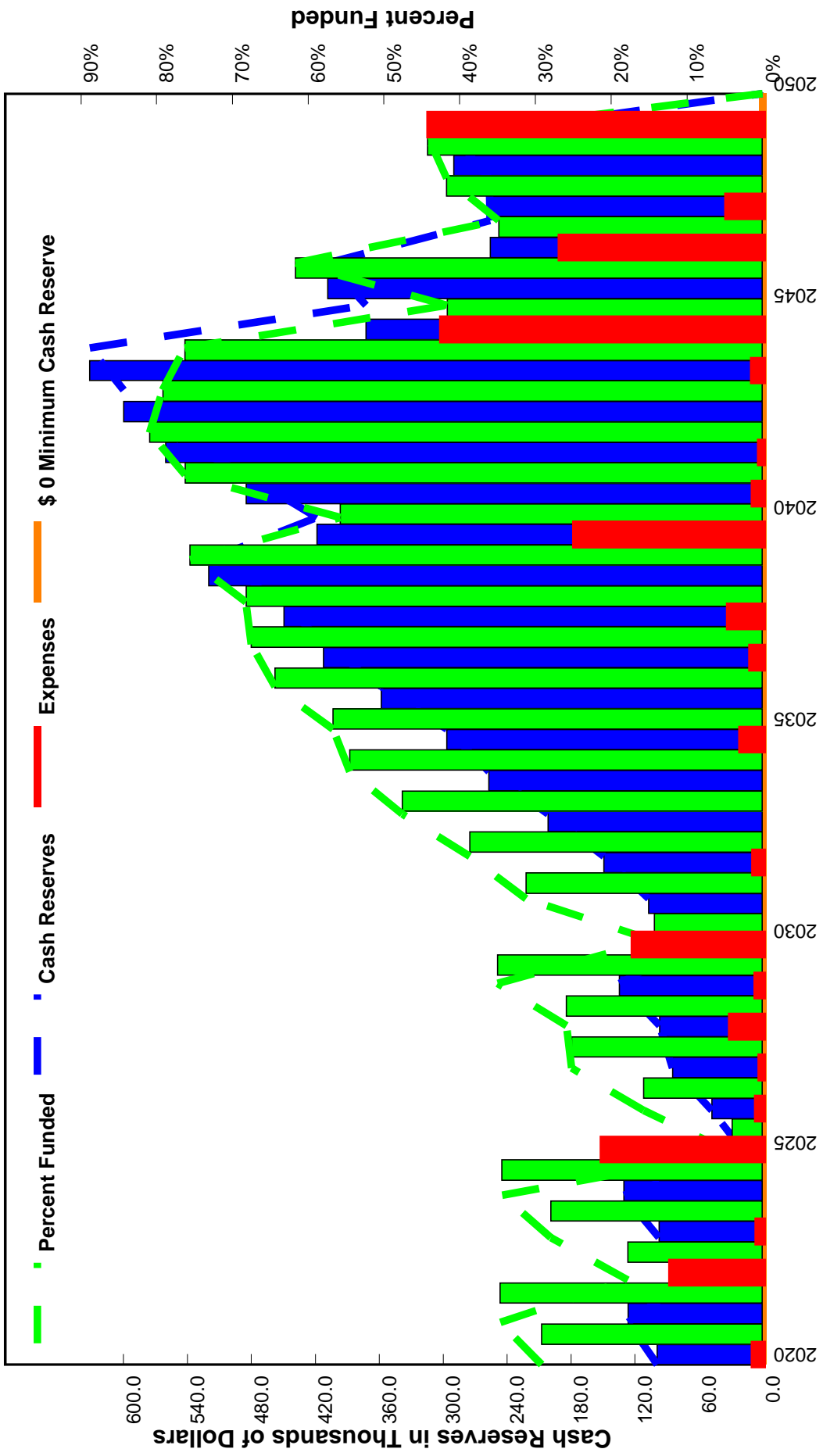
Cash reserves have been set to a minimum of \$ 0

Cash Flow has been modified with the forced Fixed Payments.

Months Remaining in Fiscal Calendar Year 2020: 12      Inflation = 3.00 %      Interest = 2.00 %

Study Life = 30 years      Initial Reserve Funds = \$ 81,847.51      Final Reserve Value = -\$ 0.19

LMS2201 Model 3 - 2020 Funding Study Cash Flow by Fiscal Calendar Year - Continued



Fiscal Calendar Years

**LMS2201 Model 3 - 2020 Modified Reserve Dues Summary**

**Projected Dues by Month and by Fiscal Calendar Year**

<b>Fiscal Calendar Year</b>	<b>Member Monthly Operations Payment</b>	<b>Member Monthly Reserve Payment</b>	<b>Member Total Monthly Payment</b>	<b>Member Total Annual Payment</b>	<b>Monthly Reserve Payment</b>	<b>Annual Reserve Payment</b>
2020	NA	\$ 119.79	\$ 119.79	\$ 1,437.50	\$ 1,917	\$ 23,000
2021	NA	\$ 130.21	\$ 130.21	\$ 1,562.50	\$ 2,083	\$ 25,000
2022	NA	\$ 140.63	\$ 140.63	\$ 1,687.50	\$ 2,250	\$ 27,000
2023	NA	\$ 151.04	\$ 151.04	\$ 1,812.50	\$ 2,417	\$ 29,000
2024	NA	\$ 161.46	\$ 161.46	\$ 1,937.50	\$ 2,583	\$ 31,000
2025	NA	\$ 171.88	\$ 171.88	\$ 2,062.50	\$ 2,750	\$ 33,000
2026	NA	\$ 182.29	\$ 182.29	\$ 2,187.50	\$ 2,917	\$ 35,000
2027	NA	\$ 192.71	\$ 192.71	\$ 2,312.50	\$ 3,083	\$ 37,000
2028	NA	\$ 203.13	\$ 203.13	\$ 2,437.50	\$ 3,250	\$ 39,000
2029	NA	\$ 213.54	\$ 213.54	\$ 2,562.50	\$ 3,417	\$ 41,000
2030	NA	\$ 223.96	\$ 223.96	\$ 2,687.50	\$ 3,583	\$ 43,000
2031	NA	\$ 234.38	\$ 234.38	\$ 2,812.50	\$ 3,750	\$ 45,000
2032	NA	\$ 244.79	\$ 244.79	\$ 2,937.50	\$ 3,917	\$ 47,000
2033	NA	\$ 255.21	\$ 255.21	\$ 3,062.50	\$ 4,083	\$ 49,000
2034	NA	\$ 265.63	\$ 265.63	\$ 3,187.50	\$ 4,250	\$ 51,000
2035	NA	\$ 276.04	\$ 276.04	\$ 3,312.50	\$ 4,417	\$ 53,000
2036	NA	\$ 286.46	\$ 286.46	\$ 3,437.50	\$ 4,583	\$ 55,000
2037	NA	\$ 296.88	\$ 296.88	\$ 3,562.50	\$ 4,750	\$ 57,000
2038	NA	\$ 307.29	\$ 307.29	\$ 3,687.50	\$ 4,917	\$ 59,000
2039	NA	\$ 317.71	\$ 317.71	\$ 3,812.50	\$ 5,083	\$ 61,000
2040	NA	\$ 328.13	\$ 328.13	\$ 3,937.50	\$ 5,250	\$ 63,000
2041	NA	\$ 338.54	\$ 338.54	\$ 4,062.50	\$ 5,417	\$ 65,000
2042	NA	\$ 348.96	\$ 348.96	\$ 4,187.50	\$ 5,583	\$ 67,000
2043	NA	\$ 145.83	\$ 145.83	\$ 1,750.00	\$ 2,333	\$ 28,000
2044	NA	\$ 145.83	\$ 145.83	\$ 1,750.00	\$ 2,333	\$ 28,000
2045	NA	\$ 145.83	\$ 145.83	\$ 1,750.00	\$ 2,333	\$ 28,000
2046	NA	\$ 145.83	\$ 145.83	\$ 1,750.00	\$ 2,333	\$ 28,000
2047	NA	\$ 145.83	\$ 145.83	\$ 1,750.00	\$ 2,333	\$ 28,000
2048	NA	\$ 145.83	\$ 145.83	\$ 1,750.00	\$ 2,333	\$ 28,000
2049	NA	\$ 145.83	\$ 145.83	\$ 1,750.00	\$ 2,333	\$ 28,000
2050	NA	\$ 85.43	\$ 85.43	\$ 1,025.19	\$ 1,367	\$ 16,403

Dues Summary has been modified with forced Fixed Payments.

In the context of the Reserve Payment Summary, the "Annual Reserve Payment" corresponds with the "Annual Revenue" in the Cash Flow report.

Number of Payment Months in Fiscal Calendar Year 2020: 12

Number of Years of Constant Payments: 1

No of Dues Paying Members: 16



May 1, 2020

<b>Year</b>	<b>Category</b>	<b>Item Name</b>	<b>Expense</b>	
FY 2020	04.00 Exterior Closure	Exterior Trims Partial Upgrade Allowance	\$ 5,152	
	12.00 Site Improvements	Miscellaneous - Park Bench, Minor Fencing, Curb Repairs, Asphalt Patching, etc. Allowance	\$ 2,576	
			<b>FY 2020 Annual Expense Total = \$ 7,728</b>	
FY 2022	05.00 Roofing	Roof - Fibre Shingle and Torch-on Membrane (Quote was \$70,000 as noted by the site contact)	\$ 80,960	
	05.00 Roofing	Skylights	\$ 2,954	
			<b>05.00 Roofing Subtotal = \$ 83,914.00</b>	
	12.00 Site Improvements	Painting of Parking Lines	\$ 1,094	
			<b>Annual Expense Total = \$ 85,008</b>	
FY 2023	10.00 Services/Professional	Depreciation and Insurance Report Update	\$ 4,474	
			<b>Annual Expense Total = \$ 4,474</b>	
FY 2025	03.00 Superstructure	Exterior Walkways (2nd - 4th Floors) Vinyl Membrane Replacement (All in good shape. 3rd Floor Vinyl New in 2005)	\$ 54,192	
	04.00 Exterior Closure	Window Glass 5% Partial Replacement in 5 Years	\$ 6,583	
	05.00 Roofing	Chimney Cap Replacement	\$ 3,351	
	05.00 Roofing	Downspouts	\$ 5,362	
	05.00 Roofing	Gutters	\$ 821	
				<b>05.00 Roofing Subtotal = \$ 9,534.00</b>
	07.00 Conveying Systems	Elevator Electronics	\$ 29,924	
	07.00 Conveying Systems	Elevator Hydraulics	\$ 17,954	
	07.00 Conveying Systems	Elevators Cab	\$ 14,363	
				<b>07.00 Conveying Systems Subtotal = \$ 62,241.00</b>
08.00 Mechanical Systems	Gas Meter Upgrades	\$ 4,788		
09.00 Electrical Systems	Intercom System	\$ 3,351		
12.00 Site Improvements	Asphalt Paving Crack Filling	\$ 1,197		
12.00 Site Improvements	Concrete Paving Crack Filling	\$ 1,197		
12.00 Site Improvements	Asphalt Oil Seal	\$ 1,197		
12.00 Site Improvements	Mailbox	\$ 2,394		
12.00 Site Improvements	Miscellaneous - Park Bench, Minor Fencing, Curb Repairs, Asphalt Patching, etc. Allowance	\$ 2,992		
			<b>12.00 Site Improvements Subtotal = \$ 8,977.00</b>	
			<b>FY 2025 Annual Expense Total = \$ 149,666</b>	
FY 2026	10.00 Services/Professional	Depreciation and Insurance Report Update	\$ 4,895	
			<b>Annual Expense Total = \$ 4,895</b>	
FY 2027	12.00 Site Improvements	Painting of Parking Lines	\$ 1,271	
			<b>Annual Expense Total = \$ 1,271</b>	

<b>Year</b>	<b>Category</b>	<b>Item Name</b>	<b>Expense</b>
	04.00 Exterior Closure	Painting - Exterior Trims, Fascia, etc.). Done in 2018 & 2019	\$ 10,476
	04.00 Exterior Closure	Sealant of Windows, Doors & Weather Stripping	\$ 7,333
		<b>04.00 Exterior Closure Subtotal = \$ 17,809.00</b>	
FY 2028	09.00 Electrical Systems	Exterior & Interior Lighting Upgrades	\$ 5,893
	12.00 Site Improvements	Security Lights Upgrades	\$ 2,619
	12.00 Site Improvements	Signage Upgrades	\$ 2,619
		<b>12.00 Site Improvements Subtotal = \$ 5,238.00</b>	
		<b>FY 2028 Annual Expense Total = \$ 28,940</b>	
FY 2029	10.00 Services/Professional	Depreciation and Insurance Report Update	\$ 5,356
		<b>Annual Expense Total = \$ 5,356</b>	
	03.00 Superstructure	Carport Structure (Small Storage Included) Partial Upgrade Allowance	\$ 5,562
	03.00 Superstructure	Exterior Stairwell Partial Upgrades Allowance	\$ 13,904
		<b>03.00 Superstructure Subtotal = \$ 19,466.00</b>	
	04.00 Exterior Closure	Doors - Unit Front Entry Doors (Older)	\$ 10,845
	04.00 Exterior Closure	Doors - Patio Door Replacement	\$ 35,594
	04.00 Exterior Closure	Doors - Common Exterior & Storage Doors Partial Replacement	\$ 2,086
FY 2030	04.00 Exterior Closure	Window Glass 5% Partial Replacement in 10 Years	\$ 7,647
		<b>04.00 Exterior Closure Subtotal = \$ 56,172.00</b>	
	05.00 Roofing	Roof - Carport Roof Membrane Replacement	\$ 18,598
	12.00 Site Improvements	Fencing (Wood) Replacement	\$ 8,954
	12.00 Site Improvements	Landscaping General Upgrades	\$ 6,952
	12.00 Site Improvements	Miscellaneous - Park Bench, Minor Fencing, Curb Repairs, Asphalt Patching, etc. Allowance	\$ 3,476
	12.00 Site Improvements	Retaining Wall Resetting Allowance	\$ 3,476
	12.00 Site Improvements	Underground Service Camera Inspection	\$ 3,476
		<b>12.00 Site Improvements Subtotal = \$ 26,334.00</b>	
		<b>FY 2030 Annual Expense Total = \$ 120,570</b>	
FY 2032	10.00 Services/Professional	Depreciation and Insurance Report Update	\$ 5,859
	12.00 Site Improvements	Painting of Parking Lines	\$ 1,476
		<b>FY 2032 Annual Expense Total = \$ 7,335</b>	
	04.00 Exterior Closure	Window Glass 5% Partial Replacement in 15 Years	\$ 8,883
FY 2035	10.00 Services/Professional	Depreciation and Insurance Report Update	\$ 6,410
	12.00 Site Improvements	Miscellaneous - Park Bench, Minor Fencing, Curb Repairs, Asphalt Patching, etc. Allowance	\$ 4,038
		<b>FY 2035 Annual Expense Total = \$ 19,331</b>	
FY 2037	09.00 Electrical Systems	Fire Alarm System Upgrade (Done in 2017)	\$ 8,574
	12.00 Site Improvements	Painting of Parking Lines	\$ 1,715
		<b>FY 2037 Annual Expense Total = \$ 10,289</b>	

Year	Category	Item Name	Expense
FY 2038	04.00 Exterior Closure	Painting - Exterior Trims, Fascia, etc.). Done in 2018 & 2019	\$ 14,136
	04.00 Exterior Closure	Sealant of Windows, Doors & Weather Stripping	\$ 9,895
	<b>04.00 Exterior Closure Subtotal = \$ 24,031.00</b>		
	10.00 Services/Professional	Depreciation and Insurance Report Update	\$ 7,013
<b>Annual Expense Total = \$ 31,044</b>			
FY 2040	03.00 Superstructure	Carport Structure (Small Storage Included) Partial Upgrade Allowance	\$ 7,505
	03.00 Superstructure	Deck Structure Upgrades for 4 Units in 20 Years	\$ 56,284
	03.00 Superstructure	Guardrail - Exterior Walkways Partial Upgrades Allowance	\$ 45,027
	<b>03.00 Superstructure Subtotal = \$ 108,816.00</b>		
	04.00 Exterior Closure	Security Gates Upgrades	\$ 7,505
	04.00 Exterior Closure	Exterior Trims Partial Upgrade Allowance	\$ 9,381
	04.00 Exterior Closure	Window Glass 10% Partial Replacement in 20 Years	\$ 20,731
	<b>04.00 Exterior Closure Subtotal = \$ 37,617.00</b>		
	12.00 Site Improvements	Asphalt Paving Crack Filling	\$ 1,876
	12.00 Site Improvements	Concrete Paving Crack Filling	\$ 1,876
12.00 Site Improvements	Asphalt Oil Seal	\$ 1,876	
12.00 Site Improvements	Landscaping General Upgrades	\$ 9,381	
12.00 Site Improvements	Miscellaneous - Park Bench, Minor Fencing, Curb Repairs, Asphalt Patching, etc. Allowance	\$ 4,690	
12.00 Site Improvements	Retaining Wall Resetting Allowance	\$ 4,690	
12.00 Site Improvements	Underground Service Camera Inspection	\$ 4,690	
<b>12.00 Site Improvements Subtotal = \$ 29,079.00</b>			
<b>FY 2040 Annual Expense Total = \$ 175,512</b>			
FY 2041	10.00 Services/Professional	Depreciation and Insurance Report Update	\$ 7,673
<b>Annual Expense Total = \$ 7,673</b>			
FY 2042	12.00 Site Improvements	Painting of Parking Lines	\$ 1,992
<b>Annual Expense Total = \$ 1,992</b>			
FY 2044	10.00 Services/Professional	Depreciation and Insurance Report Update	\$ 8,395
<b>Annual Expense Total = \$ 8,395</b>			
FY 2045	03.00 Superstructure	Deck Structure Upgrades for 4 Units in 25 Years	\$ 65,380
	03.00 Superstructure	Exterior Walkways (2nd - 4th Floors) Vinyl Membrane Replacement (All in good shape. 3rd Floor Vinyl New in 2005)	\$ 98,671
	<b>03.00 Superstructure Subtotal = \$ 164,051.00</b>		
	04.00 Exterior Closure	Window Glass 10% Partial Replacement in 25 Years	\$ 24,082
	08.00 Mechanical Systems	Interior Piping Partial Replacement	\$ 10,897
	09.00 Electrical Systems	Electrical System General Upgrades	\$ 7,628
	09.00 Electrical Systems	Intercom System	\$ 6,102

<b>Year</b>	<b>Category</b>	<b>Item Name</b>	<b>Expense</b>
<b>09.00 Electrical Systems Subtotal = \$ 13,730.00</b>			
	12.00 Site Improvements	Asphalt Paving, 2" Scrape & Peel	\$ 33,292
	12.00 Site Improvements	Concrete Curb Upgrade	\$ 2,615
	12.00 Site Improvements	Concrete Paving Replacement	\$ 24,518
	12.00 Site Improvements	Miscellaneous - Park Bench, Minor Fencing, Curb Repairs, Asphalt Patching, etc. Allowance	\$ 5,448
	12.00 Site Improvements	Underground Services - Water, sewer & storm Partial Replacement	\$ 21,793
<b>12.00 Site Improvements Subtotal = \$ 87,666.00</b>			
<b>FY 2045 Annual Expense Total = \$ 300,426</b>			
FY 2047	05.00 Roofing	Roof - Fibre Shingle and Torch-on Membrane (Quote was \$70,000 as noted by the site contact)	\$ 171,232
	05.00 Roofing	Skylights	\$ 6,248
	<b>05.00 Roofing Subtotal = \$ 177,480.00</b>		
	10.00 Services/Professional	Depreciation and Insurance Report Update	\$ 9,184
	12.00 Site Improvements	Painting of Parking Lines	\$ 2,314
<b>FY 2047 Annual Expense Total = \$ 188,978</b>			
FY 2048	04.00 Exterior Closure	Painting - Exterior Trims, Fascia, etc.). Done in 2018 & 2019	\$ 19,075
	04.00 Exterior Closure	Sealant of Windows, Doors & Weather Stripping	\$ 13,352
<b>04.00 Exterior Closure Subtotal = \$ 32,427.00</b>			
<b>FY 2048 Annual Expense Total = \$ 32,427</b>			
	03.00 Superstructure	Carport Structure (Small Storage Included) Partial Upgrade Allowance	\$ 10,126
	03.00 Superstructure	Deck Structure Upgrades for 4 Units in 30 Years	\$ 75,947
	03.00 Superstructure	Exterior Stairwell Partial Upgrades Allowance	\$ 25,316
<b>03.00 Superstructure Subtotal = \$ 111,389.00</b>			
FY 2050	04.00 Exterior Closure	Exterior Wall Unexpected Repairs / Upgrades Partial Allowance	\$ 101,263
	04.00 Exterior Closure	Window Glass 15% Partial Replacement in 30 Years	\$ 41,897
	<b>04.00 Exterior Closure Subtotal = \$ 143,160.00</b>		
	10.00 Services/Professional	Depreciation and Insurance Report Update	\$ 10,048
	12.00 Site Improvements	Fencing (Wood) Replacement	\$ 16,303
	12.00 Site Improvements	Landscaping General Upgrades	\$ 12,658
	12.00 Site Improvements	Miscellaneous - Park Bench, Minor Fencing, Curb Repairs, Asphalt Patching, etc. Allowance	\$ 6,329
	12.00 Site Improvements	Retaining Wall Resetting Allowance	\$ 6,329
	12.00 Site Improvements	Underground Service Camera Inspection	\$ 6,329
<b>12.00 Site Improvements Subtotal = \$ 47,948.00</b>			
<b>FY 2050 Annual Expense Total = \$ 312,545</b>			