

Lakeshore Yacht Club

Lakeshore Blvd.

R7

Study Year	2009		2009 Opening Balance	\$347,000			
Year of Acquisition	1998		2009 Annual Contribution	\$0			
Total Costs	\$1,461,500		2009 Estimated Expenses	\$67,000		Inflation Rate	2.31%
Number of Units	1		2009 Closing Balance	\$293,880		Interest Rate	4.00%

BEST **Common Element Replacement Costs and Life Expectancies**

(Component Inventory)

Item	Component Description	Year of Acquisition	Current Age	Normal Expected Life	Remaining Life Expectancy	Repair or Replacement Year	Phases	Current Repair or Replacement Cost (\$)	% for Reserve	Adjusted Reserve Cost (\$)
1.00 SITE WORK										
1.01	Asphalt - Access Roads	1993	16	25	9	2018	1	10,000	80	8,000
1.02	Gravel Fill - Parking Area	1996	13	50	37	2046	1	50,000	10	5,000
1.03	Chain Link Fence	1996	13	25	12	2021	1	25,000	10	2,500
1.04	Vehicle Gate Mechanism * Note 2	2008	1	25	24	2033	1	15,000	100	15,000
1.05	Recycling Station * Note 2	2009	0	30	30	2039	1	2,500	100	2,500
1.06	Garbage Enclosure & Bin * Note 2	2002	7	30	23	2032	1	2,500	100	2,500
1.07	Barbeque Enclosure & Area	2003	6	30	24	2033	1	5,000	100	5,000
1.08	Barbeques * Note 2	2009	0	10	10	2019	1	6,000	100	6,000
1.09	Storage Shed * Note 2	2009	0	30	30	2039	1	1,500	100	1,500
1.10	Flag Pole	2003	6	20	14	2023	1	5,000	50	2,500
1.11	Mast Racks * Note 2	2000	9	45	36	2045	1	23,000	100	23,000
1.12	Signage - Site	2007	2	15	13	2022	1	8,000	100	8,000
1.13	Picnic Tables * Note 2	2009	0	25	25	2034	1	20,000	100	20,000

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2.00 BUILDING ENVELOPE										
2.01	Concrete - Foundation Slabs & Walls * Note 4	1998	11	100	89	2098	1	100,000	0	-
2.02	Concrete - Caissons * Note 4	1998	11	100	89	2098	1	50,000	0	-
2.03	Exterior Walls - Wood Siding	2000	9	30	21	2030	1	65,000	100	65,000
2.04	Roofing - Asphalt Shingles & Flashings * Note 2	2008	1	20	19	2028	1	35,000	100	35,000
2.05	Roofing - Eavestroughs, Fascia & Soffits * Note 2	1998	11	40	1	2010	1	20,000	100	20,000
2.06	Perimeter Sealants	2000	9	15	6	2015	1	6,000	100	6,000
2.07	Windows - PVC Frame	2000	9	30	21	2030	1	15,000	100	15,000
2.08	Windows - Skylights	2000	9	25	16	2025	1	2,000	100	2,000
2.09	Doors - Exterior Patio Doors & Frames	2000	9	30	21	2030	1	10,000	100	10,000
2.10	Balcony - Waterproofing * Note 1 & 2	2001	8	15	7	2016	1	3,000	100	3,000
2.11	Balcony Wood Deck & Stairs * Note 2	2001	8	20	12	2021	1	10,000	100	10,000
2.12	Veranda - Stone Flooring * Note 1 & 2	2001	8	10	2	2011	1	6,000	100	6,000

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3.00 INTERIOR COMPONENTS										
3.01	Interior Doors	2001	8	40	32	2041	1	5,000	100	5,000
3.02	Washrooms (Men & Women) * Note 1 & 2	2001	8	25	7	2016	1	25,000	50	12,500
3.03	Change Rooms (Men & Women) * Note 1 & 2	2001	8	25	7	2016	1	25,000	50	12,500
3.04	Lounge (Great Room) Flooring * Note 1 & 2	2005	4	20	11	2020	1	25,000	100	25,000
3.05	Lower Kitchen * Note 1	2001	8	30	7	2016	1	10,000	100	10,000
3.06	Upper Kitchen * Note 1	2001	8	30	7	2016	1	5,000	100	5,000
3.07	Bar * Note 2	2001	8	30	22	2031	1	6,000	100	6,000
3.08	Laundry Room * Note 2	2008	1	35	11	2020	1	2,500	100	2,500

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4.00	MECHANICAL & ELECTRICAL									
4.01	Common Area Lighting * Note 2	1998	11	30	19	2028	1	10,000	100	10,000
4.02	Emergency Lighting * Note 2	1998	11	25	14	2023	1	1,000	100	1,000
4.03	Exterior Lighting (Perimeter) * Note 2 & 3	2001	8	20	3	2012	1	6,000	100	6,000
4.04	Exterior Lighting	1998	11	30	19	2028	1	2,000	100	2,000
4.05	Baseboard Heaters * Note 2	1998	11	15	4	2013	1	2,500	100	2,500
4.06	Furnaces * Note 2	1998	11	25	14	2023	1	10,000	100	10,000
4.07	Chimneys & Fireplaces	1998	11	35	24	2033	1	8,000	100	8,000
4.08	Fire Extinguisher * Note 2	2001	8	20	12	2021	1	2,500	100	2,500
4.09	Electrical Power Supply System	2000	9	50	41	2050	1	25,000	10	2,500
4.10	Handicap Door Openers	1998	11	20	9	2018	1	2,000	100	2,000
4.11	Dock Electrical * Note 2	1998	11	40	27	2036	1	60,000	5	3,000
4.12	Security Systems * Note 2	2008	1	15	14	2023	1	35,000	100	35,000
4.13	Security Cameras * Note 2	2009	0	15	15	2024	1	5,000	100	5,000
4.14	Sound System * Note 2	2001	8	10	2	2011	1	5,000	100	5,000
4.15	Fire Hydrants * Note 2	1991	18	30	12	2021	1	15,000	100	15,000
4.16	Hot Water Heater & Tank	2001	8	40	32	2041	1	5,000	100	5,000
4.17	Storm & Sanitary Drainage System	1997	12	45	33	2042	1	5,000	5	250
4.18	Water Distribution System * Note 2	2000	9	40	31	2040	1	12,000	25	3,000
4.19	Septic System & Tank * Note 2	1995	14	25	11	2020	1	14,000	25	3,500
4.20	Pump Out (Dock)	2009	0	20	20	2029	1	10,000	100	10,000
4.21	A/C Units	1998	11	25	14	2023	1	8,000	100	8,000
4.22	Exhaust Fans * Note 2	1998	11	35	24	2033	1	5,000	100	5,000
4.23	Storm Sewer & Pumpout Drain * Note 2	1998	11	25	14	2023	1	5,000	100	5,000

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5.00 A-FRAME WORKSHOP BUILDING										
5.01	Concrete - Foundation Slabs * Note 4	1998	11	100	89	2098	1	15,000	0	-
5.02	A-Frame * Note 2 & 4	1991	18	100	82	2091	1	18,000	0	-
5.03	Exterior Walls - Wood Siding * Note 2	1998	11	30	17	2026	1	15,000	100	15,000
5.04	Roofing - Downspouts, Soffits, Wood Fascia, Trim & Eavestrough * Note 2	1998	11	40	28	2037	1	2,500	100	2,500
5.05	Roofing - Asphalt Shingles	1998	11	20	9	2018	2	8,000	100	8,000
5.06	Windows - PVC Frame * Note 2	1998	11	30	19	2028	1	1,000	100	1,000
5.07	Doors - Overhead Doors & Frames * Note 2	1998	11	15	4	2013	1	3,000	100	3,000
5.08	ForkLift * Note 2	2009	0	20	20	2029	1	20,000	100	20,000
5.09	Welder * Note 2	2007	2	20	18	2027	1	4,000	100	4,000
5.10	Shop Equipment * Note 2	1998	11	10	1	2010	1	5,000	100	5,000

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6.00 DOCKS										
6.01	Humber * Note 2	1991	18	35	17	2026	1	15,000	50	7,500
6.02	Dock A - Phase 2(One half) * Note 2	1993	16	35	19	2028	1	70,000	50	35,000
6.03	Dock A - Phase 1(One half) and Dock B * Note 2	1991	18	35	17	2026	1	280,000	50	140,000
6.04	Ice Eaters * Note 2	2006	3	15	12	2021	1	4,000	100	4,000
6.05	Dock Anchors * Note 2	1991	18	35	17	2026	1	25,000	100	25,000
6.09	Dock Extensions * Note 2	1998	11	25	14	2023	1	50,000	100	50,000
6.10	Dredging at Harbour Entrance * Note 1 & 2	1991	18	25	7	2016	25	50,000	100	50,000
6.11	Work Boat * Note 2	1998	11	15	4	2013	1	24,000	100	24,000
NOTES										
1	Repair/replacement schedule provided by Lakeshore Yacht Club.									
2	Repair/replacement cost provided by Lakeshore Yacht Club.									
3	Advised item is in need of replacement/upgrading by Lakeshore Yacht Club.									
4	% for Reserve modified from to 0% by Lakeshore Yacht Club request.									