

Lakeshore Yacht Club

Lakeshore Blvd.

R7

Study Year	2009			2009 Opening Balance	\$ 347,000					
Year of Acquisition	1998			2009 Annual Contribution	\$ -					
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 
Schedule of Replacement Costs										
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Opening Balance	347,000	293,880	279,074	276,925	309,478	317,386	359,084	395,566	390,727	437,681
Annual Contribution	-	-	-	30,000	30,693	31,402	32,127	32,870	33,629	34,406
Estimated Expenditures	67,000	27,624	13,608	8,567	34,513	2,242	9,175	52,801	2,401	19,651
Closing Balance	293,880	279,074	276,925	309,478	317,386	359,084	395,566	390,727	437,681	469,004
Item Component Description										
1.00 SITE WORK										
1.01	Asphalt - Access Roads									9,825
1.02	Gravel Fill - Parking Area									
1.03	Chain Link Fence									
1.04	Vehicle Gate Mechanism * Note 2									
1.05	Recycling Station * Note 2	2,500								
1.06	Garbage Enclosure & Bin * Note 2									
1.07	Barbeque Enclosure & Area									
1.08	Barbeques * Note 2	6,000								
1.09	Storage Shed * Note 2	1,500								
1.10	Flag Pole									
1.11	Mast Racks * Note 2									
1.12	Signage - Site									
1.13	Picnic Tables * Note 2	20,000								

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	BEST										
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Item	Component Description										
2.00 BUILDING ENVELOPE											
2.01	Concrete - Foundation Slabs & Walls * Note 4										
2.02	Concrete - Caissons * Note 4										
2.03	Exterior Walls - Wood Siding										
2.04	Roofing - Asphalt Shingles & Flashings * Note 2										
2.05	Roofing - Eavestroughs, Fascia & Soffits * Note 2										
2.06	Perimeter Sealants										
2.07	Windows - PVC Frame										
2.08	Windows - Skylights										
2.09	Doors - Exterior Patio Doors & Frames										
2.10	Balcony - Waterproofing * Note 1 & 2										
2.11	Balcony Wood Deck & Stairs * Note 2										
2.12	Veranda - Stone Flooring * Note 1 & 2										

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			BEST								
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Item Component Description											
3.00 INTERIOR COMPONENTS											
3.01	Interior Doors										
3.02	Washrooms (Men & Women) * Note 1 & 2										
3.03	Change Rooms (Men & Women) * Note 1 & 2										
3.04	Lounge (Great Room) Flooring * Note 1 & 2										
3.05	Lower Kitchen * Note 1										
3.06	Upper Kitchen * Note 1										
3.07	Bar * Note 2										
3.08	Laundry Room * Note 2										

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Number of Units		1	2009 Closing Balance		\$	293,880			Interest Rate	4.00%	
		BEST									
		Schedule of Replacement Costs									
		2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
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Closing Balance		293,880	279,074	276,925	309,478	317,386	359,084	395,566	390,727	437,681	469,004
Item	Component Description										
4.00 MECHANICAL & ELECTRICAL											
4.01	Common Area Lighting * Note 2										
4.02	Emergency Lighting * Note 2										
4.03	Exterior Lighting (Perimeter) * Note 2 & 3										
4.04	Exterior Lighting										
4.05	Baseboard Heaters * Note 2										
4.06	Furnaces * Note 2										
4.07	Chimneys & Fireplaces										
4.08	Fire Extinguisher * Note 2										
4.09	Electrical Power Supply System										
4.10	Handicap Door Openers										
4.11	Dock Electrical * Note 2										
4.12	Security Systems * Note 2										
4.13	Security Cameras * Note 2										
4.14	Sound System * Note 2										
4.15	Fire Hydrants * Note 2										
4.16	Hot Water Heater & Tank										
4.17	Storm & Sanitary Drainage System										
4.18	Water Distribution System * Note 2										
4.19	Septic System & Tank * Note 2										
4.20	Pump Out (Dock)										
4.21	A/C Units										
4.22	Exhaust Fans * Note 2										
4.23	Storm Sewer & Pumpout Drain * Note 2										

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Schedule of Replacement Costs										
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Estimated Expenditures	67,000	27,624	13,608	8,567	34,513	2,242	9,175	52,801	2,401	19,651
Closing Balance	293,880	279,074	276,925	309,478	317,386	359,084	395,566	390,727	437,681	469,004
Item Component Description										
5.00 A-FRAME WORKSHOP BUILDING										
5.01 Concrete - Foundation Slabs * Note 4										
5.02 A-Frame * Note 2 & 4										
5.03 Exterior Walls - Wood Siding * Note 2										
5.04 Roofing - Downspouts, Soffits, Wood Fascia, Trim & Eavestrough * Note 2										
5.05 Roofing - Asphalt Shingles										4,913
5.06 Windows - PVC Frame * Note 2										
5.07 Doors - Overhead Doors & Frames * Note 2					3,287					
5.08 ForkLift * Note 2	20,000									
5.09 Welder * Note 2										
5.10 Shop Equipment * Note 2		5,116								

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Closing Balance	293,880	279,074	276,925	309,478	317,386	359,084	395,566	390,727	437,681	469,004
Item Component Description										
6.00 DOCKS										
6.01	Humber * Note 2									
6.02	Dock A - Phase 2(One half) * Note 2									
6.03	Dock A - Phase 1(One half) and Dock B * Note 2									
6.04	Ice Eaters * Note 2									
6.05	Dock Anchors * Note 2									
6.09	Dock Extensions * Note 2									
6.10	Dredging at Harbour Entrance * Note 1 & 2	2,000	2,046	2,093	2,142	2,191	2,242	2,294	2,347	2,401
6.11	Work Boat * Note 2					26,296				

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			BEST								
		Schedule of Replacement Costs									
		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
	Opening Balance	469,004	507,260	513,946	509,398	554,105	457,682	507,516	561,425	344,713	396,041
	Annual Contribution	35,200	36,014	36,845	37,697	38,567	39,458	40,370	41,302	42,256	43,233
	Estimated Expenditures	15,079	48,852	61,818	13,457	156,260	9,860	5,764	279,394	9,051	176,705
	Closing Balance	507,260	513,946	509,398	554,105	457,682	507,516	561,425	344,713	396,041	277,384
Item	Component Description										
1.00 SITE WORK											
1.01	Asphalt - Access Roads										
1.02	Gravel Fill - Parking Area										
1.03	Chain Link Fence			3,288							
1.04	Vehicle Gate Mechanism * Note 2										
1.05	Recycling Station * Note 2										
1.06	Garbage Enclosure & Bin * Note 2										
1.07	Barbeque Enclosure & Area										
1.08	Barbeques * Note 2	7,539									
1.09	Storage Shed * Note 2										
1.10	Flag Pole					3,442					
1.11	Mast Racks * Note 2										
1.12	Signage - Site				10,765						
1.13	Picnic Tables * Note 2										

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Item	Component Description										
2.00 BUILDING ENVELOPE											
2.01	Concrete - Foundation Slabs & Walls * Note 4										
2.02	Concrete - Caissons * Note 4										
2.03	Exterior Walls - Wood Siding										
2.04	Roofing - Asphalt Shingles & Flashings * Note 2										
2.05	Roofing - Eavestroughs, Fascia & Soffits * Note 2										
2.06	Perimeter Sealants										
2.07	Windows - PVC Frame										
2.08	Windows - Skylights										
2.09	Doors - Exterior Patio Doors & Frames										
2.10	Balcony - Waterproofing * Note 1 & 2										
2.11	Balcony Wood Deck & Stairs * Note 2										
2.12	Veranda - Stone Flooring * Note 1 & 2										

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	Closing Balance	507,260	513,946	509,398	554,105	457,682	507,516	561,425	344,713	396,041	277,384
Item	Component Description										
3.00 INTERIOR COMPONENTS											
3.01	Interior Doors										
3.02	Washrooms (Men & Women) * Note 1 & 2										
3.03	Change Rooms (Men & Women) * Note 1 & 2										
3.04	Lounge (Great Room) Flooring * Note 1 & 2										
3.05	Lower Kitchen * Note 1										
3.06	Upper Kitchen * Note 1										
3.07	Bar * Note 2										
3.08	Laundry Room * Note 2										

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	Estimated Expenditures	15,079	48,852	61,818	13,457	156,260	9,860	5,764	279,394	9,051	176,705
	Closing Balance	507,260	513,946	509,398	554,105	457,682	507,516	561,425	344,713	396,041	277,384
Item	Component Description										
4.00 MECHANICAL & ELECTRICAL											
4.01	Common Area Lighting * Note 2										15,433
4.02	Emergency Lighting * Note 2					1,377					
4.03	Exterior Lighting (Perimeter) * Note 2 & 3										
4.04	Exterior Lighting										3,087
4.05	Baseboard Heaters * Note 2										3,858
4.06	Furnaces * Note 2					13,767					
4.07	Chimneys & Fireplaces										
4.08	Fire Extinguisher * Note 2			3,288							
4.09	Electrical Power Supply System										
4.10	Handicap Door Openers										
4.11	Dock Electrical * Note 2										
4.12	Security Systems * Note 2					48,186					
4.13	Security Cameras * Note 2						7,043				
4.14	Sound System * Note 2			6,576							
4.15	Fire Hydrants * Note 2			19,729							
4.16	Hot Water Heater & Tank										
4.17	Storm & Sanitary Drainage System										
4.18	Water Distribution System * Note 2										
4.19	Septic System & Tank * Note 2		4,500								
4.20	Pump Out (Dock)										
4.21	A/C Units					11,014					
4.22	Exhaust Fans * Note 2										
4.23	Storm Sewer & Pumpout Drain * Note 2					6,884					

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Closing Balance		507,260	513,946	509,398	554,105	457,682	507,516	561,425	344,713	396,041	277,384	
Item	Component Description											
5.00 A-FRAME WORKSHOP BUILDING												
5.01	Concrete - Foundation Slabs * Note 4											
5.02	A-Frame * Note 2 & 4											
5.03	Exterior Walls - Wood Siding * Note 2											
5.04	Roofing - Downspouts, Soffits, Wood Fascia, Trim & Eavestrough * Note 2											
5.05	Roofing - Asphalt Shingles											
5.06	Windows - PVC Frame * Note 2											
5.07	Doors - Overhead Doors & Frames * Note 2											
5.08	ForkLift * Note 2											
5.09	Welder * Note 2											
5.10	Shop Equipment * Note 2											

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Opening Balance	469,004	507,260	513,946	509,398	554,105	457,682	507,516	561,425	344,713	396,041
Annual Contribution	35,200	36,014	36,845	37,697	38,567	39,458	40,370	41,302	42,256	43,233
Estimated Expenditures	15,079	48,852	61,818	13,457	156,260	9,860	5,764	279,394	9,051	176,705
Closing Balance	507,260	513,946	509,398	554,105	457,682	507,516	561,425	344,713	396,041	277,384
Item Component Description										
6.00 DOCKS										
6.01	Humber * Note 2							11,058		
6.02	Dock A - Phase 2(One half) * Note 2									54,015
6.03	Dock A - Phase 1(One half) and Dock B * Note 2							206,412		
6.04	Ice Eaters * Note 2			5,261						
6.05	Dock Anchors * Note 2							36,859		
6.09	Dock Extensions * Note 2				68,837					
6.10	Dredging at Harbour Entrance * Note 1 & 2	2,513	2,571	2,631	2,691	2,753	2,817	2,882	2,949	3,017
6.11	Work Boat * Note 2									37,039

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		BEST									
		Schedule of Replacement Costs									
		2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Opening Balance		277,384	275,084	165,001	183,741	220,329	216,324	235,701	291,846	337,622	379,616
Annual Contribution		44,231	45,253	46,298	47,368	48,462	49,581	50,727	51,899	53,097	54,324
Estimated Expenditures		59,999	166,386	36,360	17,754	60,548	38,938	3,622	16,674	23,693	83,386
Closing Balance		275,084	165,001	183,741	220,329	216,324	235,701	291,846	337,622	379,616	364,899
Item	Component Description										
1.00 SITE WORK											
1.01	Asphalt - Access Roads										
1.02	Gravel Fill - Parking Area										
1.03	Chain Link Fence										
1.04	Vehicle Gate Mechanism * Note 2										
1.05	Recycling Station * Note 2										
1.06	Garbage Enclosure & Bin * Note 2										
1.07	Barbeque Enclosure & Area										
1.08	Barbeques * Note 2										
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1.10	Flag Pole										
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		BEST									
		Schedule of Replacement Costs									
		2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Opening Balance	277,384	275,084	165,001	183,741	220,329	216,324	235,701	291,846	337,622	379,616
	Annual Contribution	44,231	45,253	46,298	47,368	48,462	49,581	50,727	51,899	53,097	54,324
	Estimated Expenditures	59,999	166,386	36,360	17,754	60,548	38,938	3,622	16,674	23,693	83,386
	Closing Balance	275,084	165,001	183,741	220,329	216,324	235,701	291,846	337,622	379,616	364,899
Item	Component Description										
2.00 BUILDING ENVELOPE											
2.01	Concrete - Foundation Slabs & Walls * Note 4										
2.02	Concrete - Caissons * Note 4										
2.03	Exterior Walls - Wood Siding		105,001								
2.04	Roofing - Asphalt Shingles & Flashings * Note 2										
2.05	Roofing - Eavestroughs, Fascia & Soffits * Note 2										
2.06	Perimeter Sealants		9,692								
2.07	Windows - PVC Frame		24,231								
2.08	Windows - Skylights										
2.09	Doors - Exterior Patio Doors & Frames		16,154								
2.10	Balcony - Waterproofing * Note 1 & 2			4,958							
2.11	Balcony Wood Deck & Stairs * Note 2										
2.12	Veranda - Stone Flooring * Note 1 & 2			9,916							

Lakeshore Yacht Club

Lakeshore Blvd.

R7

	Study Year	2009		2009 Opening Balance	\$ 347,000						
	Year of Acquisition	1998		2009 Annual Contribution	\$ -						
	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
			Schedule of Replacement Costs								
		2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Opening Balance	277,384	275,084	165,001	183,741	220,329	216,324	235,701	291,846	337,622	379,616
	Annual Contribution	44,231	45,253	46,298	47,368	48,462	49,581	50,727	51,899	53,097	54,324
	Estimated Expenditures	59,999	166,386	36,360	17,754	60,548	38,938	3,622	16,674	23,693	83,386
	Closing Balance	275,084	165,001	183,741	220,329	216,324	235,701	291,846	337,622	379,616	364,899
Item Component Description											
3.00 INTERIOR COMPONENTS											
3.01	Interior Doors										
3.02	Washrooms (Men & Women) * Note 1 & 2										
3.03	Change Rooms (Men & Women) * Note 1 & 2										
3.04	Lounge (Great Room) Flooring * Note 1 & 2										
3.05	Lower Kitchen * Note 1										
3.06	Upper Kitchen * Note 1										
3.07	Bar * Note 2										
3.08	Laundry Room * Note 2										

Lakeshore Yacht Club

Lakeshore Blvd.

R7

Study Year		2009		2009 Opening Balance		\$ 347,000					
Year of Acquisition		1998		2009 Annual Contribution		\$ -					
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									
		Schedule of Replacement Costs									
		2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Opening Balance		277,384	275,084	165,001	183,741	220,329	216,324	235,701	291,846	337,622	379,616
Annual Contribution		44,231	45,253	46,298	47,368	48,462	49,581	50,727	51,899	53,097	54,324
Estimated Expenditures		59,999	166,386	36,360	17,754	60,548	38,938	3,622	16,674	23,693	83,386
Closing Balance		275,084	165,001	183,741	220,329	216,324	235,701	291,846	337,622	379,616	364,899
Item	Component Description										
4.00 MECHANICAL & ELECTRICAL											
4.01	Common Area Lighting * Note 2										
4.02	Emergency Lighting * Note 2										
4.03	Exterior Lighting (Perimeter) * Note 2 & 3										
4.04	Exterior Lighting										
4.05	Baseboard Heaters * Note 2										
4.06	Furnaces * Note 2										
4.07	Chimneys & Fireplaces										
4.08	Fire Extinguisher * Note 2										
4.09	Electrical Power Supply System										
4.10	Handicap Door Openers										
4.11	Dock Electrical * Note 2										
4.12	Security Systems * Note 2										
4.13	Security Cameras * Note 2										
4.14	Sound System * Note 2										
4.15	Fire Hydrants * Note 2										
4.16	Hot Water Heater & Tank										
4.17	Storm & Sanitary Drainage System										
4.18	Water Distribution System * Note 2										
4.19	Septic System & Tank * Note 2										
4.20	Pump Out (Dock)										
4.21	A/C Units										
4.22	Exhaust Fans * Note 2										
4.23	Storm Sewer & Pumpout Drain * Note 2										

Lakeshore Yacht Club

Lakeshore Blvd.

R7

	Study Year	2009		2009 Opening Balance	\$ 347,000							
	Year of Acquisition	1998		2009 Annual Contribution	\$ -							
	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
	Schedule of Replacement Costs											
	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038		
	Opening Balance	277,384	275,084	165,001	183,741	220,329	216,324	235,701	291,846	337,622	379,616	
	Annual Contribution	44,231	45,253	46,298	47,368	48,462	49,581	50,727	51,899	53,097	54,324	
	Estimated Expenditures	59,999	166,386	36,360	17,754	60,548	38,938	3,622	16,674	23,693	83,386	
	Closing Balance	275,084	165,001	183,741	220,329	216,324	235,701	291,846	337,622	379,616	364,899	
Item	Component Description											
5.00 A-FRAME WORKSHOP BUILDING												
5.01	Concrete - Foundation Slabs * Note 4											
5.02	A-Frame * Note 2 & 4											
5.03	Exterior Walls - Wood Siding * Note 2											
5.04	Roofing - Downspouts, Soffits, Wood Fascia, Trim & Eavestrough * Note 2											
5.05	Roofing - Asphalt Shingles											
5.06	Windows - PVC Frame * Note 2											
5.07	Doors - Overhead Doors & Frames * Note 2											
5.08	ForkLift * Note 2											
5.09	Welder * Note 2											
5.10	Shop Equipment * Note 2											

Lakeshore Yacht Club

Lakeshore Blvd.

R7

Study Year	2009		2009 Opening Balance	\$ 347,000						
Year of Acquisition	1998		2009 Annual Contribution	\$ -						
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
Schedule of Replacement Costs										
	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Opening Balance	277,384	275,084	165,001	183,741	220,329	216,324	235,701	291,846	337,622	379,616
Annual Contribution	44,231	45,253	46,298	47,368	48,462	49,581	50,727	51,899	53,097	54,324
Estimated Expenditures	59,999	166,386	36,360	17,754	60,548	38,938	3,622	16,674	23,693	83,386
Closing Balance	275,084	165,001	183,741	220,329	216,324	235,701	291,846	337,622	379,616	364,899
Item Component Description										
6.00 DOCKS										
6.01	Humber * Note 2									
6.02	Dock A - Phase 2(One half) * Note 2									
6.03	Dock A - Phase 1(One half) and Dock B * Note 2									
6.04	Ice Eaters * Note 2							7,411		
6.05	Dock Anchors * Note 2									
6.09	Dock Extensions * Note 2									
6.10	Dredging at Harbour Entrance * Note 1 & 2	3,158	3,231	3,305	3,382	3,460	3,540	3,622	3,705	3,791
6.11	Work Boat * Note 2									3,878

Lakeshore Yacht Club

Lakeshore Blvd.

R7

Study Year	2009			2009 Opening Balance	\$ 347,000						
Year of Acquisition	1998			2009 Annual Contribution	\$ -						
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 
											Schedule of Replacement Costs
	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
Opening Balance	364,899	393,704	394,695	342,997	412,490	397,197	471,244	473,854	493,951	565,737	
Annual Contribution	55,579	56,863	58,176	59,520	60,895	62,302	63,741	65,213	66,720	68,261	
Estimated Expenditures	41,664	71,044	125,642	4,781	91,299	4,448	78,500	64,018	14,290	270,476	
Closing Balance	393,704	394,695	342,997	412,490	397,197	471,244	473,854	493,951	565,737	384,715	
Item Component Description											
1.00 SITE WORK											
1.01	Asphalt - Access Roads				17,390						
1.02	Gravel Fill - Parking Area							11,640			
1.03	Chain Link Fence							5,820			
1.04	Vehicle Gate Mechanism * Note 2										
1.05	Recycling Station * Note 2	4,960									
1.06	Garbage Enclosure & Bin * Note 2										
1.07	Barbeque Enclosure & Area										
1.08	Barbeques * Note 2	11,904									
1.09	Storage Shed * Note 2	2,976									
1.10	Flag Pole				5,434						
1.11	Mast Racks * Note 2						52,333				
1.12	Signage - Site										
1.13	Picnic Tables * Note 2										

Lakeshore Yacht Club

Lakeshore Blvd.

R7

Study Year	2009			2009 Opening Balance	\$ 347,000						
Year of Acquisition	1998			2009 Annual Contribution	\$ -						
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 
											Schedule of Replacement Costs
	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
Opening Balance	364,899	393,704	394,695	342,997	412,490	397,197	471,244	473,854	493,951	565,737	
Annual Contribution	55,579	56,863	58,176	59,520	60,895	62,302	63,741	65,213	66,720	68,261	
Estimated Expenditures	41,664	71,044	125,642	4,781	91,299	4,448	78,500	64,018	14,290	270,476	
Closing Balance	393,704	394,695	342,997	412,490	397,197	471,244	473,854	493,951	565,737	384,715	
Item Component Description											
2.00 BUILDING ENVELOPE											
2.01	Concrete - Foundation Slabs & Walls * Note 4										
2.02	Concrete - Caissons * Note 4										
2.03	Exterior Walls - Wood Siding										
2.04	Roofing - Asphalt Shingles & Flashings * Note 2										
2.05	Roofing - Eavestroughs, Fascia & Soffits * Note 2										
2.06	Perimeter Sealants										
2.07	Windows - PVC Frame										
2.08	Windows - Skylights										
2.09	Doors - Exterior Patio Doors & Frames										
2.10	Balcony - Waterproofing * Note 1 & 2										
2.11	Balcony Wood Deck & Stairs * Note 2										
2.12	Veranda - Stone Flooring * Note 1 & 2										

Lakeshore Yacht Club

Lakeshore Blvd.

R7

	Study Year	2009		2009 Opening Balance	\$ 347,000						
	Year of Acquisition	1998		2009 Annual Contribution	\$ -						
	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 
			Schedule of Replacement Costs								
		2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
	Opening Balance	364,899	393,704	394,695	342,997	412,490	397,197	471,244	473,854	493,951	565,737
	Annual Contribution	55,579	56,863	58,176	59,520	60,895	62,302	63,741	65,213	66,720	68,261
	Estimated Expenditures	41,664	71,044	125,642	4,781	91,299	4,448	78,500	64,018	14,290	270,476
	Closing Balance	393,704	394,695	342,997	412,490	397,197	471,244	473,854	493,951	565,737	384,715
Item Component Description											
3.00 INTERIOR COMPONENTS											
3.01	Interior Doors				10,384						
3.02	Washrooms (Men & Women) * Note 1 & 2				25,959						
3.03	Change Rooms (Men & Women) * Note 1 & 2				25,959						
3.04	Lounge (Great Room) Flooring * Note 1 & 2		50,746								
3.05	Lower Kitchen * Note 1								23,279		
3.06	Upper Kitchen * Note 1								11,640		
3.07	Bar * Note 2										
3.08	Laundry Room * Note 2										

Lakeshore Yacht Club

Lakeshore Blvd.

R7

	Study Year	2009		2009 Opening Balance	\$ 347,000						
	Year of Acquisition	1998		2009 Annual Contribution	\$ -						
	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								
	Schedule of Replacement Costs										
		2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
	Opening Balance	364,899	393,704	394,695	342,997	412,490	397,197	471,244	473,854	493,951	565,737
	Annual Contribution	55,579	56,863	58,176	59,520	60,895	62,302	63,741	65,213	66,720	68,261
	Estimated Expenditures	41,664	71,044	125,642	4,781	91,299	4,448	78,500	64,018	14,290	270,476
	Closing Balance	393,704	394,695	342,997	412,490	397,197	471,244	473,854	493,951	565,737	384,715
Item	Component Description										
4.00 MECHANICAL & ELECTRICAL											
4.01	Common Area Lighting * Note 2										
4.02	Emergency Lighting * Note 2										2,437
4.03	Exterior Lighting (Perimeter) * Note 2 & 3										
4.04	Exterior Lighting										
4.05	Baseboard Heaters * Note 2					5,434					
4.06	Furnaces * Note 2										24,367
4.07	Chimneys & Fireplaces										
4.08	Fire Extinguisher * Note 2			5,192							
4.09	Electrical Power Supply System										
4.10	Handicap Door Openers										
4.11	Dock Electrical * Note 2										
4.12	Security Systems * Note 2										
4.13	Security Cameras * Note 2	9,920									
4.14	Sound System * Note 2			10,384							
4.15	Fire Hydrants * Note 2										
4.16	Hot Water Heater & Tank			10,384							
4.17	Storm & Sanitary Drainage System				531						
4.18	Water Distribution System * Note 2		6,090								
4.19	Septic System & Tank * Note 2						7,964				
4.20	Pump Out (Dock)										
4.21	A/C Units										19,494
4.22	Exhaust Fans * Note 2										
4.23	Storm Sewer & Pumpout Drain * Note 2										12,184

Lakeshore Yacht Club

Lakeshore Blvd.

R7

	Study Year	2009		2009 Opening Balance	\$ 347,000						
	Year of Acquisition	1998		2009 Annual Contribution	\$ -						
	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								
	Schedule of Replacement Costs										
		2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
	Opening Balance	364,899	393,704	394,695	342,997	412,490	397,197	471,244	473,854	493,951	565,737
	Annual Contribution	55,579	56,863	58,176	59,520	60,895	62,302	63,741	65,213	66,720	68,261
	Estimated Expenditures	41,664	71,044	125,642	4,781	91,299	4,448	78,500	64,018	14,290	270,476
	Closing Balance	393,704	394,695	342,997	412,490	397,197	471,244	473,854	493,951	565,737	384,715
Item	Component Description										
5.00 A-FRAME WORKSHOP BUILDING											
5.01	Concrete - Foundation Slabs * Note 4										
5.02	A-Frame * Note 2 & 4										
5.03	Exterior Walls - Wood Siding * Note 2										
5.04	Roofing - Downspouts, Soffits, Wood Fascia, Trim & Eavestrough * Note 2										
5.05	Roofing - Asphalt Shingles										
5.06	Windows - PVC Frame * Note 2										
5.07	Doors - Overhead Doors & Frames * Note 2										
5.08	ForkLift * Note 2										
5.09	Welder * Note 2										
5.10	Shop Equipment * Note 2										

Lakeshore Yacht Club

Lakeshore Blvd.

R7

	Study Year	2009		2009 Opening Balance	\$ 347,000						
	Year of Acquisition	1998		2009 Annual Contribution	\$ -						
	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								
	Schedule of Replacement Costs										
		2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
	Opening Balance	364,899	393,704	394,695	342,997	412,490	397,197	471,244	473,854	493,951	565,737
	Annual Contribution	55,579	56,863	58,176	59,520	60,895	62,302	63,741	65,213	66,720	68,261
	Estimated Expenditures	41,664	71,044	125,642	4,781	91,299	4,448	78,500	64,018	14,290	270,476
	Closing Balance	393,704	394,695	342,997	412,490	397,197	471,244	473,854	493,951	565,737	384,715
Item Component Description											
6.00 DOCKS											
6.01	Humber * Note 2										
6.02	Dock A - Phase 2(One half) * Note 2										
6.03	Dock A - Phase 1(One half) and Dock B * Note 2										
6.04	Ice Eaters * Note 2										
6.05	Dock Anchors * Note 2										
6.09	Dock Extensions * Note 2										121,836
6.10	Dredging at Harbour Entrance * Note 1 & 2										
6.11	Work Boat * Note 2										

Lakeshore Yacht Club

Lakeshore Blvd.

R7

Study Year	2009			2009 Opening Balance	\$ 347,000						
Year of Acquisition	1998			2009 Annual Contribution	\$ -						
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 
											Schedule of Replacement Costs
	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	
Opening Balance	384,715	378,828	385,206	390,084	437,663	429,672	505,742	591,678	645,843	748,445	
Annual Contribution	69,838	71,451	73,102	74,790	76,518	78,285	80,094	81,944	83,837	85,774	
Estimated Expenditures	94,734	80,344	83,504	42,717	101,064	19,562	12,866	49,728	5,985	200,552	
Closing Balance	378,828	385,206	390,084	437,663	429,672	505,742	591,678	645,843	748,445	661,552	
Item Component Description											
1.00 SITE WORK											
1.01	Asphalt - Access Roads										
1.02	Gravel Fill - Parking Area										
1.03	Chain Link Fence										
1.04	Vehicle Gate Mechanism * Note 2										45,928
1.05	Recycling Station * Note 2										
1.06	Garbage Enclosure & Bin * Note 2										
1.07	Barbeque Enclosure & Area										
1.08	Barbeques * Note 2	14,958									
1.09	Storage Shed * Note 2										
1.10	Flag Pole										
1.11	Mast Racks * Note 2										
1.12	Signage - Site				21,358						
1.13	Picnic Tables * Note 2										

Lakeshore Yacht Club

Lakeshore Blvd.

R7

Study Year		2009		2009 Opening Balance		\$	347,000						
Year of Acquisition		1998		2009 Annual Contribution		\$	-						
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											
		Schedule of Replacement Costs											
		2049	2050	2051	2052	2053	2054	2055	2056	2057	2058		
Opening Balance		384,715	378,828	385,206	390,084	437,663	429,672	505,742	591,678	645,843	748,445		
Annual Contribution		69,838	71,451	73,102	74,790	76,518	78,285	80,094	81,944	83,837	85,774		
Estimated Expenditures		94,734	80,344	83,504	42,717	101,064	19,562	12,866	49,728	5,985	200,552		
Closing Balance		378,828	385,206	390,084	437,663	429,672	505,742	591,678	645,843	748,445	661,552		
Item	Component Description												
2.00 BUILDING ENVELOPE													
2.01	Concrete - Foundation Slabs & Walls * Note 4												
2.02	Concrete - Caissons * Note 4												
2.03	Exterior Walls - Wood Siding												
2.04	Roofing - Asphalt Shingles & Flashings * Note 2												
2.05	Roofing - Eavestroughs, Fascia & Soffits * Note 2												
2.06	Perimeter Sealants												
2.07	Windows - PVC Frame												
2.08	Windows - Skylights												
2.09	Doors - Exterior Patio Doors & Frames												
2.10	Balcony - Waterproofing * Note 1 & 2												
2.11	Balcony Wood Deck & Stairs * Note 2												
2.12	Veranda - Stone Flooring * Note 1 & 2												

Lakeshore Yacht Club

Lakeshore Blvd.

R7

	Study Year	2009		2009 Opening Balance	\$ 347,000						
	Year of Acquisition	1998		2009 Annual Contribution	\$ -						
	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								
	Schedule of Replacement Costs										
		2049	2050	2051	2052	2053	2054	2055	2056	2057	2058
	Opening Balance	384,715	378,828	385,206	390,084	437,663	429,672	505,742	591,678	645,843	748,445
	Annual Contribution	69,838	71,451	73,102	74,790	76,518	78,285	80,094	81,944	83,837	85,774
	Estimated Expenditures	94,734	80,344	83,504	42,717	101,064	19,562	12,866	49,728	5,985	200,552
	Closing Balance	378,828	385,206	390,084	437,663	429,672	505,742	591,678	645,843	748,445	661,552
Item Component Description											
3.00 INTERIOR COMPONENTS											
3.01	Interior Doors										
3.02	Washrooms (Men & Women) * Note 1 & 2										
3.03	Change Rooms (Men & Women) * Note 1 & 2										
3.04	Lounge (Great Room) Flooring * Note 1 & 2										
3.05	Lower Kitchen * Note 1										
3.06	Upper Kitchen * Note 1										
3.07	Bar * Note 2										
3.08	Laundry Room * Note 2							7,148			

Lakeshore Yacht Club

Lakeshore Blvd.

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Study Year	2009			2009 Opening Balance	\$ 347,000						
Year of Acquisition	1998			2009 Annual Contribution	\$ -						
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 
											Schedule of Replacement Costs
	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	
Opening Balance	384,715	378,828	385,206	390,084	437,663	429,672	505,742	591,678	645,843	748,445	
Annual Contribution	69,838	71,451	73,102	74,790	76,518	78,285	80,094	81,944	83,837	85,774	
Estimated Expenditures	94,734	80,344	83,504	42,717	101,064	19,562	12,866	49,728	5,985	200,552	
Closing Balance	378,828	385,206	390,084	437,663	429,672	505,742	591,678	645,843	748,445	661,552	
Item Component Description											
4.00 MECHANICAL & ELECTRICAL											
4.01 Common Area Lighting * Note 2											30,619
4.02 Emergency Lighting * Note 2											
4.03 Exterior Lighting (Perimeter) * Note 2 & 3				16,019							
4.04 Exterior Lighting											6,124
4.05 Baseboard Heaters * Note 2											7,655
4.06 Furnaces * Note 2											
4.07 Chimneys & Fireplaces											
4.08 Fire Extinguisher * Note 2											
4.09 Electrical Power Supply System		6,376									
4.10 Handicap Door Openers											6,124
4.11 Dock Electrical * Note 2											
4.12 Security Systems * Note 2					95,601						
4.13 Security Cameras * Note 2						13,973					
4.14 Sound System * Note 2			13,048								
4.15 Fire Hydrants * Note 2			39,143								
4.16 Hot Water Heater & Tank											
4.17 Storm & Sanitary Drainage System											
4.18 Water Distribution System * Note 2											
4.19 Septic System & Tank * Note 2											
4.20 Pump Out (Dock)	24,930										
4.21 A/C Units											
4.22 Exhaust Fans * Note 2											
4.23 Storm Sewer & Pumpout Drain * Note 2											

Lakeshore Yacht Club

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R7

	Study Year	2009		2009 Opening Balance	\$ 347,000						
	Year of Acquisition	1998		2009 Annual Contribution	\$ -						
	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 
			Schedule of Replacement Costs								
		2049	2050	2051	2052	2053	2054	2055	2056	2057	2058
	Opening Balance	384,715	378,828	385,206	390,084	437,663	429,672	505,742	591,678	645,843	748,445
	Annual Contribution	69,838	71,451	73,102	74,790	76,518	78,285	80,094	81,944	83,837	85,774
	Estimated Expenditures	94,734	80,344	83,504	42,717	101,064	19,562	12,866	49,728	5,985	200,552
	Closing Balance	378,828	385,206	390,084	437,663	429,672	505,742	591,678	645,843	748,445	661,552
Item	Component Description										
5.00 A-FRAME WORKSHOP BUILDING											
5.01	Concrete - Foundation Slabs * Note 4										
5.02	A-Frame * Note 2 & 4										
5.03	Exterior Walls - Wood Siding * Note 2										
5.04	Roofing - Downspouts, Soffits, Wood Fascia, Trim & Eavestrough * Note 2										
5.05	Roofing - Asphalt Shingles										
5.06	Windows - PVC Frame * Note 2										
5.07	Doors - Overhead Doors & Frames * Note 2										
5.08	ForkLift * Note 2										
5.09	Welder * Note 2										
5.10	Shop Equipment * Note 2										

Lakeshore Yacht Club

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R7

	Study Year	2009			2009 Opening Balance	\$ 347,000						
	Year of Acquisition	1998			2009 Annual Contribution	\$ -						
	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									
			Schedule of Replacement Costs									
			2049	2050	2051	2052	2053	2054	2055	2056	2057	2058
Opening Balance			384,715	378,828	385,206	390,084	437,663	429,672	505,742	591,678	645,843	748,445
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Closing Balance			378,828	385,206	390,084	437,663	429,672	505,742	591,678	645,843	748,445	661,552
Item Component Description												
6.00 DOCKS												
6.01	Humber * Note 2											
6.02	Dock A - Phase 2(One half) * Note 2											
6.03	Dock A - Phase 1(One half) and Dock B * Note 2											
6.04	Ice Eaters * Note 2				10,438							
6.05	Dock Anchors * Note 2											
6.09	Dock Extensions * Note 2											
6.10	Dredging at Harbour Entrance * Note 1 & 2		4,986	5,101	5,219	5,340	5,463	5,589	5,718	5,850	5,985	6,124
6.11	Work Boat * Note 2											73,485