



FINAL REPORT

Reserve Fund Study Update without Site Inspection

Carleton Condominium Corporation No. 276

Ottawa, Ontario

Presented to:

**The Board of Directors
Carleton Condominium
Corporation No. 276**

c/o: Stefan Novak
Condominium Management Group
3335 Catherine Street, Suite 200
Ottawa, ON K1R 6B8

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1. INTRODUCTION

Morrison Hershfield Limited (Morrison Hershfield) was retained to conduct a Reserve Fund Study Update without Site Inspection of Carleton Condominium Corporation No. 276 (CCC 276) located at 506-4000, 511-497 and 461-407 Sandhamn Private, Ottawa, Ontario. Authorization to proceed with the update was provided by Stefan Novak, Property Manager (Condominium Management Group), on behalf of the Corporation.

1.1 Objectives

The objective of this Reserve Fund Update is to provide the Board of Directors with sufficient information to enable them to prepare a Reserve Fund Plan. This study will contribute to this Plan by providing:

1. An updated schedule for the anticipated repair and replacement of common element items based on the last Comprehensive Reserve Fund Study with Site Inspection completed and new information provided by the condominium.
2. A suggestion regarding the annual contributions necessary to maintain an adequate balance for the 30 year period of this study.

This reserve fund update was conducted as a Reserve Fund Study Update without Site Inspection and is in general compliance to the regulations of Section 94 of the *Condominium Act, 1998* and Part IV, Section 29 of O.Reg. 48/01.

1.2 Reference Documents/Information

The following documentation was provided for our review to assist in the preparation of this Reserve Fund Update:

- Comprehensive Reserve Fund Study for CCC 276, prepared by Laviolette Building Engineering, dated November 23, 2011;
- Form 15 for CCC 276 dated November 24, 2011;
- Financial Statements, Year Ended December 31, 2013 for CCC 276, prepared by Nicholas Ralph CA, dated March 14, 2014;
- Declaration for CCC 276, dated August 5, 1984, prepared by Soloway, Wright, Houston, Greenberg, O'Grady, Morin Barristers and Solicitors.

1.3 Limitations and Assumptions

This report is intended for the sole use of CCC 276. This report must not be distributed or used by others without our knowledge, other than as prescribed by the *Condominium Act, 1998* and a purchaser of a condominium unit. It is based on the documents and information provided to us.

Morrison Hershfield relied on the data and information contained in the previous Comprehensive Reserve Fund Study. All quantities for the common elements are from the previous Comprehensive Reserve Fund Study, completed in 2011, and are assumed to be accurate. It is a basic assumption that any correspondence, material, data, evaluations, and reports furnished by others are free of latent deficiencies or inaccuracies except for apparent variances discovered during the completion of this report.

Unless specifically noted in this report, no testing, verification of operation of systems, review of concealed elements, intrusive openings, opening of system components for internal inspection, detailed analysis, or design calculations were conducted, nor were they within the scope of this review.

In issuing this report, Morrison Hershfield does not assume any of the duties or liabilities of the designers, builders, or owners of the subject property. Owners, prospective purchasers, tenants, or others who use or rely on the contents of this report do so with the understanding as to the limitations of the documents reviewed, and understand that Morrison Hershfield cannot be held liable for damages they may suffer in respect to the purchase, ownership, or use of the subject property.

Professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of the conclusions. Like all professional persons rendering advice, we do not act as insurers of the conclusions we reach, but we commit ourselves to care and competence in reaching those conclusions. No other warranties, either expressed or implied, are made.

1.4 General Facility Description

Carleton Condominium Corporation No. 276 is located at 506-400, 511-497 and 461-407 Sandhamn Private in Ottawa, Ontario. Construction was completed circa 1984.

The condominium complex consists of 12 blocks of two-storey townhomes with a total of 79 units. The site includes asphalt paved roadways, parking areas, concrete walkways and curbs, wood fences and decks and soft landscaping.

2. UPDATES

2.1 Component Inventory Table

A Reserve Fund is a fund set up in a special account for major repair and replacement of the common elements of the Corporation. The amounts we recommend be contributed to the fund are calculated on the basis of life expectancy and expected repair and replacement costs (except where noted otherwise).

The Component Inventory Table, included in Appendix A, lists all the items in the Component Inventory, the recommended action, the normal life expectancy, and the repair or replacement cost associated with the recommended action.

Cost estimates are provided only as an indication of the possible cost of remedial work. The repair or replacement costs are based on published construction cost data, recent bid prices on similar work, and information provided by the Condominium. More precise cost estimates would require more detailed investigation to define the scope of work.

All costs in the Component Inventory Table are identified in 2014 Canadian dollars, and they are inflated annually by the rate indicated in subsection 3.2.2 following. We have included an allowance of 7.0 percent for consulting fees where we believe it is appropriate, and 13.0 percent for applicable taxes (HST).

2.1.1 Table Updates

The Component Inventory Table, included in Appendix A, has been updated to reflect current information. For all items, Present Age and Time to First Replacement have been updated. Where applicable, we have updated costs to reflect current pricing. For these items, the recommendation remains the same as the previous Reserve Fund Study.

If changes to the recommendation for an individual line item have been made, we have included additional information in the “Discussion” column regarding the change. Reasons for changes to the recommendation could include: work has been completed, carrying forward items which were not completed as scheduled, the decision to repair/replace an item under the operating budget, etc.

3. FINANCIAL ANALYSIS

The Reserve Fund Study is generated based on the information shown in the Component Inventory Table, from CCC 276, and certain assumptions as discussed below.

3.1 Input from CCC 276

In calculating the Reserve Fund Cash-Flow Plan, we have used the following information provided by CCC 276:

Current Fiscal Year 2014 from January 1, 2014 to December 31, 2014

Present Annual Contribution to the Reserve Fund (provided by Stefan Novak) \$102,950

Reserve Fund Balance on December 31, 2013 (provided by Stefan Novak) \$284,341

3.2 Assumptions

3.2.1 Component Inventory

As per the Reserve Fund Study Questionnaire, Morrison Hershfield has assumed that capital expenses less than \$2,000 will be covered out of the operating/maintenance budget; expenses greater than that amount will be budgeted for in the Reserve Fund, except as noted previously.

3.2.2 Interest and Inflation Rates

The Government of Canada and the Bank of Canada inflation-control policy is aimed at keeping inflations at agreed to target values. At present the target range is 1.0 to 3.0 percent, with the Bank's monetary policy aimed at keeping inflation at the 2.0 percent target midpoint. This policy has continued to be renewed since implementation in 1991, and currently extends to December 31, 2016.

For the preparation of this Reserve Fund Study, we have assumed an Inflation Rate of 2.0 percent (midpoint of target range) and an Interest Rate of 3.0 percent for the duration of this study.

The interest earned on the Reserve Fund for each year is based on a **Mid-Year Interest Calculation**. It is our understanding from previous discussions with clients involved in long-term financial planning that this interest calculation is accepted for long-term financial planning. Over the 30 year period, the calculated interest is lower than calculating Simple Interest, therefore it is a more conservative method for calculating interest. With the Mid-Year Interest Calculation, the interest earned on the Reserve Fund is calculated at the middle of the fiscal year assuming that half the expenses

have been taken out of the Reserve Fund and half the annual contribution has been deposited into the Reserve Fund.

These interest and inflation rates were presented to the current Board of Directors and approved and used in the final report.

3.2.3 Adequate Reserve Fund

The Act indicates that the Reserve Fund must be adequate to provide sufficient funds for the expected costs of major repair and replacement of the common elements and assets of the Corporation. However, “adequate” is not defined by the Act. We interpret adequate to be where the closing balance in every year of the 30-year period of the study is positive.

We have requested that CCC 276 provide some guidance regarding a minimum balance to be maintained during the study period. The Board of Directors and/or their designated representatives did not provide a Minimum Balance for the Reserve Fund.

3.3 Funding Scenarios

The Condominium Corporation’s actual annual contributions to the Reserve Fund Account should be established by the Board of Directors. We recommend you review this Reserve Fund Study Update with your accountants to ensure it meets the needs of your Reserve Fund.

For condominiums registered before May 5, 2001: Subsection 94(8) of the 1998 Condominium Act and O. Reg. 48/01, s.33(2) indicates that the Board shall propose a funding plan for the Reserve Fund so that the Reserve Fund will be adequate within 10 years following the completion of the first Reserve Fund Study conducted after May 5, 2001. Hence, any increases to the Reserve Fund contributions above inflation must take place before the end of the fiscal year in which this date falls. At the next fiscal year and each year thereafter, the planned contribution can be increased by inflation only.

As of July 1, 2010 an amendment came into effect which extends the reserve fund deadline from 10 years to 15 years for condominium corporations registered before 2001, to ensure that their reserve funds are adequately funded.

Below we summarize the current contribution and provide one possible funding scenario for the reserve fund.

3.3.1 Current Contribution

The Condominium Corporation’s actual annual contributions to the Reserve Fund Account should be established by the Board of Directors. However, as a result of this update we have determined that there will not be sufficient funds available to meet the anticipated expenditures for the 30 year period addressed by this update at the current contribution rate of \$102,950 per year

with no increase until 2019 and then, increased by 2.5 percent inflation from 2020 onwards. This is shown on the Cash-Flow Table and Cash-Flow Chart of the current contribution in Appendix B: Current Contribution Plan.

3.3.2 Scenario 1: Proposed Contribution 1

In Scenario 1 the annual contribution is increased by inflation only (2.0 percent) from fiscal year 2015 onwards. The Reserve Fund Balance remains positive over the next thirty years, with a minimum balance of approximately \$10,716 in 2020. This is represented in the Cash-Flow Plan and Tables in Appendix C: Scenario 1 - Proposed Contribution Plan 1. Alternate funding strategies should be reviewed with your solicitor and/or accountant to determine if they meet the intent of the Act.

The average per unit costs and increases for the funding plan represented by Scenario 1 – Proposed Contribution Plan 1 is summarized on the following page.

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	2014	2015	2016	2017
Annual Reserve Contribution*	\$102,950	\$105,009	\$107,109	\$109,251
% Increase	n/a	2.0%	2.0%	2.0%
Average Increase per Unit per Month	n/a	\$2.17	\$2.22	\$2.26
Average Annual Contribution per Unit per Month	\$108.60	\$110.77	\$112.98	\$115.24
Total Other Contributions**	n/a	n/a	n/a	n/a
Average Other Contribution per Unit per Month	n/a	n/a	n/a	n/a

* The term "Annual Reserve Contribution" refers to the amount contributed each year to the reserve fund from the monthly expenses.

** The term "Total Other Contributions" refers to other contributed amounts including special assessments or surplus funds transferred from other sources (i.e. operating budget or contingency fund).

4. SUMMARY

Morrison Hershfield Limited has reviewed and assessed the reserve fund requirements of Carleton Condominium Corporation No. 276 (CCC 276) in accordance with the Scope of Services and Limitations outlined in Section 1 of this report.

This Reserve Fund Update presents one possible funding strategy that will provide adequate funding to cover anticipated major repairs and replacements expected in the next 30 years. It has been developed based on the previous Comprehensive Reserve Fund Study with Site Inspection and information provided to us by CCC 276. One proposed contribution plans have been provided.

- In Scenario 1, the current annual contribution of \$102,950 is increased by inflation only (2.0 percent) from fiscal year 2015 onwards. This is shown in the Tables in Appendix C of this report.

If such funding is not achieved, future condominium owners can expect the need for additional special assessments to address major renewal activities.

The Reserve Fund Study Update without Site Inspection is a dynamic document that will change over time as repairs/replacements are carried out on the common elements and interest/inflation rates change. The repairs and replacements we have forecasted do not represent a fixed schedule for replacements; repairs or replacements may be required sooner or later than we have anticipated. Similarly, the cost estimates we have presented can vary due to a number of reasons including changing market conditions, availability of newer materials and systems, and increased or decreased scope of work than we have identified. As such, regular updates to this Reserve Fund Study are necessary to re-assess the needs of your condominium.

CCC 276 is required to complete a Reserve Fund Study Update with Site Inspection within three years of the date of this study, and a Reserve Fund Study Update without Site Inspection within three years of that study (as specified by O.Reg. 48/01, s. 31(3)). This is the minimum requirement for conducting Reserve Fund Studies.

If you have any questions regarding the information contained herein, please contact the undersigned.

MORRISON HERSHFIELD LIMITED


Amanda Prot, B.Arch.Sci.


Allison Huffman, P.Eng.



APPENDIX A:
Component Inventory Table

CCC 276
Final
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Item No.	Component	Description	Discussion	Recommendations	Typical Life Expectancy	Actual or Estimated Year of Acquisition	Present Age	Time To First Replacement	Time to Subsequent Replacements	Years Over Which Work is Phased	Total Repair or Replacement Costs*
S1	Foundation Walls	Cast-in place concrete foundation walls and parging.	We understand that parging work has been undertaken since the previous report.	Repairs to the foundation walls should be completed as required out of the operating/maintenance budget.	60 +	1984	30	29	60	0	\$0
BE1	Brick Masonry	Brick masonry veneer at exterior walls.	We understand that some brick repairs have been undertaken since the previous report and that brick masonry repairs are completed as required out of the contingency allowance of the Reserve Fund. We recommend that CCC 276 consider increasing the contingency allowance or provide a separate allowance for brick repairs during the next comprehensive reserve fund study.		60 +	1984	30	30	60	1	\$0
BE2a	Siding and Trim	Siding includes aluminum siding, hardboard plywood siding, wood barge board trim and other miscellaneous trim.		Complete replacement of the siding and trim at the end of the reliable service life. An allowance for repairs/ replacement of the wood siding and trim has been included in BE2c Wood Repairs to extend the service life of the wood siding until the full siding replacement is complete.	40 - 45	1984	30	12	40	2	\$446,000
B2b	Exterior Painting, Sealant	Exterior painted elements are limited to hardboard siding, barge board trim, door frames, light posts, wood fences, and other minor miscellaneous elements.	We recommend maintaining this allowance every 5 years even after the siding replacement has been undertaken. For the purpose of the study we assume that the materials will be replaced to match existing. The allowance for painting and sealant can not be confirmed as sufficient because no quantity has been provided.	Allowance for repainting of exterior elements and replacement of sealant joints at the end of the reliable service life.	5 - 10	2012	2	3	5	1	\$45,000
B2c	Wood Siding Repairs	Hardboard plywood siding and wood barge board trim.		An allowance for maintenance and repairs to the wood siding and trim to extend the service life until the time of the full siding replacement.	30 - 35	1984	30	3	5	1	\$6,000
BE3a	Windows	PVC slider windows.		Replace the windows at the end of their reliable service life.	25 - 30	2005	9	21	25	2	\$267,000
BE3b	Patio Doors	Sliding glass patio doors at the rear of each unit.	We understand that 44 of the remaining original patio doors were replaced in 2011. We have included for replacement of the new doors at the end of their reliable service life.	Replace the sliding patio doors at the end of their reliable service life.	25 - 30	2011	3	22	25	1	\$134,000

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Item No.	Component	Description	Discussion	Recommendations	Typical Life Expectancy	Actual or Estimated Year of Acquisition	Present Age	Time To First Replacement	Time to Subsequent Replacements	Years Over Which Work is Phased	Total Repair or Replacement Costs*
BE4	Entrance Doors	Front entrance doors with sidelights. Original doors are wood with wood frames.	We understand that the doors are experiencing problems with distortion resulting in difficulty with operation. Six doors are planned for replacement this year and six more doors next year. We have continued this approach over the next 12 years to replace all doors.	Replace the front entrance doors at the end of their reliable service life.	35 - 40	1984	30	0	30	12	\$283,000
BE5	Garage Doors	Overhead garage doors.	A budget for replacement of the 2 remaining original doors was provided in 2011. The Condo has not indicated that these were replaced since the previous report. We have included the allowance for the replacement of the remaining two garage doors next year and then full replacement of the garage doors in 15 years.	Replace the remaining two original garage doors in the next year, then replace all the overhead garage doors at the end of their reliable service life.	15 - 25	2011	3	13	15	5	\$80,000
BE6a	Roofs - Main	Asphalt shingles on pitched roofs, with shingled mansard roofs at the front of many units.		Replace main roofs at the end of their reliable service life.	15 - 20	2000	14	4	18	3	\$220,000
BE6b	Garage Roofs	Asphalt shingled garages roofs.	We understand that a large number of the garage roofs were replaced in 2011 and that another six roofs are scheduled to be replaced this year. We have budgeted for the other half of the doors to be completed next year and then for replacement of all the garage roofs at the end of their reliable service life.	Replace garage roofs at the end of their reliable service life.	15 - 20	2000	14	1	18	2	\$93,000
BE6c	Eavestroughs and Downspout			Replace the eavestroughs and downspouts to coincide with the roof replacement.	30 - 40	1984	30	4	30	3	\$36,000
BE6d	Soffits & Fascia	Prefinished aluminum soffits and fascia.	We have moved the replacement of the soffit and fascia to coincide with the 2nd roof replacement to more closely match the typical life expectancy of metal soffits and fascia.	Replace the soffits and fascia to coincide with the roof replacement.	45 - 50	1984	30	22	45	3	\$122,000
L1a	Roadway & Parking Lot Asphalt - Rebuild	Asphalt paved parking lot and roadways.	We understand that the asphalt paving at the roadways and parking lot has not been resurfaced as recommended in 2011 and have carried the budget for this work to occur next year.	Resurface the asphalt paved parking lot and roadways with an allowance for re-building of sub-base materials as required.	30 - 40	1984	30	1	30	1	\$150,000
L1b	Roadway & Parking Lot Asphalt - Overlay	Asphalt paved parking lot and roadways.	We have moved the overlay of the asphalt paving at the roadways and parking lot to occur 15 years following the resurfacing.	Overlay the asphalt paved parking lot and roadways.	15 - 20	1984	30	15	30	1	\$70,000

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Item No.	Component	Description	Discussion	Recommendations	Typical Life Expectancy	Actual or Estimated Year of Acquisition	Present Age	Time To First Replacement	Time to Subsequent Replacements	Years Over Which Work is Phased	Total Repair or Replacement Costs*
L1c	Driveways	Asphalt paved driveways.	We understand that the asphalt paving at the driveways has had some repairs and re-grading but that a full resurfacing has not been completed as recommended in 2011. We have carried the budget for this work to occur next year.	Resurface the asphalt paved driveways with an allowance for re-building of the sub-base materials as required.	25 - 30	1984	30	1	25	1	\$64,000
L1d	Asphalt Walkways	Asphalt paved walkways	We understand that the asphalt paved walkways have not be replaced as recommended in 2011 and have carried the budget for this work to occur next year.	Remove and replace asphalt paved walkways to coincide with the parking lot and roadway resurfacing.	25 - 30	1984	30	1	25	1	\$19,000
L1e	Concrete Curbs	Concrete curbs		Allowance for replacement of 20% of the concrete curbs to coincide with the asphalt overlay.	40 - 60	1984	30	15	40	1	\$11,000
L2	Patio Stone Entrance Walkways	Patio stone entrance walkways	We understand that some repairs and re-setting of the patio stone entrance walkways was undertaken since the previous report and additional walkways are scheduled to be re-set this year. We have included a budget for replacement/repairs to the walkways over the next 6 years.	Replace the patio stone entrance walkways at the end of their reliable service life.	25 - 30	1984	30	0	25	8	\$49,000
L3	Precast Concrete Entrance Steps	Precast concrete entrance steps.	We recommend that CCC 276 consider increasing the general contingency or providing a separate allowance for repairs to the concrete steps during the next comprehensive reserve fund study.	Isolated repairs, resetting or replacement of the steps is expected to be required as part of the paving replacement work but the cost of this work is expected to be paid for out of the general contingency allowance or operating budget.	30 - 35	2013	1	23	30	1	\$0
L4	Wood Privacy Fences	Pressure treated wood privacy fences and enclosure fences at the rear of all units.		Replace the wood fences at the end of their reliable service life.	20 - 25	1984	30	2	25	1	\$71,000
L5	Wood Decks	Wood decks at the rear of each unit.	We understand that work on the wood decks has not been undertaken since the previous report and have carried an allowance for replacement of all the wood decks next year.	Replace the wood decks at the end of their reliable service life.	25 - 30	1984	30	1	25	1	\$89,000
L6	Landscaping	The landscaping generally consists of grass areas, trees and shrubs.	We understand that some maintenance of the trees and shrubs was undertaken since the previous report. We recommend that CCC 276 consider adding an allowance for the landscaping or increasing the general contingency allowance during the next comprehensive study.	Complete regular maintenance of the landscaping elements using funds from the operating budget.	25 - 35	1984	30	0	25	1	\$0

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Item No.	Component	Description	Discussion	Recommendations	Typical Life Expectancy	Actual or Estimated Year of Acquisition	Present Age	Time To First Replacement	Time to Subsequent Replacements	Years Over Which Work is Phased	Total Repair or Replacement Costs*
M1	Site Services - Domestic Cold Water & Sewage System	The major site services contained within the limits of the corporation's property include the supply of all utilities as well as the storm and sanitary sewer systems.	Inspect the sewer system periodically out of the operating budget.	Allowance for major repairs/replacement of the cold water supply and sewage system.	50 - 60	1984	30	30	50	1	\$70,000
M2	Fire Hydrants	2 fire hydrants.	Complete annual inspection, testing and minor repairs as required using annual operating budget.	Allowance for major repair/replacement of fire hydrants at the end of the reliable service life.	50 - 60	1984	30	30	50	1	\$15,000
E1	Main Electrical Supply	The major electrical site services contained within the limits of the corporation's property include the main electrical service supply.	We recommend that CCC 276 identify the extent of main electrical supply system and components and consider adding in an allowance for repairs to these elements in the next comprehensive reserve fund study.	No major repairs expected during life of complex.	40 - 50	1984	30	10	40	1	\$0
E2	Grounds Lighting	7 light standards including posts, fixtures and some of the wiring.	We have pushed out the allowance for the lighting replacement to coincide with the asphalt paving resurfacing.	Allowance for complete renewal of the grounds lighting to coincide with the asphalt paving resurfacing.	25 - 35	1984	30	1	25	1	\$12,000
E3	Exterior Fixtures	Light fixtures, electrical outlets, and door bells on the exterior of the units.		Replacement of all exterior fixtures to coincide with the siding replacement.	20 - 25	1984	30	11	20	2	\$27,000
G1	General Contingency Allowance	Isolated minor repair work (such as thermopane replacements, pavement repairs, electrical repairs, etc.)	We recommend that CCC 276 consider increasing the general contingency allowance based on the number of items to be maintained using this allowance or including specific allowances for repairs to components such as the brick masonry, pre-cast concrete steps, landscaping, etc.	Annual contingency allowance for isolated major repairs and minor replacement work.	-	NA	NA	0	1	1	\$3,000
RF1	Reserve Fund Study - No Site Review	CCC 276 is required to complete a Reserve Fund Study Update without Site Inspection within three years of the date of the Study with Site Inspection (as specified by O.Reg. 48/01, s. 31(3)); this is the minimum requirement for conducting Reserve Fund Studies		Perform a Reserve Fund Study Update without Site Visit Review as required by the current Condominium Act.	6	2008	6	0	6	1	\$2,400
RF2	Reserve Fund Study with Site Review	CCC 276 is required to complete a Reserve Fund Study Update with Site Inspection within three years of this study (as specified by O.Reg. 48/01, s.31 (3)); this is the minimum requirement for conducting Reserve Fund Studies.		Perform a Comprehensive Reserve Fund Study or Reserve Fund Study with Site Review as required by the current Condominium Act.	6	2011	3	3	6	1	\$5,000

APPENDIX B: Current Contribution Plan

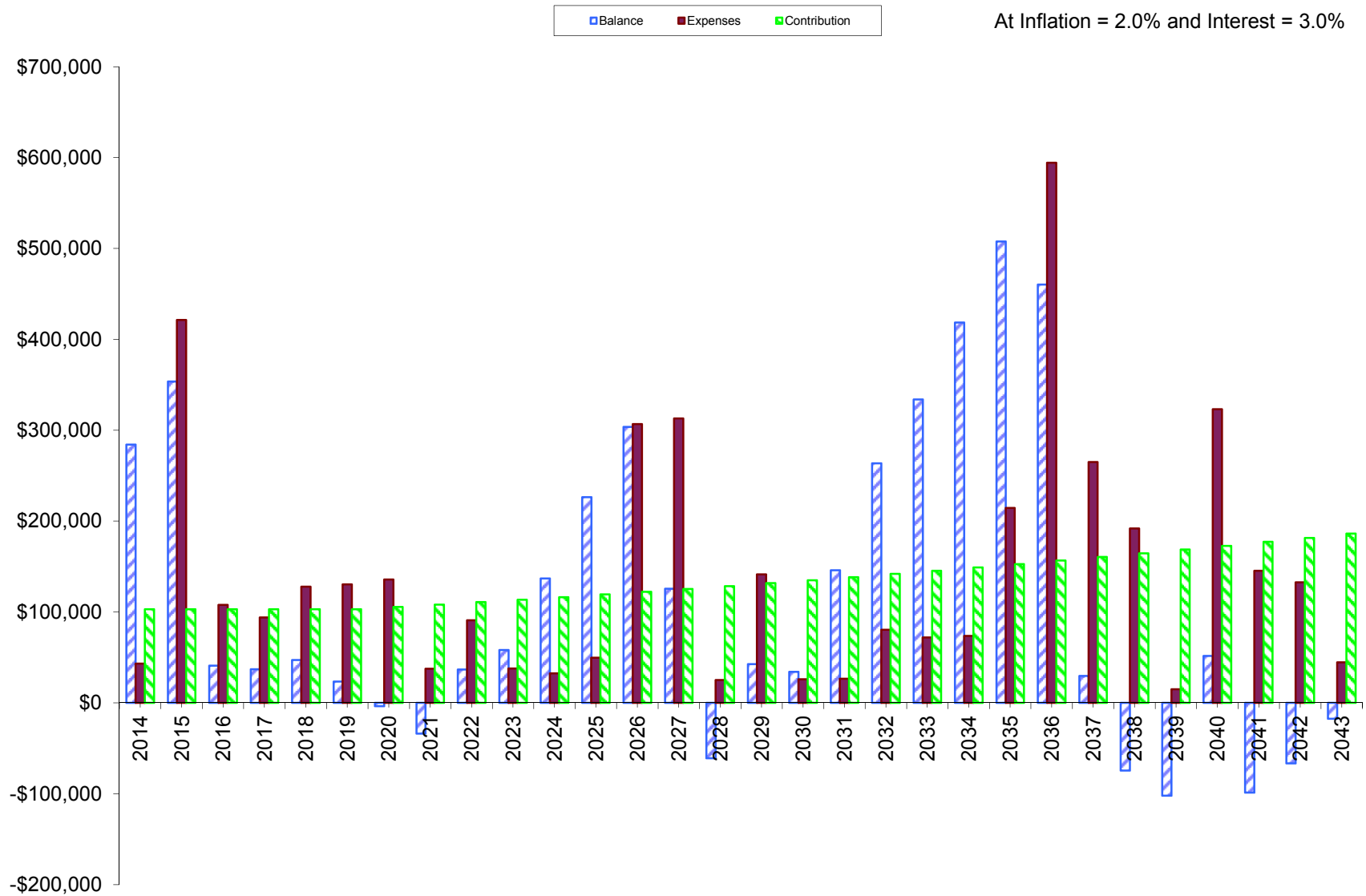
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30 Year Reserve Fund Cash Flow Table
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Assumed Interest Rate	3.0%
Assumed Inflation Rate	2.0%
Reserve Fund Balance at Start of 2014 Fiscal Year	284,341
Minimum Reserve Fund Balance	(102,022)

Year Ending In	Opening Balance	Annual Contribution*	Percent Increase over Previous Year	Other Contribution	Estimated Future Inflated Expenditures	Projected Interest Earned	Closing Balance
2014	284,341	102,950			43,108	9,428	353,611
2015	353,611	102,950	0.0%		421,473	5,830	40,919
2016	40,919	102,950	0.0%		107,898	1,153	37,124
2017	37,124	102,950	0.0%		94,138	1,246	47,182
2018	47,182	102,950	0.0%		127,772	1,043	23,403
2019	23,403	102,950	0.0%		130,328	291	(3,683)
2020	(3,683)	105,524	2.5%		135,637		(33,796)
2021	(33,796)	108,162	2.5%		37,572	45	36,839
2022	36,839	110,866	2.5%		90,901	1,405	58,208
2023	58,208	113,638	2.5%		37,745	2,885	136,985
2024	136,985	116,478	2.5%		32,405	5,371	226,429
2025	226,429	119,390	2.5%		49,839	7,836	303,817
2026	303,817	122,375	2.5%		306,788	6,348	125,753
2027	125,753	125,435	2.5%		313,053	958	(60,907)
2028	(60,907)	128,570	2.5%		25,070		42,594
2029	42,594	131,785	2.5%		141,316	1,135	34,197
2030	34,197	135,079	2.5%		26,083	2,661	145,854
2031	145,854	138,456	2.5%		26,605	6,053	263,759
2032	263,759	141,918	2.5%		80,553	8,833	333,957
2033	333,957	145,466	2.5%		72,112	11,119	418,430
2034	418,430	149,102	2.5%		73,554	13,686	507,664
2035	507,664	152,830	2.5%		214,467	14,305	460,332
2036	460,332	156,651	2.5%		594,429	7,243	29,797
2037	29,797	160,567	2.5%		264,919		(74,555)
2038	(74,555)	164,581	2.5%		192,047		(102,022)
2039	(102,022)	168,696	2.5%		14,971		51,703
2040	51,703	172,913	2.5%		323,179		(98,562)
2041	(98,562)	177,236	2.5%		145,299		(66,625)
2042	(66,625)	181,667	2.5%		132,535		(17,494)
2043	(17,494)	186,208	2.5%		44,618	1,599	125,695

* The term "annual contribution" refers to the amount contributed each year to the reserve fund from the monthly expenses.

CCC 276 30 Year Reserve Fund Cash Flow Chart Current Plan - Final - October 10, 2014



Actual annual values for contribution, forecast expenditures, and balance can be found in the Cash Flow Table and Plan



APPENDIX C:

Scenario 1 – Proposed Contribution Plan 1

Detailed Thirty Year Reserve Fund Cash-Flow Plan

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Starting Balance		284,341	353,611	43,009	43,498	60,143	45,367	29,815	10,716	92,933	125,888	216,234	317,208	406,063	239,380	63,987
Total Expenses inflated at 2% annually		43,108	421,473	107,898	94,138	127,772	130,328	135,637	37,572	90,901	37,745	32,405	49,839	306,788	313,053	25,070
Interest at 3% annually		9,428	5,861	1,278	1,532	1,559	1,111	599	1,532	3,234	5,056	7,883	10,689	9,539	4,483	3,581
Annual Reserve Contribution		102,950	105,009	107,109	109,251	111,436	113,665	115,938	118,257	120,622	123,035	125,495	128,005	130,565	133,177	135,840
Other Contribution		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ending Balance		353,611	43,009	43,498	60,143	45,367	29,815	10,716	92,933	125,888	216,234	317,208	406,063	239,380	63,987	178,338
Fiscal Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Item		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
BE2a	Siding and Trim													282,818	288,474	
B2b	Exterior Painting, Sealant				47,754					52,725						
B2c	Wood Siding Repairs				6,367					7,030						
BE3a	Windows															
BE3b	Patio Doors															
BE4	Entrance Doors	23,583	24,055	24,536	25,027	25,527	26,038	26,559	27,090	27,632	28,184	28,748	29,323			
BE5	Garage Doors	2,000													20,698	21,112
BE6a	Roofs - Main					79,378	80,966	82,585								
BE6b	Garage Roofs	6,000	47,430													
BE6c	Eavestroughs and Downspout					12,989	13,249	13,514								
BE6d	Soffits & Fascia															
L1a	Roadway & Parking Lot Asphalt - Rebuild		153,000													
L1b	Roadway & Parking Lot Asphalt - Overlay															
L1c	Driveways		65,280													
L1d	Asphalt Walkways		19,380													
L1e	Concrete Curbs															
L2	Patio Stone Entrance Walkways	6,125	6,248	6,372	6,500	6,630	6,762	6,898	7,036							
L4	Wood Privacy Fences			73,868												
L5	Wood Decks		90,780													
M1	Site Services - Domestic Cold Water & Sewage System															
M2	Fire Hydrants															
E2	Grounds Lighting		12,240													
E3	Exterior Fixtures												16,786	17,121		
G1	General Contingency Allowance	3,000	3,060	3,121	3,184	3,247	3,312	3,378	3,446	3,515	3,585	3,657	3,730	3,805	3,881	3,958
RF1	Reserve Fund Study - No Site Review	2,400						2,703						3,044		
RF2	Reserve Fund Study with Site Review				5,306						5,975					



Detailed Thirty Year Reserve Fund Cash-Flow Plan

CCC 276
Scenario 1
Final - October 10, 2014

Starting Balance		178,338	180,888	303,289	431,701	512,134	606,533	705,344	667,199	245,415	148,662	126,266	286,293	141,717	176,850	229,559
Total Expenses inflated at 2% annually		141,316	26,083	26,605	80,553	72,112	73,554	214,467	594,429	264,919	192,047	14,971	323,179	145,299	132,535	44,618
Interest at 3% annually		5,309	7,155	10,862	13,948	16,532	19,387	20,284	13,487	5,824	4,063	6,097	6,325	4,708	6,006	8,960
Annual Reserve Contribution		138,557	141,328	144,155	147,038	149,979	152,978	156,038	159,159	162,342	165,589	168,900	172,278	175,724	179,238	182,823
Other Contribution																
Ending Balance		180,888	303,289	431,701	512,134	606,533	705,344	667,199	245,415	148,662	126,266	286,293	141,717	176,850	229,559	376,724
Fiscal Year		16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Item		2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
BE2a	Siding and Trim															
B2b	Exterior Painting, Sealant				64,271					70,960					78,346	
B2c	Wood Siding Repairs				8,569					9,461					10,446	
BE3a	Windows							202,341	206,388							
BE3b	Patio Doors								207,161							
BE4	Entrance Doors															
BE5	Garage Doors	21,534	21,965	22,404											27,856	28,414
BE6a	Roofs - Main								113,372	115,639	117,952					
BE6b	Garage Roofs					67,742	69,097									
BE6c	Eavestroughs and Downspout															
BE6d	Soffits & Fascia								62,870	64,127	65,410					
L1a	Roadway & Parking Lot Asphalt - Rebuild															
L1b	Roadway & Parking Lot Asphalt - Overlay	94,211														
L1c	Driveways												107,099			
L1d	Asphalt Walkways												31,795			
L1e	Concrete Curbs	14,805														
L2	Patio Stone Entrance Walkways											10,049	10,250	10,455	10,664	10,877
L4	Wood Privacy Fences													121,189		
L5	Wood Decks												148,934			
M1	Site Services - Domestic Cold Water & Sewage System															
M2	Fire Hydrants															
E2	Grounds Lighting												20,081			
E3	Exterior Fixtures															
G1	General Contingency Allowance	4,038	4,118	4,201	4,285	4,370	4,458	4,547	4,638	4,731	4,825	4,922	5,020	5,121	5,223	5,328
RF1	Reserve Fund Study - No Site Review				3,428						3,860					
RF2	Reserve Fund Study with Site Review	6,729						7,578						8,534		



CCC 276
30 Year Reserve Fund Cash Flow Table
Final - October 10, 2014

Assumed Interest Rate	3.0%
Assumed Inflation Rate	2.0%
Reserve Fund Balance at Start of 2014 Fiscal Year	284,341
Minimum Reserve Fund Balance	10,716

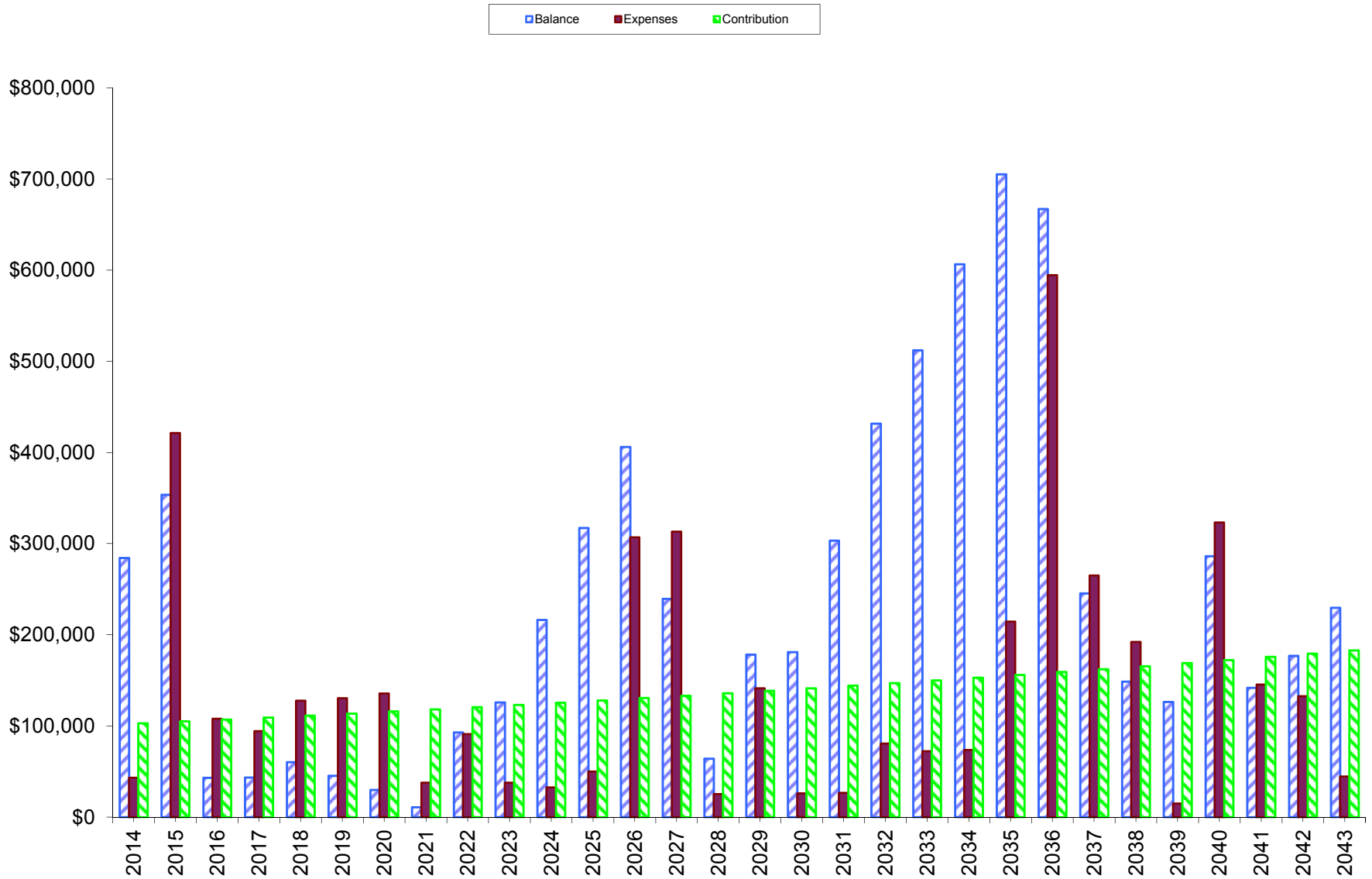
Year Ending In	Opening Balance	Annual Contribution*	Percent Increase over Previous Year	Other Contribution	Estimated Future Inflated Expenditures	Projected Interest Earned	Closing Balance
2014	284,341	102,950			43,108	9,428	353,611
2015	353,611	105,009	2.0%		421,473	5,861	43,009
2016	43,009	107,109	2.0%		107,898	1,278	43,498
2017	43,498	109,251	2.0%		94,138	1,532	60,143
2018	60,143	111,436	2.0%		127,772	1,559	45,367
2019	45,367	113,665	2.0%		130,328	1,111	29,815
2020	29,815	115,938	2.0%		135,637	599	10,716
2021	10,716	118,257	2.0%		37,572	1,532	92,933
2022	92,933	120,622	2.0%		90,901	3,234	125,888
2023	125,888	123,035	2.0%		37,745	5,056	216,234
2024	216,234	125,495	2.0%		32,405	7,883	317,208
2025	317,208	128,005	2.0%		49,839	10,689	406,063
2026	406,063	130,565	2.0%		306,788	9,539	239,380
2027	239,380	133,177	2.0%		313,053	4,483	63,987
2028	63,987	135,840	2.0%		25,070	3,581	178,338
2029	178,338	138,557	2.0%		141,316	5,309	180,888
2030	180,888	141,328	2.0%		26,083	7,155	303,289
2031	303,289	144,155	2.0%		26,605	10,862	431,701
2032	431,701	147,038	2.0%		80,553	13,948	512,134
2033	512,134	149,979	2.0%		72,112	16,532	606,533
2034	606,533	152,978	2.0%		73,554	19,387	705,344
2035	705,344	156,038	2.0%		214,467	20,284	667,199
2036	667,199	159,159	2.0%		594,429	13,487	245,415
2037	245,415	162,342	2.0%		264,919	5,824	148,662
2038	148,662	165,589	2.0%		192,047	4,063	126,266
2039	126,266	168,900	2.0%		14,971	6,097	286,293
2040	286,293	172,278	2.0%		323,179	6,325	141,717
2041	141,717	175,724	2.0%		145,299	4,708	176,850
2042	176,850	179,238	2.0%		132,535	6,006	229,559
2043	229,559	182,823	2.0%		44,618	8,960	376,724

* The term "annual contribution" refers to the amount contributed each year to the reserve fund from the monthly expenses.

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30 Year Reserve Fund Cash Flow Table

Final - October 10, 2014



Actual annual values for contribution, forecast expenditures, and balance can be found in the Cash Flow Table and Plan



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Contribution Table
Scenario 1 - Final - October 10, 2014

Year	Annual Contribution*	Percent Increase over Previous Year	Other Contribution	Total Contribution
2014	102,950			102,950
2015	105,009	2.0%		105,009
2016	107,109	2.0%		107,109
2017	109,251	2.0%		109,251
2018	111,436	2.0%		111,436
2019	113,665	2.0%		113,665
2020	115,938	2.0%		115,938
2021	118,257	2.0%		118,257
2022	120,622	2.0%		120,622
2023	123,035	2.0%		123,035
2024	125,495	2.0%		125,495
2025	128,005	2.0%		128,005
2026	130,565	2.0%		130,565
2027	133,177	2.0%		133,177
2028	135,840	2.0%		135,840
2029	138,557	2.0%		138,557
2030	141,328	2.0%		141,328
2031	144,155	2.0%		144,155
2032	147,038	2.0%		147,038
2033	149,979	2.0%		149,979
2034	152,978	2.0%		152,978
2035	156,038	2.0%		156,038
2036	159,159	2.0%		159,159
2037	162,342	2.0%		162,342
2038	165,589	2.0%		165,589
2039	168,900	2.0%		168,900
2040	172,278	2.0%		172,278
2041	175,724	2.0%		175,724
2042	179,238	2.0%		179,238
2043	182,823	2.0%		182,823

* The term "annual contribution" refers to the amount contributed each year to the reserve fund from the monthly expenses.