

Reserve Fund Study
*Brookview
Community
Association*



Prepared by EnerMac Consultants Inc.

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Reserve Fund Study For Brookview Community Association Prepared for the Board of Managers

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Table Of Contents

1) <u>Introduction to Study</u>	4
2) <u>Reserve Fund Variables</u>	5
3) <u>Common Component Inspection & Photograph Log</u>	6-8
4) <u>Financial Sections</u>	9
	F1
	F2
	F3
	F4
	F5
	F6
	F7
	F8
	F9
5) <u>Conclusion</u>	10
6) <u>Disclaimer</u>	11

Introduction to Study

EnerMac Consultants Inc. was commissioned to conduct a Reserve fund Study for Brookview Home Owners Association.

Brookview is one of Alberta's first developments to be formed into a homeowners association. This beautifully landscaped area is located south of the White Mud Freeway and east of Tewilliger Drive. It is situated in the southwest area of Edmonton and is soon to have access to the developing ring road now under construction.

Common area not utilized for parking or walkways has been landscaped with grass and a variety of deciduous and coniferous trees. The City of Edmonton has considerable parklands to the east of Brookview and has implemented a conservation program to protect the park environment.

Information for this study was collected from the following sources:

- By-laws
- Annual Reserve Fund Contribution
- July 31, 2000 Reserve Fund Balance
- Site Investigations
- Board Members
- Court Rulings

The life cycle data used for common property replacement schedules was a combination of:

- Alphonse J. Dell'isola and Stephen J. Kirk, Life Cycle Cost Data, (McGraw-Hill Book Company, 1995)
- Experience factors.
- Recognizable conditions.

Costing of common property items was completed by:

- Inflation of historical values in year ends.
- 2000 Means Repair and Remodeling Cost Data, (RS Means Company Inc.,1997)

This study projects the cost of maintaining Brookview for the historical, expected life of seventy-five years.

Reserve Fund Variables

Variations in market prices due to supply and demand characteristics and the accelerated rate of deterioration of some components. As the project ages there may be significant variations in the original life and cost estimates.

The Reserve Fund Study allows management decisions to be made and a fairly accurate projection of the Reserve Fund requirements.

To maximize the effectiveness of the Reserve Fund Study, updates are recommended on an ongoing basis.

Interest and inflation can have dramatic effects on both cost expenditures and reserve account balances. Investments for a property can reduce the long-term annual contributions. It is important to seek professional investment management to maximize reserve fund potential.

Additional common property items may be added to the property over time. It is also important to understand the impact these costs will have to the life of the project.

Common Component Inspection & Photograph Log

Tennis Court Fencing

The Tennis Court fence appears to be in fair condition. With the future replacement of the asphalt and membrane the fence will experience complete removal and will require replacement.

Tennis Court Membrane and Asphalt



The Tennis Court Asphalt is in fair condition with some pooling occurring at one end. Unfortunately the asphalt will have to be removed or resurfaced due to the failure of the membrane. The type of membrane currently installed is considered to be high quality but has reached the end of its life cycle. The Board may consider the installation of a more cost-effective surface to help reduce the reserve fund expenditures over time.

Tennis Court Nets



The Tennis Court Nets appeared to be in fair condition. It is highly recommended that these nets be removed for the winter and reinstalled in the spring.



Ice Rink- Dasher Boards

The Ice Rink Dasher Boards have had some maintenance over the past several years. Some rotten boards were noted at the time of inspection that will require immediate replacement for the protection of the hockey players. It is however recommended that the Board consider replacement of this rink with a fiberglass dasher board system. This will help to reduce costs over time and provided a safer rink to play in.



Storage Shed



The Storage shed is constructed of particleboard with a metal roof. It appears that it requires some maintenance to help insure the expected life. The picture above shows a problem with the metal roof system.

Snow Blower

The Ariens ST 1236 12 HP Snow Blower is one and a half years old. With proper annual maintenance this is expected to meet its life cycle. In conversation with a reputable retailer on cost replacement it was mentioned that a time of replacement, a possible discount might be offered if the purchase was for a community association.

Sweeper

The Van Guard/Twin 12.5 HP Sweeper is approximately two to three years old. With regular proper maintenance this component is expected its life cycle.

Brookview Community Association

Trailer



The utility trailer used for a rink shack appears to be in good condition. The Coleman Presidential 70,000 Btu furnace appeared to be in good condition although not operational at time of inspection. As long as the trailer remains stationary this component is expected to last its life cycle and possibly more. It is recommended that annual maintenance be done to insure the component's life.

Parking Lot Asphalt and Parking Lot Curbs

The recently installed parking lot, adjacent to the recreational facilities, appears to be in good condition. It is recommended that as this parking lot ages the Board monitor the market value of asphalt and attempt to overlay the parking lot at the optimal economic time.



Rink Lighting



The Rink Lighting appears to be showing signs of aging. It was noted during inspection that there is corrosion occurring at the base of the lamp standards. The standards are considered to be a life item. It is recommended that a proper coat of protective paint be applied as soon as possible.

Aggregate Waste Disposal Units

The newly installed waste units appear in good condition and provide a aesthetically appealing appearance to the property.

Concrete

The Concrete walkways are rated in poor condition. Unfortunately when these walkways were constructed it appears that little consideration for drainage of ground water was a factor of design. The walkways in the present condition may be a considerable liability to the Corporation. It is recommended that an annual inspection is conducted and all areas that can present tripping hazards and any other possible hazards are repaired as soon as possible. This will help to minimize any liabilities of the Board members.

Trees and Shrubs

Located throughout the walkways are a variety of trees. These trees appear to be well maintained and most should reach their expected life. During inspection it was noted that new trees have been planted to help beautify the community. This should be monitored to insure that the Corporation does not add extensive amounts of property and create future debt for the maintenance and replacement of common property.

Bullards

The Bullard are in need of immediate repair. At the time of inspection there were several posts broken or missing. It is recommended that these repairs be implemented immediately to protect the Corporation from any possible liabilities.

Fence Stain

Recently the Board has taken on the responsibility of staining a considerable amount of fencing. This will add to the appeal of the community as a whole and possibly help to maintain property values.

Community Signage

Located throughout the community are road signage originally installed by the Developer. These signs are considered to be life items, but will require minor maintenance over the life of the project.

Financial Sections

This section is an over view of expected life, condition analysis and remaining life. Common property items have been counted and assessed to determine remaining life. These items have also been price calculated with interest and inflation over the seventy-five year life of the project.

The Reserve Fund Balance from July 31, 2000 has been used and the annual contribution has been adjusted to provide fund requirements.

A minimal fund requirement has been determined by the average annual expenditure over the seventy-five year life of the project. This minimal fund requirement has then been inflated to project a minimal fund balance as a guideline for Reserve Fund contributions.

COST/LIFE DATA

9/4/00

NO.	COMPONENT	CURRENT				ANNUAL	
		REPLACEMENT COST	EXPECTED LIFE	ACTUAL AGE	EFFECTIVE AGE	REMAINING LIFE	REPLACEMENT COST
1	Tennis Court Fence	18,875	20	14	14	6	944
2	Tennis Court Membrane and Asphalt	55,640	14	14	9	5	3,975
3	Tennis Court Nets	963	14	14	9	5	69
4	Ice Rink-Dasher Boards	33,170	10	10	9	1	3,317
5	Ice Rink Fence	8,464	20	10	10	10	424
6	Storage Shed	1,017	20	10	10	10	51
7	Snow Blower	3,103	10	2	2	8	311
8	Sweeper	4,173	10	3	3	7	418
9	Trailer	27,285	30	15	15	15	910
10	Parking Lot Asphalt	38,520	14	2	2	12	2,752
11	Parking Lot Curbs	12,305	20	2	2	18	616
12	Furnace	1,712	20	14	14	6	86
13	Walk Way Lighting Replacement	41,730	25	10	10	15	1,670
14	Rink Lighting	14,980	25	10	10	15	600
15	Aggregate Waste Disposal Units	4,815	35	2	2	33	138
16	Concrete 1998	39,590	25	2	2	23	1,584
17	Concrete 1990-Phase 1	43,817	25	10	23	2	1,753
18	Concrete 1990-Phase 2	43,817	25	10	22	3	1,753
19	Concrete 1990-Phase 3	43,817	25	10	21	4	1,753
20	Concrete 1990-Phase 4	43,817	25	10	20	5	1,753
21	Concrete 1990- Phase 5	43,817	25	10	19	6	1,753
22	Concrete 1990- Phase 6	43,817	25	10	18	7	1,753
23	Concrete 1989	6,848	25	11	16	9	274
24	Concrete 1987	69,550	25	12	16	9	2,782
25	Trees (Deciduous)	26,804	35	10	10	25	766
26	Trees (Coniferous)	16,853	35	10	10	25	482
27	Shrubs	1,349	20	8	8	12	68
28	Bullards- Wood	2,408	10	10	9	1	241
29	Bullards -Metal	2,140	15	10	14	1	143
30	Fence Stain	16,050	1	1	1	-	16,050
31	Community Signs	4,280	25	10	10	15	172
32	Administration Fees	17,334	1	1	1	-	17,334
33	Annual Billing / Communication	-	1	1	1	-	-
34	Annual Meeting	3,210	1	1	1	-	3,210
35	Asset Adds. & Replacements	10,700	1	1	1	-	10,700
36	Board Meetings	321	1	1	1	-	321
37	Insurance	1,926	1	1	1	-	1,926
38	Landscaping & Maintenance	21,400	1	1	1	-	21,400
39	Municipal Taxes	535	1	1	1	-	535
40	Neighborhood Beautification	5,350	1	1	1	-	5,350
41	Office Expenses	5,350	1	1	1	-	5,350
42	Pancake Breakfast	5,350	100	99	100	-	54
43	Playground Year 1	15,000	100	99	100	-	150
44	Playground Year 2	15,000	100	99	99	1	150
45	Professional Fees	5,350	1	1	1	-	5,350
46	Snow Removal Spring Clean-up	4,280	1	1	1	-	4,280
47	Telephone Utilities	535	1	1	1	-	535
48	Electrical Utilities	3,210	1	1	1	-	3,210
49	Contingency	27,749	10	-	5	5	2,775
TOTAL		\$ 858,126				\$ 131,991	

COST/LIFE ANALYSIS

9/4/00

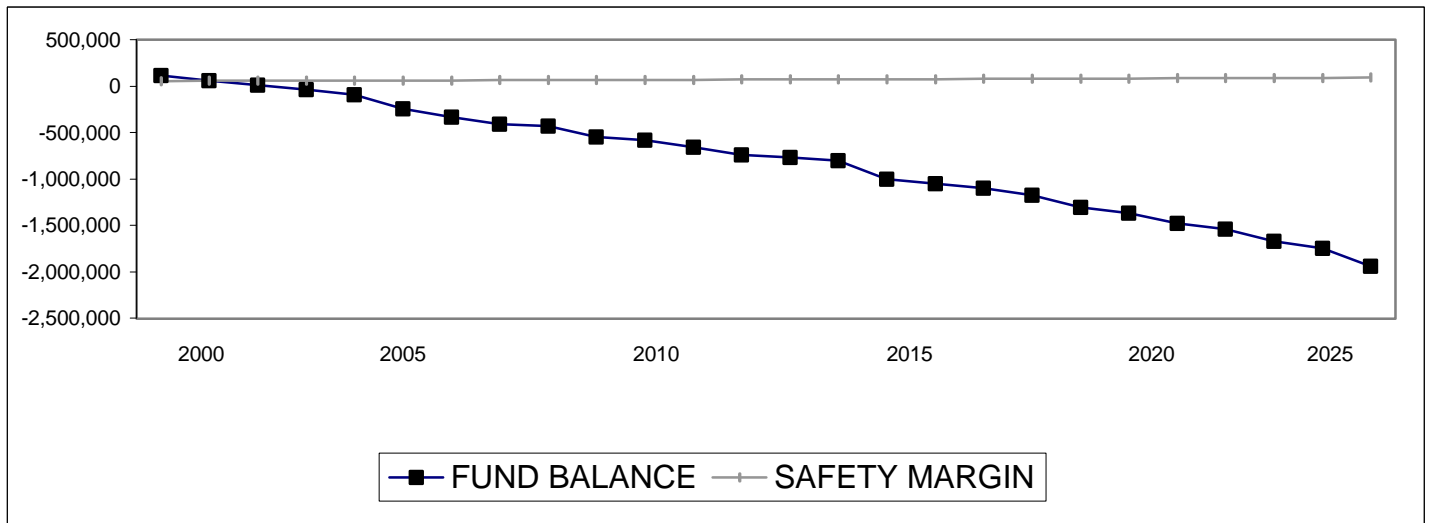
NO.	COMPONENT	% OF ANNUAL REPLACEMENT COSTS	ACTUAL PRESENT FUND	EXPIRED EQUITY	SHORT FALL
1	Tennis Court Fence	0.72%	911	13,216	12,305
2	Tennis Court Membrane and Asphalt	3.01%	3,836	35,775	31,939
3	Tennis Court Nets	0.05%	67	621	554
4	Ice Rink-Dasher Boards	2.51%	3,201	29,853	26,652
5	Ice Rink Fence	0.32%	409	4,240	3,831
6	Storage Shed	0.04%	49	510	461
7	Snow Blower	0.24%	300	622	322
8	Sweeper	0.32%	403	1,254	851
9	Trailer	0.69%	878	13,650	12,772
10	Parking Lot Asphalt	2.08%	2,656	5,504	2,848
11	Parking Lot Curbs	0.47%	594	1,232	638
12	Furnace	0.07%	83	1,204	1,121
13	Walk Way Lighting Replacement	1.27%	1,611	16,700	15,089
14	Rink Lighting	0.45%	579	6,000	5,421
15	Aggregate Waste Disposal Units	0.10%	133	276	143
16	Concrete 1998	1.20%	1,528	3,168	1,640
17	Concrete 1990-Phase 1	1.33%	1,692	40,319	38,627
18	Concrete 1990-Pase 2	1.33%	1,692	38,566	36,874
19	Concrete 1990-Phase 3	1.33%	1,692	36,813	35,121
20	Concrete 1990-Pase4	1.33%	1,692	35,060	33,368
21	Concrete 1990- Phase 5	1.33%	1,692	33,307	31,615
22	Concrete 1990- Phase 6	1.33%	1,692	31,554	29,862
23	Concrete 1989	0.21%	264	4,384	4,120
24	Concrete 1987	2.11%	2,684	44,512	41,828
25	Trees (Deciduous)	0.58%	739	7,660	6,921
26	Trees (Coniferous)	0.37%	465	4,820	4,355
27	Shrubs	0.05%	66	544	478
28	Bullards- Wood	0.18%	233	2,169	1,936
29	Bullards -Metal	0.11%	138	2,002	1,864
30	Fence Stain	12.16%	15,487	16,050	563
31	Community Signs	0.13%	166	1,720	1,554
32	Administration Fees	13.13%	16,726	17,334	608
33	Annual Billing / Communication	0.00%	-	-	-
34	Annual Meeting	2.43%	3,097	3,210	113
35	Asset Adds. & Replacements	8.11%	10,325	10,700	375
36	Board Meetings	0.24%	310	321	11
37	Insurance	1.46%	1,858	1,926	68
38	Landscaping & Maintenance	16.21%	20,650	21,400	750
39	Municipal Taxes	0.41%	516	535	19
40	Neighborhood Beautification	4.05%	5,162	5,350	188
41	Office Expenses	4.05%	5,162	5,350	188
42	Pancake Breakfast	0.04%	52	5,400	5,348
43	Playground Year 1	0.11%	145	15,000	14,855
44	Playground Year 2	0.11%	145	14,850	14,705
45	Professional Fees	4.05%	5,162	5,350	188
46	Snow Removal Spring Clean-up	3.24%	4,130	4,280	150
47	Telephone Utilities	0.41%	516	535	19
48	Electrical Utilities	2.43%	3,097	3,210	113
49	Contingency	2.10%	2,678	13,875	11,197
TOTAL		100%	\$ 127,364	\$ 561,931	\$ 434,567

PRESENT COURSE

9/4/00

Inflation 2%
 Interest 4%
 Annual Contribution Increase 2%

Year	Opening Balance	Expenses	Interest	Annual Contribution	Additional Assessments	Closing Balance
2000	127,364	110,751	665	96,720	-	113,998
2001	113,998	151,234	(1,489)	98,654	-	59,929
2002	59,929	144,998	(3,403)	100,627	-	12,156
2003	12,156	147,898	(5,430)	102,640	-	(38,532)
2004	(38,532)	150,856	(7,576)	104,693	-	(92,270)
2005	(92,270)	247,004	(13,571)	106,787	-	(246,059)
2006	(246,059)	180,135	(17,048)	108,922	-	(334,318)
2007	(334,318)	164,883	(19,968)	111,101	-	(408,069)
2008	(408,069)	115,589	(20,946)	113,323	-	(431,281)
2009	(431,281)	205,495	(25,471)	115,589	-	(546,658)
2010	(546,658)	128,032	(26,988)	117,901	-	(583,776)
2011	(583,776)	163,042	(29,873)	120,259	-	(656,432)
2012	(656,432)	171,744	(33,127)	122,664	-	(738,639)
2013	(738,639)	123,605	(34,490)	125,118	-	(771,616)
2014	(771,616)	126,078	(35,908)	130,172	-	(805,982)
2015	(805,982)	284,752	(43,629)	132,776	-	(1,004,190)
2016	(1,004,190)	134,109	(45,532)	135,431	-	(1,051,055)
2017	(1,051,055)	139,638	(47,628)	138,140	-	(1,102,889)
2018	(1,102,889)	158,477	(50,455)	140,903	-	(1,173,681)
2019	(1,173,681)	221,660	(55,814)	143,721	-	(1,310,251)
2020	(1,310,251)	141,984	(58,089)	146,595	-	(1,366,604)
2021	(1,366,604)	198,747	(62,614)	149,527	-	(1,481,369)
2022	(1,481,369)	147,720	(65,164)	152,518	-	(1,544,726)
2023	(1,544,726)	213,104	(70,313)	155,568	-	(1,675,625)
2024	(1,675,625)	153,688	(73,173)	158,679	-	(1,746,917)
2025	(1,746,917)	273,909	(80,833)	161,853	-	(1,942,979)
		\$ 4,399,128.97	\$ (927,864.81)	\$ 3,290,883.02	\$ -	

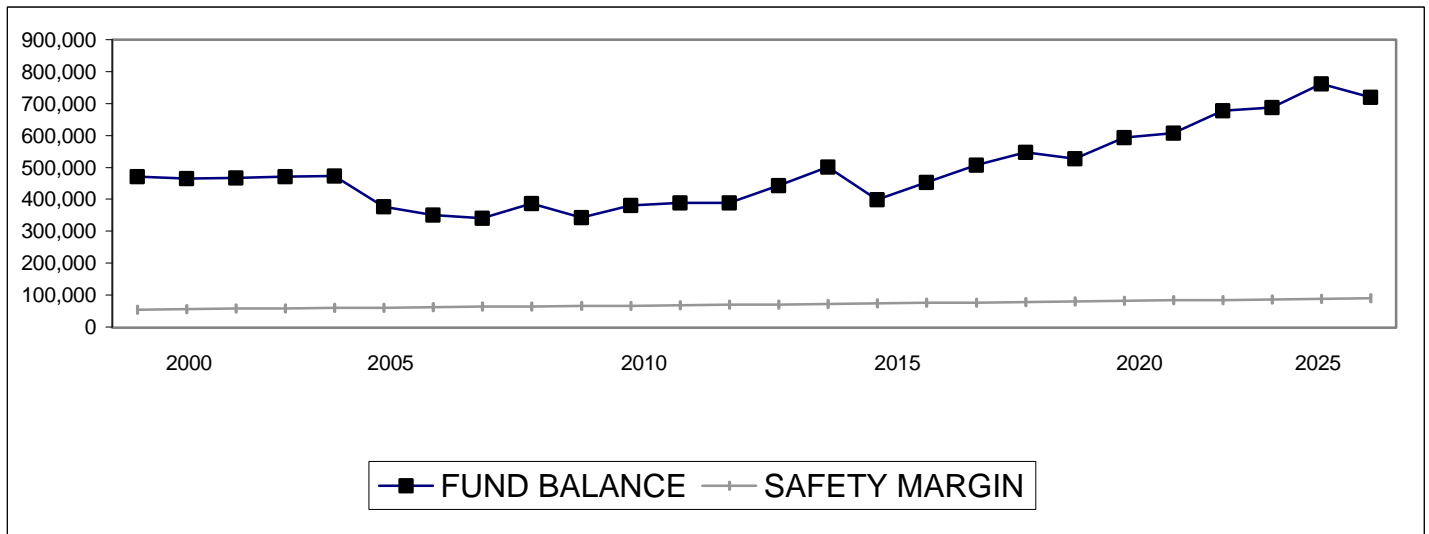


EQUITY REPLACEMENT

9/4/00

Inflation 2%
 Interest 4%
 Annual Contribution Increase 2%

Year	Opening Balance	Expenses	Interest	Annual Contribution	Additional Assessments	Closing Balance
2000	127,364	110,751	-	96,720	358,536	471,869
2001	471,869	151,234	12,825	131,999	-	465,460
2002	465,460	144,998	12,818	134,639	-	467,919
2003	467,919	147,898	12,801	137,332	-	470,154
2004	470,154	150,856	12,772	140,078	-	472,148
2005	472,148	247,004	9,006	142,880	-	377,030
2006	377,030	180,135	7,876	145,738	-	350,509
2007	350,509	164,883	7,425	148,652	-	341,703
2008	341,703	115,589	9,045	151,625	-	386,784
2009	386,784	205,495	7,252	154,658	-	343,199
2010	343,199	128,032	8,607	157,751	-	381,524
2011	381,524	163,042	8,739	160,906	-	388,127
2012	388,127	171,744	8,655	164,124	-	389,162
2013	389,162	123,605	10,622	167,407	-	443,586
2014	443,586	126,078	12,700	174,170	-	500,964
2015	500,964	284,752	8,648	177,653	-	399,030
2016	399,030	134,109	10,597	181,206	-	453,172
2017	453,172	139,638	12,541	184,830	-	507,282
2018	507,282	158,477	13,952	188,527	-	547,587
2019	547,587	221,660	13,037	192,298	-	527,492
2020	527,492	141,984	15,420	196,144	-	593,226
2021	593,226	198,747	15,779	200,066	-	606,402
2022	606,402	147,720	18,347	204,068	-	677,096
2023	677,096	213,104	18,560	208,149	-	686,619
2024	686,619	153,688	21,317	212,312	-	762,398
2025	762,398	273,909	19,540	216,558	-	720,341
\$ 4,399,128.97		\$ 308,882.50	\$ 4,370,491.10		\$ 358,535.59	

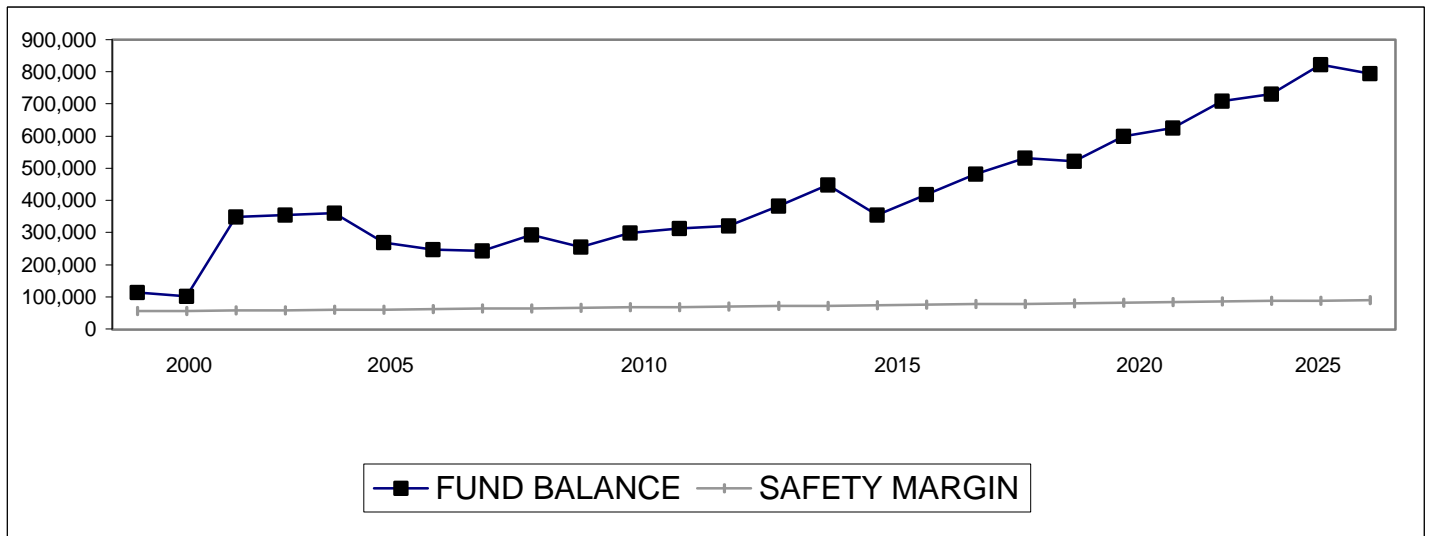


REASONABLE AND SUFFICIENT

9/4/00

Inflation 2%
 Interest 4%
 Annual Contribution Increase 2%

Year	Opening Balance	Expenses	Interest	Annual Contribution	Additional Assessments	Closing Balance
2000	127,364	110,751	-	96,720	-	113,333
2001	113,333	151,234	-	140,000	-	102,100
2002	102,100	144,998	(1,716)	142,800	250,000	348,186
2003	348,186	147,898	8,012	145,656	-	353,955
2004	353,955	150,856	8,124	148,569	-	359,792
2005	359,792	247,004	4,512	151,541	-	268,840
2006	268,840	180,135	3,548	154,571	-	246,825
2007	246,825	164,883	3,278	157,663	-	242,883
2008	242,883	115,589	5,092	160,816	-	293,202
2009	293,202	205,495	3,508	164,032	-	255,247
2010	255,247	128,032	5,089	167,313	-	299,617
2011	299,617	163,042	5,463	170,659	-	312,697
2012	312,697	171,744	5,638	174,072	-	320,663
2013	320,663	123,605	7,882	177,554	-	382,494
2014	382,494	126,078	10,257	184,727	-	447,778
2015	447,778	284,752	6,521	188,422	-	354,274
2016	354,274	134,109	8,807	192,190	-	417,394
2017	417,394	139,638	11,110	196,034	-	481,056
2018	481,056	158,477	12,903	199,954	-	531,516
2019	531,516	221,660	12,394	203,954	-	522,206
2020	522,206	141,984	15,209	208,033	-	599,384
2021	599,384	198,747	16,025	212,193	-	624,695
2022	624,695	147,720	19,079	216,437	-	708,248
2023	708,248	213,104	19,806	220,766	-	731,387
2024	731,387	153,688	23,108	225,181	-	821,573
2025	821,573	273,909	21,907	229,685	-	794,752
		\$ 4,399,128.97	\$ 235,554.76	\$ 4,629,541.87	\$ 250,000.00	

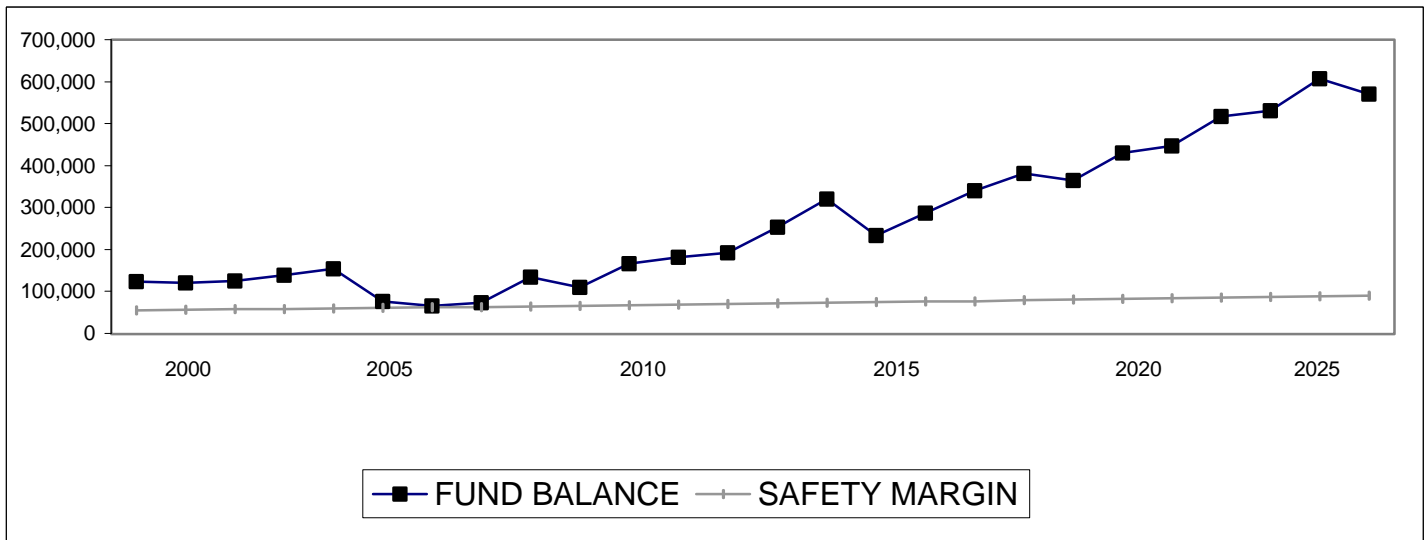


Minimal Assessment

9/12/00

Inflation 2%
 Interest 4%
 Annual Contribution Increase 2% With Assesment Built Into Cash Contribution

Year	Opening Balance	Expenses	Interest	Annual Contribution	Additional Assessments	Closing Balance
2000	127,364	110,751	-	106,720	-	123,333
2001	123,333	151,234	4,933	142,864	-	119,896
2002	119,896	144,998	4,796	145,722	-	125,416
2003	125,416	147,898	5,017	156,799	-	139,334
2004	139,334	150,856	5,573	159,934	-	153,985
2005	153,985	247,004	6,159	163,134	-	76,274
2006	76,274	180,135	3,051	166,396	-	65,586
2007	65,586	164,883	2,623	169,725	-	73,051
2008	73,051	115,589	2,922	173,119	-	133,503
2009	133,503	205,495	5,340	176,581	-	109,929
2010	109,929	128,032	4,397	180,113	-	166,407
2011	166,407	163,042	6,656	171,281	-	181,302
2012	181,302	171,744	7,252	174,706	-	191,516
2013	191,516	123,605	7,661	178,200	-	253,772
2014	253,772	126,078	10,151	181,764	-	319,609
2015	319,609	284,752	12,784	185,400	-	233,041
2016	233,041	134,109	9,322	178,549	-	286,803
2017	286,803	139,638	11,472	182,120	-	340,757
2018	340,757	158,477	13,630	185,762	-	381,672
2019	381,672	221,660	15,267	189,477	-	364,756
2020	364,756	141,984	14,590	193,267	-	430,629
2021	430,629	198,747	17,225	197,132	-	446,239
2022	446,239	147,720	17,850	201,075	-	517,444
2023	517,444	213,104	20,698	205,096	-	530,134
2024	530,134	153,688	21,205	209,198	-	606,849
2025	606,849	273,909	24,274	213,382	-	570,596
		\$ 4,399,128.97	\$ 254,848.00	\$ 4,587,516.00	\$ -	



TEN YEAR RESERVE BUDGET

9/4/00

RESERVE FUND COMPONENT		1	2	3	4	5	6	7	8	9	10
NO.	COMPONENT	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
1	Tennis Court Fence	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,874.80	\$ -	\$ -	\$ -
2	Tennis Court Membrane and Asphalt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,640.00	\$ -	\$ -	\$ -	\$ -
3	Tennis Court Nets	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 963.00	\$ -	\$ -	\$ -	\$ -
4	Ice Rink-Dasher Boards	\$ -	\$ 33,170.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5	Ice Rink Fence	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6	Storage Shed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7	Snow Blower	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,103.00	\$ -
8	Sweeper	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,173.00	\$ -	\$ -
9	Trailer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10	Parking Lot Asphalt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11	Parking Lot Curbs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	Furnace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,712.00	\$ -	\$ -	\$ -
13	Walk Way Lighting Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14	Rink Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15	Aggregate Waste Disposal Units	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16	Concrete 1998	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
17	Concrete 1990-Phase 1	\$ -	\$ -	\$ 43,816.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
18	Concrete 1990-Phase 2	\$ -	\$ -	\$ -	\$ 43,816.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
19	Concrete 1990-Phase 3	\$ -	\$ -	\$ -	\$ -	\$ 43,816.50	\$ -	\$ -	\$ -	\$ -	\$ -
20	Concrete 1990-Phase 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,816.50	\$ -	\$ -	\$ -	\$ -
21	Concrete 1990- Phase 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,816.50	\$ -	\$ -	\$ -
22	Concrete 1990- Phase 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,816.50	\$ -	\$ -
23	Concrete 1989	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,848.00
24	Concrete 1987	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,550.00
25	Trees (Deciduous)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
26	Trees (Coniferous)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
27	Shrubs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
28	Bullards- Wood	\$ -	\$ 2,407.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
29	Bullards -Metal	\$ -	\$ 2,140.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
30	Fence Stain	\$ 14,050.00	\$ 16,050.00	\$ 16,050.00	\$ 16,050.00	\$ 16,050.00	\$ 16,050.00	\$ 16,050.00	\$ 16,050.00	\$ 16,050.00	\$ 16,050.00
31	Community Signs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Today's Dollars		\$ 14,050.00	\$ 53,767.50	\$ 59,866.50	\$ 59,866.50	\$ 59,866.50	\$ 116,469.50	\$ 80,453.30	\$ 64,039.50	\$ 19,153.00	\$ 92,448.00
Future Dollars		\$ 14,050.00	\$ 54,842.85	\$ 62,285.11	\$ 63,530.81	\$ 64,801.42	\$ 128,591.74	\$ 90,603.48	\$ 73,561.26	\$ 22,440.79	\$ 110,483.92

TEN YEAR OPERATING BUDGET

9/4/00

NO.	OPERATING COMPONENT	1 2000	2 2001	3 2002	4 2003	5 2004	6 2005	7 2006	8 2007	9 2008	10 2009
32	Administration Fees	\$ 17,334.00	\$ 17,334.00	\$ 17,334.00	\$ 17,334.00	\$ 17,334.00	\$ 17,334.00	\$ 17,334.00	\$ 17,334.00	\$ 17,334.00	\$ 17,334.00
33	Annual Billing / Communication	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
34	Annual Meeting	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00
35	Asset Adds. & Replacements	\$ 10,700.00	\$ 10,700.00	\$ 10,700.00	\$ 10,700.00	\$ 10,700.00	\$ 10,700.00	\$ 10,700.00	\$ 10,700.00	\$ 10,700.00	\$ 10,700.00
36	Board Meetings	\$ 321.00	\$ 321.00	\$ 321.00	\$ 321.00	\$ 321.00	\$ 321.00	\$ 321.00	\$ 321.00	\$ 321.00	\$ 321.00
37	Insurance	\$ 1,926.00	\$ 1,926.00	\$ 1,926.00	\$ 1,926.00	\$ 1,926.00	\$ 1,926.00	\$ 1,926.00	\$ 1,926.00	\$ 1,926.00	\$ 1,926.00
38	Landscaping & Maintenance	\$ 21,400.00	\$ 21,400.00	\$ 21,400.00	\$ 21,400.00	\$ 21,400.00	\$ 21,400.00	\$ 21,400.00	\$ 21,400.00	\$ 21,400.00	\$ 21,400.00
39	Municipal Taxes	\$ 535.00	\$ 535.00	\$ 535.00	\$ 535.00	\$ 535.00	\$ 535.00	\$ 535.00	\$ 535.00	\$ 535.00	\$ 535.00
40	Neighborhood Beautification	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00
41	Office Expenses	\$ 2,200.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00
42	Pancake Breakfast	\$ 5,350.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
43	Playground Year 1	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
44	Playground Year 2	\$ -	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
45	Professional Fees	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00
46	Snow Removal Spring Clean-up	\$ 4,280.00	\$ 4,280.00	\$ 4,280.00	\$ 4,280.00	\$ 4,280.00	\$ 4,280.00	\$ 4,280.00	\$ 4,280.00	\$ 4,280.00	\$ 4,280.00
47	Telephone Utilities	\$ 535.00	\$ 535.00	\$ 535.00	\$ 535.00	\$ 535.00	\$ 535.00	\$ 535.00	\$ 535.00	\$ 535.00	\$ 535.00
48	Electrical Utilities	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00
49	Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,748.75	\$ -	\$ -	\$ -	\$ -
Today's Dollars		\$ 96,701.00	\$ 94,501.00	\$ 79,501.00	\$ 79,501.00	\$ 79,501.00	\$ 107,249.75	\$ 79,501.00	\$ 79,501.00	\$ 79,501.00	\$ 79,501.00
Future Dollars		\$ 96,701.00	\$ 96,391.02	\$ 82,712.84	\$ 84,367.10	\$ 86,054.44	\$ 118,412.39	\$ 89,531.04	\$ 91,321.66	\$ 93,148.09	\$ 95,011.05

TEN YEAR REPLACEMENT PLAN

9/4/00

NO.	COMPONENT	1 2000	2 2001	3 2002	4 2003	5 2004	6 2005	7 2006	8 2007	9 2008	10 2009
1	Tennis Court Fence	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,874.80	\$ -	\$ -	\$ -
2	Tennis Court Membrane and Asphalt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,640.00	\$ -	\$ -	\$ -	\$ -
3	Tennis Court Nets	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 963.00	\$ -	\$ -	\$ -	\$ -
4	Ice Rink-Dasher Boards	\$ -	\$ 33,170.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5	Ice Rink Fence	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6	Storage Shed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7	Snow Blower	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,103.00	\$ -
8	Sweeper	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,173.00	\$ -	\$ -	\$ -
9	Trailer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10	Parking Lot Asphalt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11	Parking Lot Curbs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	Furnace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,712.00	\$ -	\$ -	\$ -
13	Walk Way Lighting Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14	Rink Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15	Aggregate Waste Disposal Units	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16	Concrete 1998	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
17	Concrete 1990-Phase 1	\$ -	\$ -	\$ 43,816.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
18	Concrete 1990-Phase 2	\$ -	\$ -	\$ -	\$ 43,816.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
19	Concrete 1990-Phase 3	\$ -	\$ -	\$ -	\$ -	\$ 43,816.50	\$ -	\$ -	\$ -	\$ -	\$ -
20	Concrete 1990-Phase 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,816.50	\$ -	\$ -	\$ -	\$ -
21	Concrete 1990-Phase 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,816.50	\$ -	\$ -	\$ -
22	Concrete 1990-Phase 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,816.50	\$ -	\$ -
23	Concrete 1989	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,848.00
24	Concrete 1987	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,550.00
25	Trees (Deciduous)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
26	Trees (Coniferous)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
27	Shrubs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
28	Bullards- Wood	\$ -	\$ 2,407.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
29	Bullards -Metal	\$ -	\$ 2,140.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
30	Fence Stain	\$ 14,050.00	\$ 16,050.00	\$ 16,050.00	\$ 16,050.00	\$ 16,050.00	\$ 16,050.00	\$ 16,050.00	\$ 16,050.00	\$ 16,050.00	\$ 16,050.00
31	Community Signs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
32	Administration Fees	\$ 17,334.00	\$ 17,334.00	\$ 17,334.00	\$ 17,334.00	\$ 17,334.00	\$ 17,334.00	\$ 17,334.00	\$ 17,334.00	\$ 17,334.00	\$ 17,334.00
33	Annual Billing / Communication	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
34	Annual Meeting	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00
35	Asset Adds. & Replacements	\$ 10,700.00	\$ 10,700.00	\$ 10,700.00	\$ 10,700.00	\$ 10,700.00	\$ 10,700.00	\$ 10,700.00	\$ 10,700.00	\$ 10,700.00	\$ 10,700.00
36	Board Meetings	\$ 321.00	\$ 321.00	\$ 321.00	\$ 321.00	\$ 321.00	\$ 321.00	\$ 321.00	\$ 321.00	\$ 321.00	\$ 321.00
37	Insurance	\$ 1,926.00	\$ 1,926.00	\$ 1,926.00	\$ 1,926.00	\$ 1,926.00	\$ 1,926.00	\$ 1,926.00	\$ 1,926.00	\$ 1,926.00	\$ 1,926.00
38	Landscaping & Maintenance	\$ 21,400.00	\$ 21,400.00	\$ 21,400.00	\$ 21,400.00	\$ 21,400.00	\$ 21,400.00	\$ 21,400.00	\$ 21,400.00	\$ 21,400.00	\$ 21,400.00
39	Municipal Taxes	\$ 535.00	\$ 535.00	\$ 535.00	\$ 535.00	\$ 535.00	\$ 535.00	\$ 535.00	\$ 535.00	\$ 535.00	\$ 535.00
40	Neighborhood Beautification	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00
41	Office Expenses	\$ 2,200.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00
42	Pancake Breakfast	\$ 5,350.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
43	Playground Year 1	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
44	Playground Year 2	\$ -	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
45	Professional Fees	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00
46	Snow Removal Spring Clean-up	\$ 4,280.00	\$ 4,280.00	\$ 4,280.00	\$ 4,280.00	\$ 4,280.00	\$ 4,280.00	\$ 4,280.00	\$ 4,280.00	\$ 4,280.00	\$ 4,280.00
47	Telephone Utilities	\$ 535.00	\$ 535.00	\$ 535.00	\$ 535.00	\$ 535.00	\$ 535.00	\$ 535.00	\$ 535.00	\$ 535.00	\$ 535.00
48	Electrical Utilities	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00
49	Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,748.75	\$ -	\$ -	\$ -	\$ -
Today's Dollars		\$ 110,751.00	\$ 148,268.50	\$ 139,367.50	\$ 139,367.50	\$ 139,367.50	\$ 223,719.25	\$ 159,954.30	\$ 143,540.50	\$ 98,654.00	\$ 171,949.00
Future Dollars		\$ 110,751.00	\$ 151,233.87	\$ 144,997.95	\$ 147,897.91	\$ 150,855.86	\$ 247,004.12	\$ 180,134.52	\$ 164,882.92	\$ 115,588.88	\$ 205,494.97

Conclusion

Operational Funds and Reserve Funds

In review of the operating budget and the past attempts at reserve fund management, it was noted that several management techniques have not been implemented. It is recommended that the Board consider dividing the annual operating funds from the reserve funds. The Reserve funds should be allocated only for items that do not occur on an annual base. It is also recommended that the Board research the possibilities of incorporating this as a By-law that all future Boards will be required to follow.

With the future reserve fund expenditures predicted it is also recommended that the Board hire a Professional Engineer to specify and oversee any of the major expenditures. This will insure that a proper job is complete and help to protect the Board from future liabilities.

It is further recommended that all work scheduled to be completed have a three quote system implemented. This will help to protect the Board from liabilities and provide a cost-effective procedure to minimize the future dollar impact on the Corporation.

It is recommended for the Board to consider consulting with an Investment Advisor about implementation of a plan that can help reduce the impact of the funds required.

Due to the premature failure of a substantial amount of the sidewalks Brookview has no alternative except to acquire more funding. It is not within the scope of this report to advise on how to acquire the funding. There are several options open for your approval.

Raise Fees

Raise Fees and Special Assess

Borrow from a Lender

EnerMac Consultants Inc. will help by providing reasonable up-dates that will provide better direction for the Corporation in its *Plans for the Future*.

Disclaimer

Items such as the foundations, attics and sewers have not been included in the Reserve Fund Study since their life is considered to be items that should last the life of the project.

In addition no items below grade are reviewed or considered within this study with the exception of carrying a minimal fund balance to offset unforeseen costs. Other items specifically excluded are items, which are considered the responsibility of the unit owner.

Our firm will make suggestions, but we do not make recommendations on financial advice. We believe a financial advisor should be consulted for all investment planning.

The purpose of this report is to briefly comment on the common property at Brookview Community, Edmonton Alberta. The Board of Managers of Brookview Home Owners Association retained EnerMac Consultants Inc.

Evaluation Criteria

EnerMac Consultants Inc. prepared this report after a site tour and a review of existing drawings and records made available. No calculations or testing of the systems or equipment have been undertaken to ascertain the internal condition or capacities of the mechanical systems to meet the heating cooling ventilation or the domestic plumbing and fire protection requirements of this building. More detailed analysis would be required to determine the internal condition of the mechanical equipment and their capacities to handle peak load conditions.

This report reflects the best judgement in the light of the information available to it at the time of preparation. The current owners made available current drawings at the time of the site review.

Any use which a third party makes of this report, or any reliance on or decisions to be made based on it are the responsibility of such third parties. EnerMac Consultants Inc. accepts no responsibility for damage, if any suffered by any third party as a result of decisions made or actions based on this report.

Services

EnerMac Consultants Inc. can provide a structured direction for the maintenance and replacement of the components. Our company services include:

- Specifications for preventive maintenance schedules,
- Negotiating of contracts,
- Specifications for replacements and upgrades,
- Prime consultant for replacements and upgrades,
- Inspections of work performed.