



LAKEVIEWESTATES

COMMUNITYASSOCIATION

Long Term Spending Projections

Prepared Spring 2015

Background

- Mandate of BoD to plan for the future
 - As per LECA Easement Agreement,
 - Communication with Developer and Members;
- Request for more planning information made by Members at AGM 2014;
- Directed at Safety and facilities maintenance spending;
- Resource Director: significant input, from last 5 years' experience;
- Time horizon = 30 years;
- Based on 2015 dollars

Responsibilities of LECA

- The beach area is an Easement over property owned by others. (Easement Agreement dated May 13, 2004)
- LECA must maintain the easement areas and all improvements thereon in a state of safe condition and good repair at all times, at LECA's sole expense as per the Easement Agreement.
- Obligations of LECA: to construct, install, maintain, alter, repair and replace from time to time the various areas and parts of the easement.

Spending Projections Summary

- A "Roadmap", and not a budget;
- Facilities expenditures only;
- Based on 2015 dollars,
 - an estimate/best guess only of ongoing maintenance, life expectancy of existing facilities and/or equipment and their replacement costs.
- Does not cover emergency expenditures;
- Input from Suppliers and service companies,
 - provide data and advice on any environmental issues,
 - due to the proximity to Okanagan Lake, a riparian area, spending is based on current standards, which can change/revised at any time by governments and/or by local authorities;

Spending Projections Summary, cont'd

- LECA will utilize these projections to plan for future spending;
- Illustrates the need for establishment of a "contingency" fund,
 - deal with our aging infrastructure and/or future budget shortfalls.
- Projections span 2016 to 2045, by year.
- Summarized as follows:
 - 2016 to 2020 (5 years)
 - Then each 5 years thereafter to 2045

Normal Life Cycle Estimates

- Docks
 - Deckboards and stringers: 15years
 - Pilings: 30years
- Washroom roof: 50years
- Tables: 15years
- Beach sand: 5years
- CLE Sign: 40years
- Swim Buoys and floats: unlimited

SpendingCategories

- Swim Dock, Boat Dock andBoatramp
- Washroomsbuilding
- Walkways, Retaining walls,Landscaping
- SwimArea
- Beach furniture, Containers,Other
- ParkingAreas

Spending Projections -Summary

\$000's	2016- 2020	2021- 2025	2026- 2030	2031- 2035	2036- 2040	2041- 2045	TOTAL
Docks/Ramp	55.1	6.2	8.3	64.4	8.7	6.3	149.0
Washrooms	3.2	2.9	2.9	11.8	2.9	3.5	27.2
Walk/Walls/L and	11.1	3.7	2.6	3.7	2.5	3.6	27.2
SwimArea	9.3	7.1	7.9	7.1	7.1	6.6	45.1
Furn/Contrn/ Other	1.1	0.9	0.8	0.8	0.9	0.8	5.3
Parking Areas	<u>1.3</u>	<u>2.6</u>	<u>1.3</u>	<u>2.6</u>	<u>1.3</u>	<u>2.6</u>	<u>11.7</u>
TOTAL	81.1	23.4	23.8	90.4	23.4	23.4	265.5

