NORTHUMBERLAND PARK 1 AUGUST 2022

10 Year Maintenance Plan	Current	3 Years			Long Term 7 Years						
Year	2022	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Number of units	96										
Monthly levies 3.5% annual adjustment	99,108	99108	102576	106166	109882	113728	117709	121828	126092	130506	135073
Monthly allocation to Reserve fund	462481.09	0	0	0	0	0	0	0	0	0	0
Annual levies income	524,106	1189290	1230915	1273997	1318587	1364738	1412504	1461941	1513109	1566068	1620881
Required Resurve Fund balance (25% off annual levies income)	377,791	297323	307729	318499	329647	341184	353126	365485	378277	391517	405220
Reserve Fund Balance (Audited)	361,402										
Administratitive fund Balance (Audited)	150,716										
Assumed interest Rate on investment	3.5%										
Assumed Rate of Inflation	5.0%										

Total Building Maintenance
Total Common Property

10 Year Maintenance Plan		3 Years			Long Term 7 Years						
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Projected Reserve Fund Opening Balance:		361,402	371,981	382,930	394,263	323,192	257,914	165,511	167,134	173,813	182,987
Proposed Additional Transfers fund from Administrative Fund								60000	65000	30000	
Projected Transfers due to Surplus											
Interest Income @ annual Interest Rate		12,579.07	12,949.34	13,332.56	10,929.20	8,721.73	5,596.99	3,622.88	3,679.68	5,173.47	6,334.5
Portion of Levies allocated to Reserve Fund		-	-	-	-	-	-	-	-	-	-
Total Expenses from Reserve Fund		2,000	2,000	2,000	82,000	74,000	98,000	62,000	62,000	26,000	2,000
Surplus / (Shortfall) Reserve Fund		64,079	64,252	64,431	64,616	(17,992)	(95,212)	(199,974)	(211,144)	(217,704)	(222,233)
Projected Closing Reserve Fund Balance		371,981	382,930	394,263	323,192	257,914	165,511	167,134	173,813	182,987	187,321

10 Year Maintenance Plan		3 Years			Long Term 7 Years						
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Building Maintenance & Structure	**Condition**	**1000**	**1000**	**1000**	**71000**	**37000**	**97000**	**31000**	**31000**	**13000**	**1000**
Paint unit window frames	Good						60000				
Wooden motor home doors	Good				60000						
Units wooden doors	Good						36000				
Common Property		**1000**	**1000**	**1000**	**11000**	**37000**	**1000**	**31000**	**31000**	**13000**	**1000**
Gate motors	Acceptable					36000					
Intercom	Acceptable							30000			
Exteriour lights	Acceptable	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000
Electric fennce lines	Acceptable								30000		
Electric Fence Energizer Replacement	Acceptable				10000					12000	
Total		**2000**	**2000**	**2000**	**82000**	**74000**	**98000**	**62000**	**62000**	**26000**	**2000**